

# 17-771 - 2018 Park Dedication Manual



City of New Braunfels Parks & Recreation  
Department  
3/1/2018

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# EXECUTIVE SUMMARY

Just as utilities, trash collection and public safety are all public services essential to a thriving community, parks are critical to establishing and maintaining the quality of life in New Braunfels, encouraging healthy lifestyles, and contributing to the economic and environmental well-being of our community. Every two years, the City of New Braunfels conducts a community-wide citizen survey to gauge our residents' opinions about public service and their local government. In 2017, we learned that:

- ✓ 90% of respondents visited a local park in 2016.
- ✓ 62% of all respondents felt outdoor recreation opportunities were very important to their quality of life.
- ✓ 93% of all respondents rank our City parks as good to excellent.
- ✓ 88% of all respondents rank the New Braunfels natural environment as very good to excellent.
- ✓ 80% of all respondents rank recreational opportunities as very good to excellent.

Clearly, we know that parks and outdoor recreational opportunities are important to our community. But as the city grows, so does the pressure on the city's parks. If we do not continually improve or expand our existing parks, and find opportunities to create new ones, then the same number of parks must serve more and more people.

But why do parks and outdoor recreation matter? Why should residents, businesses and the development community care?

- Parks improve the local tax base and increase property values. Research has proven that private property values increase the closer such land is located to a public park. This increase in private property value due to the proximity to parks increases property tax revenues and improves local economies.
- Parks and protected public lands are proven to improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, produce habitat for wildlife, and provide a place for children and families to connect with nature and recreate outdoors together.
- Parks are a tangible reflection of the quality of life in a community. They provide identity for citizens and are a major factor in the perception of quality of life in a given community. Parks and recreation services are often cited as one of the most important factors in surveys of how livable communities are.
- Parks provide gathering places for families and social groups, as well as for individuals of all ages and economic status, regardless of their ability to pay for access.

Having a strong parkland dedication and development ordinance is important to enable the City to collect land or cash in lieu of land for future parks to support increases in population. Having a strong ordinance allows the New Braunfels City Council to decide where the money is spent, leading to equitable distribution and filling in gaps where parks do not currently exist. And finally, a strong ordinance continues to invest in the health and well-being of our community.

## BACKGROUND

Park land dedication ordinances have a long legal history in the U.S. and in Texas. They were created by municipalities as a means to acquire land and funding for parks in newly developed areas of a community. The intent of a park land ordinance is to ensure that as land is subdivided for residential development, the impact new residents will have on the operations and maintenance of the City's existing park system is fiscally recognized. The ordinance requirements are a condition of residential development and are assessed through the platting process.

Park land dedication ordinances require a formula for the park land requirement and park development fee calculations. These formulas consider current population, current levels of service, and the current cost of land and construction. These values help to establish the three elements of a park land dedication ordinance: 1.) the land requirement, 2.) the fee-in-lieu of land dedication, and 3.) the park development fee.

The City of New Braunfels first Park Land Dedication and Development Ordinance was passed in 2006. Since that time, population, land values, and other costs associated with park development have increased; therefore, it is incumbent on the City to periodically review the ordinance for currency.

## ORDINANCE OVERVIEW

First, the new Ordinance amends the way the City accounts for new growth and its impact on the park system. The Ordinance calculations are based off the current (2017) population estimates, market value of land and construction costs. This type of formula allows the requirements and fees to reflect the current rates with the status of the market at the time of development.

Fees in-lieu-of land dedication and park development fees are one tool the City uses to acquire and develop new park land. This new Ordinance will help to fiscally sustain the City's need to acquire and develop new parks as population increases. The revenues from the ordinance will be placed in a park development fund based on four established park districts. The revenues will be used for land acquisition and park development and construction. The Parks & Recreation Strategic Master Plan will guide the identification of service levels needed for park land acquisition and construction.

Through a credit, the new Ordinance recognizes the value and contribution of a development that chooses to invest in its own private park. The credit, not to exceed a maximum 50%, is applicable to the fee in-lieu-of land requirement. Additionally, the new ordinance will eliminate certain conditions, such as the four out of nine local park requirements and the two (2) acre park requirement. It will provide more predictable and reliable standards and allow for more fiscal surety options including bond and letter of credit.

## CONCLUSION

The City's parks, rivers and open space are central to the high quality of life and environment for those who live, work, and play in New Braunfels. Furthermore, the City's park system adds to the overall economy and attraction for new development. Thus, the park system should grow through planned investments that ensures that as the city grows the park system meets the needs for new residents that does not place an undue burden on its current residents. Park land requirements and fees are one mechanism to provide fiscal sustainability for the new growth. The new park land dedication and

development ordinance achieves this and ensures that the regular review is provided to continue to successfully plan for future parks as the community grows.

