

CITY OF FREDERICKSBURG

2024 PARKS MASTER PLAN

SUMMARY PLAN

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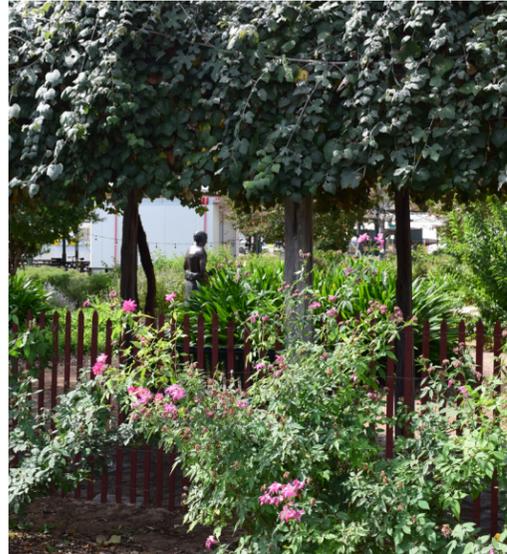
“Good Life”





CITY OF FREDERICKSBURG

Parks Master Plan Executive Summary



Marktplatz Garden

As an update to the Parks, Recreation and Open Space Master Plan (adopted in March 2016), the 2024 Parks Master Plan provides the foundation and rationale for the identification and implementation of capital projects, operational and programmatic changes, and policy considerations that will further enhance a cohesive and high-quality parks and recreation system for the City of Fredericksburg. The community engagement and comprehensive needs assessment this plan has undertaken, ensures the plan adheres to the community's vision and is aligned with the best practices in parks and recreation facilities management and operation.

WHAT WE HEARD FROM THE PUBLIC

53% OF SURVEY RESPONDENTS THINK **ENHANCING CURRENT ATHLETIC FIELDS SHOULD BE THE TOP PRIORITY**

“We desperately need more options to walk and hike.”
-Fredericksburg resident

DESIRED FUTURE PARK IMPROVEMENTS INCLUDE:



SURVEY RESPONDENTS IDENTIFIED THESE AS THEIR TOP PREFERENCES

- PERSONAL**
Senior athletic league
- FOR TEENS**
Youth athletic league
- FOR CHILDREN**
Splash pad

SURVEY RESPONDENTS MOST AGREED



- Parks will help improve the quality of life for the residents of Fredericksburg
- The City should publish a list of volunteer and donation opportunities
- The City should more fully develop the parkland and open space that it already owns

APPROACH

The Master Plan is subdivided into three volumes, consisting of four chapters, and supported by a series of appendices. The following is a summary of specific Plan elements:

PART 1

- Chapter 1 Introduction and Vision
- Chapter 2 Parks System

PART 2

- Chapter 3 Needs Assessment
- Chapter 4 Implementation

PART 3

- Appendix A Public Engagement
- Appendix B Funding for Implementation

THE SPECIFIC COMPONENTS OF THE PARKS MASTER PLAN INCLUDE:

- Evaluating** and analyzing existing conditions;
- Conducting** a robust public engagement program;
- Developing** appropriate goals and objectives;
- Assessing** needs based on community engagement, growth estimates, and available resources;
- Identifying** strategies and actions through which to implement the Master Plan's recommendations and priorities.

ASSESSMENTS CONDUCTED DURING THE PLANNING PROCESS

OPERATIONS-BASED ASSESSMENT
Operating Budget, Revenue, & Staffing

RESOURCE-BASED ASSESSMENT
Natural & Built Resource Analysis

PARK CONDITIONS ASSESSMENT
Assessment of Parkland Grounds & Facilities

STANDARDS-BASED ASSESSMENT
Level of Service and Park Service Area Analysis

DEMAND-BASED ASSESSMENT
Stakeholder Listening Sessions & Community Needs Survey



First public engagement event held in November 2022

PARK SYSTEM GROWTH

According to the U.S. Census, Texas Water Development Board, and City of Fredericksburg predictions, Fredericksburg’s population may increase by between 3.5% to 51% over the next ten years. The difference between the estimates makes it difficult to predict future populations with certainty. But it is very likely that Fredericksburg will experience more growth than historically seen.

To maintain or increase Fredericksburg’s current levels of service for park space, the City’s inventory of parkland acreage and recreational facilities must expand to accommodate new residents and keep up with quality of life standards. Fredericksburg currently has approximately 8.4 acres of neighborhood and community parkland for every 1,000 residents. Based on **Table 3.2, Parkland Level of Service (2030)** on page 30, Fredericksburg will need somewhere between 6 to 10 acres of neighborhood and community parkland for every 1,000 residents.

