

September 2017



Parks, Recreation, and Open Space Master Plan



Parks, Recreation, and Open Space Master Plan

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BOERNE

PARKS & RECREATION MASTER PLAN

People need immediate places to refresh and reinvent themselves. Our surroundings, built and natural alike, have an immediate and a continuing effect on the way we feel and act, and on our health and intelligence. The places where we spend our time affect the people we are and can become.

*Tony Hiss
Author, *The Experience of Place*
National Recreation and Park Association
National Literary Award Recipient*



In 2017, The City of Boerne initiated a process of updating its Parks and Recreation Master Plan. The previous plan, adopted July 2012, paved the way for many park facility improvements which serve the community, such as the development of Cibolo Creek Trail (Main Plaza to City Park), the Old #9 Trail and River Road Park Renovations, Veterans Park Plaza and Kinder Park Renovation Projects and numerous other park amenity improvements. As a result of the success of the 2012 plan, an updated Parks and Recreation Master Plan is needed to provide City Council and staff the appropriate vision for continuing to enhance its Parks and Recreation facilities and programs for the next 5 to 10 years.

The parks planning effort aims to evaluate existing parks and recreation facilities to determine opportunities for improvements and additions, such as identifying new park and facility opportunities to support the recreation needs of Boerne residents. Burditt Consultants, LLC was engaged by the City of Boerne to update the Parks and Recreation Master Plan to address current and future recreation needs and is influenced by stakeholder input. The following approaches were implemented in the development of the master plan:

- Standards-Based Approach – utilizing traditional park standards and evaluation of current trends.
- Demand-Based Approach - utilizing input from staff, Council, the Parks Master Plan Steering Committee, sports leagues, Boerne ISD, Kendall County, the Boerne YMCA, and the residents to identify current and future needs and desires.
- Resource-Based Approach - leveraging available land, natural features, rights-of-way, and city facilities to enhance park and recreation opportunities.

The following studies were undertaken in the development of the master plan:

- Inventory of existing parks and facilities
- Evaluation of available growth and demographic data, trends and projections.
- Analysis of stakeholder input conducted by the City including survey input, public meeting results, focus group input.
- Identification of Priority Projects
- Development of concepts for new and renovated facilities
- Probable cost estimation for priority projects
- Evaluation of cost impacts per household

Community Values

Through the process of community engagement, certain common community values were expressed and opportunities for demonstrating these values through park development and recreation programming are woven into this planning document.

Existing Parks and Facilities

The overall condition of parks and facilities in Boerne is excellent. A total of 12 developed parks and green space properties are maintained by the Parks and Recreation Department for a range of purposes including programmed activities such as league sports, community events and passive recreation.

The planning process combined stakeholder involvement with on-the-ground evaluation of conditions and sought to identify projects for further study that would maximize the amount of recreation and fulfill as many of the above intentions as feasible. The following projects were identified and concept drawings were developed along with statements of probable cost:

Priority Projects

The following Priority Projects have been identified in this plan:

1. Northside Community Park - development of sports fields and other improvements
 - 1A. Northrup Park - Convert Fields 9-11 to Youth Baseball fields.
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.

Inventory & **Analysis**



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Project Overview

Introduction

The Benefits of Parks and Open Space

For a number of years, parks and recreation professionals have attributed parks and open space to quality of life for a community, or the standard of health, comfort and happiness experienced by individuals or groups. It is understood that parks improve aesthetics and ecological services such as mitigating stormwater runoff, cleaning the air we breathe and providing wildlife habitat in the urban environment. Additionally, the community opportunity to realize health, comfort and happiness takes the form of increased physical activity and improved overall physical health of community members. Studies have even shown that parks can increase the property values of homes in a community. *“The real estate market consistently demonstrates that many people are willing to pay a larger amount for a property located close to parks and open space areas than for a home that does not offer this amenity,”* writes John L. Crompton, a professor at Texas A&M University who has published extensive research on parks and recreation.

Local Demand

Public engagement and stakeholder input are critical components of effective plan development for a community. In Boerne, this effort was initiated by staff and steering committee meetings, through which key stakeholders were identified and goals for public input were documented. March 3 through April 14, 2017, a public survey gathered public opinions on the future of Parks and Recreation programming for the community. A total of 947 individuals participated in the online survey, representing approximately 7% of the 13,674 population of Boerne. In addition to the survey, a public meeting was held and specific stakeholder input was gathered through a series of meetings and interviews with the Steering Committee, Sports Organizations, YMCA, Rainbow Senior Center, Kendall County, Cibolo Nature Center and Herff Farm and Boerne ISD representatives.

Community Values

Through the community engagement process for the Parks and Recreation Master Plan, specific community values were expressed and identified, which we present here as a basis for providing assessment and recommendations for future parks and recreation planning.

Economic Development and Tourism

In the City of Boerne’s Economic Development Work Plan (October/FY 2017) specific guiding principles and projects related to Parks and Recreation were identified. It is imperative Parks and Recreation Master Plan recommendations enhance and support the overall community development goals. Specifically as they relate to economic development, the Parks and Recreation amenities in the community serve to *“preserve and enhance the character, natural resources, destination drivers, and identity of Boerne.”* Priority areas such as Downtown and the Hill Country Mile, as well as programs such as City Trail Improvements and the Public Art, Dickens on Main and Weihnachts Parade, each serve a purpose in supporting the overall goal of economic development *“to maintain the character and uniqueness of the community.”* By working with the Boerne Kendall County Economic Development Corporation and Boerne Convention and Visitors Bureau, Parks and Recreation will continue to serve as a pillar of community development while maximizing public resources.

Community Values

Accessibility: Ensuring physical accessibility of parks and recreation facilities by all Boerne residents. This includes accessibility by multiple forms of transportation including walking, bicycling and accessibility by different ages and abilities.

Environmental Protection: Assuring the protection of natural resources such as natural waterways and habitat. Additionally, preservation of characteristic hill country views were of importance to residents.

Sustainability: Everything that we need for our survival and well-being depends, either directly or indirectly, on our natural environment. To pursue sustainability is to create and maintain the conditions under which humans and nature can exist in productive harmony to support present and future generations.

Connections: Providing physical connections between parks, neighborhoods and economic centers ensures the parks system efficiently supports activities of residents.

Coordination: Coordination among community partners is critical for ensuring community resources are optimally utilized.



“The parks and open spaces have the potential to be sustained as regional destinations, each having its own unique focus, creating identity for Boerne, improving outdoor accessibility, and increasing tourism and economic conditions.

Boerne Comprehensive Plan (August 2012)



Methodology

The Parks and Recreation Master Plan was developed using a three-fold technique that follows general methodologies accepted by TPWD for local park master plans and by the Department of the Interior for local park system Recovery Action Plans (RAP). The following approaches were implemented:

1. Standard-Based Approach – uses standards established by the City to determine the quantity of park facilities required to meet the City’s needs a given population. Standards are usually expressed as the quantity of park facilities needed to adequately serve every 1,000 citizens of the City.

Standards are established to provide the level of service that the City believes is most responsive to the amount of use and interests of its citizens. This plan establishes individual standards for the City.

2. Demand-Based Approach – uses public meetings, participation rates, league usage data, and surveys to determine how much the population uses and desires certain types of recreation facilities.

3. Resource-Based Approach – is based on the usefulness of available physical resources to provide recreation opportunities. For example, the City’s street rights-of-way, floodplains, and drainage corridors provide opportunities for trail connections.

All three methods are important in their own manner, but individually do not represent the entire picture. The assessment component of the project utilizes all three methods to determine what types of recreation facilities and park requirements are needed.

Typical assessments evaluate Level of Service (LOS). While this is important, we believe it is also critical to also understand and evaluate the Quality of Service. QOS evaluation requires intense community involvement and yields critical information of

how the facility or park amenity is performing according to the expectations of citizens overall. Quality of Service is most easily identified through conversation. Engaging park users is the most direct method of understanding the user experience for a given facility.

As national guidelines and standards are based on demographic trends rather than specific local desires, they must be fine-tuned to meet local conditions. It is important to recognize that national standards are simply guidelines or benchmarks that are intended to serve as a starting point for park planning. Each city has its own unique geographic, demographic, and socio-economic composition, and as such, the arbitrary application of national standards, as is often done, would not necessarily meet the needs of Boerne.

Inventory and Analysis

The inventory phase includes inspection of the City’s existing parks and recreation facilities to determine overall condition, maintenance needs, and opportunities for additions/improvements. Observations of site, equipment and facility conditions are noted.

In addition to the City’s facilities, recreational facilities provided by other entities are noted to identify service gaps, duplication of service and to gather a complete picture of recreation in Boerne.

Demographics, Growth and Trends

A key component of any master plan is understanding patterns of growth in the community and region. Regional, state and national trends in recreation are also considered, as the types of facilities and activities desired by the public are ever-changing.

Priority Projects and Implementation

The results of data collection, analysis and stakeholder input result in the identification of priority projects for enhancement of Boerne’s parks and recreation system. Some of these projects are recommended to provide upgrades and improvements to existing facilities, whereas others are opportunities to add new features to the parks system that address growing needs for recreation.

Priority Projects have been studied to determine feasibility and probable costs to the level of detail appropriate at the conceptual level. Further study during a “design development” phase with a planning and design professional will be needed to further vet the details, programming and costs for a given project.

Following is a listing of Priority Projects, more extensively found in Section 06 of this document:

1. Northside Community Park - development of sports fields and other improvements
 - 1A. Northrup Park - Convert Fields 9-11 to Youth Baseball fields.
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.
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Community Profile

Community Context

Settlement of Boerne – 1800's to Turn of Century
The City of Boerne is named for Ludwig Börne, who in efforts to inspire young men to leave Germany in the 1840s, convinced many to travel to the new world of America. In 1849, a small group of German pioneers from Bettina camped on the north side of the Cibolo Creek about a mile from present-day Boerne. They created a settlement called "Tusculum" near present day Johns Road, named for Cicero's home in ancient Rome. Shortly after, when failure due to expiration of funding, the majority moved on, to Sisterdale and Comfort. The few who remained in 1852 named the area Boerne, the Anglicized spelling of Börne.

These original settlers were members of the Forty-Eighters, an intellectual liberal abolitionist group who enjoyed speaking in Latin and believed in utopian ideals such as guaranteeing basic human rights to all. They enjoyed passionate conversations about science, philosophy, literature, and music. These first Free Thinkers, in addition to Boerne, settled many areas such as Castell, Bettina, Leningen, and Schoenburg.

Ludwig Börne was a poet and publicist who never actually visited Boerne having died in France some 15 years prior. However, his inspiration for others to leave Germany and settle the area led Gustav Theissen and John James to honor Börne's name. Theissen purchased 1,100 acres of land from Christian Hesse and with the assistance of James, a public surveyor and eventual partner, they laid out the town site of present Boerne.



The first post office was established in 1856 with August Staffell as postmaster. Other early businessmen included William Dietert. He created Boerne's first

business, a gristmill and sawmill on Cibolo Creek. The town soon included blacksmith shop, a livery stable, a butcher shop, a saloon, and a general store. Professor Karl Dienger created a private school in the 1860s. The community had only 10 houses in 1859, but it was chosen to be the county seat by a margin of 67 votes after the county was established in 1862. A limestone courthouse was built in 1870 and is still in use, making it the second-oldest courthouse in Texas. Designed by architects Philip Zoeller and J. F. Stendebach, it stands directly across the street from the current 1998 courthouse designed by architects Rehler Vaughn & Koone, Inc.



The Civil War from 1861-1865 had a dramatic effect not only on the area, but also on the Nation. Progress in the community's growth was brought to a standstill with little eventful occurrences taking place. Still of note, the formation of Kendall County in 1862 was created from portions of Bexar, Blanco, Comal and Kerr Counties thus making Boerne the county seat.

The area was still not altogether peaceful. Encounters with Indians would continue throughout the preceding periods until the early 1870's. The last Indian fight of note in Kendall County occurred at Ring Mountain in 1871 near Sisterdale.

Growth continued in the 1870's and 1880's. As the introduction of telegraph in 1883, Boerne was now more readily in communication within the State and Nation. In 1885, the Dienger Building was built and served as the general store. With upstairs living quarters, it created a commercial building trend that continued past the turn of the new century. The building was and is a noted landmark building in Boerne. In March of 1887, the San Antonio and Aransas Pass Railway came to the outskirts of town.

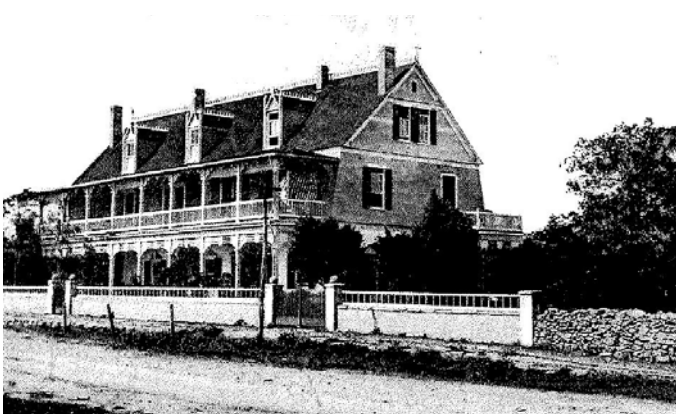


Mail and newspapers were now available twice daily with the distance from Boerne to San Antonio closed in two hours of travel time. Businessmen, travelers and health seekers came often and by 1900 the city had six hotels as merchants actively promoted tourism and recreation activities.

No doubt, the coming of the railroad was an economic boost of important magnitude, and it created better conditions and opportunity throughout the area. Cotton, wool, and grain were the principal shipments, but timber, cedar posts, and building stone were also profitable commodities.

Inventory & Analysis 01

The reason for the influx of health seekers was the prevalence of lung ailments and Boerne's reputation for having a healthy environment. Many people suffering from lung diseases travelled to Boerne to recuperate. Sisters of the Incarnate Word founded the St. Mary's Sanitarium in 1896 for pulmonary



patients. It has been said that at one time, Boerne contained more invalids and sick people than healthy citizens. Apparently, the people of Boerne grew tired of having so much illness around. When the owners of the Veterans Administration Hospital offered to build their facility in Boerne, they were turned down and the hospital was instead erected in the nearby town of Kerrville.

One of the first organized recreational pursuits, save passive recreation, was established in the 1870's when retired British Army officers, including Glynn Turquand and Captain Egremont Shearburn, played one of the first polo matches in the United States on what is now the Balcones Ranch. The polo ground bought by Captain Turquand in 1878 is still visible today.

A tripling of the population to 800 residents rode in the new century as well. By 1904, electricity reached the city while Cibolo Creek remained the primary water source. In 1909, the City of Boerne voted to incorporate and established a mayor-alderman form of city government. In that same year, the Boerne Independent School District was established.

Twentieth Century and Beyond

The arrival of the railroad and Boerne's reputation for an improved health environment that was promoted by businessmen for tourism, helped the City grow to a population of 950 in 1914, with the community continuing to prosper through the 1920s. The Great Depression of the 1930s, however, all but put an end to the tourism and cotton farming that had been staples of the local economy. The population fell from an estimated 2,000 in 1928 to just over 1,000 in 1931. By the 1940's, the population had risen to only 1,271.

In the 1950s, however, many residents turned to nearby San Antonio for employment, and Boerne became a bedroom community. The population grew at a slow but steady rate, reaching just over 2,000 again in 1960. Construction in neighboring Bexar County in the 1960s, particularly for the San Antonio Medical Center and the University of Texas at San Antonio, as well as the completion of Interstate Highway 10, made Boerne even more attractive as a town from which to commute. Population gradually by decade to 4,274 by 1990. Exceeded a population of 5,000 later in the 1990's, Boerne became eligible for home rule. This was voted in by its citizens in 1995. Accelerated growth in the late 1990s and early 2000s had increased the population to 10,471 according to the 2010 census.

Boerne Today

Today, Boerne is a popular place for tourists to shop for antiques, view historic buildings, and relax in the comfort of a small town. With existing parks and recreation facilities, including generous open space areas, Boerne's parks system is one to envy for most communities of similar and greater size. A variety of community activities take place throughout the seasons, many in concert with the City's Parks and Recreation Department. The school system, City departments, business and resident community as a whole makes up a modern 21st century city where people want to live and work. Boerne can now boast that it has more than 13,000 citizens with populations rising as rapidly as housing can keep up with those who hope to call this their home.



Community Profile

Challenges Facing Growing Communities

As Texas experiences unprecedented growth, communities such as Boerne are tasked with responding to increased demands on natural resources such as water, public infrastructure of roads and utilities, housing, and quality of life resources including a wide variety of social and cultural amenities. These demands must always be balanced with the ever-evolving changes in expectations of the individuals served in these communities. The work of investing in strengthening communities and creating an environment for both functional and social connections, begins with understanding these expectations and translating them into actionable, relevant plans for community development.

Communities located within commutable distances of larger urban areas are experiencing the challenges of growth and many community leaders in these cities have demonstrated extraordinary leadership through planning initiatives which specifically address growth management opportunities for community decision-makers and staff. Boerne being located northwest of San Antonio along the I-10 corridor, is embracing an opportunity to manage dynamic growth while maintaining its character and sense of place; the very attributes which have made the community an attractive, unique place to live. Community leaders and staff initiated the current Parks and Open Space Master Plan efforts to capture resident's vision for the future of Boerne while laying a foundation for growth, enhancing the community without detracting from what Boerne residents love about their home.



The City's elected officials and staff believe that having a strong community begins with open conversations as to why someone is connected to the place. This, followed by connection to the built environment and development of the place, enhances and fosters the environment for those connections to occur. It's no surprise that people are drawn to Boerne because of its beautiful vistas and small-town charm. People choose to live in Boerne because the people and place are welcoming and provide a true sense of belonging. The City and citizens alike are hopeful that as plans are made for the development of this community, that value continues to be placed on the environment, open space, and beauty when developing policy and infrastructure development. This approach will ensure that the community maintains the distinct attributes that drew people to settle in Boerne in the first place.

Importance of Economic Development and Quality of Life

The primary focus of recent economic development work plans center around cultivating Boerne's quality of life. The City of Boerne, 2017 Economic Development Work Plan outlined specific public investments for public space development, economics, and tourism which enhance and preserve the unique, hill country gem of the Boerne community. In 2016, amphitheater development at the library not only enhanced the open, public space at that facility, but provided a venue for community theater, music events

and performances, as well as provided an opportunity for environmental and cultural education. The Hill Country Mile and Public Art Initiatives were specific programs which invested in a permanent public art collection. Each of these pieces are placed on public park properties such as the Library and Main Plaza. Likewise, investment in the rebranding and promotion of the Hill Country Mile, City Trail Improvements and Extension of the Old #9, and Downtown Boerne Redevelopment are evidence of Boerne's desire to create walkable, pedestrian oriented commercial districts to encourage shopping and circulation of residents and visitors through the community.



Working collaboratively with economic development, community development, parks and recreation and tourism partners to continue to enhance a community with a commitment to quality of life amenities, should continue to be a priority for the City of Boerne. As the City of Boerne looks forward to the future, Parks and Recreation master planning must coincide with long range economic development and tourism goals. In doing so, quality of life amenities and community character will weave themselves through growth and development policy and practices to ensure the community's unique identity remains intact and the overall quality of life remains exceptional.

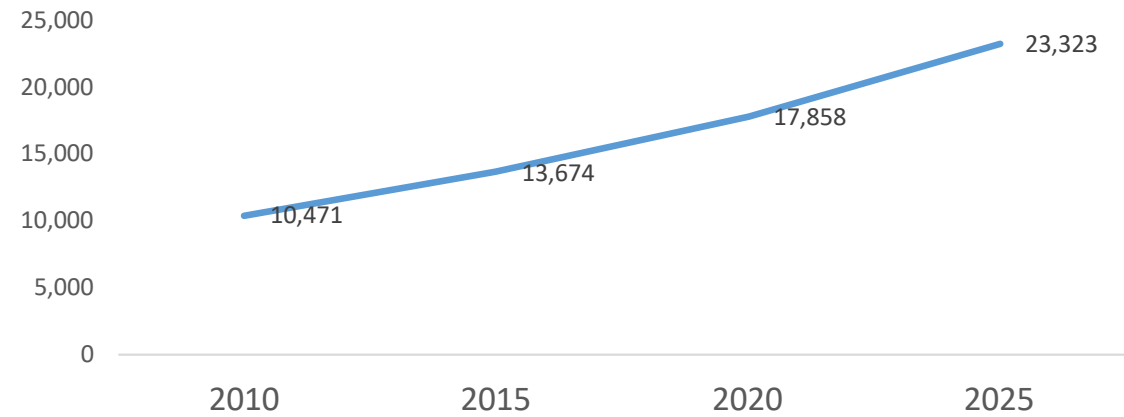
Community Profile

Planning for the Future of Boerne

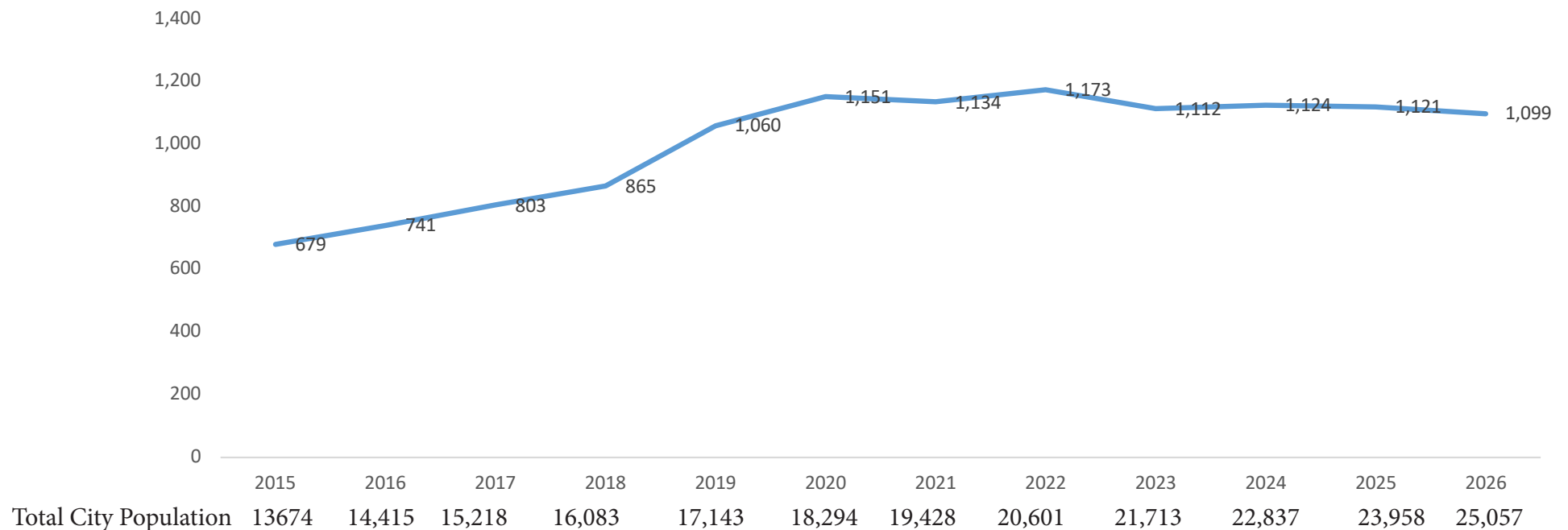
According to the Boerne/Kendall County Economic Development Corporation website, “the gem of the Texas Hill Country, Kendall County is growing rapidly. The City of Boerne has a population of 13,674 – an increase in population of 30.6%, from 10,471 (2010 census). The population is expected to grow at an even faster rate from 2014-2019, as the estimated 2019 population is over 14,000 – a growth increase of 18.6%. Continuing the projection of 30.6% per 5-year period, the population of Boerne could be expected to reach 23,323 by the year 2025.

Boerne Independent School District conducts demographic studies on a routine basis to address growth and demand of school resources. Utilizing their demographic projections from 2015, similar results are shown with an expected population in Boerne of 23,958 in 2025.

Projected Population Growth
Boerne, Texas



BISD Demographic Summary 2015
Annual Population Growth



The Parks and Recreation Department

From City Hall to City Park

Purpose of the Plan

The City of Boerne Parks, Recreation and Open Space Master Plan 2017-2027, herein referred to as “The Plan”, has been developed to identify current and future needs for parks and recreation facilities, prioritize projects for the next five to ten years, and provide guidance for implementation for the duration of The Plan. While written as a ten-year plan, it is typical to update a recreation plan every 5 years, especially when experiencing significant growth. The City’s most recent plan served a planning period from 2012-2022, but is ready for an update upon completion of a majority of key planned projects. This Plan focuses more on the near-term opportunities with an understanding of the coming growth in the area.

The Plan seeks to most effectively use City resources to maximize recreation goals identified through stakeholder involvement. Priorities that were identified from these outreach efforts were further studied to develop projects that take advantage of opportunities on existing public lands to enhance recreation while not duplicating service provided by other entities. For example, an inventory of private gymnasiums, fitness centers and other activity providers indicates that the City would not need to duplicate these services by providing additional recreation centers, rather the funds could be used for other high-priority demands such as trails and aquatics features.

Plan Goals

The goals and objectives of a park planning effort should serve two purposes: 1. Guide the development of The Plan and 2. Guide the implementation of The Plan. These goals seek to express the needs and priorities of the residents, staff and elected officials for parks and recreation in harmony with the City’s overall vision for managing growth,

economic development, and quality of life in Boerne. The Plan seeks to dovetail with ongoing updates to the Boerne Master Plan, a comprehensive planning document being developed concurrently. Areas where these plan documents interface are not limited to quality-of-life components, but also must consider items such as long term transportation plans when looking at proposed trail routes; demographic and demand projections for new facilities; and even policy considerations for subdivision and zoning ordinances. The following strategic goals have been identified for guidance of this plan:

Strategic Goal 1: Provide the highest quality parks and recreational facilities and services.

- **Objective 1.1:** Boerne should have high quality maintenance standards and seek to improve all existing city parks, equipment, and grounds.
 - o Continue to manage the maintenance, safety standards and procedures for the Parks and Recreation Department.
 - o Establish an on-going re-appraisal of existing parks, facilities, and services offered by the Department.
 - o Maximize the use of existing City-owned properties for multiple recreation needs.

Strategic Goal 2: Continue to enhance the system of parks, recreation facilities, recreation services, and open space.

- **Objective 2.1:** Ensure that there is sufficient park and recreation facilities to meet the needs of citizens who reside within the City of Boerne service area.
 - o Investigate and seek revenue sources for park improvements and development.
 - o Maintain ongoing communication with citizens to understand current and emerging recreation demand.
 - o Investigate and seek revenue sources

for park improvements and development.

- o Work and coordinate with residential developers to ensure that open space dedication requirements are met (City of Boerne Subdivision Ordinance, Article III).
- o Seek partnerships with the School District, YMCA and other youth and adult service providers for cooperative ventures to jointly provide park and recreation areas and facilities.

- **Objective 2.2:** Continue to offer recreational programs and special events to meet the community needs and desires.

- o Sponsor, co-sponsor and assist with special events, athletic events and activities that promote Boerne, meet community needs, and support economic health in the community.
 - o Meet with service providers to seek opportunities for joint ventures in recreational programming.
 - o Create and execute special events and hire as needs and benefits indicate.
- Strategic Goal 3: Continue to develop pedestrian/bikeway trails and greenbelts to connect park and residential areas.

Strategic Goal 3: Continue to develop pedestrian/bikeway trails and greenbelts to connect park and residential areas.

- **Objective 3.1:** Acquire adequate funding for greenway development from various sources; design and construct trails by following development and maintenance guidelines; develop a program for long term maintenance of publicly held greenways; and incorporate maintenance costs into future year budgets .

- **Objective 3.2:** Continue to develop a network of pedestrian and bicycle facilities throughout Boerne.
 - o A comprehensive pedestrian / bicycle trail system should link together Boerne City Lake Park, Northrup Athletic Park, and City Park.
 - o Preserve and utilize natural creek corridors, drainage, utility easements as potential linkage corridors throughout the City through park land acquisition or cooperatively with the City Public Works Department, developers, and private landowners through public/private access agreements.

The Boerne Parks and Recreation Department

The Boerne Parks and Recreation Department is the keeper of the City’s sense of place and the glue that binds a collection of homes and business into a thriving community. They are the promoter of cultural events and the curator of public art for Boerne. The work of the Parks and Recreation Department is the most visible in the community, whether it’s the parks and trails, entrance monuments, City Hall building and grounds, or the Library; it’s their job to show off Boerne’s best attributes to residents and visitors alike.

The Parks and Recreation is not limited to maintaining and operating the parks and trails in Boerne. Over the last year, the Department has taken over maintenance of all City buildings, the majority of grounds on City-owned property, most equipment maintenance, as well as operation of the Boerne Cemetery and amphitheater.

