

Park Development

QUARTERLY UPDATE

MARCH 9, 2021



PARKS STRATEGIC MASTER PLAN

Provides
recommendations
and priorities for
park land needs



AT A GLANCE

**550
ACRES**

TOTAL PARKLAND
(INCLUDES GOLF COURSE)

**6
TYPES**

OF PARKS, RECREATION,
OPEN SPACE FACILITIES

**4.69
ACRES**

PARKLAND PER 1,000
RESIDENTS (2017)

**10.10
ACRES**

PARKLAND PER 1,000
RESIDENTS ACRES
RECOMMENDED (2027)

**649
ACRES**

NEEDED TO KEEP UP
WITH GROWTH

STRATEGIC PLAN IDENTIFIED NEEDS BASED ON BMPs

Using national standards, existing levels of service and the needs identified from the community and staff.

Provides a metric to help the City achieve a recommended levels of service per park type.

*Pre-sports complex

Park Type	2017 Inventory	Service Levels						2017 Standards			2027 Standards		
	Total Inventory	Current Service Level based upon ETJ population (91,611)			Recommended Service Levels; Revised for Local Service Area			Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed		Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed	
Pocket Parks	0.70	0.01	acres per	1,000	0.10	acres per	1,000	Need Exists	8	Acre(s)	Need Exists	10	Acre(s)
Neighborhood Parks	24.93	0.27	acres per	1,000	2.00	acres per	1,000	Need Exists	158	Acre(s)	Need Exists	189	Acre(s)
Community Parks	110.80	1.21	acres per	1,000	2.50	acres per	1,000	Need Exists	118	Acre(s)	Need Exists	156	Acre(s)
Regional Parks	130.00	1.42	acres per	1,000	2.00	acres per	1,000	Need Exists	53	Acre(s)	Need Exists	84	Acre(s)
Sports Complex	64.40	0.70	acres per	1,000	2.00	acres per	1,000	Need Exists	119	Acre(s)	Need Exists	149	Acre(s)
Speciality Use Areas (including Cemeteries)	43.90	0.48	acres per	1,000	0.50	acres per	1,000	Need Exists	2	Acre(s)	Need Exists	9	Acre(s)
Greenbelt and Conservation Parks	54.52	0.60	acres per	1,000	1.00	acres per	1,000	Need Exists	37	Acre(s)	Need Exists	52	Acre(s)
Total Park Acres	429.25	4.69	acres per	1,000	10.10	acres per	1,000	Need Exists	496	Acre(s)	Need Exists	649	Acre(s)
OUTDOOR AMENITIES													
Diamond, Baseball (Teen/Adult)	1.00	1.00	field per	91,611	1.00	field per	15,000	Need Exists	5	Field	Need Exists	6	Field
Diamond, Girls Fast Pitch Softball	5.00	1.00	field per	18,322	1.00	field per	10,000	Need Exists	4	Field	Need Exists	6	Field
Diamond, Little League	2.00	1.00	field per	45,806	1.00	field per	8,000	Need Exists	9	Field	Need Exists	11	Field
Diamond, Softball (Adult)	2.00	1.00	field per	45,806	1.00	field per	20,000	Need Exists	3	Field	Need Exists	3	Field
Rectangle Fields (Soccer)	3.00	1.00	field per	30,537	1.00	field per	7,000	Need Exists	10	Field	Need Exists	12	Field
Rectangle Fields (Football/Lacrosse/Rugby)	2.00	1.00	field per	45,806	1.00	field per	25,000	Need Exists	2	Field	Need Exists	2	Field
Golf Course (18 hole)	1.00	1.00	course per	91,611	1.00	course per	100,000	Meets Standard	-	Course	Need Exists	0	Course
Disc Golf Course (18 hole)	0.50	1.00	course per	183,222	1.00	course per	100,000	Need Exists	0	Course	Need Exists	1	Course
Playground	12.00	1.00	site per	7,634	1.00	site per	5,000	Need Exists	6	Site	Need Exists	9	Site
Dog Park	1.00	1.00	site per	91,611	1.00	site per	50,000	Need Exists	1	Site	Need Exists	1	Site
Tennis Court	12.00	1.00	court per	7,634	1.00	court per	7,500	Need Exists	0	Court	Need Exists	2	Court
Basketball Court	7.00	1.00	court per	13,087	1.00	court per	10,000	Need Exists	2	Court	Need Exists	4	Court
Sand Volleyball Court	3.00	1.00	court per	30,537	1.00	court per	30,000	Need Exists	0	Court	Need Exists	1	Court
Reservable Picnic Shelters	37.00	1.00	site per	2,476	1.00	site per	2,500	Meets Standard	-	Site	Need Exists	6	Site
Outdoor Pools	2.00	1.00	pool per	45,806	1.00	pool per	50,000	Meets Standard	-	Pool	Need Exists	0	Pool
Skate Park	1.00	1.00	site per	91,611	1.00	site per	50,000	Need Exists	1	Site	Need Exists	1	Site
INDOOR RECREATION CENTER													
Recreation Center (Square Feet)*	94290	1.03	SF per	person	1	SF per	Person	Meets Standard	-	Square Feet	Need Exists	12,460	Square Feet

