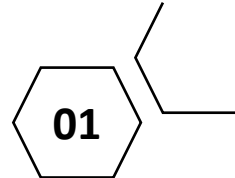


City of Bee Cave

CENTRAL PARK
MASTER PLAN

ADOPTED SEPTEMBER 12, 2023

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FOREWORD

The following Bee Cave Central Park Master Plan was put together over a period of twenty-seven months as a collaboration among Bee Cave City Council, City staff, MWM Design Group, the Bee Cave Economic Development Board, and citizens and park users alike, all of whom offered feedback and insight to how the park is used today and how they wish to see it used in the future. It sets forth the goals and vision for the Park, the underpinnings of which were the framework for the Parks system as envisioned in the City's Comprehensive Plan. And it proposes a framework for implementation, filtered through the lens of the City's FY 21-22 to FY 25-26 Capital Improvements Plan.

This Plan was adopted by Bee Cave City Council on September 12, 2023.



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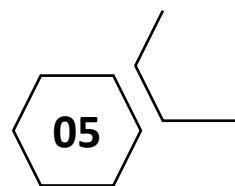
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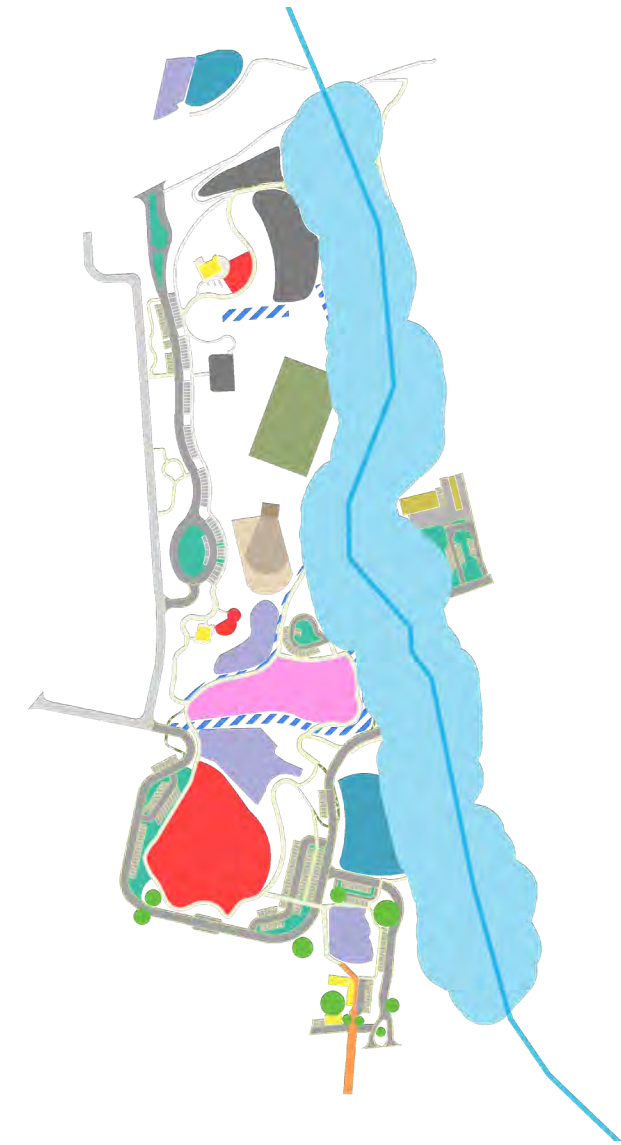
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PLAN CONTEXT

Bee Cave Central Park, located west of R.R. 620 and Bee Cave Parkway, was introduced as the City's first public park in 2009. Originally fifty acres in size, it was donated to the City to offset the impacts created by the Hill Country Galleria development. At the time, the City's population was hovering around 3,900. As of 2023, the population within Incorporated limits has ballooned to just under 10,000 and the surrounding area has grown at an even faster rate. Over that same time period, the community's expectations for park amenities have also evolved and increased. Due in part to its central location, proximity to town center, natural features, and relative pliability compared to other City-owned properties and parks, Central Park has become the natural candidate to fulfill those demands and transition from a predominantly passive open space to a more intentional, and programmed park.