Finally, the City is interested in collaborating with the development community to identify parcels of land that are suitable for park development. Pre-development meetings are a good place to discuss with City staff the location for public park through land dedication. Please do not hesitate to contact the Park Development Manager to discuss opportunities.

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## **DEFINITIONS**

**Community/Neighborhood Parks.** Parks providing for a variety of outdoor recreational opportunities and are city-owned serving neighborhoods in the City of New Braunfels.

**Community Parks.** Generally, between 10 to 50 acres and are located within one-mile to three-mile of the majority of the residences to be served.

**Dwelling Unit.** A building structure used as a home, residence or sleeping place by one or more persons.

**Extraterritorial Jurisdiction (ETJ).** A 3.5 mile radius around the city limits where services can be provided.

**Neighborhood Parks.** Generally, between five (5) to 10 acres and are located within half-mile to one-mile from a majority of the residences to be served.

**Park land Level of Service Standard (LOS).** A tally of current park acres and facilities serving residents.

**Population.** Include the estimated population of the city within the city limits and the extraterritorial jurisdiction.

**Private Park.** Owned, managed, and maintained by a property or home owners association.

**Public Park.** Owned, managed, and maintained by the City of New Braunfels.

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# ORDINANCE OVERVIEW

## **APPLICABILITY**

The Parkland Dedication and Development Ordinance applies to all new residential subdivisions within the city limits and the ETJ. The following subdivision development must comply with ordinance requirements for both neighborhood/community parks and regional parks:

- Single-family dwelling units (2-family, townhomes)
- Multi-family dwelling units (apartment, condominiums)

If a development master plan was approved prior to \_\_\_\_\_ it must comply with the 2006 Park Development Ordinance or verify it was approved prior to 2006 for exemption status.

Subdivision developments under a planned development agreement or other development agreements must meet or exceed the requirements of the ordinance.

Non-residential commercial developments are exempt from the ordinance.

## **PARK LAND DEDICATION & FEE IN-LIEU-OF LAND METHODOLOGY**

The Ordinance requires residential land development to dedicate land for public community/neighborhood and regional parks. In order to accurately determine the park land dedication requirements and the appropriate fees, three basic values are established:

1. Population
2. Park land level of service (LOS)
3. Cost of park development/construction

The 2016 population estimates from the U.S. Census is 91,611 or 2.85 residents per household (HH). The population is based on residents within the city limits and the ETJ. The population of the ETJ is included because the City's platting ordinance applies to the ETJ.

Total park land in the City is 433.25 acres (including cemeteries.) The park land ordinance focuses on community/neighborhood and regional parks. Total acreage for community/neighborhood parks is 190.95 acres (current LOS.) Total acreage for regional parks is 130 acres (current LOS.) Legally tenable park land dedication and fees cannot be more than the current level of service. In other words, park land *goals* cannot be used to establish the dedication requirements or fees. The pre-determined values provide an accurate requirement for park land dedication and fee in-lieu-of- land using the following calculations.

1. Calculate the residents per park acres by dividing the population by the LOS

$$\begin{array}{l} \text{Total} \\ \text{Population} \\ 91,611 \end{array} \div \begin{array}{l} \text{LOS} \\ 190.95 \\ \text{acres} \end{array} = 480 \text{ total residents per Community/Neighborhood park acre}$$

2. Divide the residents per park acre by average household (HH) to get dwelling units per acre of park land.

$$\begin{array}{l} \text{Residents per} \\ \text{acre} \\ 480 \end{array} \div \begin{array}{l} \text{Residents per} \\ \text{HH} \\ 2.85 \end{array} = \boxed{168 \text{ DU per Community/Neighborhood park acre}}$$

The same steps are followed for the Regional Parks.

1. Calculate the residents per park acres by dividing the population by the LOS

$$\begin{array}{l} \text{Total Population} \\ 91,611 \end{array} \div \begin{array}{l} \text{LOS} \\ 130 \text{ acres} \end{array} = 705 \text{ total residents per regional park acre}$$

2. Divide the residents per park acre by average HH to get dwelling units per acre of regional park land.

$$\begin{array}{l} \text{Residents per} \\ \text{acre} \\ 705 \end{array} \div \begin{array}{l} \text{Residents per} \\ \text{HH} \\ 2.85 \end{array} = \boxed{247 \text{ DU per regional park acre}}$$

The new Ordinance requires one (1) acre of park land for every 168 dwelling units built in order to maintain the City's current level of service for neighborhood/community parks. For regional parks, one (1) acre of park land for every 247 dwelling units built is required in order to maintain the City's current level of service for regional parks.