* Includes New Rec Center opening in 2018

STRATEGIC PRIORITIES

**Recommended
Priority**



Asset	Project Type	Brief Description	Estimated Total Project Cost
Callen's Castle	New	All Accessible Playground Development	\$4,000,000
Dry Comal Trail	New	Dry Comal Trail Extension	\$1,500,000
Guadalupe River Parks	New	Master Plan Implementation	\$4,800,000
Kerlick Avenue Park	New	Master Plan Implementation	\$250,000
Land Acquisition	New	Community Parks - 152 acres	\$5,300,000
Land Acquisition	New	Neighborhood Parks - 189 acres	\$6,600,000
Landa Park	Major Upgrade	Master Plan Implementation	\$14,363,250
Market Plaza	Major Upgrade	Master Plan Implementation	\$200,000
Mission Hill	New	Master Plan Implementation	\$3,000,000
River Trail	New	River Trail - Cypress Bend to Fairgrounds	\$900,000
Sports Complex	New	Sports Fields Complex Construction	\$25,000,000
Trail	Master Plan	Trail Master Plan	\$250,000
TOTAL			\$66,163,250

TOOLBOX

- Acquisition by the City
- Generous donors
- Park land dedication ordinance
 - Public park land dedication and development agreements can help reach the 649-acre recommendation

PARK LAND ORDINANCE

In May 2018, the City of New Braunfels modernized its Park Land Ordinance and adopted new procedures and fees.

Under the 2018 Park Land Ordinance the fee in-lieu of park land was set at \$208 per dwelling unit.

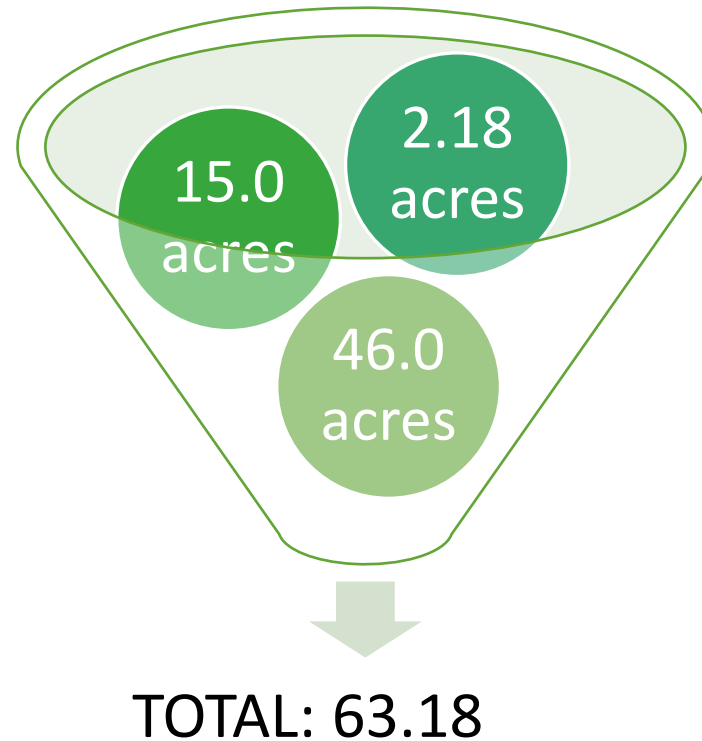
The park development was set at \$2,038 per dwelling unit

Based on new population numbers (2020) and park land dedication fees will need to adjusted.