Parks and Recreation Department Maintenance and Operation Responsibilities					
Facilities	Janitorial	Building Maintenance	Ground Maintenance	Equipment Maintenance	Operations
City Hall	x	x	x	x	N/A
Police Department	X	x	x	x	N/A
Public Works Offices	x	x	x	N/A	N/A
Fleet Maintenance Building	N/A	x	N/A	N/A	N/A
Esser Sewer Plant	x	x	N/A	x	N/A
Old San Antonio Sewer Plant	x	x	N/A	x	N/A
Library	x	x	x	x	N/A
CVB	x	x	x	N/A	N/A
Animal Control	x	x	x	x	N/A
Parks Office	x	x	x	x	x
Parks Maintenance	x	x	x	x	x
Cemetery	N/A	x	x	x	x
Fire Station	x	x	N/A	x	N/A
Main Street	N/A	N/A	x	N/A	N/A
Amphitheater	x	x	x	x	x
* all Parks and trails.	x	x	x	x	x
All water substations	N/A	x	N/A	x	N/A
Water Treatment Plant	N/A	x	N/A	x	N/A

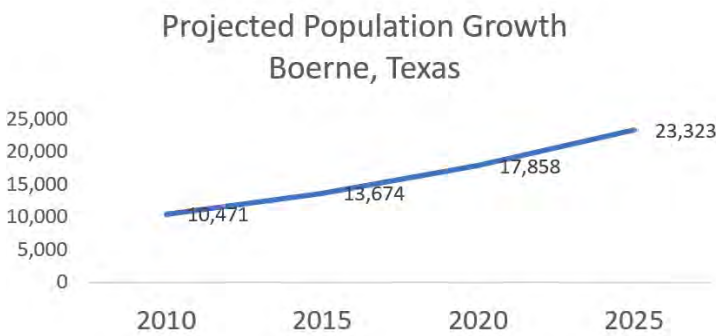
Summary of key maintenance and operational responsibilities of the Boerne Parks Department.

Demographics and Recreation Trends

Boerne’s location and attractiveness has always made it a destination for newcomers. It resides as the threshold to a major hub of urban economic and cultural activity on one side (San Antonio) and, on the other side, the treasured jewel of the Texas Hill Country. Through every census since 1880, Boerne has experienced only two decennials of growth less than 11%, both of which occurred in the early 20th century. Since 1930, growth has averaged over 33% per decade with that average pace increasing to nearly 45% since 1970.

This trend continues with a 2010 census population of 10,471 and a 2015 population of 13,674 according to the Boerne Independent School District Demographic Summary. Estimates for the city population in 2020 are expected to be just over 18,000, a nearly 75% increase for the decennial coming on the heels of a 65% growth for the previous decade.

With housing starts and further development plans, estimates place Boerne’s population at over 25,000 people within the next ten years. The surrounding areas in Kendall County have witnessed similar dynamics as well. The Boerne Parks and Recreation system, its assets, resources, and programs will continue to experience a persistent and relentless necessity to deliver relevant and increasingly scaled program opportunities, facilities, and space aligned with the population’s interests and needs.

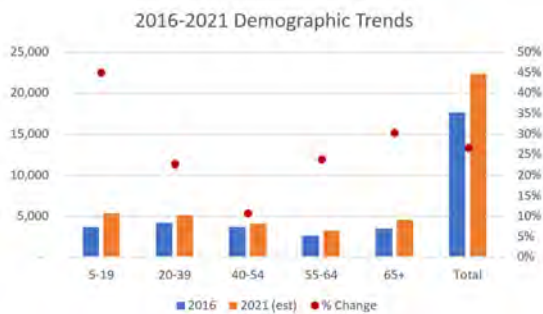


Age and Gender Trends

Demographic data were obtained from the Environmental Ssystems Research Institute (ESRI, the leader in geographic information systems software and research. Data from ESRI’s Population Enrichment Analysis projects consistent growth in all age groups in the coming years. Distribution of the population is fairly balanced with each age band representing between 15-24% of the total population and with a current median age of 41.7 years old. The expectation is that median age will increase to 42.4 years old by 2021.

So, while all age groups are expected to increase between 11-45% nominally, as a proportion of the total population, two specific age groups will make up the most substantive changes in total population, namely the 5-19 year old age group and those 40-54 years old. The 5-19 age group is expected to grow from 21% to 24% of the population and 40-54 year olds will decrease in proportion from 21% to 18% of the total population despite also growing nominally by 11%. Essentially, the primary difference is the rate of growth between age groups will differ although all age groups are expected to grow substantially. The impact to Boerne will be an ever increasing demand

	Age Groups					Total
	5-19	20-39	40-54	55-64	65+	
2016	3,706	4,204	3,683	2,592	3,469	17,654
2021 (est)	5,374	5,163	4,086	3,213	4,526	22,362
% Change	45%	23%	11%	24%	30%	27%
Share of Population						
2016	21%	24%	21%	15%	20%	
2021 (est)	24%	23%	18%	14%	20%	



for child and teen-based parks and recreational opportunities while also maintaining capacity for the overall increase in all age groups.

Gender distribution is consistent with communities largely made up of upper middle to high income traditional families. Female to Male ratios in 2010 were about 1.1 and are expected to decrease to 1.06 females to males. The male median age is also growing older faster than female median age but this is largely driven by the fact the women aged 60 or older outnumbered men by a rate of 1.43 to 1 in 2010 and now outnumber older men by a factor of 1.26

	Gender Trends			
	2010	2016	2021	Total
Median Age				
Male	37.8	39.2	40.2	2.4
Female	43	44	44.7	1.7
F/M Age	1.14	1.12	1.11	
Population				
Male	7,000	9,020	10,872	55%
Female	7,667	9,702	11,499	50%
F/M Population	1.10	1.08	1.06	

indicating even more of a trend towards traditional and young families even though the older population age groups will also experience substantial growth, albeit at a slower pace.

The rate of growth of males generally to 2021 is expected to be approximately 21% compared to 19% for females. However, significant nominal gender and age parity among groups will be defining as no group will have any larger share of the total population greater than 12% (Males, 20-39) or smaller than 7% (Males, 55-64). Finally, gender balance among age groups is almost at parity in all categories with a slight exception for adults over 65 years old.

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Female Age Groups						
Median Age	5-19	20-39	40-54	55-64	65+	Total
2016	1,794	2,083	1,911	1,382	2,025	9,195
2021 (est)	1,982	2,560	2,068	1,731	2,562	10,903
% Change	10%	23%	8%	25%	27%	19%
Share of Population						
2016	10%	12%	11%	8%	11%	
2021 (est)	9%	11%	9%	8%	11%	

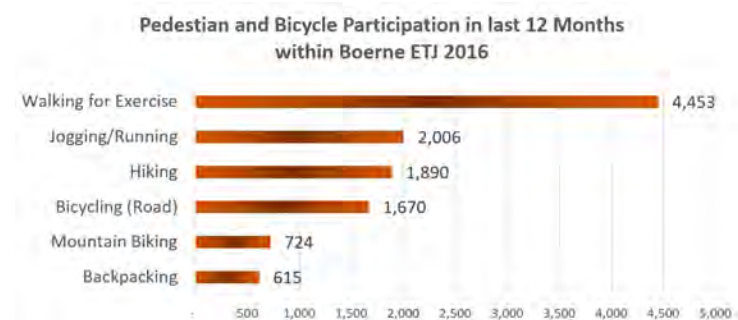
Male Age Groups						
Median Age	5-19	20-39	40-54	55-64	65+	Total
2016	1,912	2,120	1,772	1,210	1,446	8,460
2021 (est)	2,139	2,603	2,018	1,483	1,966	10,209
% Change	12%	23%	14%	23%	36%	21%
Share of Population						
2016	11%	12%	10%	7%	8%	
2021 (est)	10%	12%	9%	7%	9%	

Recreation Behavior

ESRI-supplied recreation behavior data for 2016 indicate a high level of activity in Boerne with significant portions of residents participating in at least one form of recreational exercise in the last 12 months.

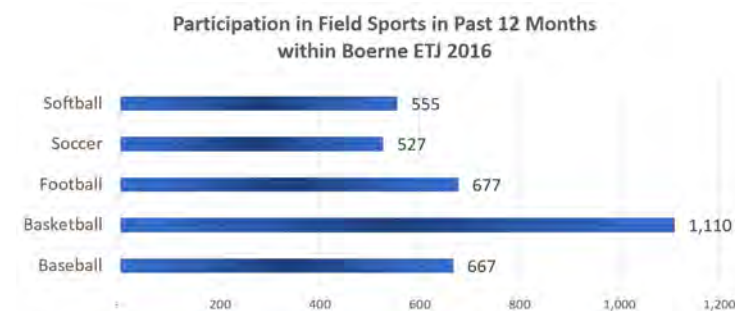
Study data was broken into 3 areas of interest: Pedestrian Activities, Field Sports, and Other Recreation.

Pedestrian-based activities were dominated by Walking for Exercise followed by Jogging/Running, Hiking, and Road Cycling, respectively. This mix is consistent with the adult age dynamics for Boerne's overall demographic. Trail and pedestrian pathway opportunities are highly utilized and valued by the community and demographic trends indicate that interest should continue well into the future.



Field sports were fairly evenly distributed amongst the 5 studied activities (basketball, football, softball, baseball, soccer) between 527 and 677 total play activities for each. Basketball dominated the overall activity levels with over 31% of activity reporting (1,110 plays). Baseball and softball combined accounted for nearly 34% of all activities with a total of 1,222 people reporting play in 2016. Unsurprisingly, these participation levels for field sports remain consistent with the demographic trends and should be expected to remain fairly constant in the years ahead. A few of these sports see substantial gender-age relationship that must be accounted for in planning.

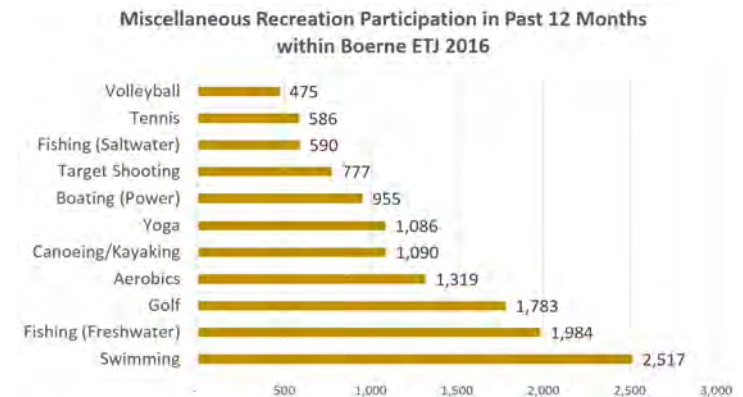
The key distinction from a facility and programming perspective should be to ensure sufficient segmentation of age and gender access and distribution of fields and scheduling blocks. Softball opportunities for teen to young women and young men 25 years old to age 40 will be a major demand factor demographically. Likewise, soccer opportunities for both male and female children/teens as well as adult males to age 34 will also be in high demand. Finally, basketball courts should contemplate age groups for both genders from



as young as 5 all the way to 55-64 year old males.

Finally, Other Recreational activities involved a wide array of choices indicating the population's high level of mobility and access to a variety of recreational

Swimming	2,517
Fishing (Freshwater)	1,984
Golf	1,783
Aerobics	1,319
Canoeing/Kayaking	1,090
Yoga	1,086
Boating (Power)	955
Target Shooting	777
Fishing (Saltwater)	590
Tennis	586
Volleyball	475



opportunities, many outside of Boerne or its Parks and Recreation mission.

Swimming constituted a significant plurality of reported activity levels relevant to city interests. Further grouping of activities according to underlying recreational assets and type yields substantially more valuable context for activity choices based on the required facilities which can host these sports or

Activity Group	Participants 2016
Outdoor Niche (Golf, Target Shooting, Tennis)	4,380
Fresh Water Outdoors (Fishing, Canoeing/Kayaking)	2,869
Indoor Recreation (Volleyball, Yoga, Aerobics)	2,045
Swimming	2,517

programs.

For example, Freshwater Fishing and Canoeing/Kayaking constituted the greatest combined type of similar activity level and is consistent with Boerne's connection to Hill Country and other Central Texas natural resource opportunities, including boating. This suggests the need to consider expansion of these opportunities at Boerne Lake Park through programs. Within the purview of the Boerne Parks and Recreation mission, indoor recreation such as aerobics, volleyball, and yoga reach very high levels. Combined with basketball, the indoor recreational interests of Boerne residents dominate activity levels followed closely by field baseball/softball interests. Demographic trends align with the demand factors currently in play in Boerne which provides very clear insight to future capital and programming needs in the Parks and Recreation mission.

The Boerne Parks System

Existing Parks and Recreation Facilities

The City of Boerne provides a rich system of parks, trails and other facilities for citizens and visitors to enjoy. With amenities ranging from sports fields and playgrounds to trails and public art, the City seeks to provide the type and quantity of features that are in highest demand. The existing parks system is well-maintained and has had many recent improvements including the following:

Recent and Ongoing Parks and Recreation Projects	
Project	Year
Cibolo Nature Center Wetland restoration project	2011
Cibolo Creek Trail from Main Plaza to City Park	2012
Curry Creek Trail	2013
River Road Park Renovation Project	2013
Shade structure project all playgrounds and bleachers	2012
Old #9 Trail renovation Project	2015
Veterans Plaza Renovation Project	2014
Kinder Park Renovation Project	2016
Amphitheater	2016
Removal of concession stand at City Park replaced with Food Truck Court	2015
Resurface 2 tennis courts per year in rotation began in 2012	annual
Northrup Park Volleyball Court Renovation Project	2016
Old # 9 Trail Extension to Herf Falls	2017/2018
Trail Connection Bridge #9 Trail to PHPL	2017/2018
Public Private Partnership for YMCA Recreation Center and Natatorium	2017/2018
Miracle League Field and Playground (public/private)	2017/2018

Functional Classification System
 The parks are generally grouped into a functional classification system as follows:

- Neighborhood Parks - small parks focused on providing passive recreation opportunities within a 1/2 mile radius (15 minute walk). Typical amenities include playgrounds, walking paths, picnic areas and open space.
- Community Parks - larger parks that serve the entire community. These parks have an effective service area of 1 mile (5 minute drive) or more

Park Classification	Parks	Acreage
Neighborhood Parks	Northside Neighborhood Park	8
	Kinder Park	0.9
	Roeder Park	0.83
Community Parks	City Park (developed area)	41.9
	Northrup Park	103
	Northside Community Park	39
Special Use Parks	Main Plaza and Water-works Terrace	2.41
	River Road Park	7.8
	Veterans Park	1.8
	Patrick Heath Library	15.8
Linear Linkage	Curry Creek Trail	4.15
	Old No. 9 Trail	18.5
	Cibolo Creek Trail	3.51
Natural Resource Parks	Boerne Lake Park	100
	Cibolo Nature Center	83.1
		430.7

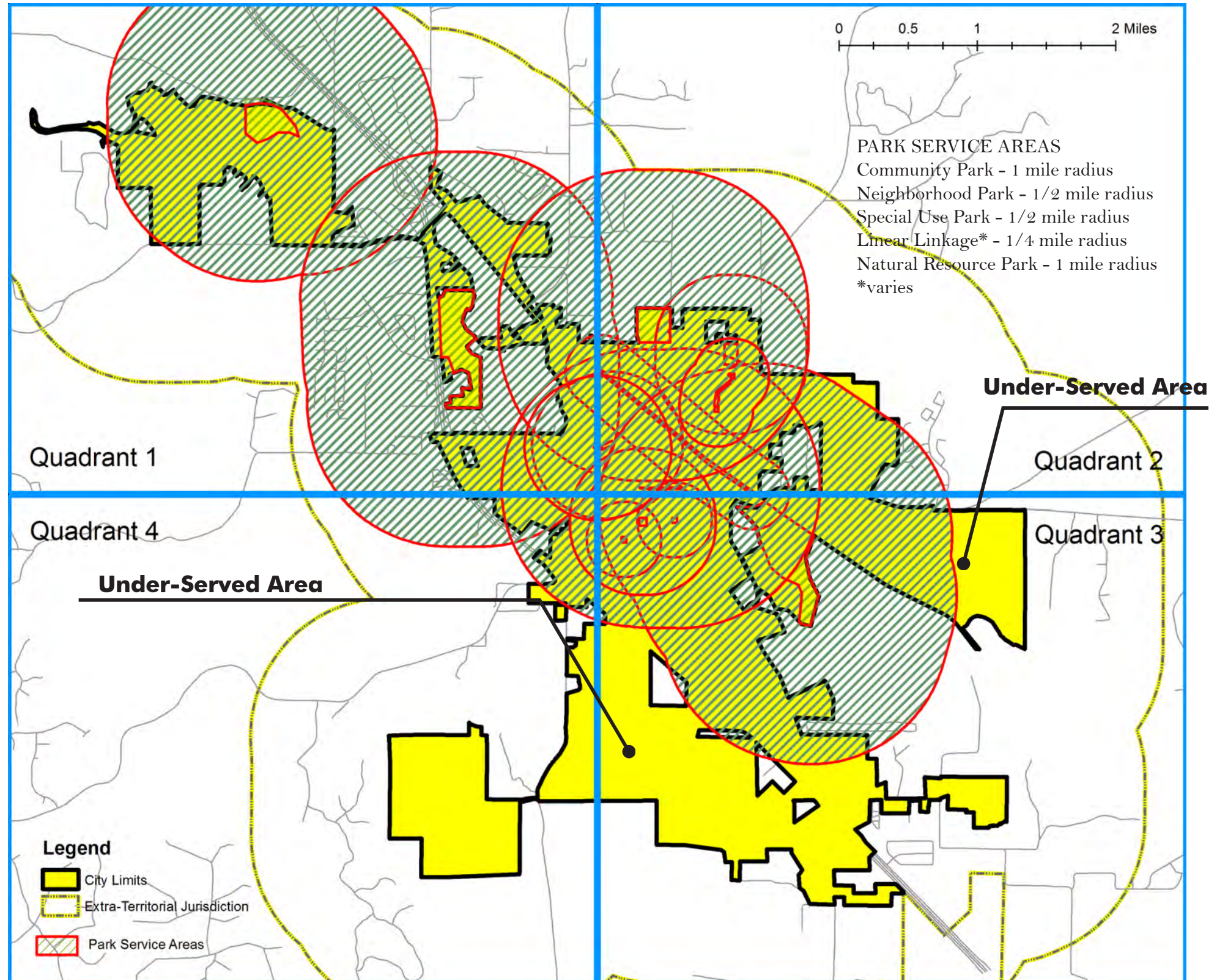
and provide amenities such as sports fields, aquatics facilities and event space.

- Special Use Parks - parks and facilities of varied size and purpose that typically focus on cultural components of recreation such as arts, history and events; or are of unique character or location.
- Linear Linkage - park classification for trails and associated spaces such as trail heads or the maintained area along the route.
- Natural Resource Parks - larger park properties that have significant undeveloped acreage that is maintained as open space or conservation land.

Under-Served Areas
 The Park Service Areas shown on the adjacent page represent the area served by each park as a function of distance. For example, Community Parks serve an area within a 1-mile radius, while Neighborhood Parks serve a 1/2-mile radius. The service area distances are adopted from the National Parks and Recreation Association with revision to fit local needs.

The existing parks within Boerne City Limits effectively serve large portions of the community. However, areas to the south and west of Interstate Highway 10 and areas east of town are growing faster than the rate of new park development. Neighborhoods such as Menger Springs, Regent Park, Boerne Crossing, The Ranches at Cibolo Creek are a few of the newer subdivisions that are not yet served by City parks. It is important to note that subdivisions such as Menger Springs are composed of larger lot sizes and no sidewalks. Future park and recreation facilities will need to be lifestyle-appropriate and may favor open space and trails over small neighborhood parks.

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Standards Analysis

National Standards and Level-of-Service

The National Recreation and Park Association (NRPA) published *Recreation, Park and Open Space Standards and Guidelines* which includes criteria for the provision of parks and recreation facilities and open space. The criteria are based on a national survey of municipalities of all sizes and geographic regions.

These standards offer guidance to municipalities for parks and recreation planning. The NRPA offers these standards and guidelines as a starting point and benchmark for communities to plan from. As with all communities, Boerne has unique characteristics that require consideration of local demand for parks and recreation facilities that reflects the values and interests of residents in addition to the recognized standards.

The National Recreation and Park Association (NRPA) recommends creating a park classification system that categorizes parks based on use, size, and service area. Examples include Neighborhood parks with 1/4 mile service areas (5-10 minute walk) versus City parks with 1 mile or more in service area.

Park Acreage Standards

Traditional park and recreation planning techniques have used standards established by the National Recreation and Parks Association (NRPA) to determine the quantity and type of amenities a city should provide. The NRPA suggests a minimum of 6.25 to 10.5 acres of park land per 1,000 population. This standard would suggest that the City of Boerne should provide 85.5 and 143.6 acres of park land for its residents. Currently the City provides approximately 430.70 acres of total park land, for a total 31.4 acres per 1,000 population.

The City’s total “developed” park area is 295.63 acres. This metric includes all park areas that are actively maintained, therefore excludes park acreage

in Boerne that is lake surface area or conservation area at the Cibolo Nature Center. When looking at standards for “developed” park land, Boerne provides 21.62 acres per 1,000 residents. This indicates that Boerne is well-above the recommended minimum for park land at this time, however it will be important to consider growth in population and demand in the future.

Traditionally the NRPA has recommended a set of standards for minimum numbers of specific park facilities according to population (e.g.: 1 soccer field per 1,000 population), however they recognize that communities have unique needs and standards need to be used as benchmarks rather than firm rules for determining the number of facilities needed.

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

Using the NRPA recommended acreage for population, Boerne is well above the recommended minimum for developed park space. As the City continues to grow, it will be important to keep pace with the growth by acquiring additional park lands.

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	11461
KYLE	589.3	17.84	33,040
SCHERTZ	340	9.22	36,896
UNIVERSAL CITY	47.45	2.41	19,721

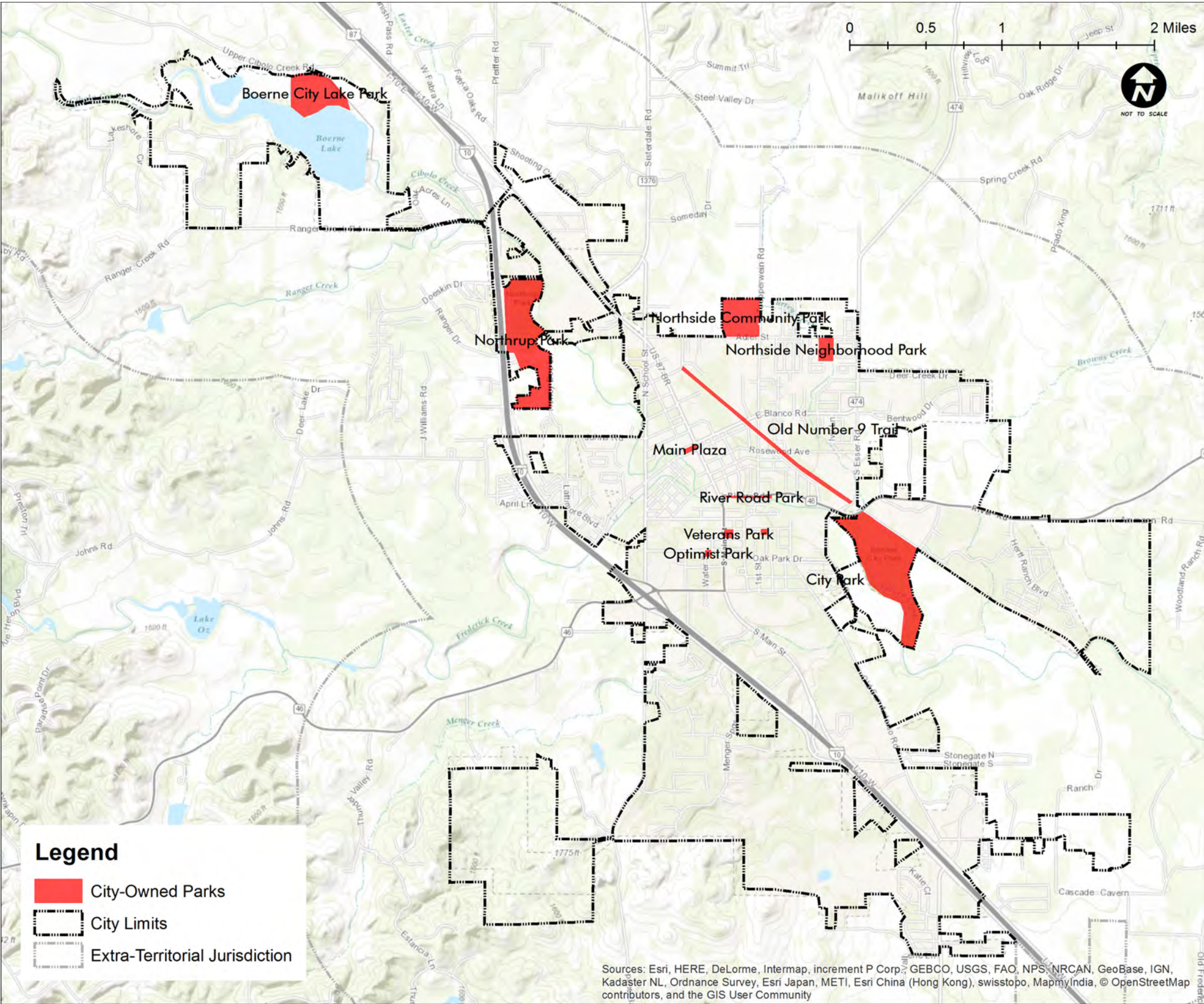
A comparison of Boerne’s Level of Service compared to other cities’ parks systems.

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 minimum 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

The standards established by the NRPA were once the primary factor in determining adequate park space and amenities for a community. Current recommendations are to use these standards only as a benchmark while determining the appropriate amount of park space for Boerne.

The Boerne Parks System - Park Profiles and Table of Amenities



Boerne Park Amenities 2017

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Classification Legend:
C - Community Park
N - Neighborhood Park
L - Linear Linkage
S - Special Use Park
NR - Natural Resource Parks

Classification Legend: C - Community Park N - Neighborhod Park L - Linear Linkage S - Special Use Park NR - Natural Resource Parks			Park Classification	Amphitheaters	BaseballFields (including T-Ball)	Basketball Courts	BBQ Grills	Benches	Bird Observation Blind	Boat Ramps	Boardwalks	Butterfly Garden	Concession Buildings	Disc Golf Holes	Exercise Stations	Fishing Piers	Fire Rings	Meeting Rooms	Restrooms	Pavilions	Picnic Tables	Playgrounds	Riparian Interaction Opportunities	Skateparks	Soccer Fields	Softball Fields	Swimming Pools	Tennis Courts	Trails (in miles)	Volleyball	Interpretive Signage	Parking Spaces	Bike Racks	Drinking Fountain	Spray Feature			
Park Facility Name	Location	Acres																																				
Boerne Lake Park	1 City Lake Road	100.00	NR				9		1	1		1		9		2	3		X	1	20	1								1	3							
Cibolo Creek Trail	Along Cibolo Creek	3.51	L																		X		X						1.75		X							
City Park & Cibolo Nature Center	106 City Park Road	125.00	C			1	4	3			1		*						X	1	17	2			5		1	8	4.25									
Curry Creek Trail	524 Adler Street	4.15	L					6																					0.65									
Main Plaza & Waterworks Terrace	100 N. Main Street	2.41	S					8											X	1																		
Northrup Park	37550 IH-10 West	103.00	C		6	1	8	5					3						X	1	11	1				7				3								
Northside Community Park	524 Adler Street	39.00	C					2											X		4	1		1														
Northside Neighborhood Park	1017 Adler Street	8.00	N																		2																	
Old No. 9 Trail	358 Esser Road	18.50	S					10							1														1.4		10	16	2	3	1			
Kinderpark	111 Water Street	0.90	N					4													3	1																
River Road Park	415 River Road	7.80	S					2								2			X		9		X						0.32		X	56		1				
Roeder Park	104 Roeder Road	0.83	N					1																														
Veterans Plaza	801 S. Main Street	1.80	S					3																							X							
Patrick Heath Public Library	451 N Main Street	15.80	S	1													3+	X													X							
Total		430.70																																				

X = Feature(s) Available

Boerne Lake Park



Boerne Lake Park

Location:

1 City Lake Road

Size:

47.8 acres

Amenities:

- Barbecue Grills and Picnic Areas
- Boat Ramp
- Disc Golf Course (9 Hole)
- Fishing Piers
- Fire Rings
- Playgrounds
- Volleyball
- Interpretive Signage
- Water Access
- Wildlife Observation Blind
- Pavilion
- Restrooms
- Parking (140 spaces)
- Overflow Parking (350 spaces)

Park Description and Observations:

Boerne Lake was constructed in the 1970's for stormwater management and as a water source for the City of Boerne. Boerne Lake Park was developed in 2008, providing water access for boating and fishing, a 9-hole disc golf course, picnic areas, a playground and passive park space. The park experiences significant flooding due to the design of the park and lake as a flood control structure. This limitation requires that any improvements be capable of withstanding occasional inundation without damage. An additional limitation that must be considered with any improvements to the park is the limited access to potable water. Both structures and landscapes need to be designed with water conservation and/or zero-water consumption in mind.

