

***APPENDIX C:
PARK VIEW PARK
MASTER PLAN***



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INTRO

INTRODUCTION

As a large undeveloped parcel, Park View Park has the potential of meeting parkland acreage needs for residents in the adjacent neighborhoods. In order to ensure that the surrounding community supports the park development, a master planning process was undertaken to take steps forward towards a developed neighborhood park.

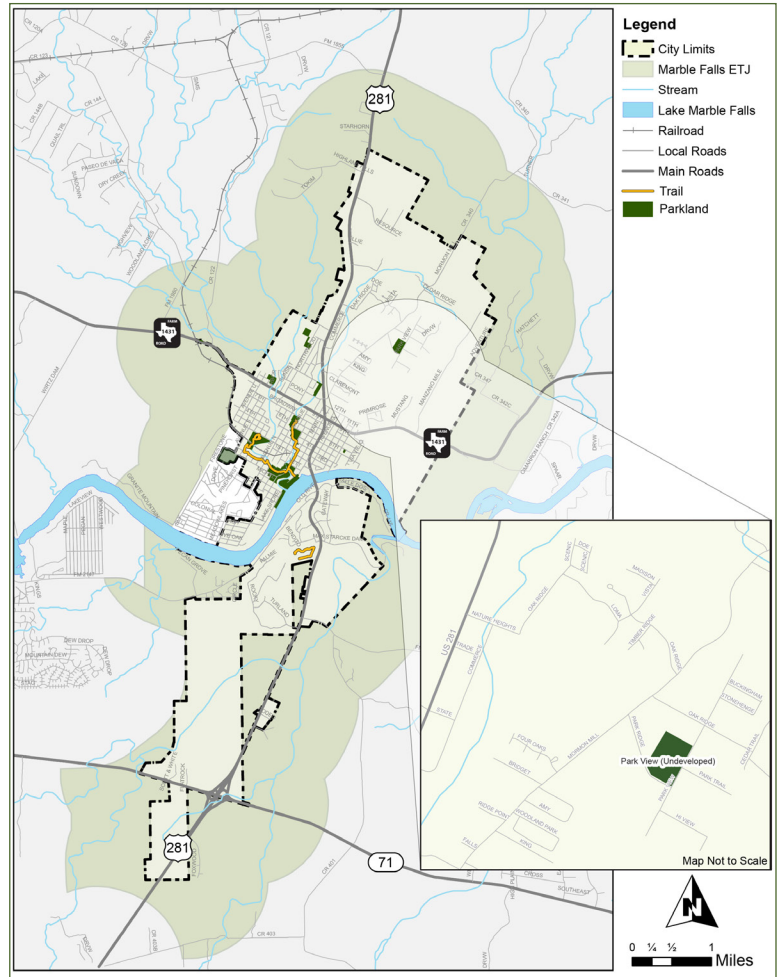
PURPOSE

Park View Park has been dedicated as City-owned parkland for a number of years. Despite previous conceptual park discussions with the surrounding community, no consensus was found and implementation of park improvements never progressed. This planning process once again identified the community and City preferences for the ultimate use of the site which resulted in the Park View Park Master Plan being supported by all parties.

PARK CONTEXT & STAKEHOLDERS

Park View Park is situated in a residential area in northeastern Marble Falls. In its current state, the City minimally maintains it through routine mowing throughout the year. As an undeveloped park, it receives less maintenance than other parks in the City. Nearby residents have expressed the desire for a passive park as well as concerns about drawing greater traffic to the area. Through numerous public engagement strategies, this Park View Park Master Plan strives to balance the desires and concerns of the surrounding residents, the greater public, City staff, and elected and appointed officials.

LOCATION MAP



DESIGN PROCESS

PARK VIEW PARK MASTER PLAN DESIGN PROCESS

The park design process starts with an inventory and analysis of the existing conditions. Through site visits, analysis of inventory data, and engagement with the public, an understanding is developed of the existing challenges and opportunities available in the park.

Following a parks tour with City staff in June of 2016, a design charrette was held in September of 2016. The charrette included the participation of 16 nearby residents and the results (see page C-6) helped to guide development of the Preliminary Master Plan.