In-lieu-of dedicating public park land for a neighborhood/community and regional parks, developers may pay a fee in-lieu-of land dedication, based on the cost per acre of \$35,000 and the dwelling unit per acre. The cost of land per acre is \$35,000 which is based on a 2015 real estate assessment of city-wide land sales.

$$\begin{array}{l} \text{Cost per acre} \\ \$35,000 \end{array} \div 168 \text{ DU/acre} = \boxed{\text{Fee in lieu of parkland dedication} \\ \$208 \text{ per DU for community/} \\ \text{neighborhood parks.}}$$

$$\begin{array}{l} \text{Cost per acre} \\ \$35,000 \end{array} \div 247 \text{ DU/acre} = \boxed{\text{Fee in lieu of parkland dedication} \\ \$142 \text{ per DU for regional parks.}}$$

## **PARK DEVELOPMENT FEE METHODOLOGY**

The ordinance is intended to establish a sustainable fiscal mechanism to support public park improvements in new community/neighborhood and regional parks as well as additional amenities to existing community/neighborhood and regional parks. The park development fees are based on the construction costs per acre and the number of dwelling units per acre.

Any park developed publicly or privately will vary in costs depending on size, amenities and the land type. For the purposes of this Ordinance, estimated construction costs were utilized. Staff evaluated existing parks and recent park construction costs to determine typical costs for City park projects to determine the cost per acre. The cost to construct a neighborhood (2-5 acres) or community park (10-15 acres) five (5) acre park was \$1,609,083 and \$5,138,589, respectively. The development cost per acre was used for both neighborhood/community and regional parks. The cost per acre is a moderate estimate using the higher construction cost of \$5,138,589 and the higher park acreage of 15 acres. These estimates do not include the cost of land.

Development Cost per acre \$342,500	÷	DU per park acre 168	=	<b>Park Development Fee \$2,038 per DU</b>
Development Cost per acre \$342,500	÷	DU per park acre 247	=	<b>Park Development Fee \$1,387 per DU</b>

## **ORDINANCE PROCEDURES & COMPLIANCE**

The following provides a description of the process for complying with the new Ordinance in order to meet the City's goals of preserving the existing park land LOS and accurately assess fees from new development to support development of parkland and/or future land acquisition. Below are various options for compliance.

With the submission of a development master plan or preliminary/final plat, the developer or its representative, must submit the following:

- Park Land Dedication Worksheet
- Letter of intent that details how the development will comply with the ordinance
- Any plats must include the park location, park acreage and park type (public/private and neighborhood/community and/or regional) and the appropriate plat note.

Fees for in-lieu-of land and park development are due at the time of recordation and may be submitted in the form of a cash deposit. If public park improvements will be constructed in-lieu of park development, fees may be submitted in the form of a cash deposit, bond or letter of credit upon approval of the Parks and Recreation Director and the City Attorney.



## **PARK LAND DEDICATION**

### **1. Pay a Fee In-Lieu-of Park Land Dedication**

A developer that does not have a minimum of five (5) acres of land to dedicate for public park land and does not intend to set-aside land for private park space must pay a fee in-lieu-of land and a park development fee. This is the simplest way to comply with the ordinance and is typically the best option for developments of 168 dwelling units or less. The City considers an acre of parkland inadequate to provide a quality community/neighborhood park. In accordance with the ordinance, fees assessed would be used in the park district of a subdivision with less than 168 units. Park development fees are assessed at the full rate for community/neighborhood and regional parks.

### **2. Dedicate Five (5) Acres, or the required acreage, for Public Park Land**

All development has the option to meet this park land requirement through the dedication of public park land. Contact the City's Park Development Manager to discuss the land dedication requirements. Allow City Parks Department staff to visit the site to evaluate the property. Submit any environmental reports or assessments to park staff. Provide certain minimum utilities including a minimum water supply and sewer stub, appropriate for the size of the park. Land is dedicated to the City in fee simple by filed deed:

- a. Prior to the issuance of any site development building permits for multi-family development,
- b. Prior to recordation of the final plat for a single family, duplex, or townhouse development, or
- c. For a phased development, the entire park shall be platted concurrently with the plat of the first phase of the development.

All fees for park development are set at the regular rate are due at the time of recordation and may be submitted in the form of a cash deposit.