The property has significant space for overflow parking during events and room for additional amenities in the future. Boerne Lake Park is home

to a number of events throughout the year and is a popular destination for holiday weekends as well.

Identified Needs and Opportunities:

The park has substantial room for additional amenities to be added that would meet identified needs for recreation. The large lawn areas on the eastern half of the property offers substantial space for additional picnic shelters and trails to encourage use of the area.

The southwest area of the park has bank access along the lake that is less prone to the effects of drought. While the waterline recedes in other areas along the bank, this section follows the original creek flow and tends to stay constant. This fact presents the opportunity to provide an additional fishing dock that would enhance access for visitors with disabilities by installing an accessible fishing dock with kayak launch. Modern floating dock systems are available that can withstand occasional flood conditions and provide safe accessibility to special groups for water recreation. Installation of such a dock must consider the need for vehicular and ADA compliant access to the dock as well.



Fishing docks and kayak launch systems such as this one designed by EZ Dock® provide wheelchair-accessibility to lakeside recreation.



City Park



City Park

Location:

106 City Park Road

Size:

125 acres

Amenities:

- Basketball Goals
- Picnic Areas and Grills
- Benches
- Pavilion
- Tennis Courts
- Swimming Pool
- Soccer Fields
- Trail Head
- Parking (188 spaces)

Park Description and Observations:

City Park, developed through planning efforts during the 1960's, provides residents with a variety of amenities including soccer fields, tennis courts and the only public pool in Kendall County. The property is also home to the Cibolo Nature Center and Agricultural Heritage Museum. Situated along Cibolo Creek, the park is connected to other parts of the community by way of the Cibolo Creek Trail (built in 2012) and the nearby Old No. 9 Trail across State Highway 46. Recent improvements to the park include a new playground, the removal of an aging concession stand and replacement with a food truck court to allow for vendors during events, and renovation of the tennis courts starting in 2012.

Identified Needs and Opportunities:

City Park is well-positioned for access by residents and visitors alike. The connecting Cibolo Creek and Old No.9 Trails greatly enhance the recreation value, with a planned extension of Old No.9 Trail towards the southeast to Herff Falls already funded. Further extension of the Cibolo Creek trail through the park would allow for a connection to the proposed Menger Creek Trail in the future. One priority trail identified for development in the

near-term would create a connection from City Park to Herff Road, utilizing property within City Park and the Herff Farm along its northern boundary.

The swimming pool at City Park is the not only the only public pool in Boerne, but the only one in Kendall County. The pool is used for competitive swim as well as recreation swimming and is in high demand. The facility has been repaired several times over the years and is reaching the end of its functional lifespan.

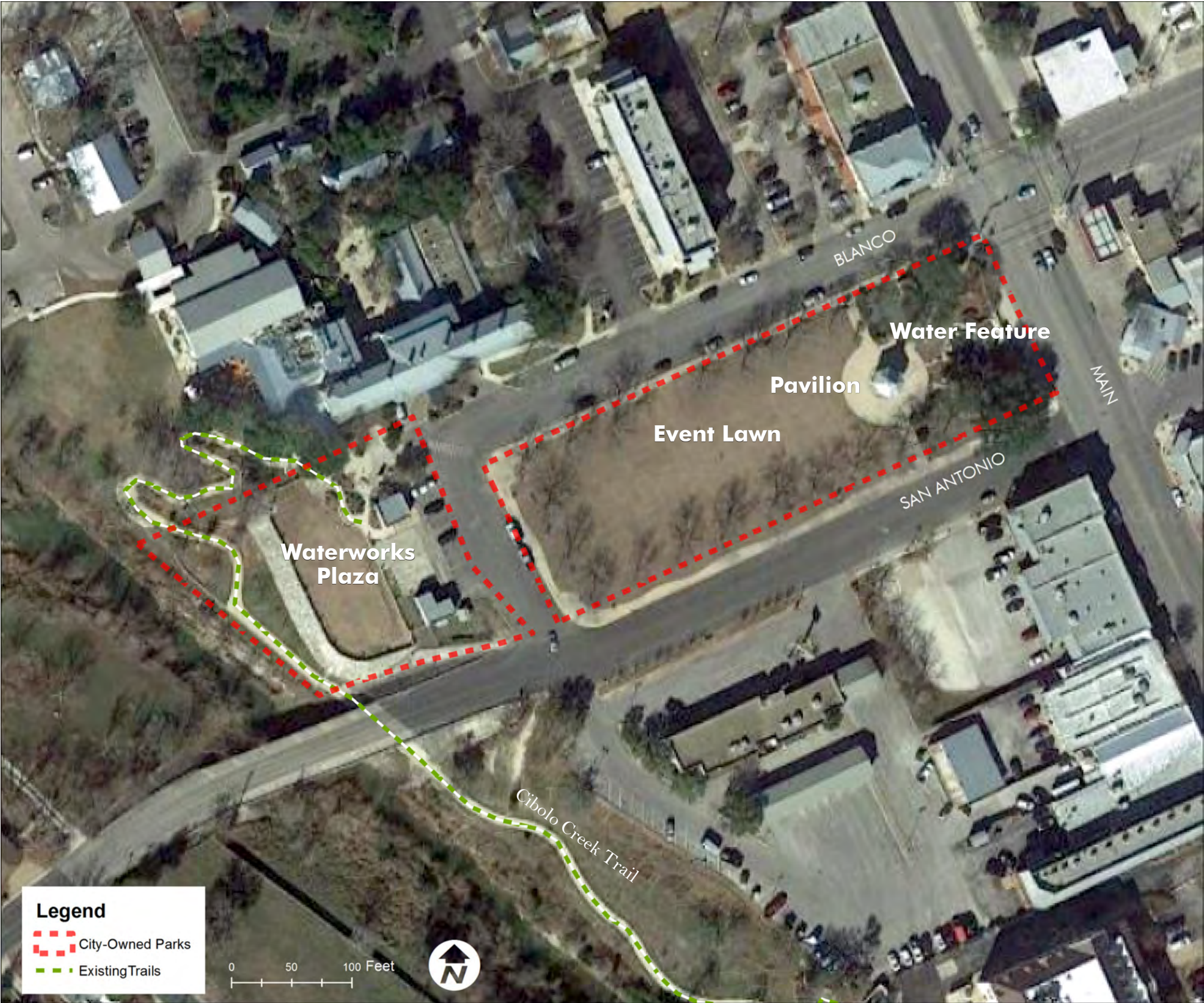
Alternatives to Consider

Alternative A would be to evaluate the cost of reconstructing the existing swimming pool to accommodate the existing and future aquatic demands of the community. Redevelopment of a pool at this location may require additional area to expand the footprint. This alternative is further conceptualized in the priority projects section (Priority Projects - Section 06) of this plan.

Alternative B would be for the City seeks to partner with the YMCA in addressing aquatics needs. Currently, the City of Boerne has partnered with the YMCA by providing park land on Adler St. for the site of a future YMCA campus which could include aquatics facilities. At such time, the existing City pool may be considered for other uses. Under this alternative, aquatics needs could continue to be addressed at this site by converting the old pool facilities into splash pads or "spray grounds" that utilize existing infrastructure for water treatment and storage. Adaptive re-use of the pool infrastructure can allow for a splash pad that conserves water by using recirculating systems rather than connecting to the tap. These splash pad systems are relatively low-maintenance and do not require lifeguard staff to operate.



Main Plaza



Main Plaza and Waterworks Terrace

Location:

100 N. Main Street

Size:

1.70 acres

Amenities:

- Benches
- Pavilion/Gazebo
- Water Feature
- Formal Lawn Area

Park Description and Observations:

First established as a “Public Square” in 1852, Main Plaza offers a formal plaza and event lawn in the heart of Boerne. Prominently located on Main Street and W. Blanco Rd., the plaza offers passive recreation space for events or passers by. The adjacent Waterworks Plaza sits on the site of the former City pool. The terrace provides a formal outdoor space for public events and reservations. Restrooms are located on-site, as well as a pathway leading down to the Cibolo Creek Trail. Main Plaza and Waterworks Terrace are adjacent to the historic Kendall Inn, Hotel and Conference Center.

Identified Needs and Opportunities:

Main Plaza and the Waterworks Terrace both have a formal character that lends themselves to passive recreation, public events and reservation for private activities. Main Plaza has been described as the ‘Epicenter of Activity in Downtown Boerne’. The Waterworks Terrace, while adjacent to Main Plaza, has had little activity in recent years and seems to be less visible to visitors. A concept identified by residents during the design of the Waterworks Terrace was to incorporate a water feature within the plaza area of the Terrace. Working with the existing structures and landscape features, the Terrace could be further enhanced with a plaza environment that incorporate spray features while maintaining a formal appearance.

Increasing attraction to the Waterworks Terrace will necessitate additional parking and improved flow of pedestrians through and around the area. By converting the roadway along this portion of Blanco St. into a one-way street, additional parking can be provided while also encouraging a more pedestrian-scale crossing between the Terrace and Main Plaza.



Northrup Park



Northrup Park

Location:
37550 Interstate Highway 10 West

Size:
103 acres

- Amenities:**
- Baseball Fields (6)
 - Softball Fields (7)
 - Concession Buildings
 - Pavilion
 - Picnic Areas and Grills
 - Sand Volleyball
 - Playground
 - Benches
 - Covered Basketball Court
 - Horseshoe Pits
 - Parking (550 spaces)

Park Description and Observations:
With land purchased from the Northrup family, this park was opened in 2000, offering facilities for baseball and softball league and tournament play. Additional facilities include a playground, covered basketball court and picnic areas. The park is well-used with over 220 hours of field use for youth baseball and softball alone. The adult softball program had 71 teams registered in 2016 and is rapidly growing.

The southern portion of Northrup Park is primarily developed for passive recreation with picnic areas and open space. Approximately 17 acres of this area was acquired as a part of a Texas Parks and Wildlife Department Local Parks Grant, that influences the nature of any future development.

Identified Needs and Opportunities:
Northrup Park is in good functioning condition to serve local sports program needs, however growth in demand for all sports is placing strain on Boerne’s existing facilities. With proposed improvements to Northside Community Park, which will include three adult softball fields, the current fields at

Northrup park can be renovated to add additional youth baseball and/or softball capacity. Renovation of Fields 9, 10 & 11, currently used for adult softball, will allow for the fields to be converted to baseball fields. The City intends for these fields to become U-14 fields with moveable outfield fences for younger age classes. Field 11 will require addition of lighting and irrigation. Estimated costs for conversion of these fields are shown below.

Miracle League Field and Playground
The existing T-Ball fields and surrounding space present an opportunity for creating more inclusive play for special populations. The City intends to convert the existing T-Ball fields into fully-accessible fields with an associated playground and passive space. The fields would still serve existing T-Ball programs, but would offer the capacity to include children with disabilities the opportunities to enjoy the park and fields as well. The City has already begun seeking funding, with some public and private funds available.



Example of a Miracle League field. Photo: themiracleleague.net

Estimated Costs - Renovation of Adult Softball Fields into Baseball Fields			
Item / Description	Qty	Unit	Unit Costs
Championship 13-14 Year Old Baseball Field w/ lighting, grass sod, irrigation, covered stadium style bleacher system to match existing fields.	1	ea	\$317,000



Northside Community Park



Northside Community Park

Location:

524 Adler Street

Size:

39 acres

Amenities:

- Skatepark (7,500 square foot)
- Restrooms
- Playground
- Parking (20 spaces)

Park Description and Observations:

Northside Community Park is a relatively new addition to the parks system, with acquisition efforts beginning in 2007 and the construction of the Boerne Skatepark in 2010. Additional amenities include restrooms, a playground and parking. The remaining 36 acres of land are undeveloped and await future development of recreation facilities. Local soccer leagues are currently using some of the field space on the southeastern quarter of the property. The site has an area of approximately 6.5 acres that is composed of a native Live Oak mott. This colony of mature Live Oaks provides much-needed shade, ideal picnic areas, as well as wildlife habitat. The City of Boerne values the forest resources and seeks to preserve the mott to a large extent during future park development.

Identified Needs and Opportunities:

Northside Community Park offers the greatest potential for expansion of recreation facilities within the City. With the growth of adult softball, soccer, and lacrosse; field space is a necessity. The City plans to move adult softball programs to this park once fields have been developed. Lacross and football currently do not have fields to play on in Boerne and can be accommodated on this property with the development of multi-use fields.

On the eastern boundary of the property, an existing house along with accessory structures is currently being leased as a residence. The structures would not likely be suitable for recreation or other public use, however they present an excellent opportunity for adaptive re-use as additional office and equipment storage space for the Parks and Recreation Department. With the planned development of new sports fields, having on-site equipment storage will offer significant time savings for maintenance personnel.

The property immediately to the east of Northside Community Park is home to the Boerne Civic Center, which was acquired from the YMCA. The site is planned to become the future home of the YMCA with new planned facilities including indoor gymnasium and related activity areas, a natatorium and an outdoor aquatics facility. The City plans to provide the land to the YMCA as a lease agreement with eventual transfer of maintenance costs. Planned improvements to the Northside Community Park will be compatible with adjacent YMCA facilities and can create a heightened activity level for both sites.



The Live Oak mott stretching across the park enhances user experience at the park by providing shady areas for rest and play.

Northside Neighborhood Park



Northside Neighborhood Park

Location:

1017 Adler Street

Size:

8.0 acres

Amenities:

- Picnic Areas
- Curry Creek Trail Head
- Parks and Recreation Department Headquarters

Park Description and Observations:

Northside Neighborhood Park is a passive park that provides a trail head to access Curry Creek Trail. The picnic areas and attractive landscaping offer peaceful recreation space. The park is also home to the Parks and Recreation Department headquarters. This location provides good access to the larger parks in town, and is easy for residents to find.

The southwest quarter of the park is managed as a meadow filled with wildflowers and native grasses. Enhancing access to the meadow with a pedestrian creek crossing and pathways would encourage use of the space and enhance nature enjoyment.

Identified Needs and Opportunities:

Northside Neighborhood Park is in excellent condition and is visited frequently by residents using the Curry Creek Trail. As a neighborhood park, the focus of the park is to provide for un-programmed activities such as picnics or throwing a Frisbee rather than sports or other such activities.

Pedestrians currently are crossing from the Curry Creek trail head to Adler Road by way of an impromptu pathway along the creek. Paving the trail would formalize the route and ensure accessibility. A second parking area on the northwest corner of the park would allow for employee parking, thereby making more parking spaces available in the main lot.



Northside Neighborhood Park serves as a trailhead and passive park space for activities such as walking, nature enjoyment and other activities.



Interpretive signage, such as this one at the Patrick Heath Library grounds, can be incorporated around the meadow to highlight native plant materials.

Kinderpark



Kinderpark

Location:

111 Water Street

Size:

0.90 acres

Amenities:

- Covered Pavilion
- Picnic Table
- Benches
- Playground
- Parking (8 spaces)

Park Description and Observations:

Dedicated in October of 2016, Kinderpark is the newest park renovation/addition to the system. Formerly known as Optimist Park and built in 1997, the park was given a new face with a complete overhaul of all features and amenities. The playground is the key feature of the park, and takes advantage of topography to create a truly unique play experience for children. The play structure offer a range of age-appropriate activities, while a picnic shelter and benches provide a place for parents. Play surfaces across most of the park are wood mulch that protects the roots of the beautiful Live Oaks that shade the park.

Identified Needs and Opportunities:

Kinderpark a brand new park, no new additions are needed or recommended. As its German name suggests “Children’s Park”, Kinderpark is focused on being a safe, fun space for children to play.



River Road Park



River Road Park

Location:

415 River Road

Size:

7.80 acres

Amenities:

- Benches
- Fishing Piers
- Picnic Tables
- Restrooms
- Public Art
- Interpretive Signage
- Drinking Fountain
- Parking (56 spaces)

Park Description and Observations:

River Road Park continues to be one of the most visited parks in Boerne. Located along Cibolo Creek and State Highway 46, River Road Park offers an excellent place to stop for lunch, take a stroll along the Cibolo Creek Trail or observe the variety of ducks and other wildlife. The old Dietert Mill once operating at this location had a dam that maintained a water level for the mill. The dam continues to maintain water levels that provide a lake-like environment for visitors to enjoy. Amenities include picnic tables, benches, public art, restrooms, fishing piers and a segment of the Cibolo Creek Trail.

Identified Needs and Opportunities:

River Road Park is in excellent condition and is truly representative of the quality and character of parks that residents and visitors have come to love about Boerne. With many features packed into a relatively small park area, no additions are recommended. The property and amenities are well-maintained and attractive, and numerous visitors are present on any day of the week.



The concrete pathway that follows Cibolo Creek at River Road has experienced recent and prior erosion at the bank side of the River Park trail. Recent cases have been noted of the rocks previously placed along the linear embankment beginning to fall. The erosion issue, if not corrected, will continue to take away soil and undercut the large rocks lining the bank. This continued erosion will eventually work its way further up the slope and underneath the concrete causing an unstable condition, and perhaps sections of the trail to fail altogether.

It is recommended to have staff identify the failure points and, if unable to address these issues confidently internally by self-performance, then a civil or structural engineer should be engaged to design methods and means to stop the erosion, again, followed by self-performance or through a general contractor. This may include constructing retaining walls or a variety of stabilization products/solutions as appropriate to address the problem.



Roeder Park



Inventory & Analysis 01

Location:

104 Roeder Road

Size:

0.83 acres

Amenities:

- Bench
- Memorial
- Granite pathway

Park Description and Observations:

Roeder Park was deeded to the City in 1945 in memory of two brothers who lost their lives in World War II. The park has a memorial to Aaron and Allen Roeder and a bench, with a crushed granite pathway leading to the Hickman Street. The remaining park area provides passive open space for visitors to enjoy.

Identified Needs and Opportunities:

Roeder Park has a significant amount of open space for a typical neighborhood park that may best serve area residents in its existing state. Any future improvements to the park should take into consideration the nature of a memorial park and would most suitably include landscape improvements, picnic areas, and other passive features that do not detract from the solemnity of the Roeder memorial.



Veterans Plaza



Inventory & Analysis 01

Location:

801 S. Main Street

Size:

1.80 acres

Amenities:

- Benches
- Monuments and Interpretive Signage
- Formal Landscape
- Lighted Pathways
- Shade Trees
- Trash Receptacles

Park Description and Observations:

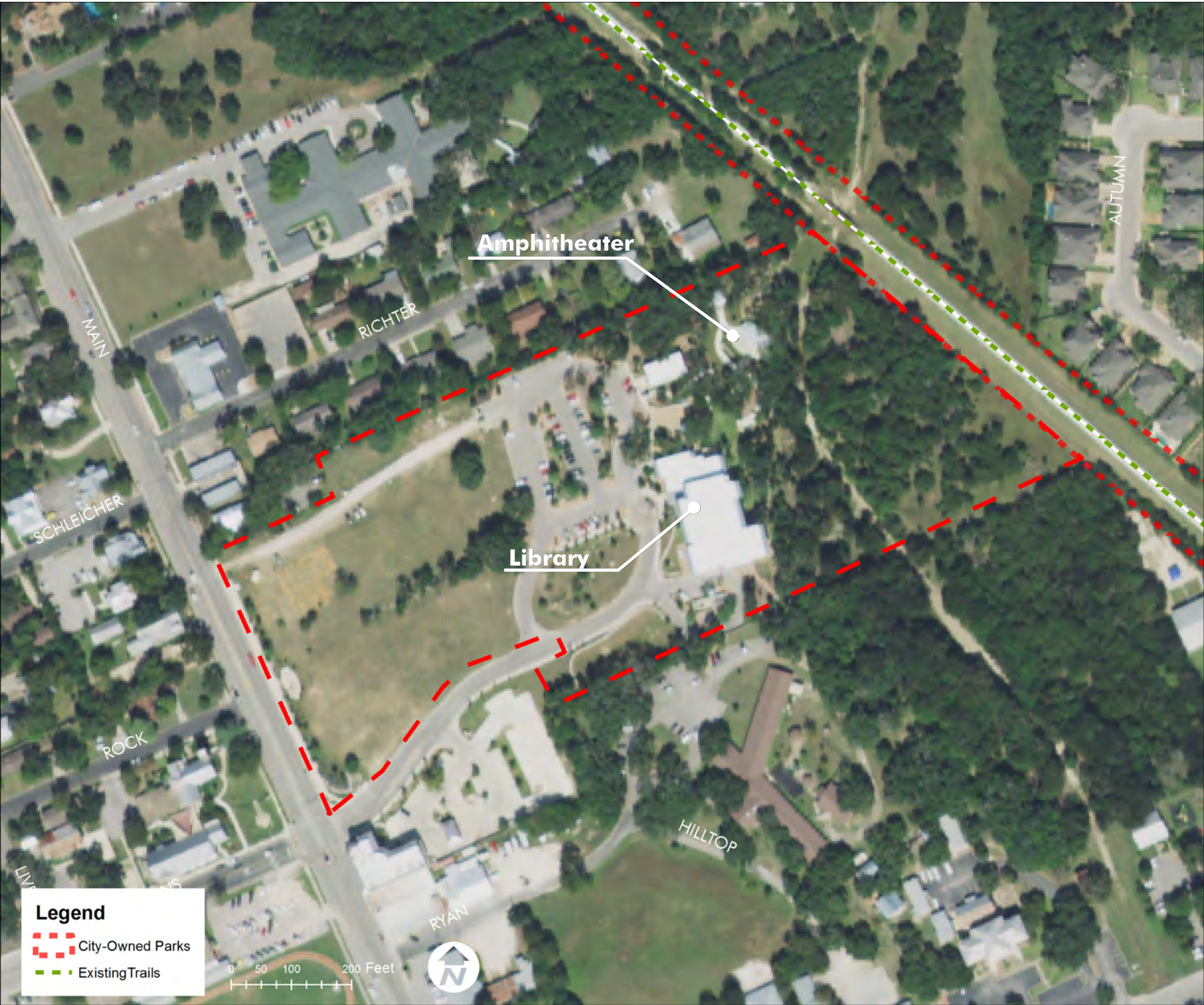
Veterans Park is prominently positioned along Main Street, across from St. Peter's Catholic Church. In 1923 the H. J. Graham family erected a Memorial Monument near the center of Military Plaza honouring all the men and women who died as a result of military action in World War I. Additional names have been added to indicate those who lost their lives in subsequent wars. As a result of the Vietnam War citizens added a bronze piece to the top of the monument recognizing veterans of both World Wars, Korean and Vietnam wars.

Identified Needs and Opportunities:

Veterans Plaza underwent a renovation project in 2014 and is in new condition. The plaza has an ideal balance of memorial features and peaceful open space for ceremonies and visitation.



Patrick Heath Library



Inventory & Analysis 01

Location:

451 N. Main Street

Size:

15.80 acres

Amenities:

- Benches
- Monuments and Interpretive Signage
- Formal Landscape
- Lighted Pathways
- Shade Trees
- Trash Receptacles
- Library
- Amphitheater
- Public Art

Park Description and Observations:

The Patrick Heath Library is a central meeting place in Boerne. The library has a long history in Boerne, having resided in a number of locations. The library opened its doors at the current location in 2011, with a new spacious facility that is home to meeting rooms, spacious passive reading areas, and over 48,000 items. The library grounds comprise approximately 15 acres of land with an amphitheater, walkways, interpretive signage, public art and more. The landscape is beautiful and inviting to all visitors. The amphitheater is a welcome addition to the community, offering a venue performing arts in the heart of town.

Residents who participated in the online parks and recreation survey identified an amphitheater as a priority for new park and facility development (19.6%). This result seems to imply that residents may not be aware of the new amphitheater at the Patrick Heath Library. Promotion of activities and availability of the amphitheater would likely encourage more visitation in the future.



Parks and Facilities Inventory

League Sports in Boerne

League Sports in Boerne

Boerne residents are highly active in traditional field sports such as Baseball, Softball, Soccer, Football and Lacrosse. ESRI's demographic data report that current participation rates for these sports within Boerne's Extra-Territorial Jurisdiction (ETJ) add up to a total of 3,536 participants for a one-year period in 2016. The Boerne Soccer Club reports current enrollment of 1,074 players for all age groups in 2017, and Boerne Little League as 730 players on their rosters for youth baseball and softball. The Boerne Lacrosse team is small but growing with 80 players on the rosters and an expected doubling of that interest in the next two years. Such numbers suggest not only a high participation in sports within Boerne, but also indicate a need to consider the larger service area that Boerne's sports programs are reaching.

Residents from adjacent communities such as Fair Oaks Ranch and the Esperanza development have reported that they are an active and rapidly growing user base for Boerne sports programs.

Existing Sports Facilities

Boerne currently maintains fields and courts Northrup Park and City Park in support of the following sports:

- Youth Baseball
- Youth Softball
- Adult Softball
- Youth Soccer
- Sand Volleyball
- Adult Flag Football
- Adult Soccer
- Adult Kickball





Parks and Facilities Inventory

League Sports in Boerne

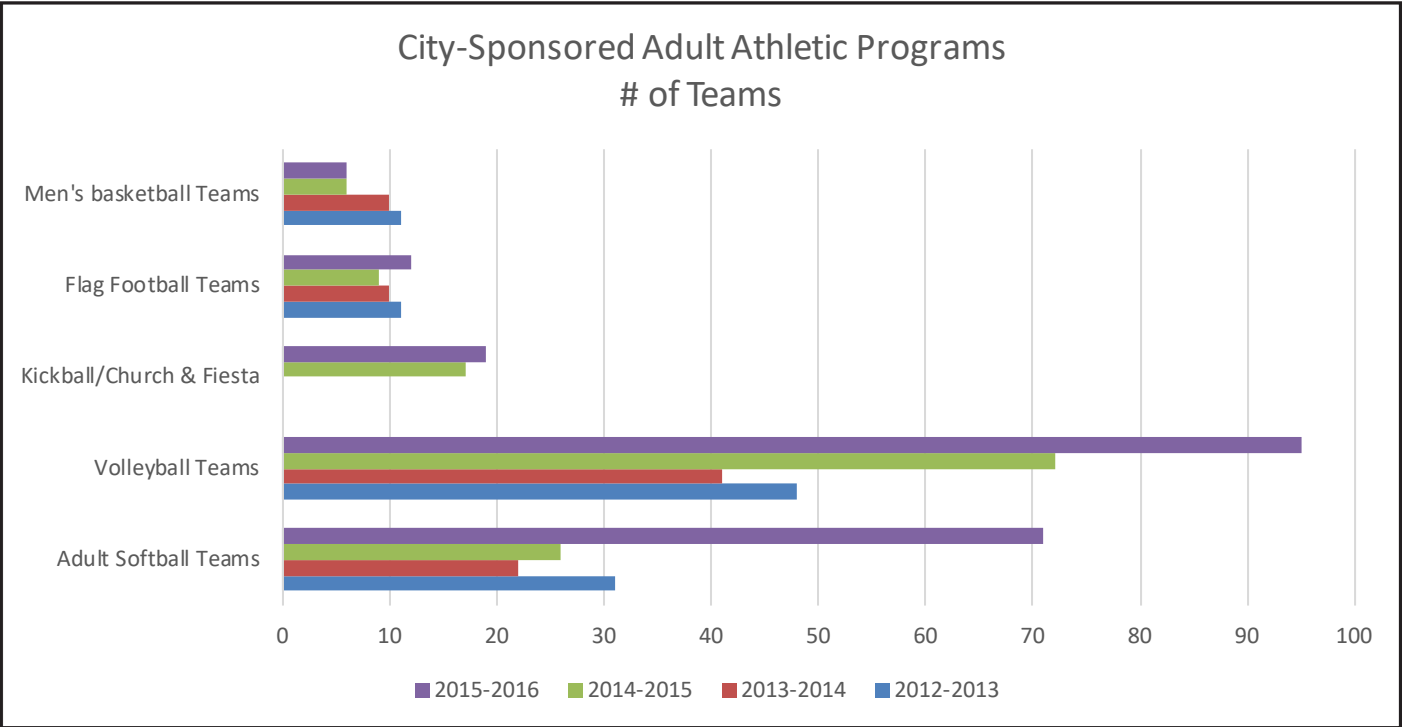
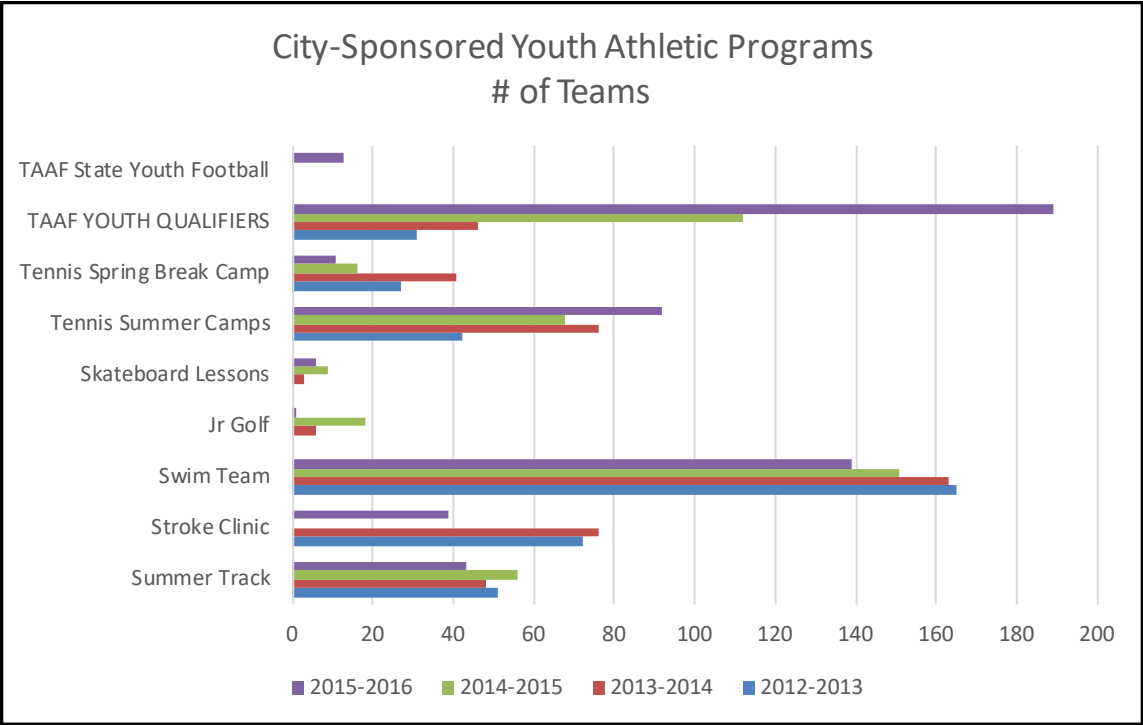
Determining the necessary number of fields for league sports is challenging in that interest can vary within a given sport annually. Each league self-reports their enrollment, and they can often only guess at the expected number of players 5 years from today, let alone 10 years or more. Evaluating the growth from a population-based approach can help yield some insight.