Following the charrette process, the online public survey conducted as part of the PROSMP planning process included a question designed to gain public feedback on how the community would use this park. The majority of respondents envisioned using the park primarily for passive recreation with such elements as trails, playgrounds, and picnic facilities.

A Park View Park Preliminary Master Plan was subsequently developed and presented to City staff, the PAC, overall community (during the Open House), and elected and appointed officials for comments. Through a series of modifications, the Park View Park Master Plan was developed (see page C-7). The final plan will be described in further detail throughout this appendix.



The public provided feedback on the Park View Park Preliminary Master Plan at the public open house.

EXISTING PARK

PARK VIEW PARK



Park View Park is an 11.9-acre neighborhood park. It is the City's largest undeveloped park and is situated in the northeastern section of the City in an area completely unserved by parks. The park is surrounded by residences and is home to sensitive natural resources and a wetland ecosystem. This area is prime habitat for bird, insect, and aquatic species. As programming and development of the park was considered, impact on the adjacent residences needed to be evaluated.

PARK VIEW PARK MASTER PLAN CHARRETTE RESULTS

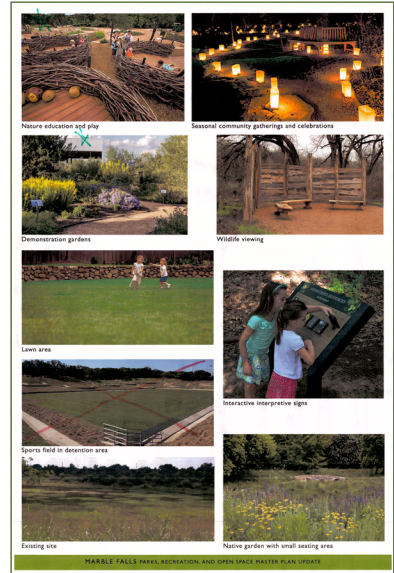
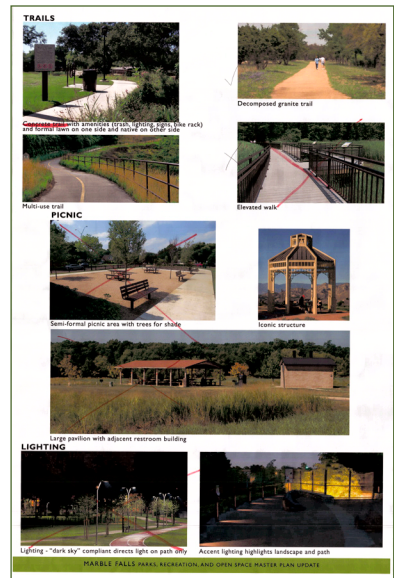
The Park View Park design charrette used an image preference approach for engaging participants to think critically about the space. The group was asked to comment and provide feedback on a series of photos related to potential park uses and amenities.

Highlights from the resident feedback are listed below.

- Low impact only, not high activity area
- No nighttime use
- No permanent water in pond
- Interested in education component – garden, interpretive signage, small natural playscape
- No lit walking trail or boardwalk desired
- Desire to make the park a family activity area with a trail, picnic area with shade, and trees.
- Potential interest in exercise stations along the trail
- Interest in small bicycle obstacles along trail
- Use neutral colors
- Do not want a restroom
- Want to keep the area as parkland