OPERATIONS AND MAINTENANCE SUMMARY

KEY TAKEAWAYS

The following insights offer guidance for the Parks and Recreation Department to sustain success and drive improvement. While effectively managing the current parks network with allocated resources, the department must navigate external factors influencing future success in maintaining an efficient parks system.

Administration and Staffing

- The Parks Department does not have a mission and vision statement
- While the Department is above the NRPA average, there is opportunity to strengthen management and oversight of the front line staff to improve efficiency and coordination.
- The City should continue to invest in staff retention and recruitment, as the need for qualified staff is required with park services and amenities.

Budget and Funding

- The Department’s budget aligns with national averages and peer cities, however increases to maintenance budgets have not matched new parks and park enhancements.
- External funding continues to be an excellent source for new park projects, the Department should continue to work closely with these organizations to offer opportunities to support existing park needs.
- Venue and reservation fees are support the department services, the City should evaluate the fees for facilities, events, or other programs with a focus on enhancing cost recovery.

Park Maintenance

- The Parks Department does not have a work order system and should develop one to prioritize tasks and improve efficiency.
- The Department should create maintenance plans for new projects during planning and development.
- 5/7 of the staff are dedicated to Marketplatz, the department should evaluate if these resources and the number of programs offered at this venue.

See page 52 of the full Parks Master Plan for more details.

Guiding Principles

GUIDING PRINCIPLES, OBJECTIVES, AND ACTIONS

THIS MASTER PLAN PROPOSES A SET OF OBJECTIVES, AND ACTIONS TIED TO THE STRATEGIC PERSPECTIVES LAID OUT IN THE SIX GUIDING PRINCIPLES. THESE OBJECTIVES AND ACTIONS ADDRESS THE ISSUES IDENTIFIED IN THE NEEDS ASSESSMENT.

6 Guiding Principles **14** Objectives **98** Actions

Fredericksburg will create safe and easily accessible connections through walking and biking. 

Fredericksburg will cultivate partnerships to leverage financial and philanthropic support. 

Fredericksburg will provide recreational activities, facilities, and cultural events for the community. 

Fredericksburg will prioritize improvements to existing parks or amenities which enhance safety and support multipurpose functionality. 

Fredericksburg will adequately fund and staff the parks and recreation department to maintain and operate high quality parks. 

Fredericksburg will increase inclusivity and access in future park design and location. 

Capital Improvement Projects (CIP)

Capital improvement projects are recommendations that require capital funds in order to be built. The ultimate funding source for the capital may not be solely derived from the City of Fredericksburg. Often, matching grant money is a source from federal and state funds through Texas Parks and Wildlife, CAMPO, TxDOT, etc. Other opportunities include voter-approved bond packages, general obligation debt issuance, developer-constructed completion, development-driven parks improvement funds, philanthropic donations, and even volunteer-driven improvements.

The recommendations in this section include projects that further the goals and objectives of this master plan and projects that were identified during the public input process. Some of these have been discussed in the community for some time, others are new or have more recently become a need based on changing desires and population change. This list is not exhaustive and requires attention and re-prioritization over time to determine if anticipated construction projects are still desirable and provide good value to the community. Cost ranges included with each project are budget opinion of costs and are not final construction estimates.

Criteria for ranking capital improvement projects were derived from a combination of guiding principles established in this plan and priorities from staff at the City of Fredericksburg. Priorities are equally weighted and not listed in a particular order. This list was reviewed by the Advisory Committee as well as the citizens of Fredericksburg.

Projects on the CIP list on the next page were prioritized using the following criteria:

- Does the project improve safety or accessibility?
- Is the project low cost and low maintenance?
- Does the project address a need the community has asked for in a public process?
- Is the project multipurpose in nature?

As mentioned earlier, this list is not exhaustive and requires attention, re-prioritization, and the addition of new projects over time. Future prioritization should follow the criteria above to reevaluate future needs. Adhering to the established and agreed-upon criteria is crucial for future prioritization, ensuring an ongoing assessment that aligns projects with evolving needs.

HOW DO THESE PROJECTS GET BUILT?

Capital improvement projects through a parks master plan are often identified through an examination of public input, facility need, and completion of prior priorities and planning efforts. Through the master plan process, a hierarchy of prioritized projects help the community to determine how to move forward with funding in the short and mid-term time frame.

Capital funds derived from bond collections can be re-routed to other projects, if those projects are identified to be supported by the master plan.