With the current population of 13,674 and a projected population of 23,323 by 2025, a 58% increase of residents is expected. If this population increase is used as a linear projection factor for growth in demand of league sports participation, the required number of additional fields can be calculated.

For example: The current number of players in the U5-U12 age groups for Boerne Soccer Club is 730 players. When multiplied by a factor of 1.58 (58% increase), this would yield a total of 1,158 players in that age group for the year 2025. With a current number of soccer fields (multi-purpose fields <240ft) of 2 x 1.58 = 3 required fields for that age group. The tables on the adjacent page detail the current and projected enrollment for each sport and their projected field needs based on linear projection.

Consideration of Regional Demand

The population projects for the Boerne City Limits and ETJ (extra-territorial jurisdiction) are the basis of growth studies as it relates to parks and recreation needs. However, it is important to consider the larger service area of the surrounding communities in Kendall County that utilize Boerne’s parks and facilities as well. With an approximate population in 42,000 in Kendall County, along with the projected growth of subdivisions nearby, Boerne will likely see an increase in demand for facilities and services in the coming years, beyond that within the City-proper.



City-sponsored athletic programs reported by number of teams for each fiscal year.

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				

FIELD CODE	FIELD SIZE OPTIONS:	CURRENT FIELD INVENTORY	Linear Projection 2025 Field Needs
A	BASEBALL - 60 FT BASE PATHS	4	6
B	BASEBALL - 90 FT BASE PATHS	0	0
C	SOFTBALL - 220 FT FENCE RADIUS	4	6
D	SOFTBALL - 300 FT FENCE RADIUS	3	5
E	MULTIPURPOSE FIELD - (SMALL) <240 FT	2	3
F	MULTIPURPOSE FIELD - (LARGE)>300 FT	3	5
G	TEEBALL - 50 FT BASE PATHS, 150' FENCE RADIUS	2	3



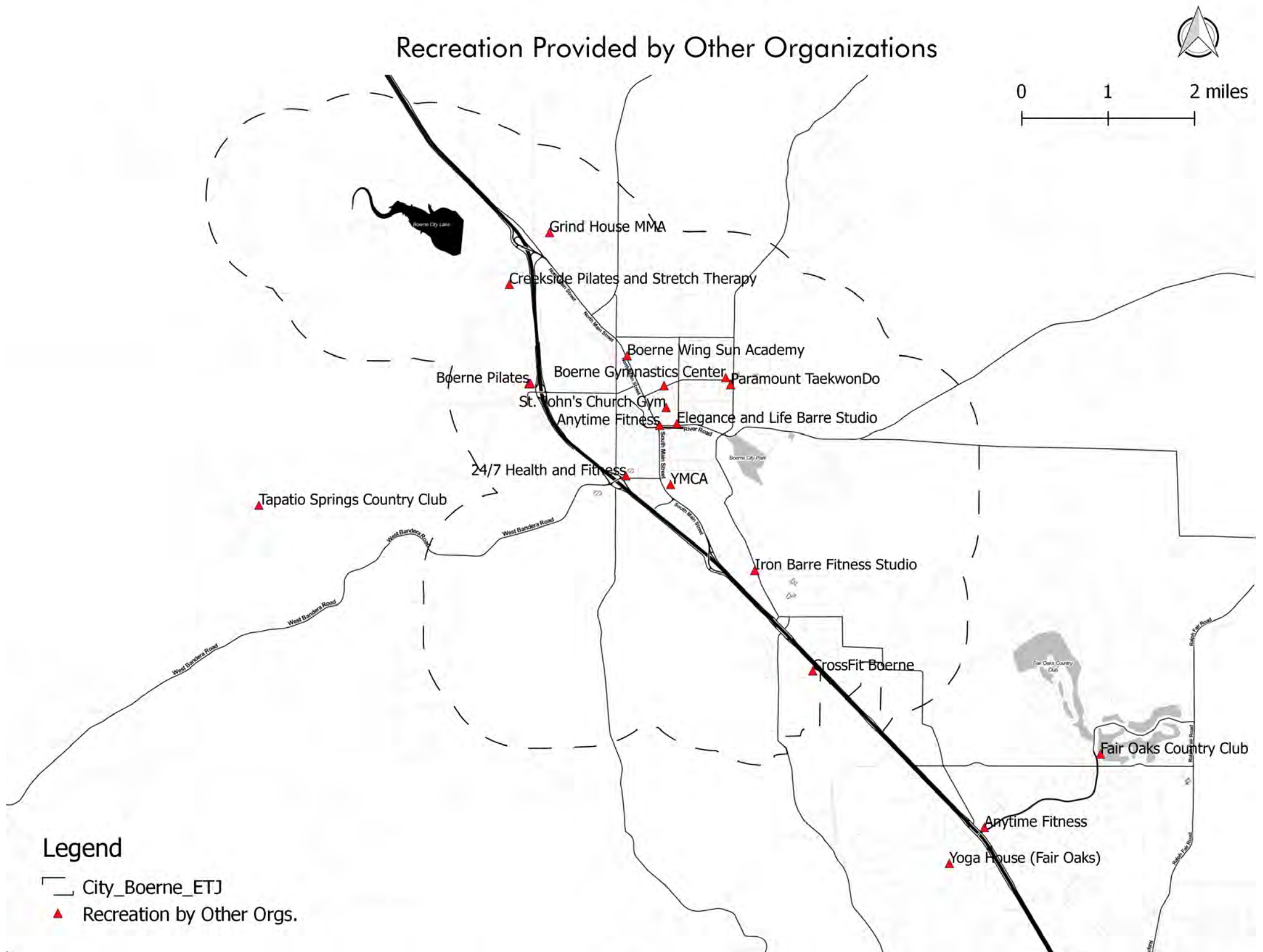
Recreation by Others

When evaluating the level of service provided by the City’s Parks and Recreation Department, it is important to consider the facilities and services provide by private organizations, businesses, and other entities. Identifying the location and availability of these facilities and services can help to locate areas in need of additional recreational opportunities. To the right is an in-exhaustive list of recreation facilities and services provided by other entities in and around Boerne:



Organization	Address	Type
Anytime Fitness	1018 River Rd, Boerne, TX 78006	Fitness
Anytime Fitness	9091 Fair Oaks Pkwy, Boerne, TX 78015	Fitness
24/7 Health and Fitness	430 W Bandera Rd # 13, Boerne, TX 78006	Fitness
Crossfire Gymnastics	500, 37131 I-10, Boerne, TX 78006	Fitness/Competitive
CrossFit Boerne	30875 Interstate 10 Frontage Rd, Boerne, TX 7800	Fitness
Hill Country CrossFit	37131 I-10 #200, Boerne, TX 78006	Fitness
Boerne Gymnastics Center	105 Stonegate Rd, Boerne, TX 78006	Fitness/Competitive
Grind House MMA	107B Shooting Club Rd, Boerne, TX 78006	Martial Arts
Boerne Pilates	37131 IH 10 West, Boerne, TX 78006	Fitness
Paramount Taekwondo	1415 E Blanco Rd, Boerne, TX 78006	Martial Arts
Elegance and Life Barre Studio	412 River Rd #104, Boerne, TX 78006	Fitness
YMCA	1361 S Main St, Boerne, TX 78006	Fitness/Recreation
Creekside Pilates and Stretch Therapy	120 Creekside Terrace, Boerne, TX 78006	Fitness
Boerne Wing Sun Academy	807 N Main St, Boerne, TX 78006	Martial Arts
Hugs Gymnastics (Fair Oaks)	HUGS Gymnastics, 37131 Interstate 10 Frontage Rd, Boerne, TX 78006	Fitness/Competitive
Yoga House (Fair Oaks)	9417 Aqua Dr, Boerne, TX 78006	Fitness
St. John’s Church Gym	Turner Ave, Boerne, TX 78006	Fitness
Aerial Yoga Boerne	37131 IH10 West Frontage Rd Suite 300-2, Boerne, TX 78006	Fitness
Iron Barre Fitness Studio	141 Industrial Dr #200, Boerne, TX 78006	Fitness
Kuk Sul Won of Boerne	518 E Blanco Rd #300, Boerne, TX 78006	Martial Arts
Fair Oaks Country Club	7900 Fair Oaks Parkway, Fair Oaks Ranch, TX 78015	Golf
Tapatio Springs Country Club	1 Resort Way, Boerne, TX 78006	Golf





Demand **Assessment**



01

Inventory &
Analysis

02

Demand
Assessment

03

Walkability

04

Programs &
Events

05

Natural
Resources

06

Priority
Projects

07

Plan
Implementation

Stakeholder Input

As an important component of the Demand Assessment Phase of the City's Parks Master Plan, staff specifically requested that the community be engaged in a variety of methods to express their needs and priorities in both recreation and in park facilities. Initial meetings with staff determined the type and number of such opportunities including how to reach citizens through social media and on-line survey information.

Some of the guiding principles followed were intended to assist city elected officials, staff, and committee or boards in establishing consistent and effective between the community and city government. Some of the principles included:

- **Partnership** – The agreement that community members have a right to be involved in the planning decisions that affect them. Allowing citizens to participate by communication with decision-makers and the receipt of feedback on how their input was used. This allows for ideas and issues to be considered.
- **Early Involvement** – Public involvement is to be early on in the needs assessment process and become integral to opportunity identifications, concept development, and the opportunity to affect eventual infrastructure expenditures.
- **Building Relationships** – The City believes that the Public involvement process is an investment in developing long-term relationships and learning opportunities with community partners and stakeholders.
- **Inclusiveness and Equity** – the City believes that public dialogue and decision-making processes identify, reach out to, and encourage participation of the community in its full diversity. Processes respect a range of values and interests and the knowledge of those who involve themselves. Historically excluded individuals and groups are included in an authentic manner within processes, activities,

and decision making. Impacts, including costs and benefits can be discussed and considered fairly.

- **Transparency** – Public decision making processes are accessible, open, honest, and understandable. Members of the public receive information they need and can participate effectively.
- **Accountability** – City leaders and staff are accountable for ensuring meaningful public involvement in the work of city government.

Throughout the master planning process, the City and project partners have strived to:

- Seek partner agency assistance with outreach and engagement;
- Build new and ongoing relationships with under-served and non-geographic issue-oriented groups, including outdoor and indoor users of all categories;
- Provide opportunities for user awareness or input through the use of social media and on-line surveys;
- Provide meeting opportunities with user groups, the general public, officials, agencies or boards ensuring that scheduling does not conflict with regularly scheduled local organizational meetings;
- Engage first-time users and recent citizens;
- Demonstrate that the input of all groups or individuals is important to the City and the Master Plan.

31% of survey participants would support additional funding for parks and recreation expenditures which would provide for the acquisition of land for future parks

Key Audiences

The underlying goal of the community engagement portion of the project was to reach all audiences that may be affected or have an interest in parks, recreation, and outdoor open spaces. Reaching out to those groups or individuals, and those that may not yet have had an interest or be compelled to participate, remained an important goal of these efforts. Encouraging awareness, understanding, and involvement in the process was accomplished through targeted stakeholders and audiences and general citizenry alike.

Parks Master Plan Survey and Public Input Meeting

The Parks Master Plan Survey was launched on March 3, 2017 and remained open on-line for a period of six weeks. There were 947 responses to the survey offering exceptional public input and outreach within the community. Survey information is detailed within and also in more unabridged terms in the attached document Appendix. A public meeting was held March 29, 2017 at the City Library with 32 community members attending. Additional attendees included project team staff and City officials and staff. The meeting agenda (provided in attached Appendix) was provided in both English and Spanish.



Stakeholder Outreach

A number of identified stakeholders or groups were engaged throughout the demand assessment phase. While not an exhaustive list, the following groups or individuals were sought out and interviewed:

- Boerne Parks Master Plan Steering Committee
- Boerne ISD (Stan Leech)
- Rainbow Senior Center
- Boerne Family YMCA
- Cibolo Nature Center and Herff Farm
- Boerne Soccer Club
- Boerne Lacrosse
- TORO Soccer
- Aqua Swift Swim Club
- Boerne Bulls Football
- BYAA Youth Baseball
- Boerne Gymnastics
- Boerne Water Polo

In addition to these public stakeholders or members of the community, interviews with Parks and Recreation Department staff contributed to the understanding of not only the overall parks system, but also the width and breadth of the facilities and open space being maintained or managed by the department.



Stakeholder Input- Public Meeting Summary

Stakeholder input was received by a number of means and methods, including staff, public meeting, survey, target stakeholder groups and individuals. The purpose of this section is to summarize the information received directly from those in attendance of public meeting or other face-to-face opportunities. The following information is not intended to be weighted as direct comments do not represent a statistical sample sufficient to report a percentage of accuracy. They do, however, provide direct comments or opinions that received from the public with assurances of cataloging within the Master Plan document. Greater detail is provided in the attached Appendix.

Parks

- Citizens expressed a desire to see park expansion where appropriate within the City. This includes at the Boerne Lake.
- Additional restroom facilities are desired throughout the system.
- While the system is “adequate”, there was a concern that additional expansion (acquisition) of public parkland should be a priority. The acquisition of land was considered more important than construction of the amenities if construction was not affordable at present.
- A lack of park opportunities was believed to exist in the southern portion of the City.
- A shortage of neighborhood parks was believed to exist, specifically, that places for smaller children to play near residential neighborhoods is limited.
- A believe that Roeder Park is underutilized space and would make a safe place for kids if expanded or used more actively.
- There was a desire expressed by some that a dog park, of any size, for off leash activities with well-behaved animals should be developed.
- Herbergen Park on the west side needed additional facility opportunities.

- Adult play opportunities should be increased.
- Concert in the Parks is experiencing low attendance; perhaps, due to advertising decline.
- Desire for exercise stations, ultimate frisbee, fishing on Boerne Lake.
- Request that the City take care to “save” water ways as proximity to these offer the best recreation opportunities.
- 17 Herff should be park expansion.
- Increase nature parks south of I-10.
- More family weekend events.

Most commonly heard comment:

Greater park expansion and land acquisition.

Trails

- Trails should have more shade.
- More trails should be developed, built, and maintained.
- Develop trails for transportation, mobility surfaced with asphalt for bicycle and runners.
- Develop more nature oriented trails.
- Provide greater connectivity of trails of all types including; retail to neighborhood, south of Main Street, out to City Lake, neighborhoods to parks.
- Greater open space trail connections.
- Improve walking trails at Cibolo Nature Center.
- Trail restrooms.
- An increase in the number of bicycle oriented pathways.
- More fully developed multi-purpose trails planned and built.

Most commonly heard comment:

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

Nature

- Need for more natural areas throughout the community. One comment included that “It’s not the ‘Hill Country’ if it’s the ‘House Country’.”
- Greater actual facility development for nature parks.
- More natural areas to enjoy recreation and peace and quiet.
- Kids thrive in nature and less is often more. Design and build park dedicated to nature rather than events and organized activities.
- Keep the outdoor environments “natural”.
- Provide open space and trails in a greater number of outdoor and natural spaces.
- Nature play for kids bringing them directly into contact with nature.
- Provide contiguous protection of nature (assumedly through preservation and exclusion of specific edge areas).
- Plant, preserve, and establish more of the right kinds of trees throughout the community.
- Create “food forests” where the public can gather nuts, pick fruit, pick greens. Plant on berms next to existing swales that currently capture storm water.

Most commonly heard comment:

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

Pathway/Connections

- Provide bike friendly pathways that have no speed bump for motorized vehicles.
- Increase the available bicycling opportunities between north and south Boerne.
- Provide bike pathways and pedestrian sidewalks on existing roadways.
- Create another bike path type in the style of a natural pathway.
- Create greater vibrant connections to schools.

Demand Assessment 02

- Provide connections between Old #9 and Creek Trail.
- Add shelters for multi-users at connections.
- Actually ‘connect’ the community.
- Create a system that allows one to ride bicycles everywhere.
- Provide safety buffers between bicycle riders and vehicles.
- Provide for a diversity of bicycle accessibility at highway intersections, crossings, connections, etc.
- Make the City of Boerne VERY WALKABLE and VERY BIKEABLE.

Most commonly heard comment:

Increase the number and type of safe bicycling opportunities with crossings at a variety of types of locations.

Athletic Fields*

- Lighted baseball fields located at new parkland at Northrup Park.
- All accessible T-Ball field for disabled youth; turf field and enclosed space with adjusted field distance.
- Lacrosse field space for all grades up to high school.
 - 1st year high school has no location to host; must share space with no lights; need practice lights.
- Lacrosse practice occurs at BMSS in shared methods currently limited access and no lights.
- Lacrosse needs lighted fields for grades 3-12. Currently no ability to host and must compete in San Antonio and Austin.
- Lacrosse must practice at the middle school field in the green belt and on Saturdays.
- Lacrosse (per attendees) fastest growing sport in Texas.

Most commonly heard comment:

*Lacrosse need lighted field(s) for competition play and hosting; need practice facility open space also with lighted fields. *Notwithstanding public and league comments, Little League and Softball (adult/girls) should not be considered disinterested in expansion or additional space opportunities.*

Aquatics

- Aquatics community desires a lap pool.
- General swim community desires a swim center.
- Aquatics groups would like a competition facility.

Most commonly heard comment:

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

Shelter

- Desire for additional pavilions for parties, events, family gatherings.
- Pavilion at Boerne Lake is always booked or in use. Additional pavilion needed.
- Consider a general outdoor venue for larger music opportunities.

Most commonly heard comment:

Additional pavilions for parties, events, family gatherings, music venue.

Playground/Children Consideration

- Playground designated for children with special needs, disabilities, accessible by wheelchair or walker (so as children, parents, or grandparents

limited by devices could access the play structure).

- Need new playground equipment.
- Age appropriate playgrounds, i.e., 2-5 & 5-12.

Most commonly heard comment:

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.

Shade

- Shade for all outdoor venues.
- Trails should be routed through canopy where users can be shaded.
- Shaded rest areas important in routing and establishment.
- Splash pad at old Boerne pool area to have increased shade.

Most commonly heard comment: *Increase shade at outdoor venues, rest areas, and along trails.*

Land

- Acquisition of land; every available piece of property along Cibolo Creek should be acquired.
- Acquisition of land where possible.

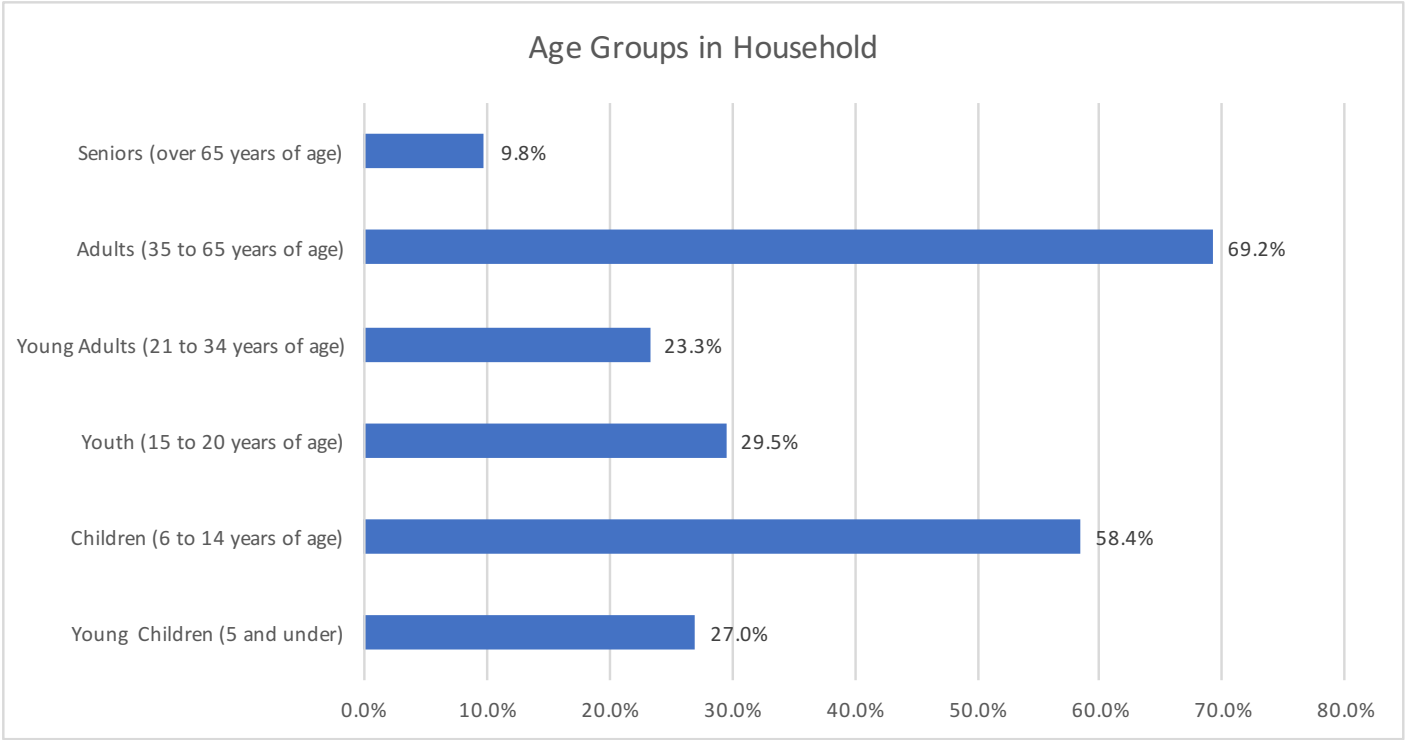
Most commonly heard comment:

Acquire land wherever possible and everywhere along Cibolo Creek that is available.

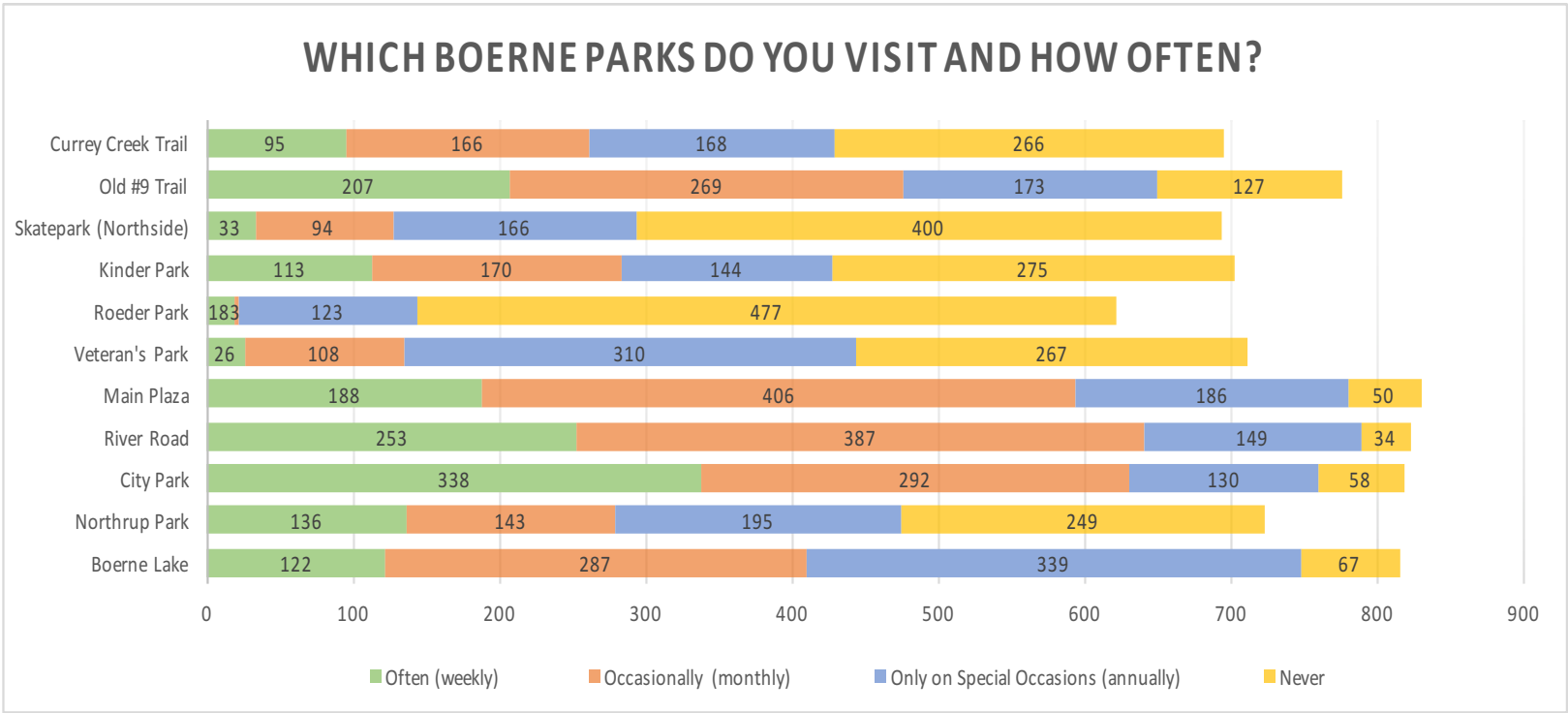
Web Survey Results

The Parks and Recreation Department launched an online survey that received a total of 947 responses to 6 questions regarding park use, desired amenities, and priorities for new park facilities. The survey represented an approximate 6.9% of the population and is considered statistically significant with a confidence interval greater than 95%.