### **3. Construct Public Park Improvements**

If a developer is constructing public park improvements in-lieu of a park, development fees may be submitted in the form of a cash deposit, bond or letter of credit upon approval of the Parks and Recreation Director and the City Attorney. The following guidelines and requirements shall be used in designing parks and adjacent development.

1. Any land dedicated to the City under this Article must be suitable for park and recreation uses. The dedication shall be free and clear of any and all liens and encumbrances that interfere with its use for park purposes. The Director of Parks and Recreation or his/her designee shall determine whether any encumbrances interfere with park use. Minerals may be reserved from the conveyance provided that there is a complete waiver of the surface use by all mineral owners and lessees. A current title report must be provided with the land dedication.

Grantor shall not conduct any drilling, mining, exploration for or development of oil, gas, and other minerals on the surface of the park, or in any such way as to interfere with City's use thereof, but the Mineral Estate Owner, heirs, administrators, executors, successors and assigns may extract oil, gas, water or other minerals from and under the park by directional drilling or other means which do not interfere with or disturb City's use of the surface estate interest in the park.

The property owner shall pay all taxes or assessments owed on the property up to the date of acceptance of the dedication by the City. A tax certificate from the Comal County Tax Assessor shall be submitted with the dedication or plat.

2. The City Council and the Parks and Recreation Department generally consider that development of an area less than five (5) acres for neighborhood/community park purposes may be inefficient for public maintenance. Therefore, no fewer than five acres will be accepted.
3. Consideration will be given to land that is in the floodplain or may be considered "floodable" even though not in a federally regulated floodplain as long as, due to its elevation, it is suitable for park improvements. Sites should not be severely sloping or have unusual topography which would render the land unusable for recreational activities.
4. At the discretion of the City, land in floodplains may be considered as part of a dedication requirement on a three for one basis. That is, three acres of floodplain will be equal to one acre of park land or not more than 50% shall be allowed in a floodplain.
5. Where feasible, park sites should be located adjacent to schools in order to encourage shared facilities and joint development of new sites.
6. Neighborhood/community park sites should be adjacent to residential areas in a manner that serves the greatest number of users and should be located to minimize users having to cross arterial roadways to access them.
7. Where appropriate, sites with existing trees or other scenic elements are preferred and the may be reviewed by the City's Urban Forester to make recommendations.
8. Detention/retention areas may not be used to meet dedication requirements but may be accepted in addition to the required dedication. If accepted as part of the park, the detention/retention area design must meet specific specifications in the City's Drainage Manual.
9. Where park sites are adjacent to schools or existing or proposed subdivisions, access ways may be required to facilitate public access to parks.

10. It is desirable that twenty-five percent (25%) of the perimeter of a park abut a public street.

11. The site should not be encumbered by overhead utility lines or easements of any type which might limit the opportunity for park and recreation development.

12. Rare, unique, endangered, historic or other significant natural areas will be given a high priority for dedication pursuant to this article. Areas that provide an opportunity for linkages between parks or that preserve the natural character of the surrounding environment may be required by the city to be included in the park land dedication.

#### **4. Private Park Credit for Fees In-Lieu-Of Park Land Dedication**

Private park land credit is eligible for up to 50% reimbursement of the fee in-lieu-of land requirement based on the requirements established in Sec. 118-69 of the City Code. Fees in-lieu-of park land and park development are due at the time of recordation and are considered fiscal surety to the city for the development of a private park.

Residential subdivisions with less than 168 dwelling units do not qualify for this credit because they do not generate a park land requirement of an acre. The Parks and Recreation Department considers an acre of parkland inadequate to provide a community/neighborhood and regional parks.

During pre-development, discuss with the parks staff the location and requirements for a private park. If the land/location is suitable and meets the acreage requirements, a letter of intention is required to begin this process and should be submitted no later than the initial plat submission. The letter should include the park land worksheet, description of the location (types of vegetation or landmarks), the total acreage (floodplain/non-floodplain) and proposed improvements. Upon receiving this letter of intention, the City will respond to discuss the process.

Private parkland credit requires a minimum of one (1) acre of developable park land per 168 dwelling units, not including floodway or floodplain unless approved by the Parks and Recreation Director. Setbacks, court areas, yards, and other open space areas required by zoning do not qualify in the parkland acreage. Before credit and reimbursement of fees, the City must make written findings that certain conditions are met. Below lists the requirements and conditions:

- A minimum of one (1) acre of park land per 168 dwelling units
- Must not exceed a 20% grade on more than 50% of the land
- 25% of the park abut a public street
- Sites encumbered by hazardous or municipal waste
- Adjacent to a school and/or residential areas serving the most people as possible
- Sites with tree and other scenic elements

- Sites with rare, unique, historic or endangered other significant natural areas
- Not encumbered by overhead utilities or other obstructions to limit park improvements
- Floodway or floodplain may be accepted if, due to its elevation, is suitable for park improvements
- That the private ownership and maintenance of the park is adequately provided for by recorded agreement, covenants or restrictions.
- That the use of the park is restricted for park and recreation purposes by recorded covenant, which runs with the land in favor of future owners of the property and which cannot be defeated or eliminated without the written consent of the city or its successors.
- That the proposed private park is reasonably adaptable for use for park and recreational purposes, taking into consideration such factors as size, shape, topography, geology, access and location.