Prioritized CIP List

| Priority | Project Description | Park Location | Maintenance Level | Budget Cost |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-------------------|---------------------------------------------------------------------------|
| HIGH | OAK CREST SOCCER COMPLEX | OAK CREST PARK | HIGH | \$250K / FIELD (SOD / IRRIG. / FIELD EQUIPMENT) |
| HIGH | CROSS MOUNTAIN ENHANCEMENTS - ENTRANCE IMPROVEMENTS ON CROSS MOUNTAIN DRIVE, EROSION CONTROL AND SLOPE STABILIZATION, AND REROUTE OVERHEAD ELECTRICAL LINES | CROSS MOUNTAIN PARK | LOW | \$650K (\$150K ROADS / PARKING) (\$250K ELEC.) (\$250K SLOPE STAB.) |
| HIGH | CONSTRUCT TRAILS IN ZONE A | MAIN STREET TO CROSS MOUNTAIN PARK | MEDIUM TO HIGH | \$125/LF (URBAN / 8 FT. CONC.) |
| HIGH | CONSTRUCT TRAILS IN ZONE B | MAIN STREET | MEDIUM TO HIGH | \$125/LF (URBAN / 8 FT. CONC.) |
| HIGH | CONSTRUCT TRAILS IN ZONE C | MAIN STREET TO FORT MARTIN SCOTT | MEDIUM TO HIGH | \$200LF (RURAL / 10 FT. CONC.) |
| HIGH | PARK SHADE INSTALLATION PROJECT | LBJMP, TOWN POOL, MARKETPLATZ | LOW | \$5,000 - \$20,000 PER SHADE STRUCTURE |
| HIGH | LBJMP PLAY FOR ALL PROJECT - REPLACE PLAYGROUNDS AND PLAY STRUCTURES | LBJMP | LOW | \$350 / 550K |
| MEDIUM | CONSTRUCT ADDITIONAL BALL FIELDS | OAK CREST PARK | HIGH | \$500K - \$600K / FIELD |
| MEDIUM | REPAIR / RESURFACE ALL SPORT COURTS | LBJMP | LOW | \$3-5 / SF |
| MEDIUM | DARK SKIES LIGHTING INITIATIVE - REPLACE LIGHTS BY 2029 | VARIOUS LOCATIONS | LOW | \$1000 - \$3000 PER LIGHT |
| MEDIUM | CONSTRUCT TENNIS COURTS AND PICKLEBALL COURTS | LBJMP OR OTHER LOCATION | LOW TO MEDIUM | \$200K/PER COURT TENNIS W/LIGHTING \$75K/PER COURT PICKLEBALL W/ LIGHTING |
| MEDIUM | REPLACE BALLFIELD LIGHTS WITH MUSCO LIGHTS | OAK CREST PARK, OLD FAIR PARK | LOW | \$300K / FIELD |
| MEDIUM | INSTALL DISC GOLF COURSE | LBJMP | MEDIUM | \$100K |
| MEDIUM | NEIGHBORHOOD PARK PAVILION PROJECT | FRANTZEN PARK, CROSS MOUNTAIN PARK, OAK CREST PARK | MEDIUM | \$100 / SF |
| LOW | RESURFACE BASKETBALL PAVILION | OLD FAIR PARK | MEDIUM | \$150 / SF |
| LOW | PURCHASE EQUIPMENT - TWO COMMERCIAL GOLF CARTS WITH BEDS | N/A | LOW | \$40K |
| LOW | STORAGE RENOVATIONS | OAK CREST PARK | LOW | \$60K |
| LOW | REPLACE WINDOWS | ADELVEREIN HALLE | LOW | \$10K |
| LOW | REPLACE BATTING CAGES | OAK CREST PARK | LOW | \$45K / EACH (SLAB, TURF, NETTING) |
| LOW | PURCHASE EQUIPMENT - VENTRAC AND GROUNDSMASTER 4500 | N/A | LOW | \$175K |
| LOW | ADD AUTOMATIC ENTRY GATE | LBJMP | LOW | \$10K / EACH |
| LOW | REPLUMBING FOR BACKWASHING AND REPAIR DIVING WELL PLASTER | LBJMP SWIMMING POOL | LOW | N/A |
| LOW | RESURFACE ROADS AND PARKING AREAS | LBJMP, OLD FAIR PARK, CROSS MOUNTAIN PARK | LOW | \$3-5 / SY (SEAL COAT) |

Cost Assumptions:

1. All budget opinion of costs are for planning purposes only. Costs represent the consultant's best judgment as professionals familiar with the construction industry and current available unit pricing. Consultant does not guarantee that proposals, bids, or actual project construction costs will not vary from this opinion.
2. Pricing is based on average cost statewide and does not account for site specific determinates that will affect construction (i.e., unknown subsurface conditions, structural foundations/footing per local soil conditions, etc.).
3. Right-of-way and/or easement acquisition, amenities, environmental and regulatory review, permitting and fees, plantings, and utility adjustment/relocation/extension/services are excluded from these costs.
4. Budget opinion of costs should presume a minimum 20% annual increase.