The online parks and recreation survey was developed to be a short, simple questionnaire to identified the most immediate priorities for parks and recreation in Following are the key findings of the survey:



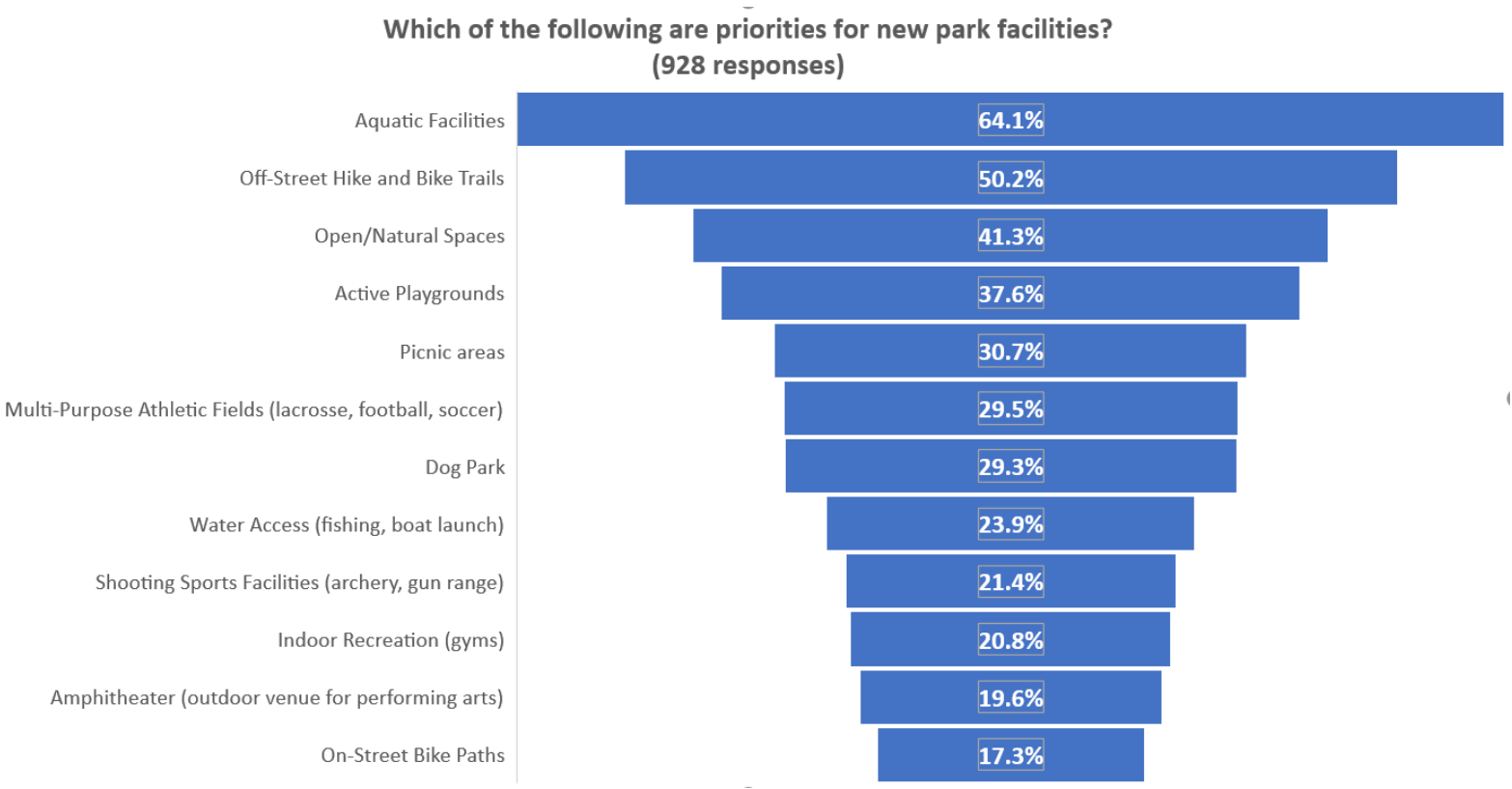
The most well-represented group of survey respondents were adults ages 35 to 65 and children ages 6 to 14. This appears to align with the overall demographics of the community, indicating a good sampling of the population.



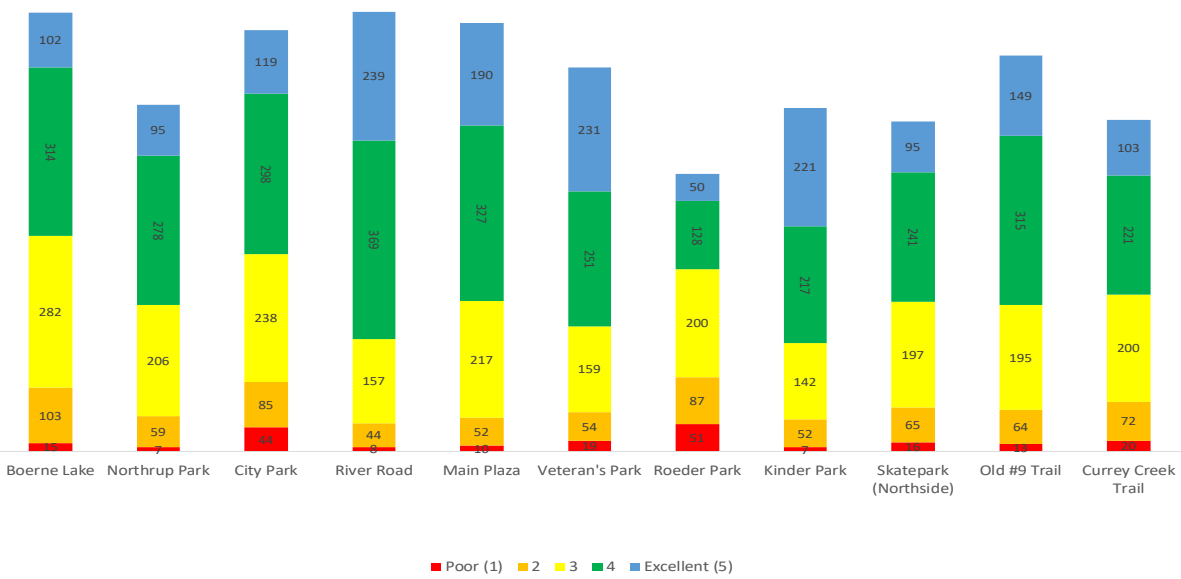
Survey participants were asked to report how often they visit each park in Boerne. The most visited parks were City Park, River Road Park and the Old No. 9 Trail.

Web Survey Results

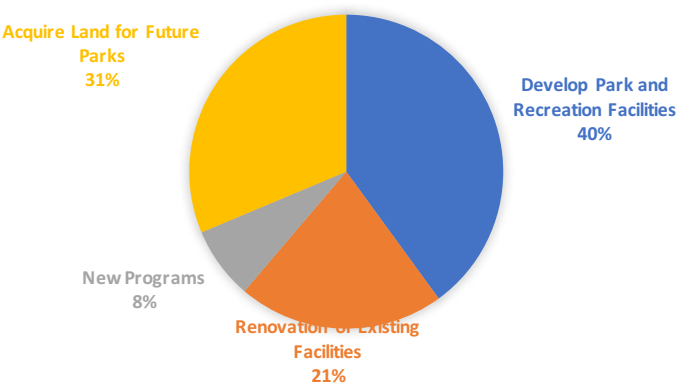
The highest rated priorities for parks and recreation identified by the survey were 1. Aquatics Facilities and 2. Off-Street Hike and Bike Trails. These results mirror those of the public input collected in the previous planning effort, suggesting that preferences are consistent.



How would you rate the existing condition and amenities at each park
(1 being poor, 5 being excellent) ?



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



When asked how they would prefer to see money spent for parks and recreation, Development of Park and Recreation Facilities was on almost equally weighted to the need for land acquisition

Walkability



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Defining Walkability

Walkability is defined in many ways, but is almost always based on three principles:

- Physical Access
- Places
- Proximity

“Physical Access” refers to the infrastructure available to facilitate safe pedestrian travel to a destination. This can take the form of sidewalks, trails, open space and corridors.

“Places” refers to the presence of public destinations such as schools, work, shopping, food service, parks and other recreational activities.

“Proximity” refers to the walkable distance to destinations. An acceptable distance to a variety of destinations would be approximately one mile or 10 to 15 minute walk from a given location.

The Need

The second highest-rated need for parks and recreation facilities identified through the online survey was the development of Off-Street Hike and Bike Trails, with a total support of 50.2% of responses. During the development of the 2012-2022 Parks, Recreation, and Open Space Master Plan, the highest-rated Outdoor Needs and Priorities was “Trails connecting parks, schools and Downtown”. This trend in demand supports the understanding that trails for recreation and connectivity continue to be a top priority and warrant investigation of areas for expansion of the existing trail system where feasible.

Existing Trails

Current trails within Boerne’s parks and trails system include the Old No. 9 Trail, Curry Creek Trail and the Cibolo Creek Trail. These trails provide excellent opportunities for exercise and enjoyment of residents and visitors, with connections from neighborhoods to downtown, and beyond. Boerne’s trails take advantage of under-utilized corridors to create linkages between public spaces and neighborhoods using drainage corridors and an old railroad right-of-way that was converted into a pedestrian corridor. Future expansion of trails in other areas of the community should seek to continue utilizing these corridors to maximize recreation value, while minimizing the costs of land acquisition.

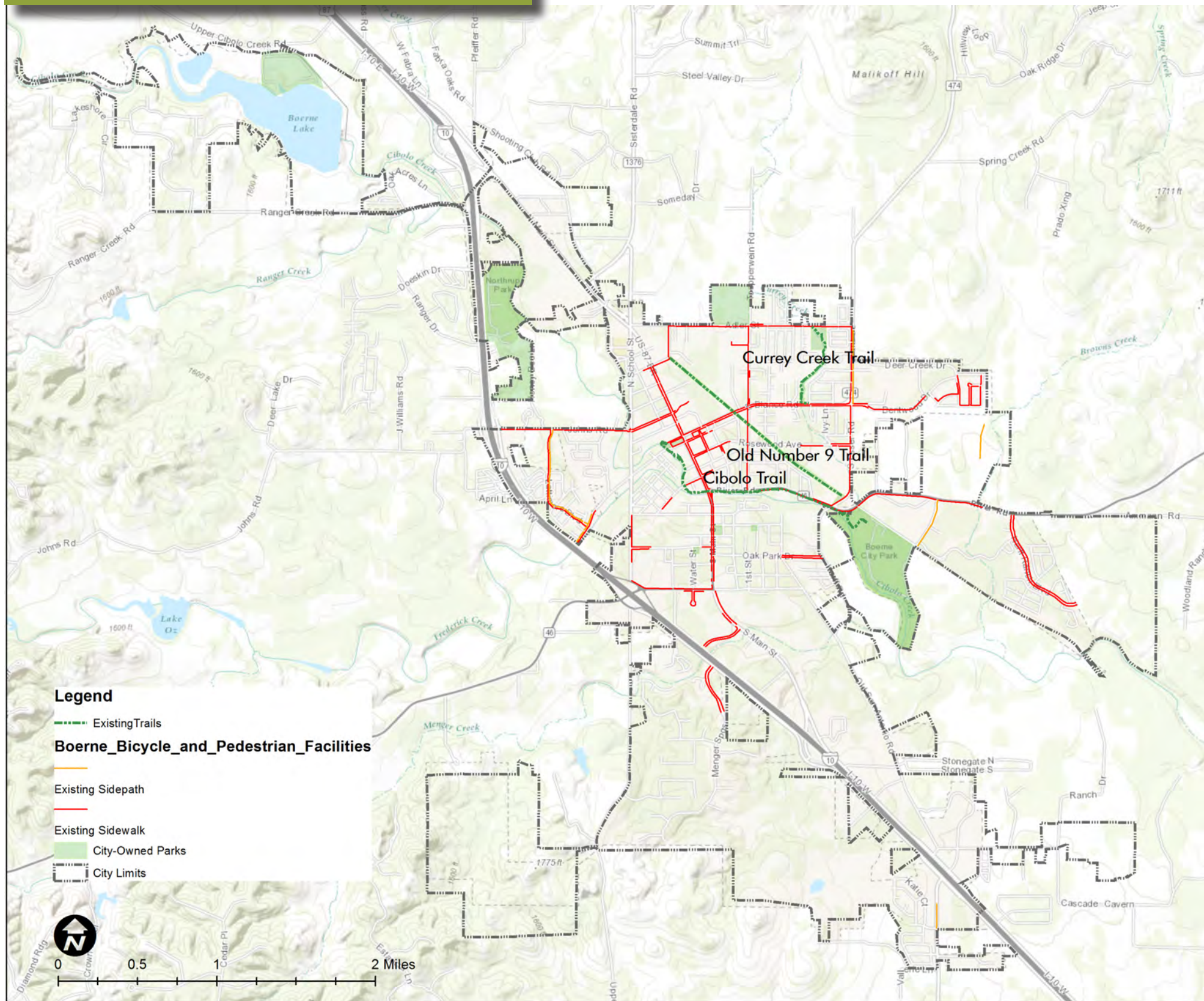
Planned Routes

The expansion of the City’s trail system has been an ongoing effort, with a one section already planned and funded. The Old No. 9 Trail is planned for extension from City Park to Herff Falls, heading east from City Park. This trail section is already planned and funded. Trail routes proposed within this plan continue the philosophy of using available rights-of-way and corridors to the greatest extent. Routes for consideration were identified through discussions with stakeholders and staff and represent the most feasible routes to connect parks to public spaces and neighborhoods.

The most significant challenge to connecting the community is the presence of the Interstate Highway 10 corridor. This corridor creates a significant barrier between neighborhoods to the south and west and the core areas of Boerne. Collaboration with TXDOT will be critical to make crossings of the interstate possible.



Existing Pedestrian and Bicycle Facilities



The History of the Old No. 9 Trail

source: Paul Barwick, ASLA and Paul Kirtley

Trail Location:
358 Esser Road
Boerne, TX 78006

Existing Trail System

Old No. 9 Trail

Transportation Heritage

The evolution of the transportation corridor in the Texas Hill Country is a unique and fascinating story. Although there was never a designated No. 9 train route for any of the railroads that passed through these hills, the name does give some insight into the tremendous transportation heritage of Texas and the Hill Country region.

The Pinta Trail

Portions of the San Antonio and Aransas Pass Railway Company (SA&AP) line, especially the segment from San Antonio to the north side of Boerne, followed very closely the route of the Pinta Trail. This early Native American trail was a route to the interior of the Texas Hill Country traversed by foot and by horse.

Evolving from this once-narrow pathway was a wagon trail for immigrants. This trailway became what is now known as Old San Antonio Highway, or Old Fredericksburg Road, and was the main wagon trail from San Antonio to Boerne, eventually leading to Fredericksburg. It is no coincidence that the SA&AP chose to follow portions of this trailway

to minimize grading of the railroad bed and to be in close proximity to plentiful natural resources.

Highway Construction

After the construction of the railroad, the State Highway Department constructed State Highway 9, a more permanent roadway that followed the route of the Old San Antonio and Old Fredericksburg highways. This was later upgraded, realigned, and given the name U.S. Route 87. This new route utilized portions of State Highway 9. A segment of an unused section of this roadway was later renamed as Old Number 9 to recognize this remnant route. The third and latest upgrade and expansion was the creation of Interstate Highway 10 that swings further westward, sweeping away from the alignment of the original Pinta Trail.

Purchase, Funding & Construction

The abandoned Southern Pacific Railroad right of way was acquired / purchased by the city in 1973.

ISTEA Grant

In 1993, the city applied for an ISTEA Grant from the Texas Department of Transportation for a hiking and biking trail along the railroad right of way commonly referred to as Old Number Nine. The funds were used to construct the 1.4-mile linear trail utilizing city forces. The trail is a stabilized base trail.

Texas Recreational Trails Fund

In 2000, the city applied to the Texas Parks and Wildlife Department's Texas Recreational Trails Fund for a grant. The grant funds were used to construct trail heads and trail amenities that provide for recreational, educational, and interpretive opportunities.

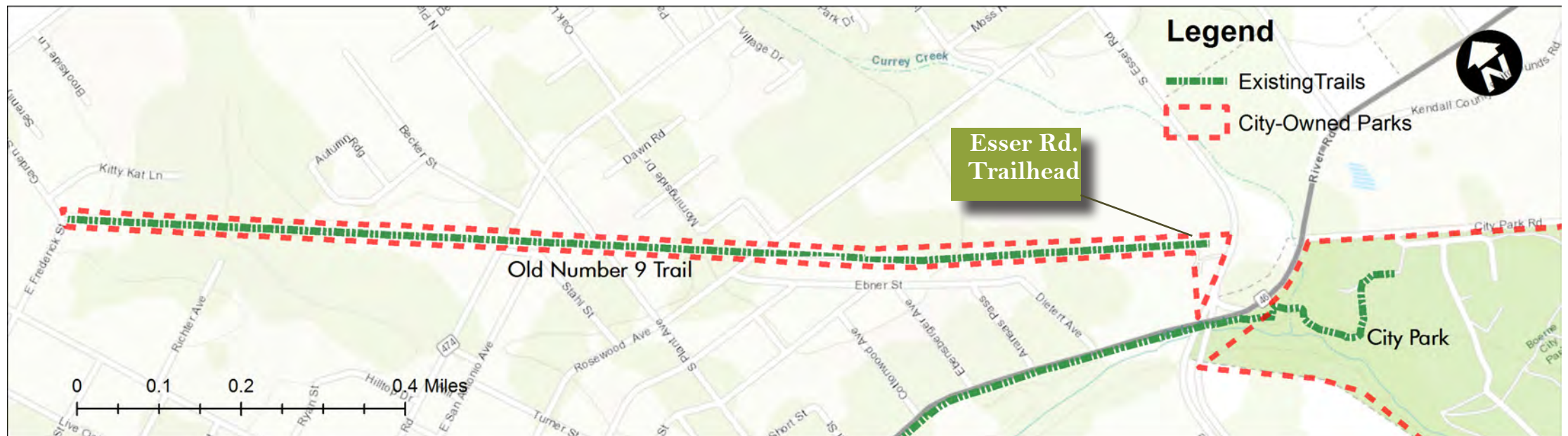
Construction of the linear trail began in the fall of 2002 and was completed in late summer of 2003 after weather caused several construction delays.

Installing Amenities

In a conscious effort to connect to earlier days, the motif of the SA&AP railroad was fused into the Old No. 9 Trail amenities, utilizing to the extent possible some of the more distinctive design elements of the SA&AP. For example, the depot shade pavilion at Blanco Road was designed to replicate the outline of the smaller depots of the SA&AP used by less-populated communities along the route.

The construction and installation of trail amenities began in late fall of 2003 and was completed in fall of 2004.

Summer 2015 the entire trail was upgraded from a stabilized base trail to a concrete trail.



Existing Trail System

Curry Creek Trail

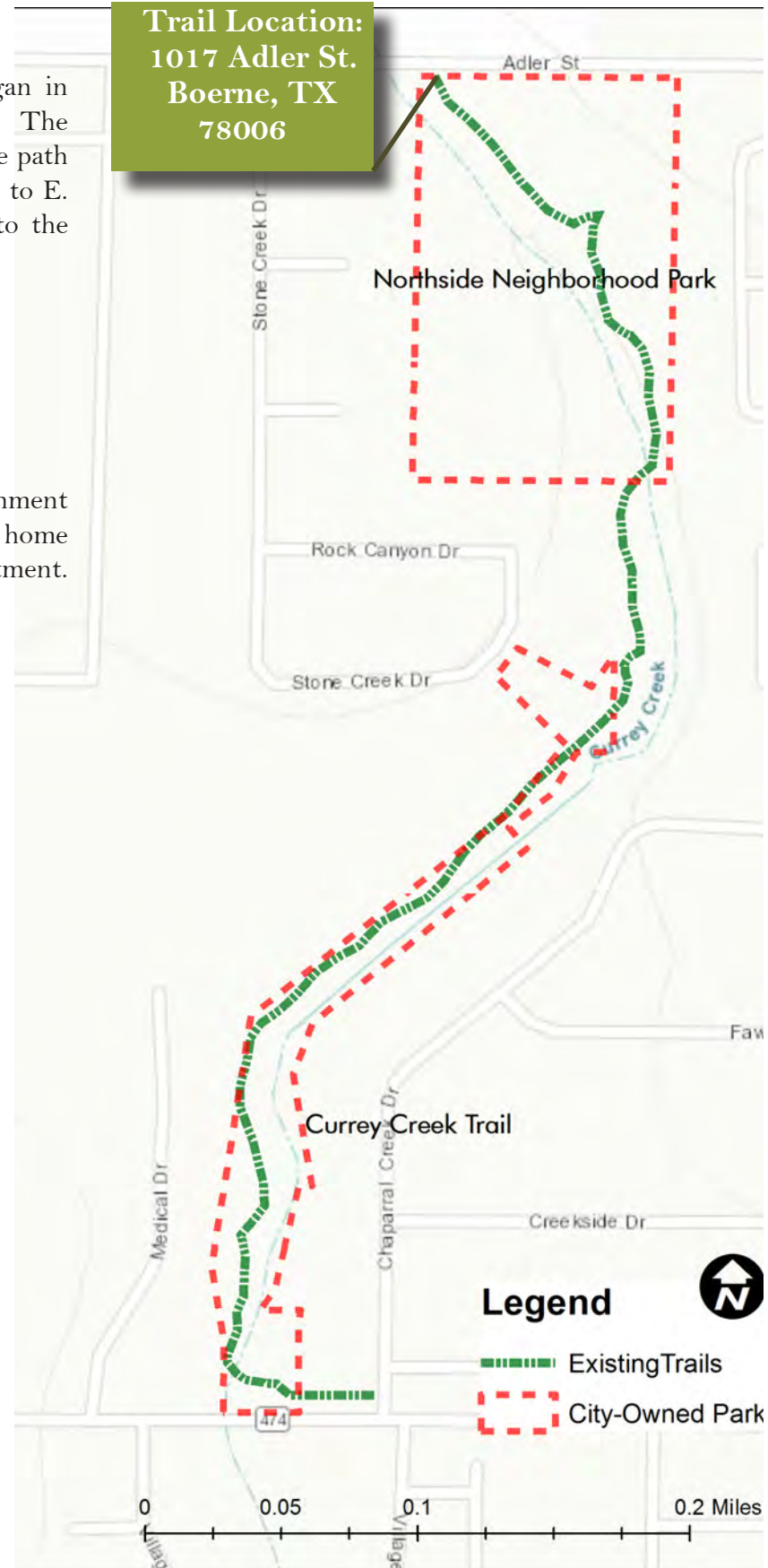


Development of the Curry Creek Trail began in 2011, with planning efforts starting in 2008. The trail provides a 3,400 foot (0.64 mile) concrete path that winds along Curry Creek from Adler St. to E. Blanco Rd.. The trail provides connections to the following neighborhoods:

- Stone Creek Estates
- Oak Knoll Estates
- Hidden Oaks
- Village Oaks
- Chaparral Creek

The north end of the Curry Creek Trail alignment begins at Northside Community Park, the home of the Boerne Parks and Recreation Department. Amenities along the trail include:

- Parking at Adler trailhead
- Water fountain
- Dog-friendly water fountain
- Picnic tables
- Trash Receptacles
- Dog litter bag station
- Interpretive signage

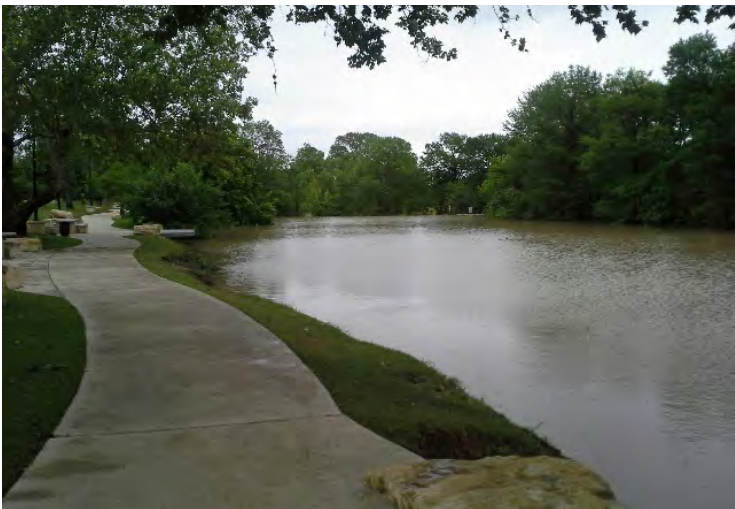


Existing Trail System

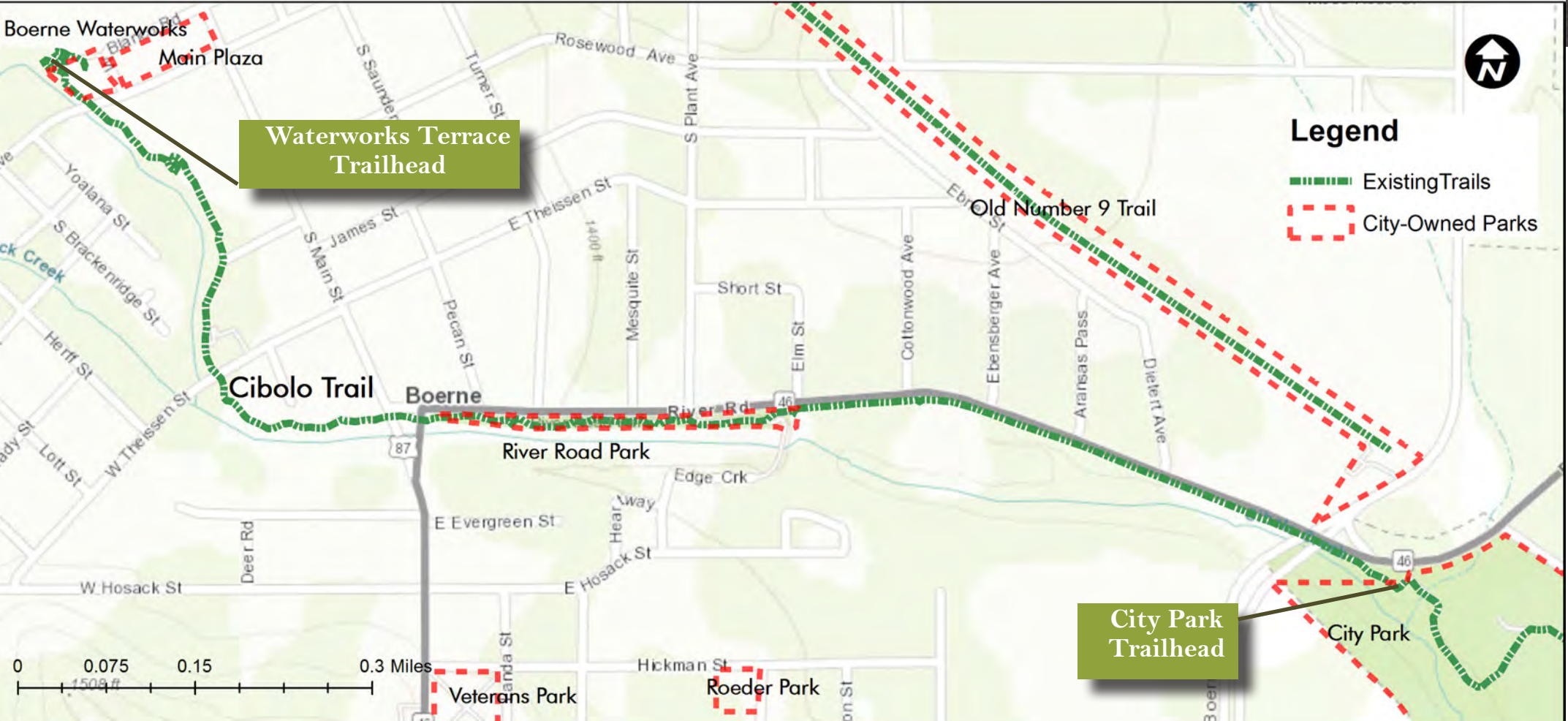
Cibolo Trail

The Cibolo Trail offers a 1.75 pedestrian connection along Cibolo Creek. Trailheads are provided at the Waterworks Terrace across from Main Plaza and Boerne City Park. Multiple access points are also available along the route as it winds through historic Downtown Boerne and the Hill Country Mile.