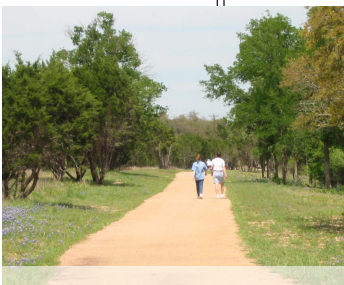
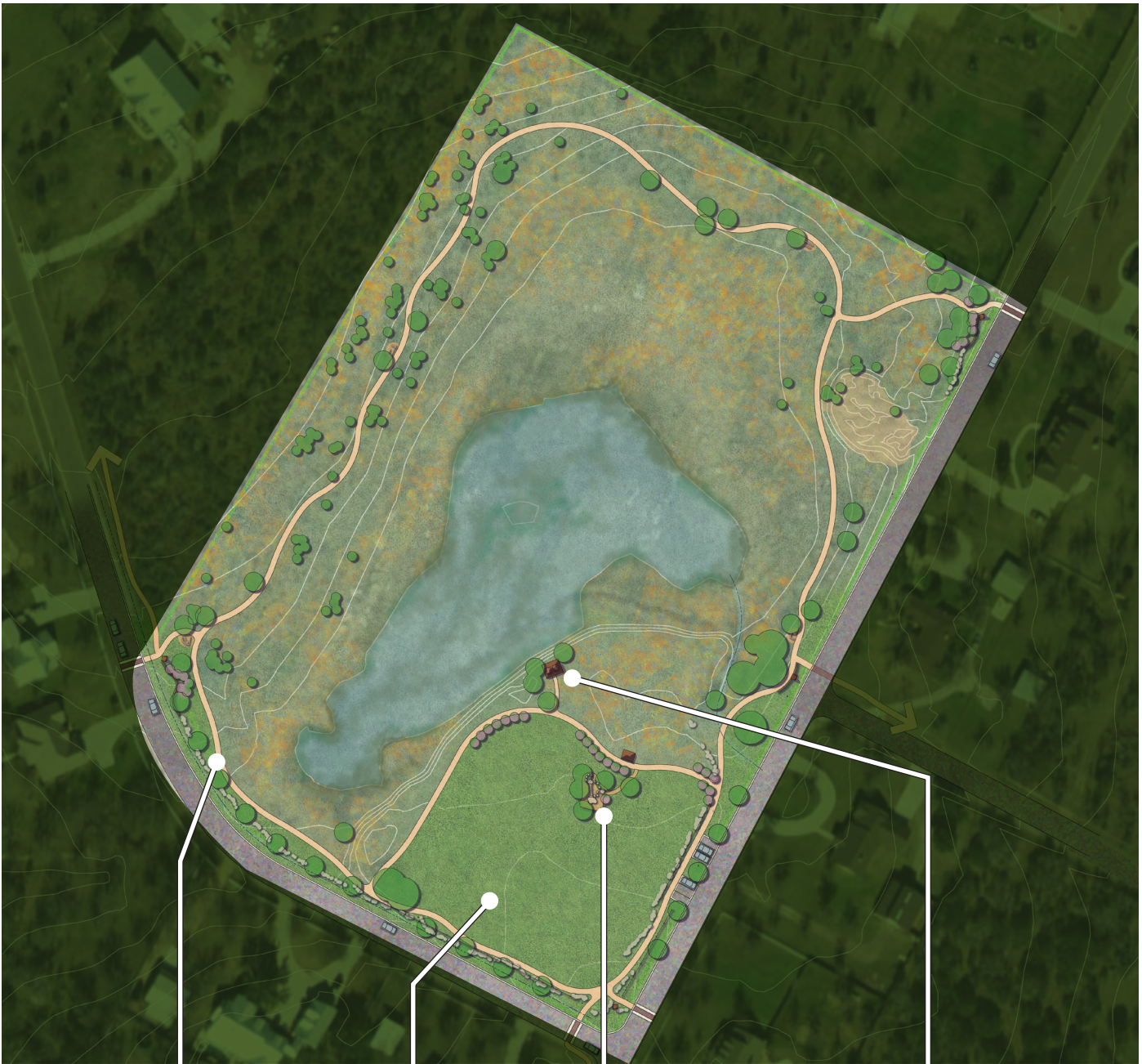


Residents helped to direct sketching of conceptual programmatic ideas for the park during the Park View Park charrette.



Park View Park visual preference boards





A decomposed granite trail would create a natural walking loop around the park.



An open lawn area can provide safe, family-friendly recreation space.



Nature play creates a unique opportunity for children to interact with the natural world around them.



Strategically placed wildlife viewing areas can allow users a closer view of the natural inhabitants of the park.