**PARK IMPROVEMENTS PERMITTED**

This is a list of park improvements eligible for public and private park development.

<b>Park Improvements</b>	<b>Acceptable</b>	<b>Alternatives</b>	<b>Unacceptable</b>
Playscape/Playground	X		
Tennis court	X		
Basketball court	X		
Volleyball court	X		
Racquetball court	X		
Pickle Ball court	X		
Amphitheater	X		
Bocce Court	X		
Disc Golf	X		
Trails not in Hike & Bike Trails Master Plan	X		
Skate spot	X		
Shade structures	X		
Swings	X		
Water play feature	X		
Dog park	X		
Community garden		X	
Educational signage with open space		X	
Interactive public art		X	
Swimming pool (cannot exceed 50% of the total park costs)		X	
Regulation soccer, football field with irrigation	X		
Restrooms		X	
Trails identified on Hike & Bike Trails Master Plan		X	
Shrubs, sod, and any re-vegetation	X		
Clubhouse or mailboxes			X
Subdivision signage			X
Administrative or engineering cost			X
Public improvement required in the subdivision process (i.e, sidewalks, drainage, streets, utilities)			X
Parking lot			X

## **PARK DEVELOPMENT STANDARDS**

All improvements and equipment shall be in accordance with Parkland Dedication and Development Ordinance Manual & Guidelines – Park & Facility Equipment Standards.

Required Improvement	Approx. Cost	Minimum Standard
Grading & Drainage	\$50,000	Site improvements necessary to ensure that the park drains appropriately and is free from standing water. Minimum of .5% grade on any open spaces. No slope of any turf or landscape area shall exceed 3:1.
Playground	Varies	Commercial grade, IPEMA certified, and conforms to ASTM F187. Fall surface IPEMA certified and conform to ASTM F1292. If park will ultimately be transferred to the City of New Braunfels, the equipment must meet the following park and facility standards: <ul style="list-style-type: none"> <li>1- A minimum Limited Warranty of 15 years for metal members and plastics.</li> <li>2- All metal members must be powder-coated steel with five (5) inch diameter posts.</li> <li>3- Playground border must be permanent material consisting concrete or natural stone.</li> <li>4- Fall surface must be engineered wood fiber, synthetic turf, pour-in-place rubber or a combination of these.</li> </ul>
Playground Shade Structure	\$20,000	Soft or hard shades must cover at least 75% of the playground fall surface area. Limited 20-year non-prorated warranty on call commercial shade fabric and Teflon stitching against cracks, tears, material breakdown or significant fading as direct result of UV exposure. Limited 1-year warrant on all moving parts, surface coat finish, or any other product or part not covered by one of the above warranties.
Site Amenities	\$15,000	Minimum of six (6) benches, four (4) picnic tables, two (2) pet waste stations using the Mutt-Mitt style bags and one (1) drinking fountain. If the park will ultimately be transferred to the city the amenities must be steel, powder coated, and have one (1) ADA table.
Shade Structure	\$30,000	Gazebo or pavilion with concrete slab and picnic tables. Shade must be minimum of 20'X20' square or 400 sqft in any other shape. Minimum of four (4) square, four-seat or two (2) rectangle two-seat picnic tables.
Walking/Multi-purpose Trail	Varies	Minimum 1/4-mile walking trail constructed of asphalt, concrete, or decomposed granite. Minimum 10 feet in width and looped so that a specific number of laps equals one (1) mile. Trails near homes should be at least 10' from residential property lines. Trails can connect to existing