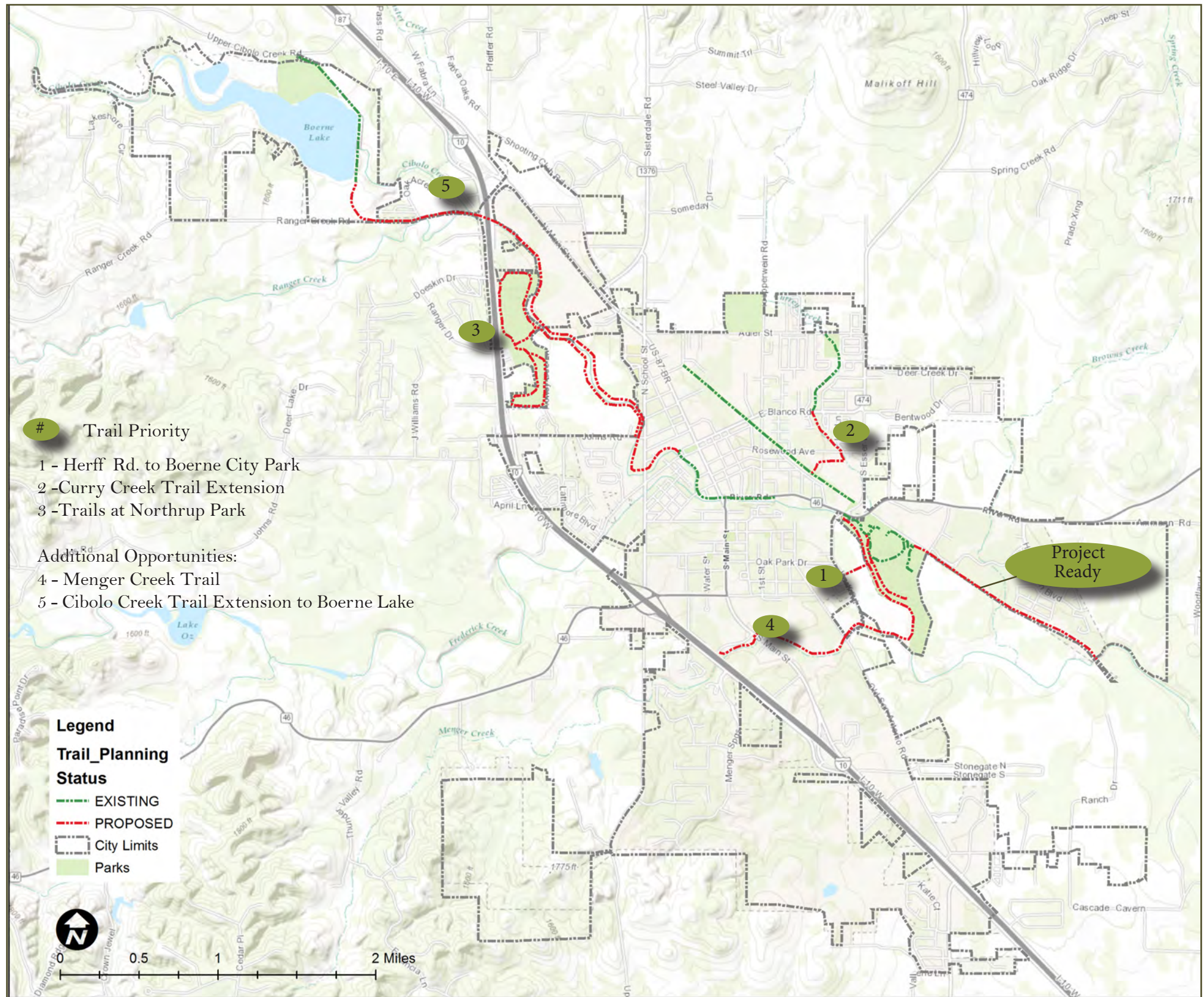
Amenities along the trail include interpretive signage detailing some of the history of Boerne and its residents. Multiple rest stops and picnic areas are available along the trail, as the pathway runs through River Park on its way to Boerne City Park.



View from the pedestrian bridge along the Cibolo Trail (right)



Proposed Trail Additions - Overview



Priority Trail Projects

The proposed trail additions were prioritized through discussions with the Parks Master Plan Steering Committee and Staff with consideration for ease of implementation, capacity to create connections, and recreation value.

Priority One: City Park to Herff Road

The first proposed route would connect City Park to Herff Road. This connection would necessitate construction of a pedestrian bridge across Cibolo Creek and requires a cooperative agreement in order to cross the Herff Farm. The trail would provide access to City Park from Oak Park, Oak Forest, Cibolo Park, and other nearby subdivisions. Additional connection value is provided to the proposed SoBO Mixed-Use development along Herff Road.

Priority Two: Curry Creek Trail from Blanco Road to Old No. 9 Trail

The Curry Creek Trail has become a popular north-south route through a section of Boerne, providing a link between Blanco Road and Northside Neighborhood Park. This trail currently serves several subdivisions in the area, but could be maximized by completing the trail southward from Blanco Road to Old No. 9. This addition furthers the city-wide goal of developing a complete system of off-street trails that connect parks, neighborhoods and public spaces.

Priority Three: Trails within Northrup Park

Northrup Park is the largest developed park within the system. The property has sidewalks between parking spaces and sports fields, but has no recreational pathways. Development of trails within Northrup Park provides additional draw to the facility and a recreational activity for visitors who are not participating in programmed sports activities. The proposed loop takes advantage of underutilized edges of the property and provides an approximate 2.36 miles of trails within the park.

Additional Opportunities

Cibolo Creek Trail Extension to Boerne Lake Park

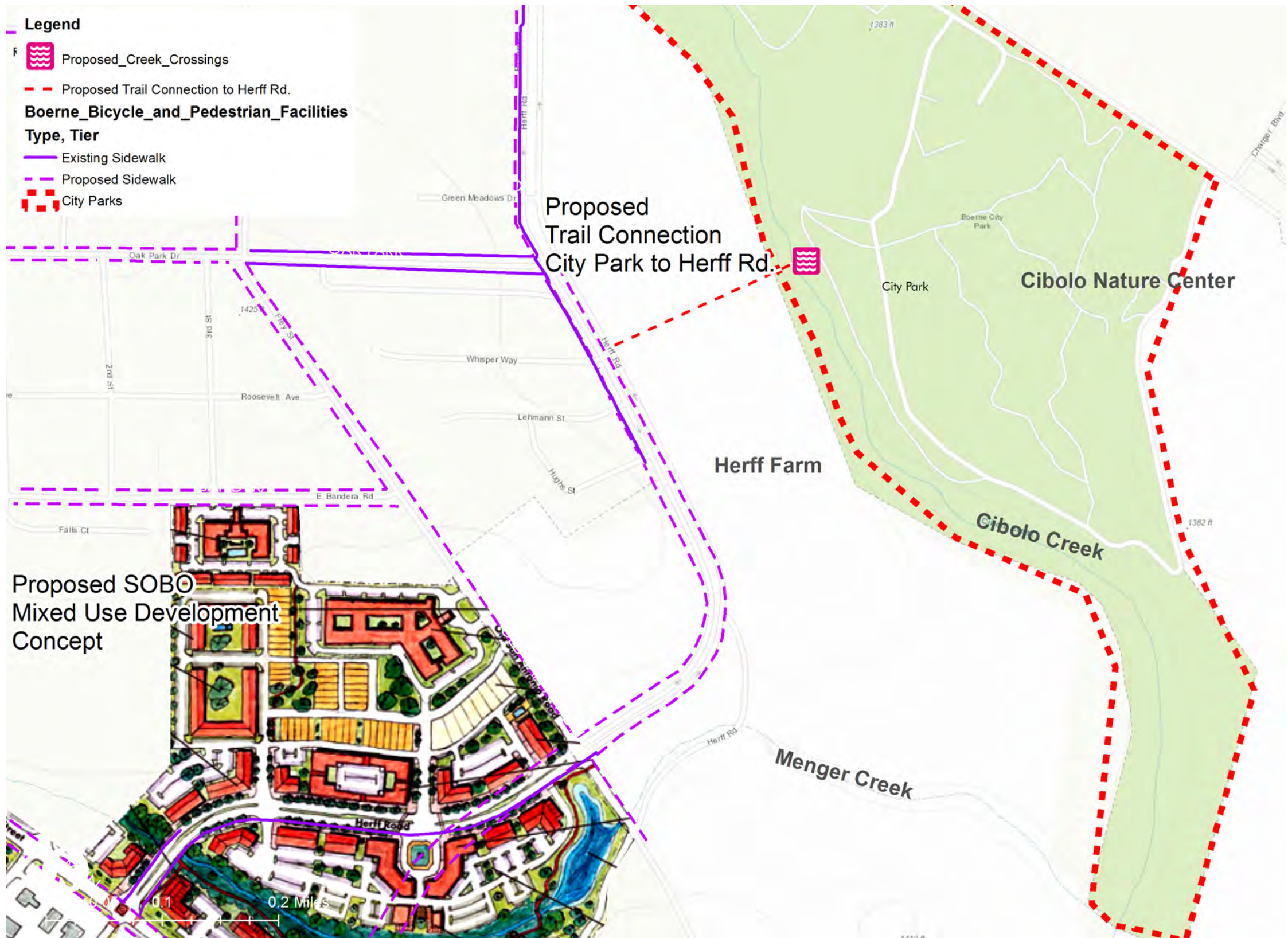
The Cibolo Creek Trail is a true gem of the Boerne Parks and Trails System. The trail currently runs along Cibolo Creek from Main Plaza, through to City Park.

Menger Creek Trail

The proposed Menger Creek Trail presents an opportunity to connect City Park and the Cibolo Nature Center to Interstate Highway 10 and developments in between. The proposed route would connect to the proposed SoBO mixed-Use development on its way to Main Street, the Menger Place subdivision and eventually, Interstate Highway 10. Partnership with land owners along the proposed trail alignment will be the key to success of this trail. The potential recreation value is high and presents a low impact to the riparian environment along the creek.

50.2% of survey participants would support additional off-street hike and bike trail development

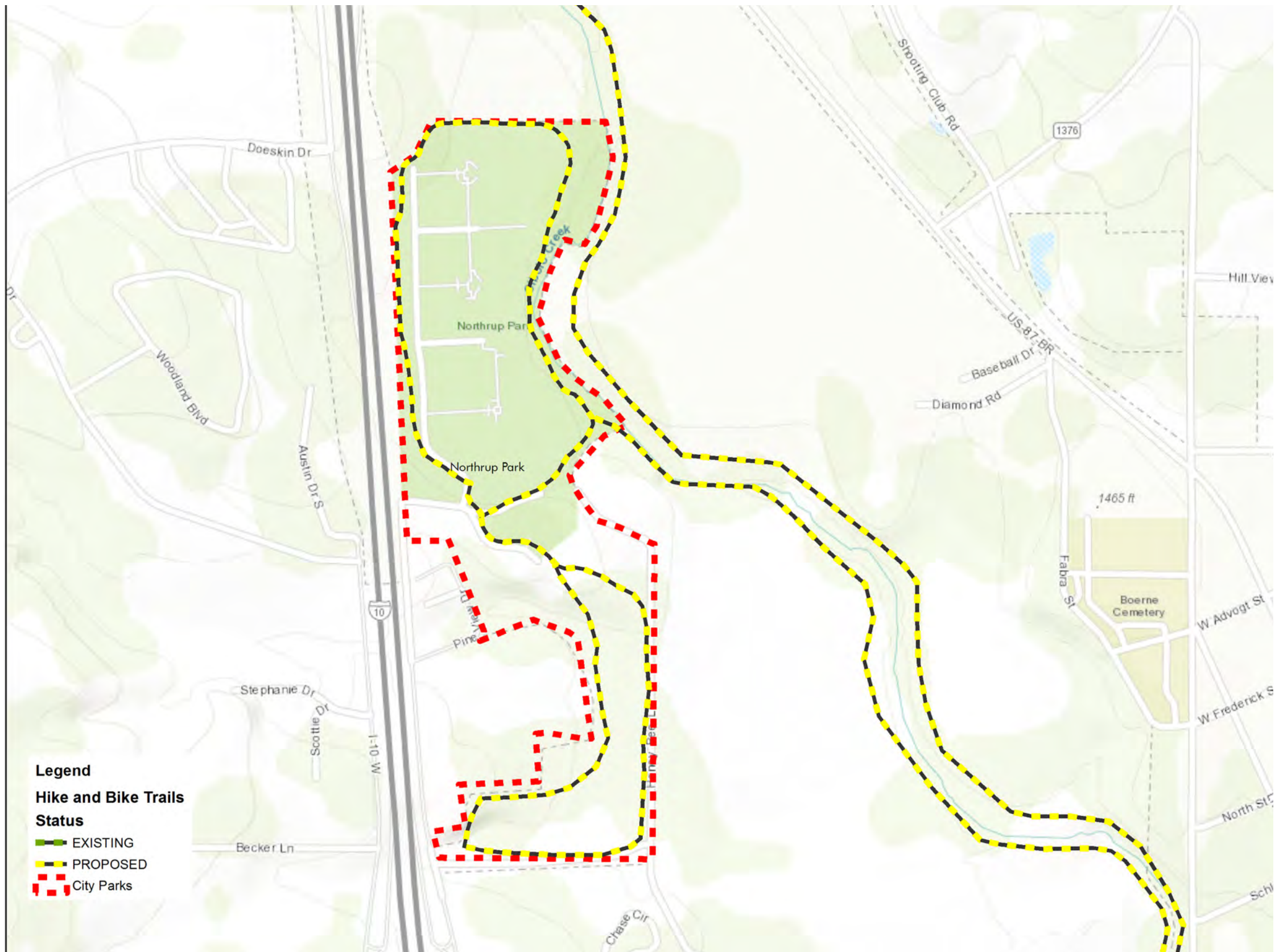
Proposed Trail Additions - Herff Road Connection Trail



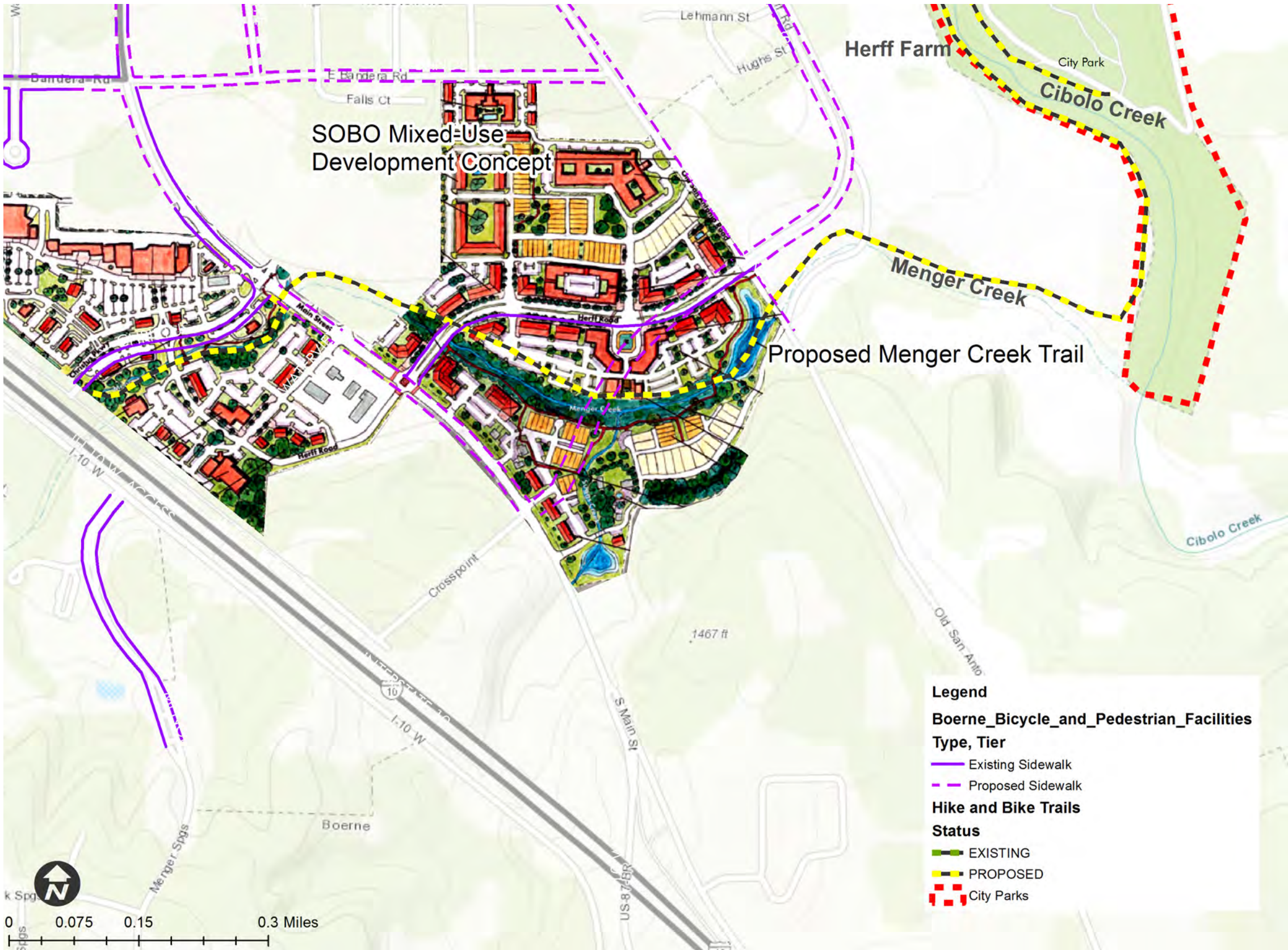
Proposed Trail Additions - Curry Creek Trail



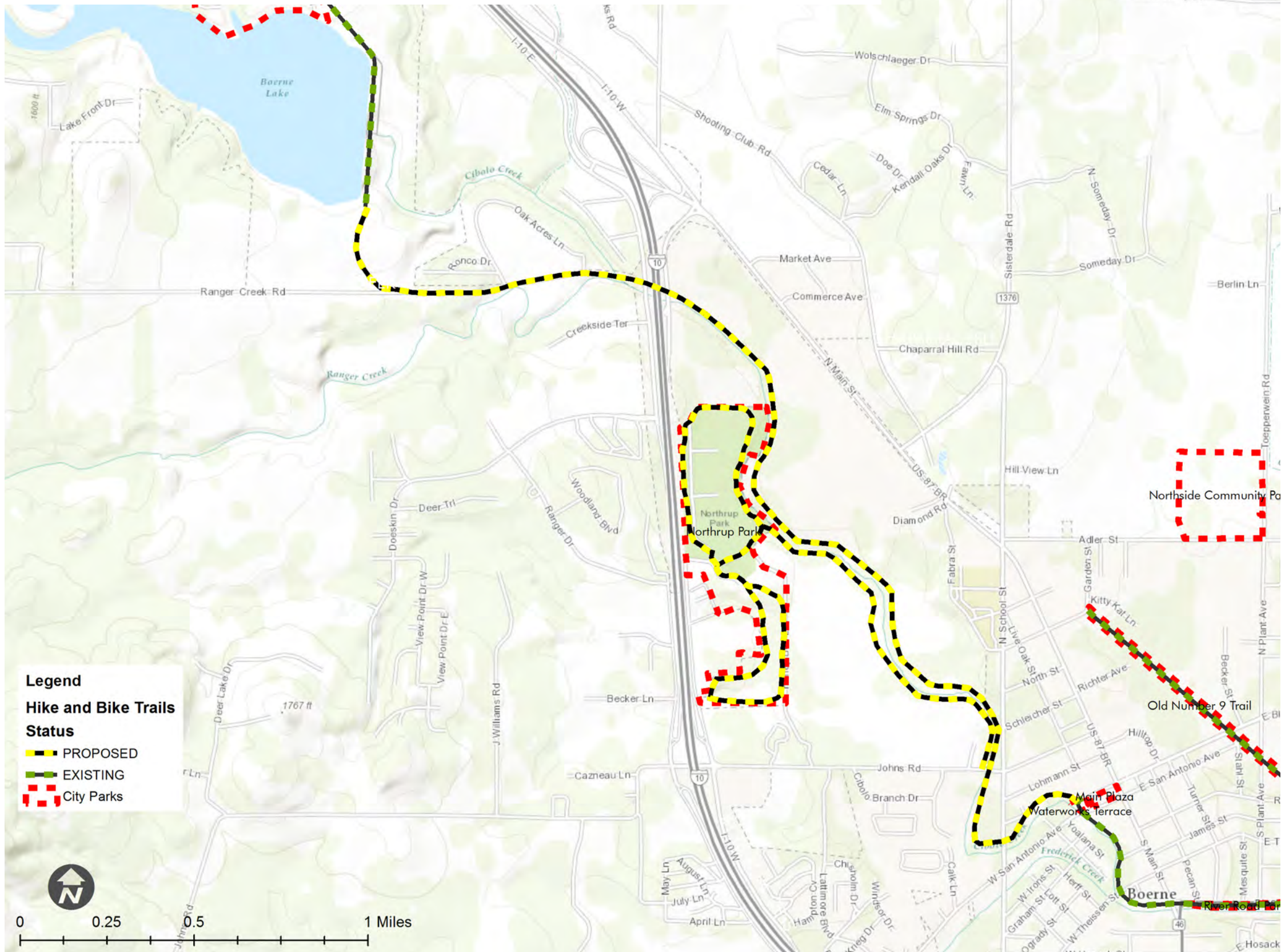
Proposed Trail Additions - Northrup Park Trails



Additional Trail Opportunity - Menger Creek Trail



Additional Trail Opportunity - Cibolo Creek Trail Extension



City of Boerne
Proposed Trail System
Opinion of Probable Costs

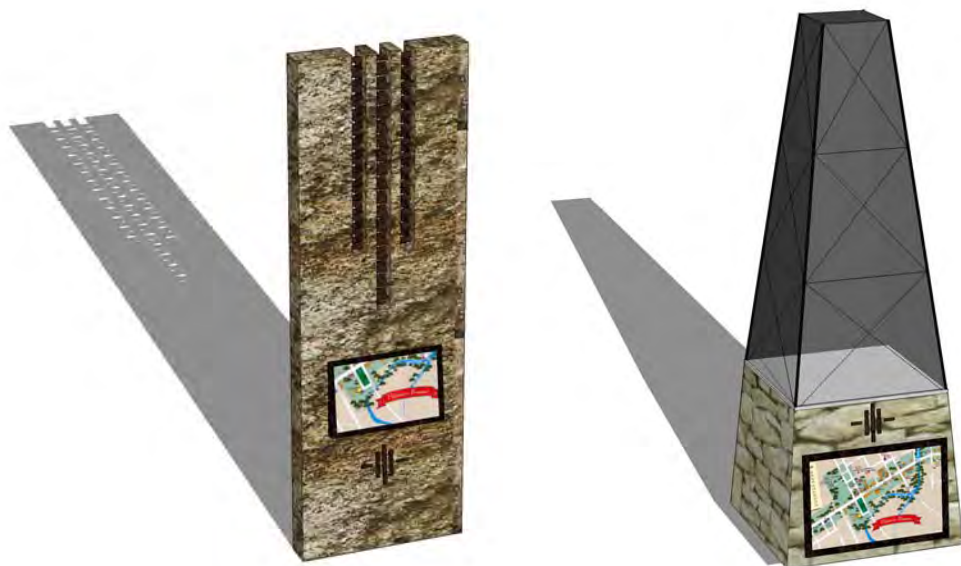
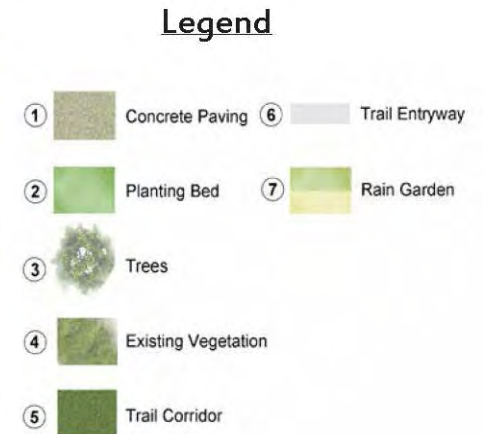
Project Total
\$1,423,103.47

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

Prototypical Trail Head

Prototype parking lot trail head connection allows the parking lot to have a direct connection to the trail. The parking lot includes a rain garden at the receiving end of the parking lot slope, a cul-de-sac, and a gathering space before the trail entry way.

Two conceptual trail head monument signs allow for a contemporary use of the existing materials.



Trail head marker concepts showing options as either monolithic (left) or hollow-framed with internal lighting (right). The monuments are designed at 6 feet tall, with integrated trail maps.

Programs & **Events**



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Programs & Events

Citywide events and things to do in Boerne reads like a non-stop list of opportunities for a city much larger in population and in median household income. In partnership with a variety of non-city entities as well as profit and not for profit organizations, the Parks and Recreation Department ultimately has responsibility for more activities than one would imagine. These options for community involvement include entertainment, tourism, recreation, competition, education and a myriad of outdoor health and wellness venues.

Special Events

Following is a sampling of the Special Events hosted or conducted by the Boerne Parks and Recreation Department throughout the year. While not exhaustive, it's clear that the opportunities are almost limitless and ever-growing.

- Family Camp Out
- Boerne Boo
- Arbor Day
- Weignachts Parade
- Boerne Chocolate Walk
- Outdoor Family Fair
- Easter Egg Hunt
- Get Fit Boerne!
- Texas Trash-Off
- Hauptstrasse Quiltfest
- Fishing Tournament
- Tie Dye
- Movies in the park
- Concerts in the Park
- Geocaching



Athletic Programs

- **Adult Softball** – Three separate adult leagues are available for softball enthusiasts. Adult Recreation Leagues, Co-Ed Leagues, and the new Senior League for 50+. All games are currently played at Northrup Park; however, future planning goals hope to take the leagues to a new facility dedicated to adult use within the next several years. Leagues occur in spring, summer and fall seasons of the year.
- **Adult Volleyball** – Two types of teams are available for participants including 4 on 4 and 6 on 6. The 4 on 4 participants have the opportunity to join either competitive or recreational teams. Seasons are conducted in the spring, summer and fall of the year.
- **Adult Soccer** – Teams play during a six to eight week period during the spring season. All league games are played at City Park.
- **Tennis** – Tennis Camps, Group Lessons, Private Lessons for both youth and adults is available seasonally for camps and year round for lessons. Young Guns, Boerne Advantage Tennis, and Tennis for Tots represent program specific organizational opportunities for the City's eight lighted tennis courts. Tennis for disadvantaged players is also offered.
- **Youth Swim Clinic and Swim Team** – Available for ages 5-18 beginning in early May through July, the H2SWIFT team is a recreational summer team competing for the opportunity to participate in the TAAF State Meet held in August. Program intentions include development of team spirit and healthy attitude toward competition, team spirit, self-discipline, stamina, the teaching of the four competitive strokes.

- **Track and Field** – Through partnership with The Hill Country Comets Track Club, the Summer Track and Field Program for Boerne boys and girls and surrounding youth from 5-18 will be conducted to teach principles of track, field, sportsmanship and competition exposure. The program additionally provides opportunities to supplement the regular track and field programs of BISD during offseason and leads to potential competition in Texas Amateur Athletic Federation State Meet in August.
- **Basketball** – League play is offered for both 3 on 3 and 5 on 5 teams to compete in spring, summer, and fall competition at Northrup Pavilion.

Additional Athletic Programs include:

- Adult Kickball
- Adult Flag Football
- Junior Golf
- Skateboard Lessons
- TAAF State Youth Football
- Pickleball



Programs & Events 04



ROOKIE CLASS

\$180

\$20 A SESSION

9 TOTAL WEEKS

Learn the skills and the game at the same time. Our baseball staff will develop the next generation of baseball and softball players...Our professional staff will conduct a one hour game with players who want to learn the game the right way.

ENJOY!!!

When: Tuesdays
Feb. 2nd, 9th, 16th, 23th
March 1st, 8th, 15th, 22nd, 29th
Price: \$180
Time: 4pm to 5pm
Ages: 5 to 7
The Dugout of Boerne
132 Old San Antonio Road



Special Attractions

Boerne Parks and Recreation Department offers a robust year round community events programming schedule. The following lists are not exhaustive, but provide a glimpse into the entertainment, tourism and recreation opportunities available for residents and visitors of Boerne.

- Cibolo Nature Center & Herff Farm
- Kruetzberg Canyon Natural Area
- Patrick Heath Library
- Joshua Springs Park & Preserve
- Agriculture Heritage Museum
- Cascade Caverns
- Enchanted Springs Ranch
- Guadalupe River State Park

Trends in Recreation

The National Recreation and Parks Association (NRPA) is the nation's leading professional organization for best practices, trends and advocacy for parks and recreation departments. Its three pillars are Health and Wellness, Conservation and Social Equity. These three values are incorporated into recommendations for recreation programs and events for the future of Boerne Parks and Recreation Department as outlined below.

Health and Wellness

NRPA's vision as it relates to health and wellness is "leading the nation to improved health and wellness through parks and recreation." As retirees and young families continue to move to Boerne, these resident's expectations for access to facilities and amenities which support active lifestyles increase. Additionally, recreational programs which support active and healthy lifestyles provide opportunities to expand or enhance special event offerings. Activities such as adult olympics, fun runs, mini triathlons and partnering with Spartan or other adventure racing groups may provide unique opportunities to enhance resident's health and wellness lifestyle opportunities.

Walkability

Research demonstrates that people who have easy access to parks are 47 percent more likely to walk at the daily-recommended level than those who do not have easy access. Moreover, when the distance from a park doubles, the likelihood of park use decreases by almost 50 percent.³

Priority should be placed on park system connectivity through off-street multi-use trail development. Additionally, improving on street pedestrian and bicycle access to neighborhood parks will insure residents ability to access and utilize the park system.

Social Media

The means by which residents and visitors find information about a city's parks, facilities and programs is evolving. Where once the City's website may have been the go-to portal for disseminating important information to residents, social media has rapidly become the most effective tool. The City of Boerne has active participation on Facebook to provide updates about programs, facilities and events. Facebook and other platforms such as Twitter, Pinterest and Snapchat can provide access to a captive audience of followers to provide updates about programs and activities and promote events, with less effort than is needed to update a website. While the social media platforms change in popularity and usefulness, some important tips can help to reach users effectively and keep them engaged:

- Keep the content light - Talk more about the community and less about the City. Keeping posts brief makes them easy to read, "like" and forward to friends.
- Diversify - Maintain a variety of platforms for communication. Social media platforms can become less popular to some audiences over time.
- Keep em' coming back - Offer incentives to keep up with the City such as occasional give-aways or prizes for participating in surveys and other activities.