The purpose of this plan is to articulate the vision and set forth a path for implementing it.

07 INTRODUCTION



Source of Pictures: Scott Payton, City of Bee Cave Parks and Recreation Department



A comprehensive plan Vision Statement is:

- An "image" or detailed description of what the community wants to become
- An expression of the community's collective values and aspirations
- A guide for the plan's policies and actions

OUR BEE CAVE 2037, THE CITY'S COMPREHENSIVE PLAN

The City's Comprehensive Plan, Our Bee Cave 2037, is a community guide to manage growth, promote investment and reinvestment, and sustain the exceptional quality of life that attracts residents, businesses, and investment to Bee Cave. It was adopted in 2016 with the intent of "solidifying a vision for Bee Cave that is focused on the character of the City; our people, institutions, and government; our economy; and our form and function." Our Bee Cave 2037 serves as the overarching policy for land use, development, and infrastructure decisions for City staff, the Planning and Zoning (P&Z) Commission, and City Council. Other future special area plans (e.g., parks and open space plan or for the central business district) should be consistent with the Comprehensive Plan.

The plan provides policy direction for a range of topics relevant to the day-to-day aspects of living in Bee Cave as well as long-range plans for the City that impact transportation, land use, recreation, and housing decisions.

VISION STATEMENT

The Comprehensive Plan opens with a vision statement, which is "an expression of the community's collective values and aspirations and a description of what the community wants to become in the future—it answers the question "where do we want to be in 20 years from now?" Ultimately, the Comprehensive Plan defines "how we get there." The Vision guides the development of each element of the plan, including action steps to make the plan a reality. The following page contains excerpts relevant to the master planning process for Central Park.

Comprehensive Plan

GUIDING PRINCIPLES

THE
WORLD
IS
A
SAFE
PLACE
TO
GROW
UP
AND
THRIVE



The Character of Bee Cave

Bee Cave is **connected**; with our **town center** acting as a hub of commercial and **civic activity** and with a developing **network of local roads, trails and sidewalks** linking all **community landmarks and neighborhoods**.

Bee Cave is **green and healthy**, with an **expanded network of parks, trails, recreational and sports facilities, and open spaces**.

Bee Cave is **safe and livable**, a **hospitable hometown community of friends and neighbors**.



Our People, Institutions and Government

Bee Cave is a **family-oriented community worthy of investment** in **education, recreation and sports**, and opportunities for **engagement in civic affairs**.



Sound Growth: Strengthening Our Form and Function

Priority is given to **infrastructure systems** that have undergone **well-planned, staged expansion** to **serve and guide the City's growth**.

Parks, greenways, healthy water resources, stream corridors, a tree canopy and other natural resources **protected and integrated into the fabric of the community** and **contributing to the community's health**.

full lifecycle active recreation

helping children learn family-friendly programming

new and improved parks and recreational opportunities permanent and rotating activities things to do

food options within the City's park and open spaces.

PARKS & RECREATION ("PR") GOALS AND STRATEGIES

Within the Comprehensive Plan, there is a section dedicated to Parks & Recreation. It interweaves goals and objectives for the parks and trails systems as a whole; in addition to the Vision statement, offers some particularly inspirational directive words, and phrases; and has a wide array of facility, staffing, budgetary, and programmatic implications.

Goal PR-1: Provide a comprehensive system of greenbelts with multi-use trails and parks that is compatible with the environment, provides green infrastructure benefits, and improves non-motorized connectivity throughout Bee Cave. The City developed a Hike and Bike Trail Connectivity Plan in 2015 with the objective of creating a trail system plan to provide: "a safe, convenient, and functional transportation link across the City for pedestrians and bicyclists who seek to utilize nonmotorized modes of transportation to meet their regular travel needs as well as for recreational purposes all while maintaining the natural beauty of the City of Bee Cave." The Connectivity Plan builds on the 2006 Parks, Trails and Open Space Master Plan which found that residents strongly supported new trails and linear parks. Improving connectivity by creating multi-use trails for walking, biking, and running has been one of the priorities expressed by residents. The original goal of the Connectivity Plan was to create a complete off-street trail network; however, given the existing constraints of topography and road network, the plan recommends a combination of off-street and on-street facilities. Construction of the first phase of Bee Cave's "Connectivity Trail" is slated to begin near the Falconhead subdivision at the intersection of Falconhead Boulevard and RR 620. The trail will ultimately provide a safe and convenient link for non-motorized travel and recreation through the City, and greatly improve the overall ease of walking and biking throughout the City.