		City trail system and required sidewalks. All material types must be placed on a compacted sub-grade with at least 95% density. No slopes greater than 5% and no cross slope greater than 2%. If trail will ultimately be transferred to the City of New Braunfels, the trails requires a concrete surface, five (5) feet of right-of-way on either side of the trail, and meet other requirements set-forth in Greenway Trail Standards. Must be ADA compliant.
Practice Field	\$20,000	Minimum one (1) acre set aside for practice space in the form of one (1) large open space or a combination of smaller spaces with no single space being smaller than 10,000 sq ft. Space(s) must be leveled and have a maximum slope of 2% in any direction. Total area(s) must be irrigated with an automatic underground irrigation system laid out with head-to-head spacing. The space(s) must be solid sod with a Hybrid Bermuda of an appropriate variety for sports such as Tif 419 or TifSport. Must also include at least two (2) chain-link fenced backstops placed as to allow the most flexibility for the space(s).
"Street Trees" and Shade Trees	Varies	"Street Trees" shall be planted within the first twenty feet (20') of the park site behind the right-of-way and spacing shall be one (1) tree per forty linear feet (40'). The remainder of the park shall be planted at a ratio of one (1) tree per 5,000 square feet of remaining gross park area. All trees must be irrigated. All tree irrigation zones shall be independent of any turf or planting bed zones. All trees must be shade trees selected from the City's Approved List and be a minimum of two inches (2") in caliper size at time of planting. Parks must attempt to any retained, healthy, existing hardwood tree that is surveyed.
Park Signage	\$5,000	Owners choice, but if park will ultimately be transferred to the City of New Braunfels, the monument must follow the wayfinding standards established by the City. City will provide text for Park Rules Signs.
Basketball Court	\$40,000	Minimum 1/2 size of UIL standard with at least two (2) goals. Concrete or asphalt court with alkylid surfacing and lines for baselines, free throw line(s) and the "lane". If the park will ultimately be transferred to the City of New Braunfels, the court and equipment shall meet the City's Park & Facility Standards and the following additional requirements: 1) if asphalt court, it must have a concrete perimeter beam that is at least 12" wide.
Tennis Court	\$65,000	Minimum one (1) regulation court including six (6) foot perimeter fence, net windscreens, and court

		surfacing/stripping. Fenced concrete or asphalt court with alkyd surfacing and all lines necessary for a regulation court. If the park will ultimately be transferred to the City of New Braunfels, the court and equipment must meet the following additional requirements: 1) If asphalt court, it must have a concrete perimeter beam that is at least 12" wide.
Sand Volleyball	\$15,000	Minimum one (1) regulation court including net and sand that meets specifications. Net(s) must be adjustable with metal poles that are either galvanized or powder-coated for durability. Sand must be minimum 12" deep and free from rocks and other debris.
Additional Walking/Nature Trail		Additional walking trail constructed of compacted decomposed granite, concrete or asphalt. Minimum six (6) feet in width and looped so that a specific number of laps equals one (1) mile. All material types shall be placed on a compacted subgrade with at least 95% density and pass ADA inspection.
Disc Golf Course	\$12,000	Nine (9) Hole Disc Golf Course including baskets and appropriate tee markers and rules signage. Permanently installed Commercial quality baskets.
Dog Park	\$20,000	Minimum 1/2 acre fenced area with irrigated turf. Dog Park must be leveled and have a maximum slope of 5% in any direction. Total area(s) must be irrigated with an automatic underground irrigation system laid out with head-to-head spacing. The space(s) must be solid sodded with a Hybrid Bermuda of an appropriate variety for heavy use such as Tif 419. Shall also include a four feet (4') high chain-link perimeter fence.
Fitness Equipment	\$15,000	Outdoor Fitness Equipment installed in a grouping at start or end along the walking trail. All equipment must be institutional or commercial grade and compliant with ASTM F2277 Standard Test Methods for Evaluating Design and Performance Characteristics of Selectorized Strength Equipment, ASTM F1749 Standard Specification for Fitness Equipment and Fitness Facility Safety Signage and Labels, ASTM F2216 Standard Specification for Selectorized Strength Equipment and ASTM F2276 Standard Specification for Fitness Equipment.