Park View Park is recommended to be developed as a passive park to provide neighborhood access to nature and family-oriented recreation. Key amenities proposed in the park include a crushed granite loop trail with shorter and longer loops; exercise stations along the trail; a small improved parking area; enhanced native vegetation; an open play lawn with nature-based playscape and perimeter fence; a small picnic pavilion and wildlife viewing walls; a small family restroom; a bike challenge course for local youth; park entrance signs; and raised crosswalks at key locations along the adjacent roads to reduce traffic speed in the vicinity of the park.

OPINION OF PROBABLE CONSTRUCTION COST

The probable costs included in this Master Plan are preliminary estimates and are subject to change based on the final design concept.

Conceptual Plan Opinion of Probable Construction Cost				January 10, 2017	
	Quantity	Units	Unit Cost	Total	
Sitework/Utilities					
1	Mobilization (10% of construction cost)	1	LS	\$ 38,266.00	\$ 38,266
2	Grading, including moving existing boulders	1	Allow	\$ 10,000.00	\$ 10,000
3	SWPPP	1	LS	\$ 12,500.00	\$ 12,500
Sitework / Utilites Subtotal				\$ 60,766	
Site Hardscape Elements					
4	Park Sign Walls includes footing, wall, and lettering	2	EA	\$5,000	\$ 10,000
5	Park boundary markers	4	EA	\$1,250	\$ 5,000
6	Seat Wall along trail	60	LF	\$75	\$ 4,500
7	Perimeter Fence, split rail cedar	470	LF	\$15	\$ 7,050
8	Raised Crosswalk	4	EA	\$ 4,250.00	\$ 17,000
9	Decomposed Granite Walk w/ concrete edge, 10' wide	3293	LF	\$ 30.00	\$ 98,790
10	Culvert	1	Allow	\$ 3,500.00	\$ 3,500
11	Ashpalt Parking with Concrete Ribbon for 6 spaces	1	Allow	\$ 8,500.00	\$ 8,500.00
12	Family Restroom, single stall	1	Allow	\$ 35,000.00	\$ 35,000
13	Pavilion, 300 square feet, includes footings, concrete floor, and shipping to site	1	Allow	\$ 30,000.00	\$ 30,000
14	Natural play area including fall surface, shiping and installation, 850 square feet	1	Allow	\$ 15,000.00	\$ 15,000
15	Exercise Equipment, 4 stations includes shipping	1	EA	\$9,500	\$ 9,500
Site Hardscape Elements Subtotal				\$ 243,840	
Site Furnishings					
16	Trash Receptacles	1	EA	\$ 850.00	\$ 850
17	Picnic Tables	2	EA	\$ 1,200.00	\$ 2,400
Site Furnishings Subtotal				\$ 3,250	
Electrical					
18	Lighting at wall signs and boundary markers	1	LS	\$ 20,000.00	\$ 20,000
Electrical Subtotal				\$ 20,000	
Landscaping					
19	Bike Challenge course, 6500 square feet	1	Allow	\$ 15,000.00	\$ 15,000
20	Bermuda 'Tif419' Sod at open play lawn	6750	SY	\$ 4.50	\$ 30,375
21	Native Grass and Wildflower Seed Mix	6	AC	\$ 195.00	\$ 1,170
22	Drainfield and Wetland fringe seed mix, 2.5 acres	1	Allow	\$ 60.00	\$ 60
23	Shade Tree (park grade)	45	EA	\$ 325.00	\$ 14,625
24	Ornamental Tree	34	EA	\$ 200.00	\$ 6,800
25	Irrigation at play lawn	60750	SF	\$ 0.60	\$ 36,450
26	Miscellaneous Irrigation Allowance (Sleeves, Valves, Wire, Meter/Backflow Preventer)	1	Allow	\$ 8,948	\$ 8,948
Landscaping Subtotal				\$ 98,428	
Subtotal				\$ 426,284	
Contingency				15%	\$ 21,314
Professional fees				10%	\$ 42,628
Grand Total				\$ 490,227	

Notes:

1. This opinion of probable construction costs is based on the consultant's familiarity with the construction industry and are provided only to assess initial construction costs; such opinions shall not be construed to provide a guarantee or warranty of the actual construction costs at the time construction bids are solicited or construction contracts negotiated.

2. Does not include permits, traffic control or other regulatory requirements; professional fees; erosion control or water quality / runoff improvements and detention; tree protection.