Art Walks & Public Art

It might be said that we are all somewhat oblivious to our surroundings at times, even within a natural setting or public place. People have begun to disconnect from the people they meet and the beauty around them in favor, at times, of the smart phone or tablet.

Public art can provide a new way to experience any city. It has a way of changing the way people experience not only the outdoors, but also our interior spaces as well. Surely, at times it's hard to put your finger on what art is. With regard to public art, it should always be legally sited in a publicly accessible venue either out on a street, in a garden or landscape, within a park, or in a municipal or governmental building. It might be referred to as the three M's; murals, monuments, and memorials.

Earliest public art programs started as a part of the New Deal, with the formation of the Treasury Department's Section of Painting and Sculpture in 1934. This program commissioned artists through competitions to create high-quality work for federal buildings, mainly post offices. One percent of each federal building was to be reserved for artistic decoration. The reason was to build morale, create jobs, and to reduce crime. "Public art is a public good," according to Darren Walker, vice president of the Rockefeller Foundation. "It is the embodiment of the American ideal; in spirit and deed it is a reflection of our democratic values."

Mindy Taylor Ross, director of public art for the Arts Council of Indianapolis, is hoping for an economic experience for smaller cities, on a humble scale. She sees Indianapolis' public art program as a way to bring cultural tourism to the city. "Art makes the city more dynamic, and it's definitely an economic development strategy," she says. "It makes an impact on conventioners, and they come back because of the dynamic cultural energy here." Ross hopes to attract travelers from around the region that is affordable.

Programs & Events 04

A growing trend in communities across the country is the inclusion of the arts in parks and recreation programs. Cities are providing space and opportunities for the creation of public art in the form of sculptures, murals, decorative benches and exhibiting paintings on city property to enhance parks and facilities. Sculptures can become play structures with proper design and consideration for safety and location. Sculptures can serve as a backdrop to other park features or as climbable elements that encourage social play and imagination. Other public art may be decorative in nature and can serve to provide insight into local culture and history. Many cities will commission artists for specific projects or even host a competition upon which a winner will have their work permanently on display at public parks or facilities. Examples include the cities of Austin and Bastrop who both have Art in Public Places (AIPP) organizations that are a part of city initiatives.

Notwithstanding these good and decent goals for public art, we don't just need sculpture and beautiful gardens for the tax revenue – we need public art because it improves our quality of life, because asks us to stop and open our eyes, because it inspires us and initiates conversation. Cities that are complete, that teach and offer hope, that are civil and educated, fall short of the mark without the benefits of public art. It challenges each of us to think differently about our city and lifts up our sense of humanity and scale within the community.

Boerne Art al Fresco

Art al Fresco is an outdoor, or “fresh air”, public sculpture competition created by the City of Boerne and juried by the Public Art Competition



Committee. A walkable adventure for visitors and residents and located throughout the city's historic downtown and Boerne's Hill Country Mile, these public pieces are also found along Boerne's Trail system.



Intended to be temporary installations, Art al Fresco is an “art on loan” program consisting of 10 chosen pieces that incorporate a variety of materials such as welded steel, bronze, aluminum, and blown glass. The public also casts its vote on the sculptures it would like to see as part of the permanent collection. The top vote getter wins the honor as “Boerne's Choice”. The sculptures are for sale and the City will have the option to purchase at least one of the sculptures at the end of the competition. Past pieces purchased by the City include DANCER 2015 by Jerry Daniel and COMET & RAVEN: MESSENGER FROM AFAR by Joe Barrington. Each are now part of Boerne's permanent collection of sculptures.

Art al Fresco is sponsored by the City of Boerne and Boerne's Hill Country Mile in partnership with The Boerne Convention and Visitors Bureau.

The Art Waddle

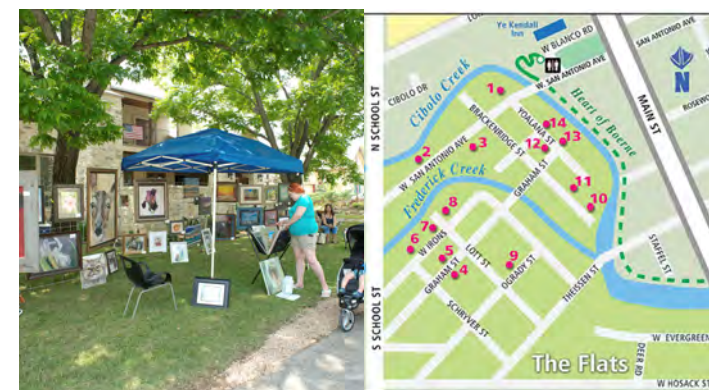
Boerne's Art Waddle is the premier community art show and sale. It's a festive outdoor event held on neighborhood sidewalks and yards on the second

Saturday in May. In 2017, the Waddle fell on May 13th.



The Art Waddle is part of Boerne's commitment to the arts. It's also part of the trend toward fun, informal celebration of painting, sculpture, glassworks, and more. People stroll streets at their own pace, chatting with artists, making friends and enjoying the day.

The Waddle is held in the “Flats” neighborhood. Over the last decade the Flats has become a diverse, reinvigorated zone where modest older residences mingle with new and imaginative architecture. It's a place for the creative side of Boerne.



Named for the ducks that populate Boerne's Cibolo Creek, the Art Waddle is organized by friends of the arts. All proceeds are donated to the Cibolo Nature Center and Farm's Summer Art Camp. There is no admission fee to the Waddle, although waddlers are encouraged to contribute to the cause.

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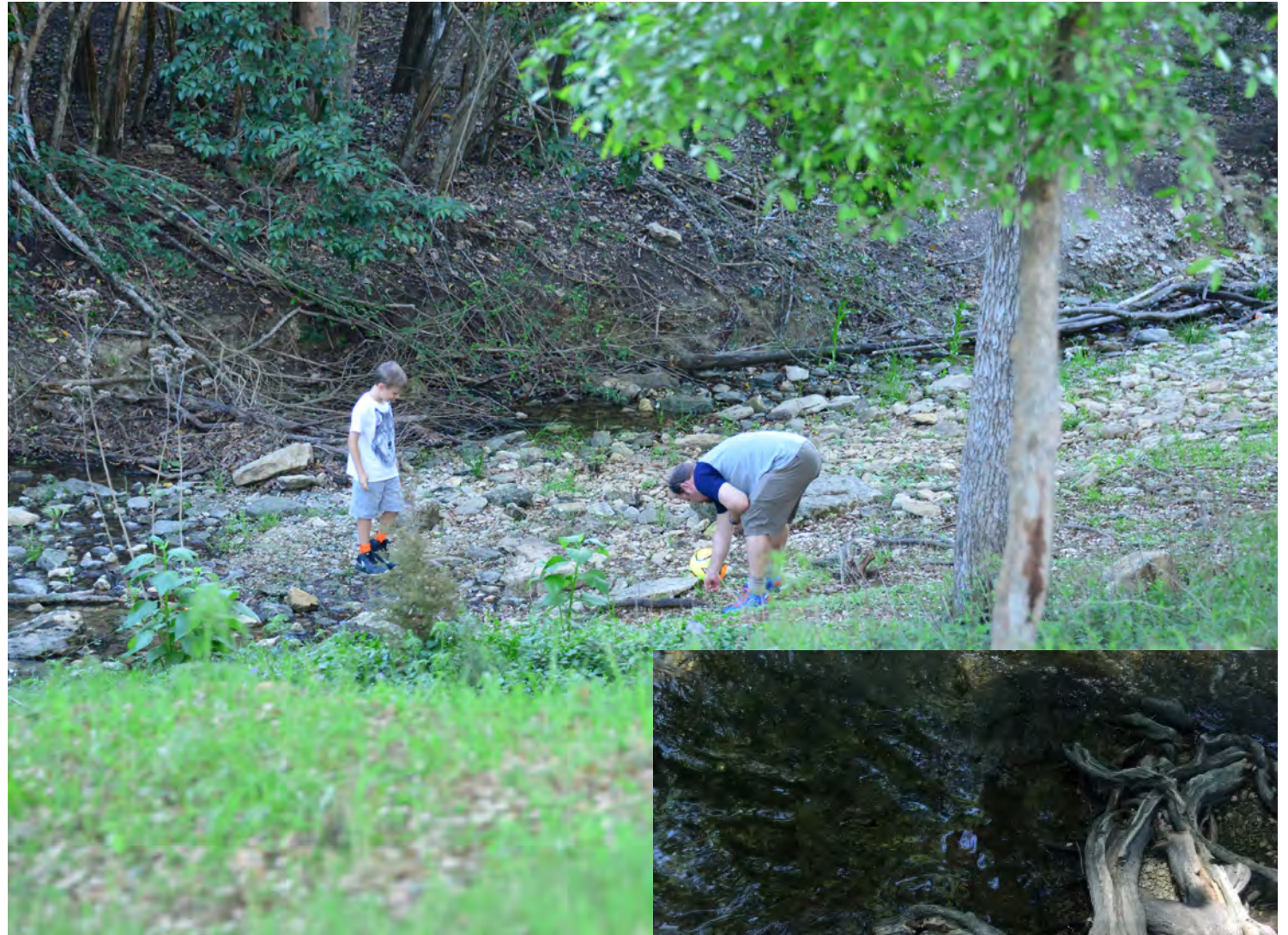
Natural Resources

An often overlooked component of a city's parks and recreation system is the undeveloped green space. This green space serves a variety of important uses including nature-based recreation such as bird-watching, hiking, exploring, rock finding, fishing and mountain biking, stormwater runoff reduction, filtration of stormwater sediments, capture and storage of greenhouse gases, wildlife habitat, and aesthetics. Through the public survey and community engagement exercises, natural space preservation was an important community value expressed. In park planning for the future, it is important to capture and preserve much natural space and maintain open green spaces as the City continues to grow and develop over time.

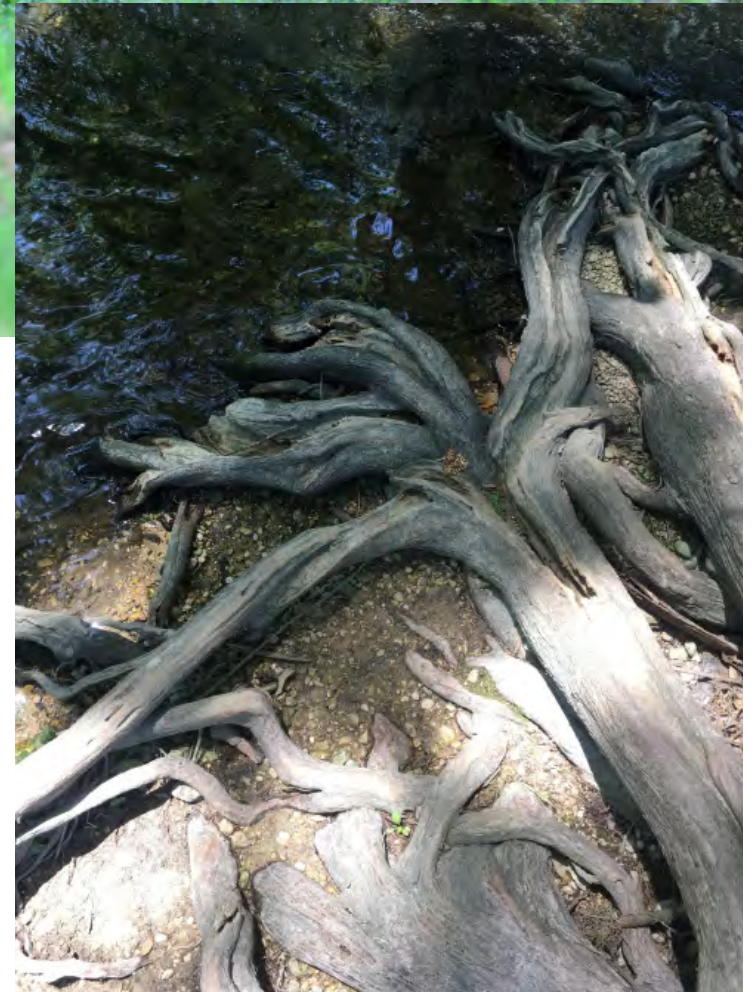
In addition to preserving natural green space, the City should consider measures for conservation of natural resources with all future design and development of park facilities. Key considerations include:

- Water Conservation
- Energy Conservation
- Stormwater Management
- Water Quality
- Riparian Protection
- Habitat Preservation
- View Preservation

The City of Boerne has a long-standing history of collaboration and cooperation with the Cibolo Nature Center and Herff Farm for environmental education and natural space preservation. Working with the Cibolo Nature Center to continue to provide conservation education is critical to maintaining a community value of natural preservation as the community continues to grow. In partnership with the Nature Center, Boerne can lead Texas in its efforts to educate the community about sustainable development which balances economy with nature



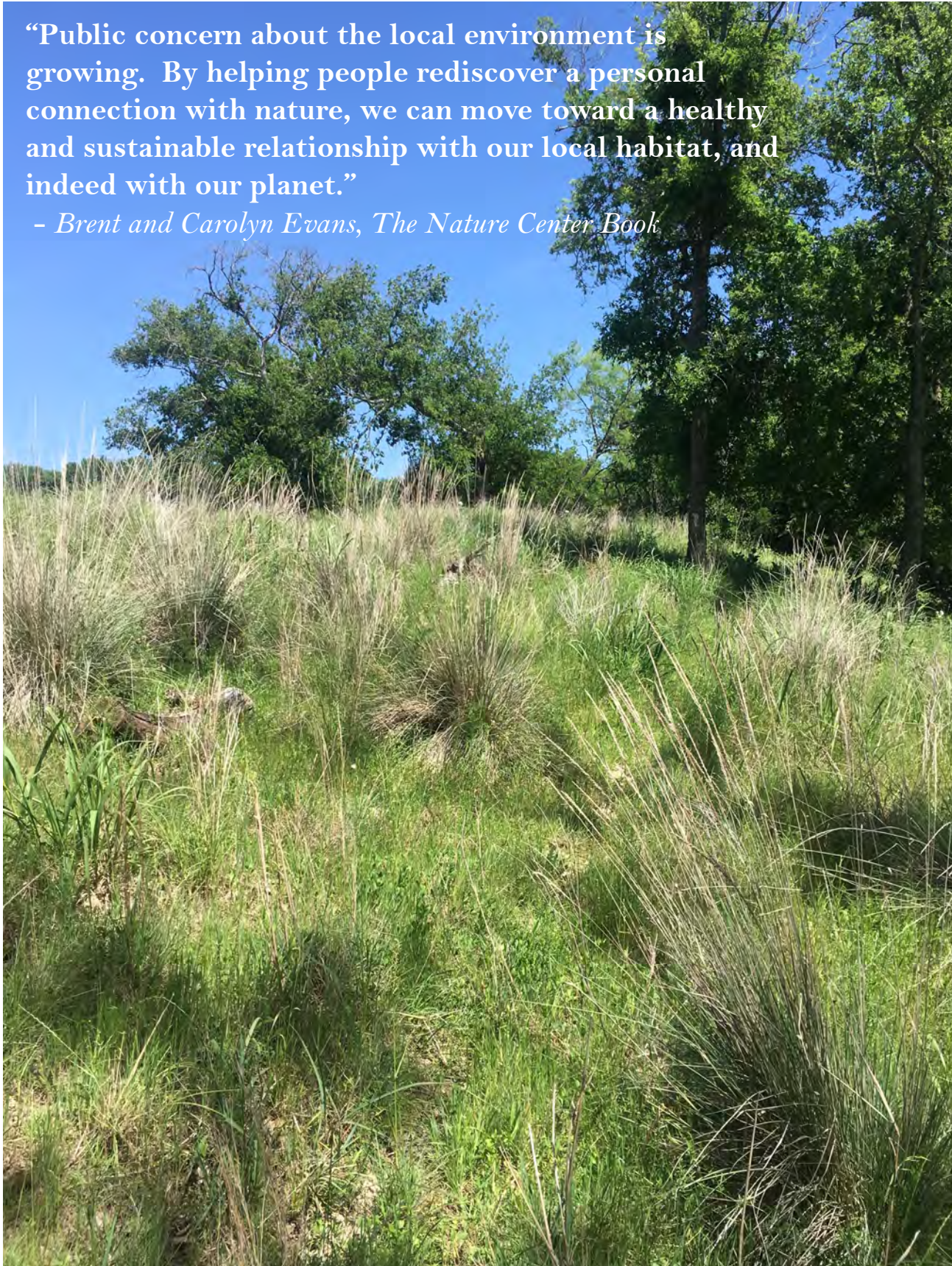
*Above: Visitors exploring the riparian zone along newly acquired creek in Cibolo Nature Center along Menger Creek.
Right: Cypress roots at Menger Creek within Cibolo Nature Center.*



Natural Resources 05

“Public concern about the local environment is growing. By helping people rediscover a personal connection with nature, we can move toward a healthy and sustainable relationship with our local habitat, and indeed with our planet.”

– Brent and Carolyn Evans, *The Nature Center Book*



Below: Confluence of Menger and Cibolo Creek.

Left: Conservation Prairie at Herff Farm.



CIBOLO NATURE CENTER and HERFF FARM

While there are a myriad of privately owned or non-city entities committed to outdoor environments within Boerne and Kendall County, no more commitment can be found than the Cibolo Nature Center and Herff Farms. The contributions to community and to nature and ecosystems of the region are significant with not only preservation of precious resources being upheld but also the demonstration education of these soil, water, and plant communities.

Cibolo Nature Center

Our mission is to promote conservation of natural resources through education and stewardship.

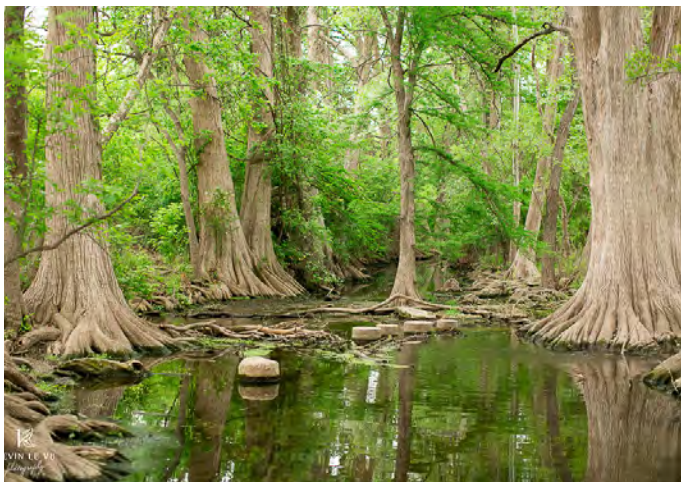
The Cibolo Nature Center and Farm is a community that passionately believes its brightest future is one lived in harmony with nature. Beginning with the Cibolo Creek, the organization's aim is to ensure natural treasures such as the Cibolo are not only protected, but thriving. To do this, they have built a unique conservation model to protect not only its own natural resources, but also the area's. Through study and learning from the natural world, teaching and application of sustainable farming practices, and encouraging the enjoyment and celebration of nature, the Center believes its model is teachable and that the lessons and successes Cibolo Creek can be replicated in conservation efforts across the globe.



In 1988, Carolyn Chipman Evans, her husband, Brent Evans, and a handful of friends dreamed of protecting a segment of the precious Cibolo Creek in Boerne, Texas and the land around it as a wildlife preserve where families could enjoy and appreciate nature. Carolyn approached the City of Boerne to urge the restoration of disappearing marshland and the creation of nature trails on 100 acres of the existing Boerne City Park adjacent to the creek. The city's cooperation, and Carolyn's enthusiasm, brought a rebirth to the land and a renaissance of public concern for conservation of Boerne's natural resources. Open to the public since Earth Day 1990, the Cibolo Nature Center & Farm today is a prime example of community caring. Since establishment, thousands of volunteers have contributed countless hours and work to preserving the site's natural heritage for future generations.



The Cibolo Nature Center & Farm is located on what once was the Herff Ranch, established in the 1850's by pioneer surgeon Dr. Ferdinand Herff. Much of the original 10,000-acre ranch has been developed, but the Friends of the Cibolo Wilderness group was able to acquire 62 acres of historic farmland across Cibolo Creek from the CNC's nature preserve, including the original ranch homestead, which has been restored to National Register of Historic Places standards and is permanently protected through a voluntary conservation easement. A new resource for the CNC&F's educational programs, the Herff Farm at the Cibolo offers workshops and programs to teach families simple techniques for sustainable living – including an organic demonstration Inspiration Garden – and is home to the CNC&F's Farmers Market at the Cibolo, open from March to December.



Herff Farm

"Always keep one foot in the past, your head in the present, and your eyes to the future." - John Smith

The Farm was originally purchased in 1854, by German Ferdinand Herff (1820-1912) and was owned for 80 years by the Family. The Herff Farm was one of the first ten homes in the Boerne area as late as 1858 and eventually grew to approximately 10,000 acres. The farm was the family's vacation retreat for generations, until 1894, when his son, Charles, moved from San Antonio to manage the property until the early 1920s. The Farm was the site of a Confederate Prisoner of War Camp, one of the last local Indian raids, and the location of early medical practices that assisted all in need, from Texas Rangers to Comanches and Apaches. It was also the sight of the first early manned flight experiments, and many surgical operations such as the removal of cataracts, gall stones, and treatment of tuberculosis and other diseases, that were well ahead of their time. Charles Herff experimented with exotic birds, building several aviaries on the property, which can still be seen today.

In 1935, George and Erma Rozelle purchased 68 acres from Charles Herff's son. Last occupied in the mid-1980s, the property includes the family home – a two-story, limestone structure built in 1883 – as well as agricultural and domestic structures. When the Rozelles acquired the farm, they grew apples trees, melons, and raised chickens and dairy cows. A seven year drought of the 1950's ended production farming for the Rozelles, as it did for many families in the area.

The Herff farm is now teaching local history and has opened the restored Farmhouse to the public on most Saturday mornings, with a thriving farmers market, a farm classroom program for children teaching sustainable living for the Hill Country, and soon-to-be community gardens.



Natural Resources



Strategies

Balancing Development with Natural Space

In consideration of how to respond to the community's value of natural space preservation, the parks steering committee made a recommendation for the future development of parks in the community to have a balance of natural space preservation and programmed recreational development. These natural spaces could provide opportunity for trail development and interpretive elements for environmental education. The spaces could also provide another opportunity to partner with the Cibolo Nature Center for other educational opportunities regarding natural preservation.

Low Impact Design (LID)

In a world of ever-decreasing natural resources and increasing development, it becomes important for the City to consider and adopt Low Impact Development (LID) techniques during design and construction of parks and facilities. Issues such as stormwater management, water quality, heat islands, and water conservation can be addressed through sound design principles.

Tools such as bio-retention of stormwater, bio-swales, use of drought-tolerant native plant materials and rainwater harvesting can effectively be implemented in park and facility designs. Use of such tools are rapidly becoming a standard practice, and in some cases a requirement, in communities nationwide.

In addition to being a matter of good environmental stewardship, design and implementation of LID techniques in the City's projects can also improve the City's overall rating with the Federal Emergency Management Agency's (FEMA) Community Rating System. Improving the City's score with this system can result in discounted insurance rates city-wide.

LED Lighting

An important consideration with the replacement or installation of lighting and both parks and facilities is the use of LED lighting. LED light fixtures use remarkably less energy compared to incandescent bulbs and provide costs savings as well as promote sound environmental stewardship.



Rainwater harvesting should be considered during the development of future pavilions. The above example captures rainwater from a pavilion roof top and stores it in a 5,000 tank for use in irrigation of the park landscape.



LED lighting is available for replacement of existing bulbs in parks or as a complete solution when choosing light standards for new facilities. Cost savings over the long-term are significant given the low energy requirement and long lifespan of the bulbs.



Use of native plants within landscape areas of parking lots can aid in removal of contaminants and sediments from stormwater prior to drainage into the watershed.



Bio-swales, similar to drainage ditches, utilize selected vegetation to filter and slow down stormwater runoff prior to its drainage into the water shed. These bio-swales can be designed using native vegetation adapted to the area, requiring minimal maintenance.

Park Land Dedication

In Randall Ardent's Rural By Design, the author discusses preserving open space in order to protect small town character. Open spaces around the edges of communities or undeveloped properties dispersed throughout a community core are "favored aspects of traditional small towns." He goes on to state that "few things change the character of small towns and rural communities more than the conversation of these natural areas to development." Through the course of public input, residents of Boerne voiced an appreciation for open and natural space preservation in addition to multi-use trails. These community amenities contribute to the quality of life residents value and desire to see as the community grows and develops.

A tool to ensure open space preservation and development is a priority through the growth of the community, is a Parkland Dedication Ordinance. The City of Boerne currently has Open Space Systems requirements in the Planning and Community Design Standards section of the Subdivision Ordinance. These requirements are opportunities for the community to realize open space preservation and park development, at a pace concurrent with subdivision development and household growth in the community. It is recommended the current policies be reviewed to provide specific requirements for development of park facilities, which are in line with the recommended standards of the community as residential subdivision development occurs. Specifically, Section 02, F. Recreational Parkland dedication requirement methodology should be updated to reflect 2016 demographics and current parkland levels of service, as determined in the Parks Master Plan. These are outlined more specifically below:

According to the current level of service, Boerne offers its residents 21.62 acres of parkland

per 1,000 residents (roughly 0.02162 acres per person). As the subdivision guidelines apply to the City Limits and all lands within the ETJ, the population and household sizes from the ETJ will be used as a baseline for this methodology. Based on 2016 population (18,722 people) and number of households (7,120), there are on average 2.62 people per household, which equals to roughly 17.65 dwelling units per acre of developed parkland for Boerne residents. If Boerne residents and staff consider this standard appropriate for future residential development, Table 3-10 Required Open Space, should also be modified to reflect a per dwelling unit standard for parkland dedication.

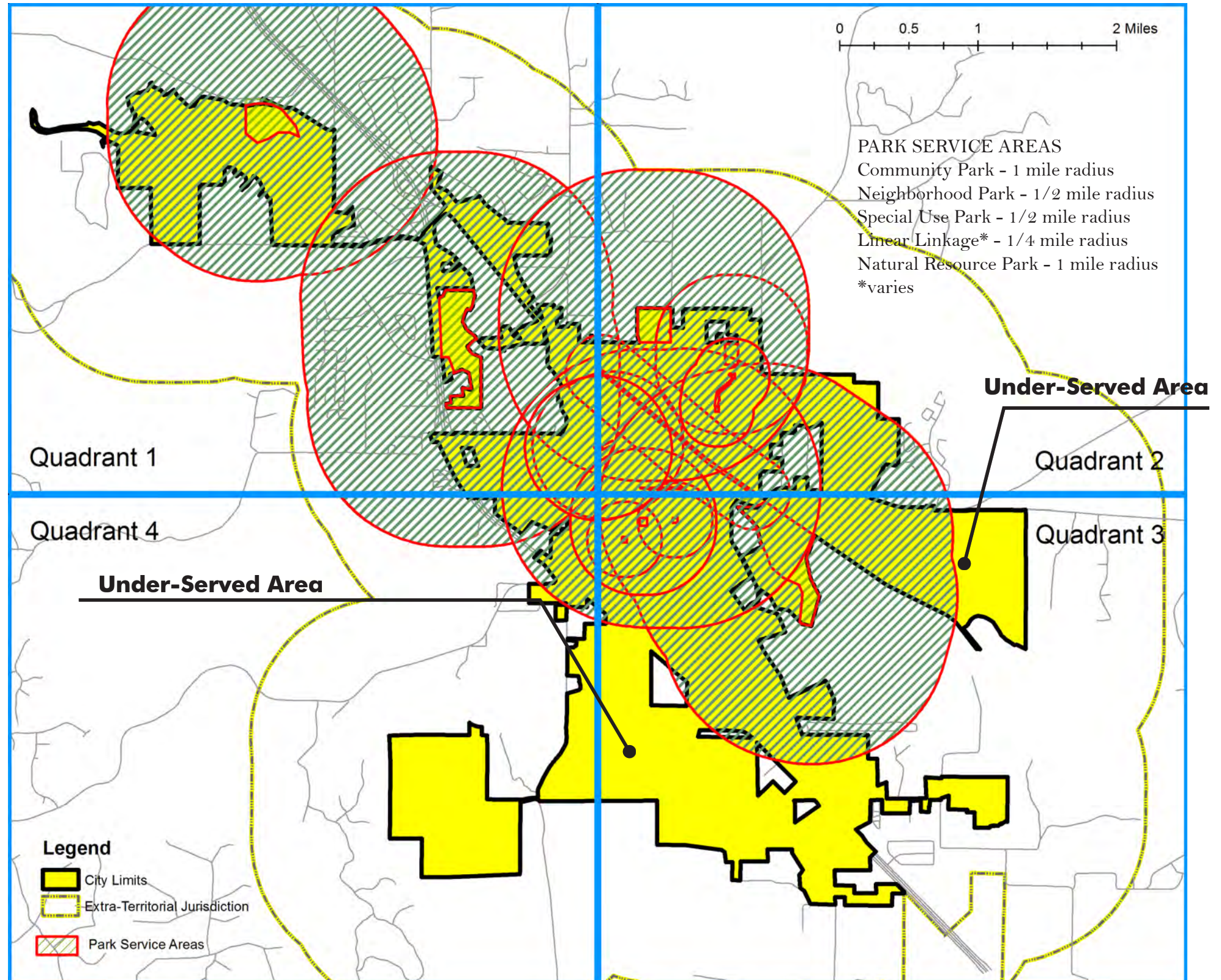
Additionally, staff could consider updating the Fee in Lieu of parkland dedication to reflect a more straight forward methodology based on fair market value of undeveloped property and establish a per dwelling unit fee. The adjacent map (Parks Service Areas) shows the current park service areas in relation to Boerne city limits and ETJ. Fair market value should be established for each quadrant and development and consideration of service areas of current parks should weigh into the requirements for development. Incentives are also in place to encourage trail development and connectivity to the parks system. As sidewalk and bike lane development should continue to be incentivized, staff could consider adding these amenities into the credit system for the requirements (Section 3.03.006).

