

---

The goal of a parks master plan is to provide guidance and recommendations on how to meet the demands for future recreational, programming, environmental, and maintenance needs, as well as establish priorities for future park renovations and facility improvements.

# Parks and Recreation Master Planning Process

---

- **Inventory and Analysis**
- **Public Input**
- **Demand Assessment**
- **Resource Assessment**
- **Standards Assessment**
- **Identifying Priority Projects**
- **Project Development**
- **Opinions of Probable Cost**
- **Proposed Implementation Plan**

# Stakeholder Involvement

---

- Staff Meetings
- Steering Committee (Members appointed by Mayor)
- Organization Representatives Meeting
- Public Meetings
- Online Survey

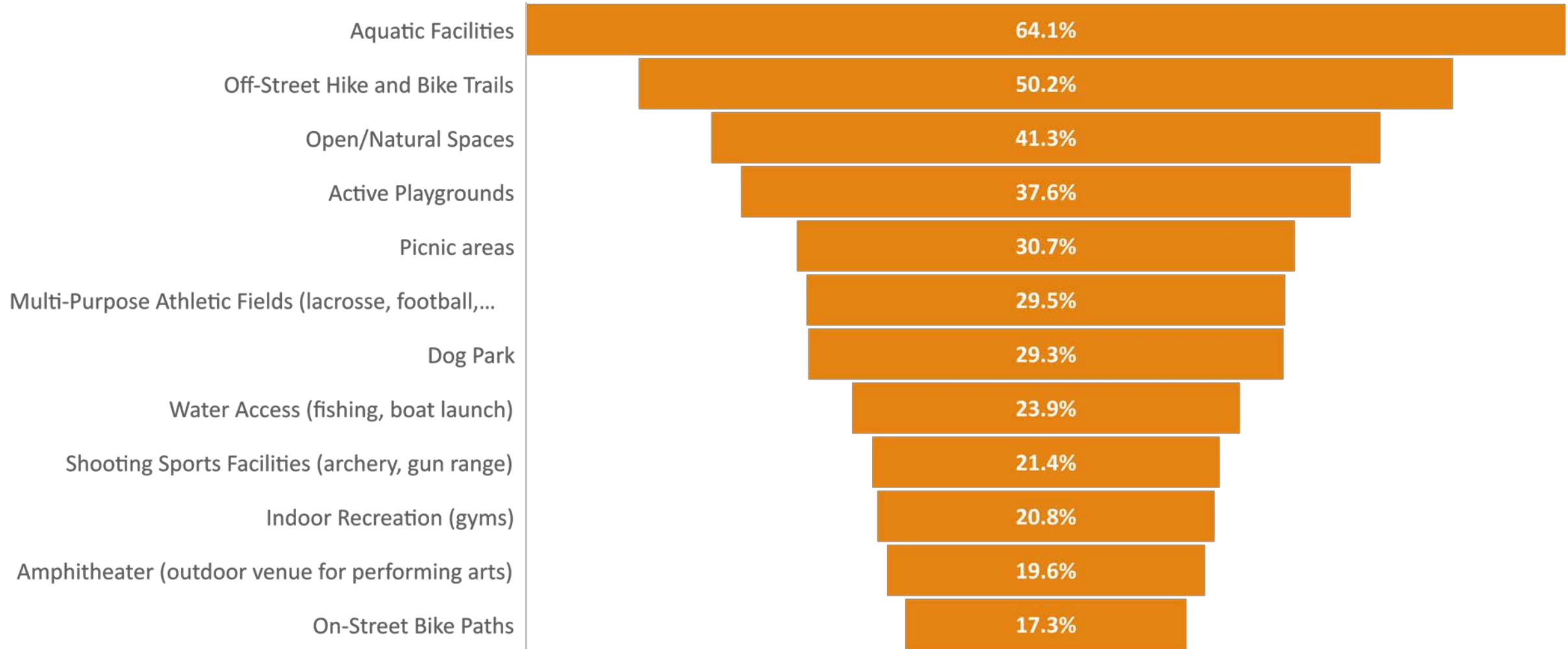


# Online Parks and Recreation Survey

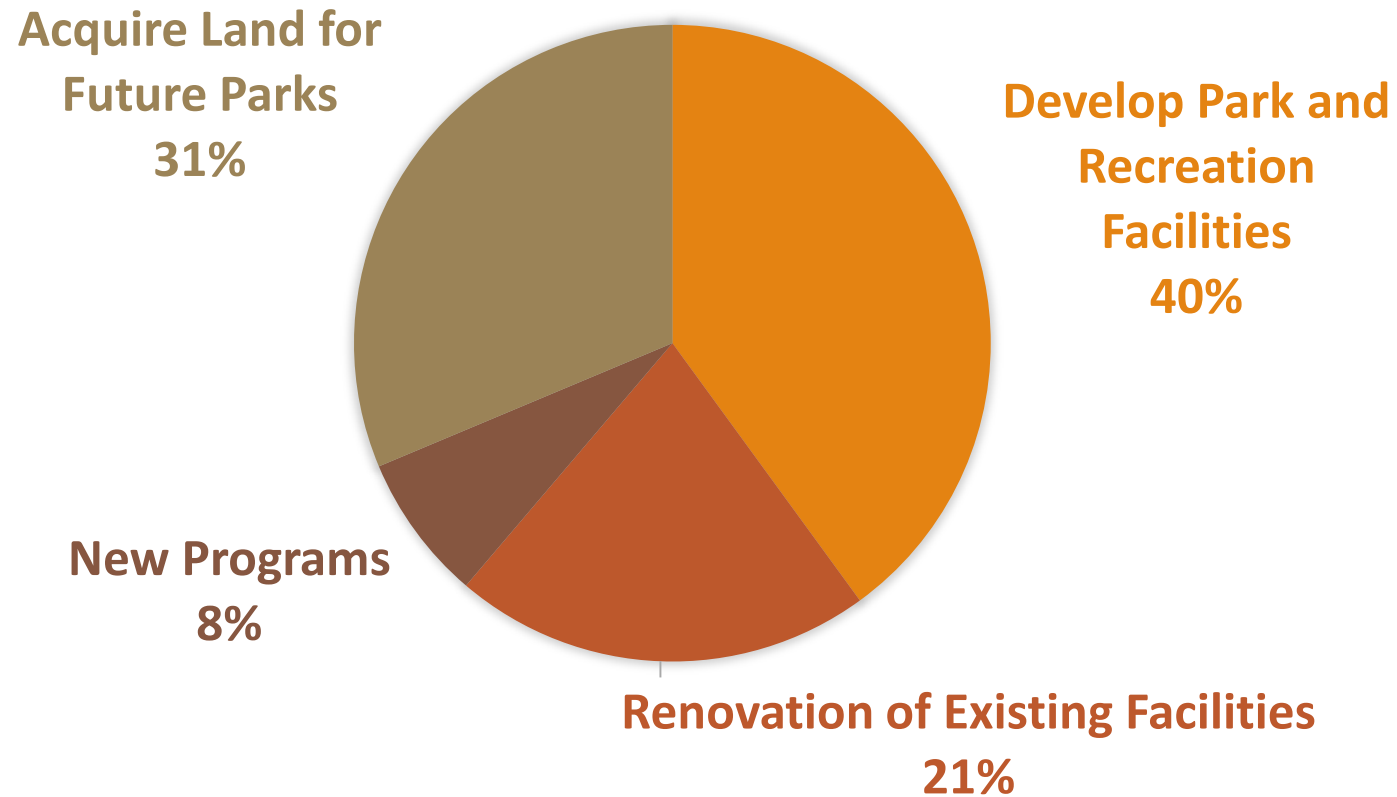
- 947 Responses
- Survey sample has 99% Confidence Level with 4.04% Margin of Error



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



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



# Priority Projects

---

1. **Northside Community Park** - development of sports fields and other improvements
2. **Miracle League fields and all abilities 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 and Northside Community 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.





## AMENITIES

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

## Conceptual Site Plan

Not to Scale

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

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



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

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

# Implementation 07

## Proposed Parks Department Capital Projects - Cost Per Property Valuation

|          |   | Project Cost Estimate<br>(avg. low-high) |             |                    |                             | Annual Cost per Valuation |           |           |           |
|----------|---|--|-------------|--------------------|-----------------------------|---------------------------|-----------|-----------|-----------|
| Priority | Capital Project   | low                                      | high        | Annual Debt<br>Svc | I&S Rate per<br>\$100 Value | \$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

June 1, 2017

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

LEGEND:



complete



not started



on-going



in progress

Questions?