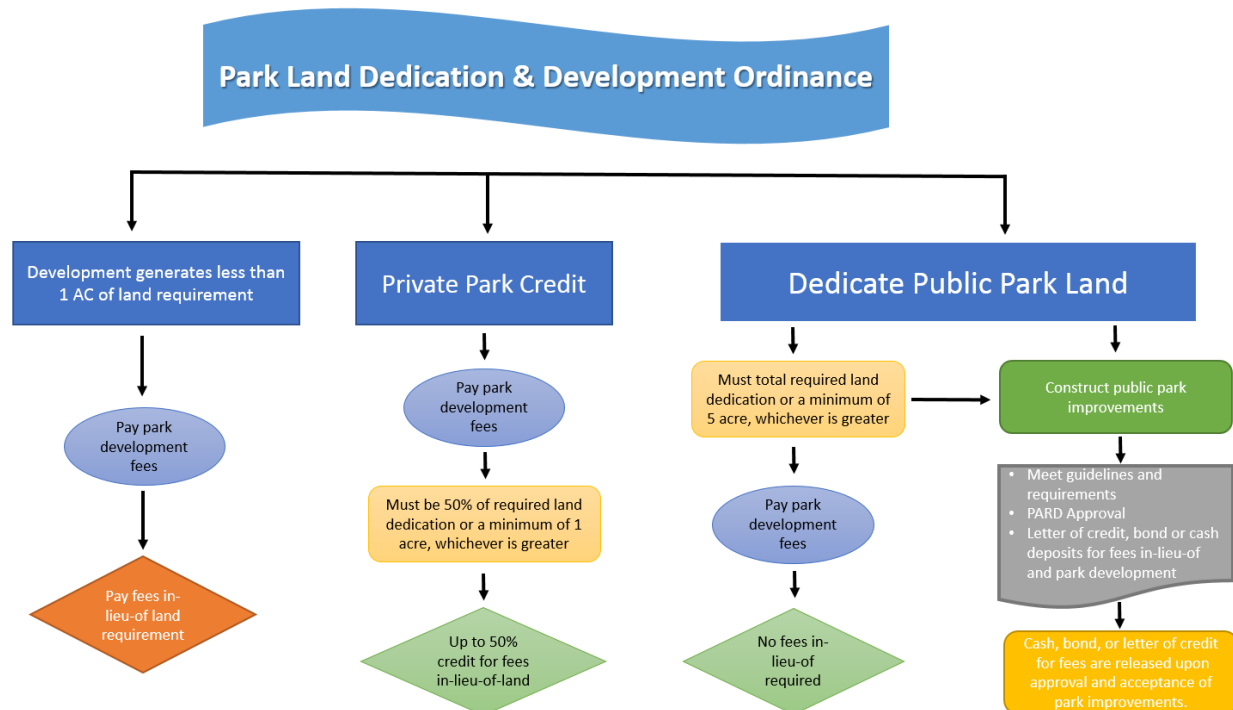
## **PARK & FACILITY EQUIPMENT STANDARDS**

The purpose of these standards is to establish the minimum level of quality, provide continuity across the City of New Braunfels Parks System and to aid in the efficiency of maintenance of the system. Substitutions must be approved by Parks & Recreation Director.

Item	Preferred Supplier	Product #	Description
Basketball Equipment	Patterson-Williams Athletic Manufacturing Company or equivalent.	#PWA-22 #PWA-39 #PWA-1525	Backboard Heavy Duty Power Coated Aluminum Backboard Extra Heavy Duty Double Rim w/ Universal Mount Plate & Super Nylon Net 6 Foot Steel Post
BBQ Grills	GameTime or equivalent.	#49 #60	GameTime #49 Family Sized Grill GameTime #60 Deluxe Waist-Hi Stove
Benches	Visions Innovative Products, Inc. Mfg. or equivalent. WEBCOAT Products	B6PERFS B6WBPERFS Pad Dimensions	6' Perforated Bench In-ground Mount Design. Surface-mount when installing on asphalt or concrete pads. Colors: Seat – Green; Frame - black 6' Perforated Bench with back, In-ground Mount Design. Surface mount when mounting on asphalt or concrete pads. Colors: Seat - green; Frame - black For concrete foundations, allow 36 inches beyond the end of the bench.
Drinking Fountains	Most Dependable Fountains or equivalent.	440 DB	Direct Bury Fountain. Color: Green Option: Pet fountain. Pad Dimensions: A clear paved area of 5' x 5' shall be provided in front of each drinking fountain. Concrete pad/approach shall be ADA accessible, linked to adjacent walk/trail & slightly sloped for drainage.
Park Entrance Signs	Various		Meets city wayfinding designs and sizes.
Irrigation	Hunter Industries		Commercial controllers, Baseline two-wire or Hunter controllers and valves. Remaining components must be Hunter. Watts 957 series backflow.
Pavilions	Various		Icon Shelter (Model, style, size and color to be determined) Roof: 24