It is also recommended for the community to consider the dedication of conservation easements along creeks and waterways to protect the waterways and enable further trail connectivity throughout the community. This will not only serve to protect these riparian areas, but will also enhance the connectivity throughout the park trail system. The City of Boerne Stream Corridor

Plan should be reviewed and updated to identify priorities for conservation easement dedication and this dedication activity should also be added into the crediting system to encourage developers to consider this in their overall site design.

Finally, open space dedication and parkland development should be a discussion of pre-development meetings with potential developers within the community. If open space is discussed as a value which should be enhanced, protected or preserved, for future development, developers will have the opportunity to appropriately respond to this community value through site design. It is recommended park professionals or landscape architects be utilized through the process of development review, to encourage creative design which enhances the community and mindfully mitigates impacts to the community. Sustainable development requires clear communication of values while providing a certain amount of common sense and flexibility in the application.

Park Service Areas



Priority **Projects**



01

Inventory &
Analysis

02

Demand
Assessment

03

Walkability

04

Programs &
Events

05

Natural
Resources

06

Priority
Projects

07

Plan
Implementation



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-swales
- Landscaping

Conceptual Site Plan

Not to Scale

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

Northside Community Park Expansion
Sports Fields and Amenities

Northside Community Park has the highest potential for immediate expansion of recreation opportunities in Boerne with approximately 36 acres of land available. The City has identified the renovation of this park as the highest priority, and plans to expand sports capacity through development of adult softball fields and multi-purpose fields for soccer, football and lacrosse. The site has the capacity to allow for relocation of the adult softball program to this site with 3 new fields, 4 large multi-purpose fields, and 1 small multi-purpose field. The City has expressed the intention to preserve the existing Live Oak Mott to the greatest extent possible with the given program, therefore fields were planned to work around this asset. Additional planned features include a basketball court, volleyball court, pavilions, concession stand, parking (234 spaces) and walking trails. The new fields will provide a home for the Boerne Lacrosse Team, TAAF Youth Football, adult flag football. and will expand capacity for soccer.

Inspiration Images



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

Aquatics Option A

City Park Improvements

Pool Complex Renovation

A conceptual plan was developed for the complete renovation of the pool complex at City Park to provide new, modern facilities for all aquatics needs. With a wide range of user groups and needs, the facility would need to provide for competitive swimming and recreational swimming with modern features such as zero-depth entry and spray features. The proposed concept includes complete replacement of the pool and structures with Leisure and Lap Lanes, Zero-Depth Entry (beach) area, Cabanas, Pavilions, Pool House and landscape amenities.

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

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

Examples of Aquatics Facility Amenities



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)

Conceptual Site Plan
Not to scale

Aquatics Option B

City Park Improvements Splashpad/Sprayground Option

The City and the Boerne YMCA have been working together on addressing future aquatics facilities through the planned redevelopment of the Civic Center property to become the home of the YMCA facilities including indoor and outdoor aquatics. The City would plan to let this new site served the aquatics needs for Boerne through a partnership that allow residents access to the pool at an agreed-upon rate. At such time that this facility is developed, the City would elect to close the pool at City Park rather than continue operating the dated facility.

Adaptive re-use of the existing pool site could work well for a large splash pad/sprayground facility that would provide an inviting, way for kids to cool off on hot summer days in an attractive landscape that draws inspiration from the nearby Cibolo Creek through selected spray features, orientation, and landscape elements.

Examples of splash pad/spray park implementations.

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
Demoltion, Removal and Fill Material	
Replace Perimeter Fence	
Landscaping	
Grass Lawn	
Irrigation	
Total Opinion of Probable Costs	1,154,000



The conceptual site plan below illustrates one way to increase parking in downtown and tying Main Plaza and Waterworks Terrace together into a unified plaza. The concept would convert W. Blanco into a single lane, one-way street, thereby increasing available parking space. This concept represents one of many possible approaches that could enhance the user experience in and around the park and Downtown.

- AMENITIES
- Pavilion

Enhanced Plaza

Shade Trees

Fountain Plaza (Splash Pad)

Seating

Parking Expansion

Streetscape Renovation



Conceptual Site Plan

Not to Scale

Approximate Investment Per Household:
\$3 to \$8 per year
(depending on property valuation)

Waterworks Terrace and Main Plaza Enhancements

Landscape and Streetscape Concepts

Waterworks Terrace

The Waterworks Terrace, built in 2012, restored the historic City Pool site to an attraction with the new stone masonry, restrooms, and landscaping that retained the original staircase leading down to Cibolo Creek. This proposed concept seeks to honour the traditional theme of “cooling off” at this site by offering additional landscape elements to create a plaza environment that has the capacity for water-play without detracting from the passive, formal nature of the site. This concept re-works the paving to guide visitors into the lawn area towards the creek. Walks within the terrace include a decorative paving feature with embedded spray nozzles that can be activated for visitors to cool off on a hot day. A pavilion is planned on the north side of the terrace for picnics, gatherings or other activities.

Main Plaza

This concept on the left illustrates an approach to addressing parking needs around Main Plaza and the Waterworks Terrace. The conversion of W. Blanco Rd. to a one-way street allows for an increase from 42 existing parking spaces to a total of 72 spaces. Furthermore, the reduction in width of the roadway creates a more pedestrian-oriented site with accents to paving at the crosswalk leading to the Terrace.

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

Examples of spray features that work well with formal plazas. (left, center).



AMENITIES

Trails
Future Trail Head
Expanded Playgrounds
Picnic
Bioswales



Conceptual Site Plan

Not to Scale

Park Renovation
Investment Per Household:
\$18 to \$44 per year
(depending on property valuation)

Priority Projects 06

Boerne Lake Park Improvements

Picnic Shelters, Trails, ADA Water Access

Boerne Lake Park is an invaluable resource for the Boerne Parks and Trails System. Offering water access, open space and the capacity for large events makes this park a destination like no other. The online survey indicated that a significant number of residents (19.6% of responses) primarily visit the park on an infrequent basis for events. Taking advantage of the available space requires consideration of the nature of the site. As a flood control structure, the lake periodically overflows into park areas. The proposed amenities are intended to be resistant to occasional inundation.

The concept drawing on the adjacent page shows proposes an additional playground, picnic shelters, a monument sign, tree plantings landscaping, trails and improved overflow parking. The parking is planned as a grass-paver system that provides solid surface for vehicle traffic but while not increasing flood conditions. Tree islands are planned as mulched, contiguous beds that would assist with traffic control.

Accessible Water Access

Providing access to the lake for visitors with disabilities can be achieved through the use of modern dock systems. Utilizing a combination floating dock with kayak launch would provide ADA-compliant access to the water when paired with a vehicle-pedestrian pathway from the parking lot to the dock.

Examples of EZ Dock® dock and kayak launch that provides ADA accessibility to waterfront.

City of Boerne	
Boerne Lake Park	
Opinion of Probable Costs	
	Project Total
	\$1,368,500.00
Item / Description	Total Costs
Path	\$611,000.00
9,350 LF Trail 8' Wide	
Circle Plaza	
Bio Swales (2)	
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	\$1,368,500.00



AMENITIES

- Trails
- Pedestrian Bridge
- Picnic Shelters
- Parking

City of Boerne	
Northside Neighborhood Park Improvements	
Opinion of Probable Costs	
	Project Total
	\$186,500.00
Item / Description	Total Costs
Path	\$96,500.00
Trails - 1,330 LF	
Pedestrian Bridge	
Shelter	\$90,000.00
5 Picnic Shelters	
Total Opinion of Probable Costs	\$186,500.00



Conceptual Site Plan
Not to Scale

Park Renovation
Investment Per Household:
\$2 to \$6 per year
(depending on property valuation)

Northside Neighborhood Park Improvements

Trails , Picnic Shelters, and Parking Expansion

Sited within Northside Neighborhood Park is the City's Parks and Recreation Department includes administrative offices and an out-building. While HOA easements bordering the park's dedicated 8 acres are not delineated by boundaries on the ground, the park manages to function and be experienced as if it is a single park. The Department facilities provide administrative and program offices for staff as well as act as the clearing house for public interaction, bookings, and general information.

Notwithstanding the administrative offices for parks operations, Northside Neighborhood Park "proper" consists of a variety of passive assets that offer users the opportunity for localized (neighborhood) use and provide a rich aesthetic atmosphere for those who ride bicycles or walk the trail that transects the length of the acreage whether from the existing paved parking of the PARD located just east of the offices or accessing the main pathway from the roadway sidewalk located along Adler Road. Utilizing the dirt road along the creekside slope, many users enter or exit the park using this means of unimproved "trail".

As described in the park inventory profile, the park has remained a very passive open space area with several intended improvements considered through the years. As the concrete trail that traverses the tract is most prominently used, little utilization occurs on the western one-half of the acreage. This is not to say that it has not been enjoyed for the extensive wildflower pasture, it's varied tree canopy or the creek and drainage area that frequently carries or holds storm water from sheet flow or channel drainage.

Several potential improvements were discussed with staff to open up the western acreage to greater access (without detriment to over programmed use). Several of the site conditions create the potential for a number of additions. These include the very beautiful pasture with wildflowers, an old concrete creek crossing still present but in disrepair, the tendency for walkers/riders to use the unimproved dirt road, many of the users diverge off the main concrete trail when approaching the trailhead near the office parking area, and potential for greater walking trail routed through the natural area without actually leaving the property.

Recommendations include:

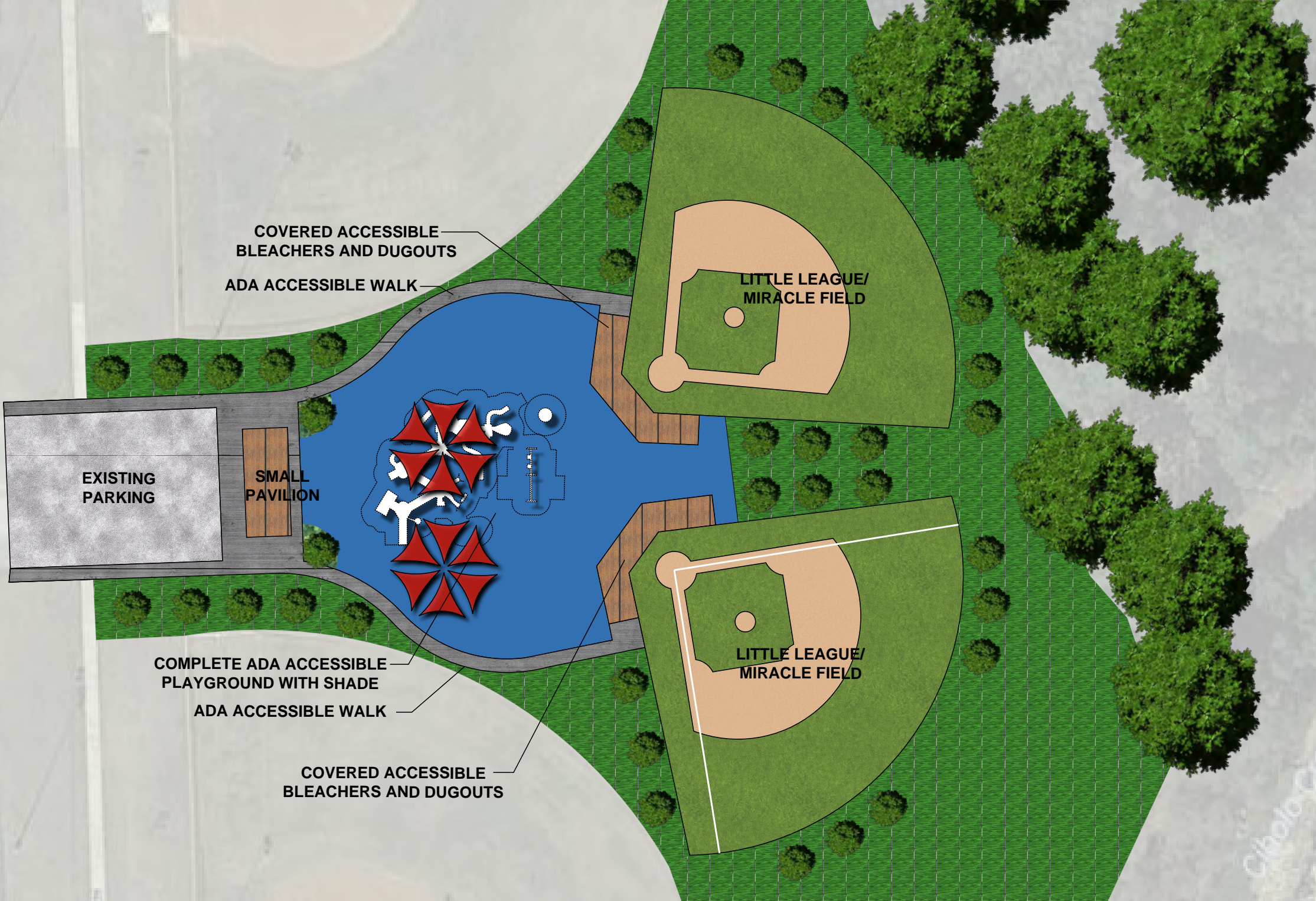
- Replace the dirt road with an improved surface and small parking area to be used either by staff or users wanting to access the western portion of the property;
- Install a footbridge or pedestrian bridge across the creek, replacing the existing at grade concrete crossing in disrepair;
- Create a walking trail that utilizes natural materials such as mulch or decomposed granite; trail to circulate allowing for a small loop within the wildflower pasture as well as entry and exit at two ends of the loop;
- A number of well-placed small picnic facilities in the open pasture area;
- Educational signage relating to creek side ecosystems, native species of plants and trees, and wildlife habitat.

The majority of the east side of the property (adjacent to the rock wall and near the trailhead at the parking lot) is found to be on a higher elevation and contain gently sloping topography. The area backs up to neighborhood wooden fencelines and contains a number of trees offering shade.

Examples of a pedestrian bridge that would improve access across Currey Creek for passive recreation within the wildflower meadows.



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



Conceptual Site Plan
Not to Scale

Priority Projects 06

Northrup Park

Miracle League Baseball Field

The existing T-Ball Fields at Northrup Park are due for renovation, which presents an opportunity for eliminating barriers to play for park visitors with disabilities. The two existing T-Ball fields, along with the surrounding under-utilized space, can be transformed into an all-access recreation area complete with two barrier-free baseball fields, playground, and surrounding circulation space. The City has already begun the process of seeking funding sources, with some public and private funds already secured. The concept on the left utilizes the same T-Ball fields, but incorporates poured-in-place play surfaces that eliminate barriers to use by players that use wheelchairs or have other mobility limitations. The surrounding spaces are conceived as an open plaza-like environment with barrier-free play structures for a variety of ages and abilities. Passive areas also utilize the rubberized play surfaces to provide a safe and inviting outdoor recreation environment.

The concept shown on the left shows the new fields oriented in a different direction than the existing T-Ball fields. This enhances the user experience by locating activity areas near the batter's boxes. An alternative approach using the existing field orientation could be implemented with some cost savings if existing components can be re-used such as fencing and lighting.

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



Plan **Implementation**



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Where to Begin

Project Prioritization

The Parks Master Plan identifies the priority projects and justification through stakeholder input. However, the timing of project implementation is largely a function of funding availability and the City’s will to move forward on a given project.

Priority Projects

The following Priority Projects have been identified in this plan:

1. Northside Community Park - development of sports fields and other improvements
 - 1A. Northrup Park - Convert Fields 9-11 to Youth Baseball fields.
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.

City Council will likely use a municipal bond or general fund revenues to fund any major improvements to the parks and recreation system. The system-wide goals for improvements include significant expenditures if all proposed projects were to be implemented. Given that not all items can be reasonably developed at one time, it is important to focus on the highest priority components listed above for implementation.

On the adjacent page is a summary table of probable costs and projected investment by the community. An annual debt service rate was calculated using 2015 taxable property values and City rates for guidance. With an assumption of 15 year bond periods and an annual debt service of 3%, the table on the following page illustrates the level of investment per household projected for key property value categories.

Options and Alternatives

The list of proposed projects for the parks and recreation system offer individual opportunities for addressing current and future demand of recreation facilities. Some projects can be combined into a single effort, thereby providing some economy during design, construction and land acquisition.

Project Design and Construction

When it comes to parks and recreation planning, identifying the needs of residents and developing a vision for the future parks system are important first steps. Once a project has been identified and approved for further study, the process of funding, design and construction can begin.

The proposed parks projects would likely be funded through a municipal bond, while also exploring other funding mechanisms. Following a decision to move forward on a priority project, the City will need to engage a qualified design team to further program the details of the project.

The Design Development phase of this process will allow the City to further refine the important details that bring the park and recreation project to life. This process will include several iterations of projected costs, revisions and refinements that ultimately will be turned into construction documents. It is important during to continue to gather input from stakeholders during this process to ensure that key details are not left out.

Construction documentation, bidding and construction of the project is the phase where it will be important to have the right team for the job. Quality construction documents followed by strict adherence to the drawings during construction administration will ultimately determine the quality of the end result. All too often great projects are turned over to a general contractor to be completed with insufficient supervision, resulting in poor performance, change orders and added costs. The City will need the designer to act as an advocate for the City throughout the construction process to ensure success.

As the City continues with improvements and additions to the parks system, funding is often the key player in the decision making process. On the following pages are a variety of State and Federal grant programs available to aid cities in the enhancement of parks and recreation facilities and other public space projects.

Proposed Parks Department Capital Projects - Cost Per Property Valuation

Priority	Capital Project	Project Cost Estimate (avg. low-high)		Annual Debt Svc	I&S Rate per \$100 Value	Annual Cost per Valuation			
		low	high			\$200,000	\$250,000	\$350,000	\$500,000
1	Northside Community Park Improvements (athletic fields and other improvements)	\$7,990,000	\$9,588,000	\$736,224	0.051	\$103	\$129	\$180	\$257
2	Northrup Park (Miracle League fields and play-ground)	3,270,000	\$3,924,000	\$301,308	0.021	\$42	\$53	\$74	\$105
3	Boerne Lake Park Improvements (ADA accessible fishing pier and kayak launch, trails, picnic areas, landscaping)	1,368,500	\$1,642,200	\$126,098	0.009	\$18	\$22	\$31	\$44
4	Option A. - City Park Aquatics - Pool Complex Renovation	5,796,000	\$6,955,200	\$534,062	0.037	\$75	\$93	\$131	\$187
	Option B. - City Park Aquatics - Splash Pad/Spray-ground	1,154,000	\$1,384,800	\$106,333	0.007	\$15	\$19	\$26	\$37
5	Trail Priority 1 - Herff Rd. to Boerne City Park Trail (1,009 LF, 8' wide)	\$44,396	\$53,275	\$4,091	0.000	\$1	\$1	\$1	\$1
	Pedestrian Bridge across Cibolo Creek (120' LF, steel frame, trex decking)	\$300,000	\$360,000	\$27,643	0.002	\$4	\$5	\$7	\$10
	Trail Priority 2 - Curry Creek Trail Extension Blanco Road to Old No. 9 Trail (3,350 LF, 8' Wide)	\$147,400	\$176,880	\$13,582	0.001	\$2	\$2	\$3	\$5
	Trail Priority 3 - Trails Within Northrup Park (12,483 LF, 8' Wide)	\$554,796	\$665,755	\$51,121	0.004	\$7	\$9	\$13	\$18
6	Waterworks Terrace and Main Plaza Improvements (parking and water feature enhancement)	\$261,950	\$314,340	\$24,137	0.002	\$3	\$4	\$6	\$8
7	Northside Neighborhood Park Improvements (accessibility enhancements)	\$186,500	\$223,800	\$17,185	0.001	\$2	\$3	\$4	\$6

*The table above represents probable costs per property valuation for projects identified in this plan. The table utilizes total taxable property valuation within the City Limits (current available is 2015) to determine the approximate tax impact on a given property if a given property were to be funded by public debt. The total 2015 taxable value for the City of Boerne was \$1,429,616,633. The assumption above considers payments for a 15-year bond with a debt service of 3%.

**source: <https://comptroller.texas.gov/taxes/property-tax/rates/>

Boerne Master Parks Implementation Plan

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					
			Conversion of Northrup Park Fields 9-11	FY 2019-2020					
	Northrup Park Miracle League Fields	●	Fundraising and Master Plan Development	FY 2018-2019					
		●	Construction Design/Build	FY 2019-2020					
	City Park Aquatics	●	Design Development/Construction	FY 2020-2021					
	Boerne Lake Park Improvements	●	Master Plan Development (Development of OPC)	FY 2024-2025					
		●	Construction Design/Build	FY 2025-2026					
	Waterworks Terrace and Main Plaza Improvements	●	Master Plan Development (Development of OPC)	FY 2025-2026					
		●	Construction Design/Build	FY 2026-2027					
Trail Priorities	Curry Creek Trail Extension	●	Right-of-Way Acquisition	FY 2019-2021					
		●	Design Development/Construction	FY 2020-2021					
	Herff Rd to Boerne City Park	●	Design Development/Construction	FY 2021-2022					
	Northside Neighborhood Park Improvements	●	Design Development/Construction	FY 2023-2024					
	Trails within Northrup Park	●	Design Development/Construction	FY 2026-2027					
LEGEND:		○	complete	●	not started	●	on-going	●	in progress

Implementation 07



Funding Opportunities

As the City continues with improvements and additions to the parks system, funding is often the key player in the decision making process. The following are the primary funding mechanisms for the Parks and Recreation Department. Additionally, there are a variety of State and Federal grant programs available to aid cities in the enhancement of parks and recreation facilities and programs.

Special Revenue Funds - Hotel/ Motel Occupancy Tax Fund

This fund is used to account for proceeds from hotel occupancy taxes received during the year. Expenditures from this fund are restricted to tourism activities. An appropriations style budget is adopted for this fund on an annual basis.

Special Revenue Funds - General Obligations Series 2005 Fund

This fund is used to account for the receipt of bond funds and the expenditures of such funds to construct/improve various public buildings, purchase of land for parks and recreation facilities, street improvement projects and sidewalk construction.

Community Development Block Grants

The Department of Housing and Urban Development (HUD) provides assistance to communities across the nation for a wide range of activities through the Community Development Block Grants Program. These funds are often distributed to individual communities by the state as match-grants to fund projects supporting economic development and improved quality of life. Texas Parks and Wildlife Department awards grants from this program annually to develop and enhance parks and open space.

TRPA Grants Program

-potential funding: \$400,000 (match grant)

The Texas Recreation and Parks Account (TRPA) is funded by a portion of Texas sales tax received on selected sporting goods. These grants are awarded to applicants annually at varied levels depending on project type and available resources for the funding cycle. These funds are administered by the Texas Parks and Wildlife Department's Recreation Grants Branch for five programs including 1) Outdoor Recreation 2) Indoor Recreation 3) Small Community 4) Regional 5) Community Outdoor Outreach Program.

Land and Water Conservation Fund

-\$2.4 million apportioned to Texas in 2014

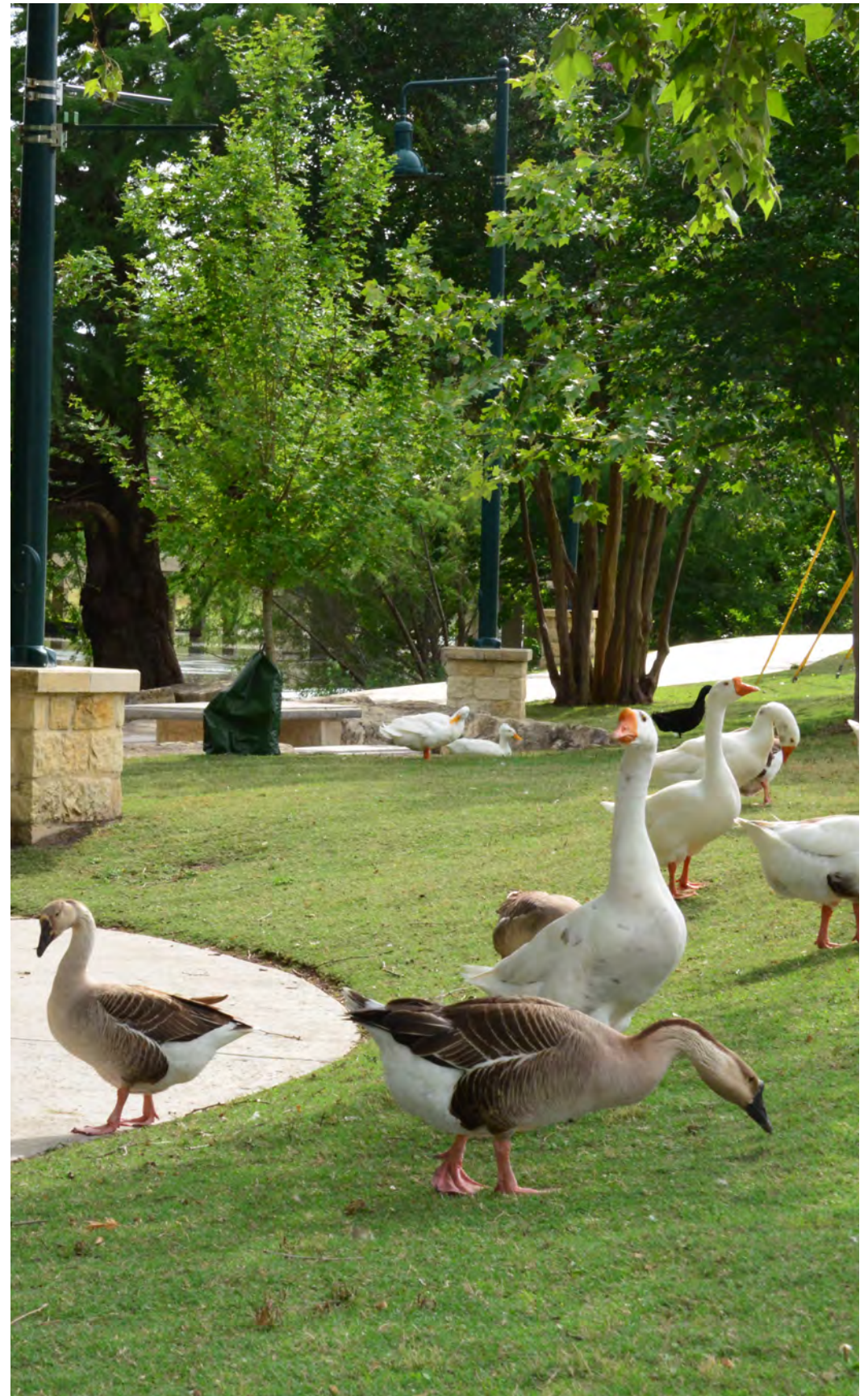
The Land and Water Conservation Fund (LWCF) is a program of the National Park Service that provides matching grants to local governments for acquisition of park land and development of park facilities. An example project in Texas is the Wimberley Blue Hole Regional Park (Hays County), which received \$1,909,500 in funding from the LWCF.



Transportation Equity Act (SAFETEA-LU) - Recreation Trails Program

The Transportation Safety Act, also known as the Safe, Accountable, Flexible, Efficient Transportation Act: A Legacy for Users (SAFETEA-LU), provides for the distribution of funds from the Federal Highway Administration (FHWA). The Federal Highway Administration is the largest source of funding for shared use paths, trails and related projects. The Recreational Trails Program, an assistance program to FHWA, distributes funds for a range of activities including:

- Maintenance and restoration of existing trails.
- Development and rehabilitation of trailside and trailhead facilities and trail linkages.
- Purchase and lease of trail construction and maintenance equipment.
- Construction of new trails (with restrictions for new trails on Federal lands).
- Acquisition of easements or property for trails.
- Assessment of trail conditions for accessibility and maintenance.
- Development and dissemination of publications and operation of educational programs to promote safety and environmental protection related to trails (including supporting non-law enforcement trail safety and trail use monitoring patrol programs, and providing trail-related training) (limited to 5 percent of a State's funds).
- State administrative costs related to this program (limited to 7 percent of a State's funds).



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