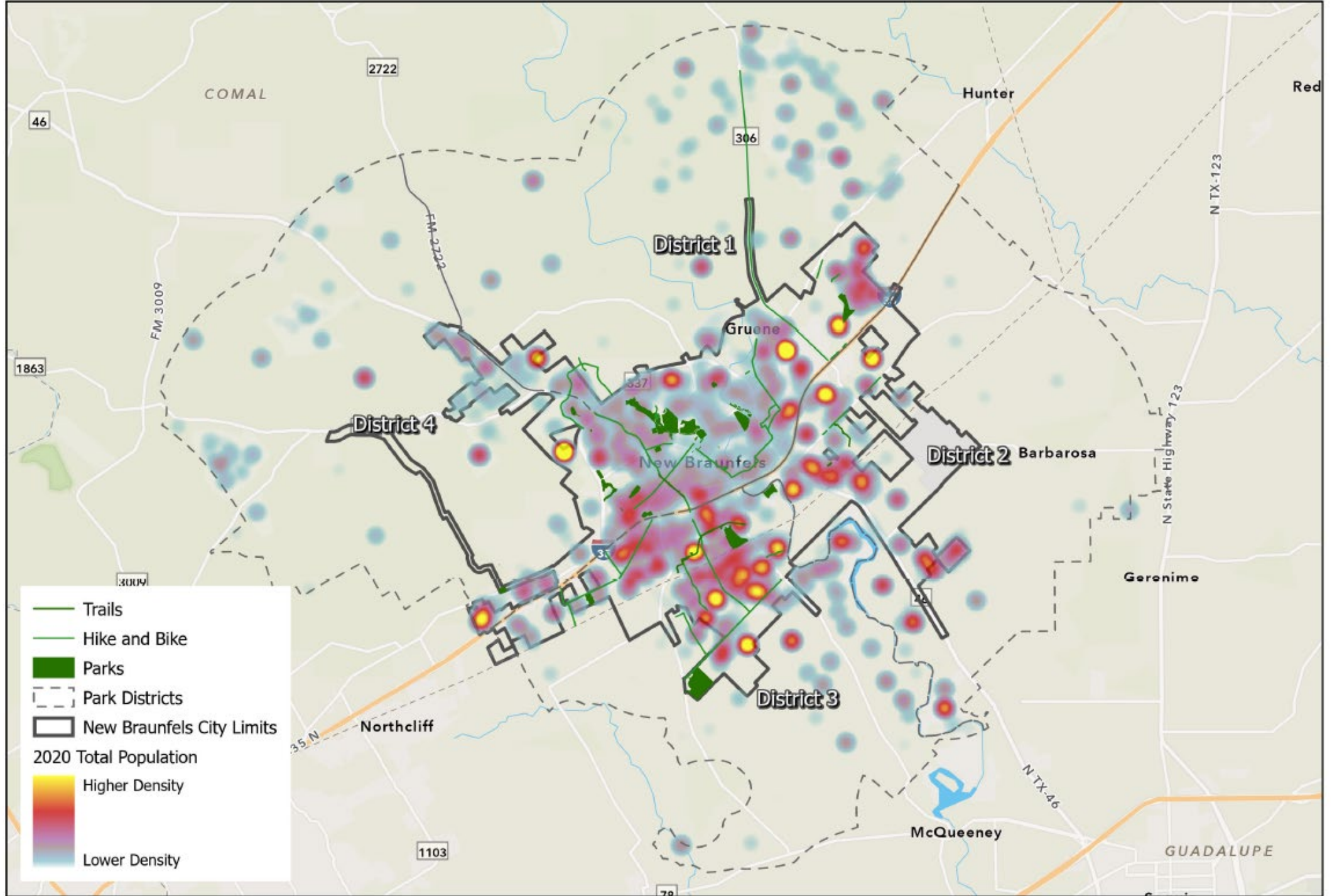
This adjustment may occur as a part of the LDO update.

Population	Neigh/Comm Park LOS	Residents per Acre
123,021	254.13	484
Land Requirement		
Acre per Residents	Residents Per Household	DU per Acre
484	2.84	170
Fee in Lieu of Land		
Cost of Acre	DU per Acre	Fee per DU
\$ 35,000	170	\$ 205
Park Development Fee		
Development Cost per Acre	DU per Acre	Fee
\$ 342,500	170	\$ 2,009

Total Park Land Dedicated in FY 2022



GOAL FOR FY 2023: Identify land for donation and acquisition in high growth areas





Questions