			gauge Pre-Cut Multi Rib Metal Panels. Primed & Painted Frame. All metal supports – 3/16 wall thickness, Mounted on a minimum 4” thick reinforced concrete slab with footings.
Pet Waste Bag Dispensers	Mutt-Mitt		Dispenser: 400 bag capacity, .08 gauge aluminum, powder coated-forest green, 15.5” x 9.4” x 3.25”, locking front access panel. Baggies: Opaque brown, 13” long x 8” wide, 0.7 mill thickness, biodegradable.
Picnic Tables	Visions Innovative Products, Inc. Mfg. or equivalent. WEBCOAT Products	T6RC  T6RCHDCP  T8RC  T8RCHDCP	Ft Table w/attached seats. Colors: Table & seats - green; Frame – black. <b>Pad Dimensions:</b> For concrete foundations, allow 36 inches beyond the edges of the table. 6Ft ADA Accessible Table w/attached seats. Colors: Table & seats - green; Frame – black  8Ft. Table w/attached seats. Colors: Table & seats - Green; Frame - black. 8Ft ADA Accessible Table w/attached seats. Colors: Table & seats - green; Frame – black
Play Equipment	Various Automatically Approved Manufacturers – Playworld Systems, Landscape Structures, Burke, Little Tikes and GameTime or equivalent.		Brand, equipment model numbers & colors to be determined. Five inch (5”) minimum powder-coated steel posts. Fall Surface shall be Engineered Wood Fiber, synthetic turf, poured-in-place rubber or a combination of these.
Playground Shade	Modern Shade, LLC or equivalent.		
Natural Area Vegetation	Native American Seed or equivalent.		Native Wildflower or Prairie Mix; no thorns permitted (i.e., Yuccas Palms, Agarita, or roses)
Tennis Equipment	Various	T.E.2-7  T.E.90-1S	Super Pro 5000 Tennis Net; 42 feet long  Court Master Posts, Royale Square posts with internal wind.

Trails – Concrete			See Greenway Trail Standards.
Trash Receptacles	Superior Recreational Products WEBCOAT Products	TR32Crown	32-gallon tapered and flared ribbed steel with flattop and rain bonnet
Volleyball Equipment	West Coast Netting or equivalent.	YMCA-32  AGP -3.5	Heavy competition volleyball net – 18 ounce white vinyl, 39” H x 32’ L, 5/32” top cable, 1/8” bottom cable and 7/8” wood doweling. Netting passes through and is attached to the dowel. Heavy gauge steel volleyball system, complete with pole and movable hardware (winch, pulley, top drive cap & hooks)
Exercise Equipment	Various Automatically Approved Manufacturers – Playworld Systems, Landscape Structures, Burke, Little Tikes and GameTime or equivalent.		



Example: 256 single-family detached subdivision

NEIGHBORHOOD/COMMUNITY PARK (168 DU per 1 acre of park land)

Park Land Requirements: 1.52 acres of park land is required to sustain the current LOS for neighborhood/community Park, but this is less than five (5) acres what the city requires to accept public land dedication. The developer has several choices:

**Pay the fees in-lieu-of land and pay the park development fees.**

Fees in-lieu-of land:	\$ 53,248
<u>Development Fee:</u>	<u>\$520,960</u>
	\$574,208

**Dedicate the full 5-acre public park or and pay the park development fees**

Dedication 5 acres:	\$ 0
<u>Development Fee:</u>	<u>\$520,960</u>
	\$520,960

**Dedicate the 5 acres, develop the public park improvements and pay the park development fees**

Dedication 5 acres:	\$ 0
Development Fee:	\$520,960
<u>Public park improvements</u>	<u>\$520,960 (credit)</u>
	\$ 0

**Build a private park of at least 1.52 acres and request credit up to 50% of the fees in-lieu-of land.**

Fees in-lieu-of land:	\$ 53,248
Development Fee:	\$520,960
Private Park Credit:	<u>\$ 26,624 (credit)</u>
	\$547,584

**REGIONAL PARK (252 DU per 1 acre of park land)**

Park Land Requirements: 1.01 acres of park land is required to sustain the current LOS for regional park, but this is less than what the city requires to accept land dedication. The developer has several choices:

**Pay the fees in-lieu-of land and pay the park development fees.**

Fees in-lieu-of land:	\$ 36,352
Development Fee:	<u>\$254,560</u>
	\$390,912

**Dedicate the full 5-acre public park or and pay the park development fees**

Dedication 5 acres:	\$ 0
Development Fee:	<u>\$254,560</u>
	\$254,560

**Dedicate the 5 acres, develop the public park improvements and pay the park development fees**

Dedication 5 acres:	\$ 0
Development Fee:	\$254,650
Public park improvements	<u>\$254,560 (credit)</u>
	\$ 0

**Build a private park of at least 1.01 acres and request credit up to 50% of the fees in-lieu-of land.**

Fees in-lieu-of land:	\$ 18,176
Development Fee:	\$254,560
Private Park Credit:	<u>\$ 18,176 (credit)</u>
	\$ 272,736