- 3.1 Implement the Hike and Bike Trail Connectivity Plan priorities for an off- and on-street trail network (e.g., Inner Loop Trail) through public private partnerships, development agreements, and phasing strategies. (See also FLU 1.7, M 2.7). Work with developers and property owners to create new trails consistent with the plan and increase sidewalk widths to accommodate overlap with trails.
- 3.2 As areas of the City develop or redevelop, require property owners to work to obtain easement agreements to complete gaps in the planned multi-modal network and encourage greenbelt / parks space dedication through the development review process. (See also FLU 1.7, M 2.7). Work with developers and property owners through the development review process to ensure that dedicated parkland includes active recreational uses that fill the needs of Bee Cave residents.
- 3.3 Continue to require land set aside for water quality treatment areas to add to the regional stormwater treatment and green infrastructure network, and look for opportunities to create usable open space (e.g., with walking trails) within these areas. (See also PFS 6.6).
- 3.4 Require the provision of pedestrian, equestrian and/or bicycle pathways within and between private developments.
- 3.5 Utilize utility and powerline easements, as well as floodplain easements to set aside open space and develop greenway corridors with multiuse trails. Consider low-impact trails within floodplain corridors and in required open space buffers, where feasible.
- 3.6 Provide safe and convenient routes to connect to and from the City's trail system, schools, community buildings, and Central Business District. (See also ECE 8.10). Potential interventions include billing in gaps in the sidewalk network, adding share the road signage / sharrows, and working with LTISD to identify and support Safe Routes to Schools.
- 3.7 Improve public enjoyment of Bee Cave's open spaces, including the large conservation areas within the City's ETJ. (See also ERP 7.3). Consider approaching conservation area land owners to explore opportunities for primitive hiking trails, environmental education, and volunteer opportunities.
- 3.8 Encourage conservation development (clustered small lot residential subdivisions with permanently protected open space) with linkages to both public and private parks and trails.

Comprehensive Plan

GOALS & STRATEGIES for Parks and Recreation

Goal PR-2: Operate and maintain parks, plazas, and recreational facilities through new and existing partnerships to allow opportunities for all Bee Cave residents and visitors to experience and enjoy the City's open space and recreation. Through the planning process, including the 2014 Preparatory Survey, the community expressed strong support for new and improved open space, parks and recreational opportunities, and multi-use trail connections in Bee Cave. The EDB and the City have been successful at developing parks and services through innovative public-private partnerships. As the population continues to grow, Bee Cave should consider adding capacity to meet the growing demand for parks and recreation services, while continuing to develop innovative partnerships. Parks and open space provide residents interaction with nature, which generates a multitude of social and health benefits.

- 3.9 Update the 2006 Parks, Trails, and Open Space Master Plan to reflect the population growth, current resident priorities and needs, and changes to the park and open space network that have occurred since the plan was developed. The plan was recommended for a 5-10 year period and Texas state guidelines recommend updates at least every 10 years. An update should include a survey of residents' preferences and needs for parks and recreational activities and programming.
- 3.10 Strengthen the City's capacity to develop partnerships supporting the development of parks and provide opportunities for full lifecycle active recreation, for all ages, in Bee Cave. Bee Cave should consider adding a Parks and Recreation Department or staff position to plan, manage, and coordinate the City's efforts related to parks, trails, and open space. While the City of Bee Cave will continue to maintain its legacy of creating strong public-private partnerships and limited (cost-efficient) government services, parks and recreation is an area that is strongly desired by residents and will benefit from the City's financial resources and commitment to planning for future services as the population grows. As this growth occurs, the City will need to anticipate and plan for new parks and facilities, at the same rate as the growth is occurring, that are appropriate for all ages.

Goal PR-3: Expand the role of parks and recreation in providing overall opportunities for improved community health, community events, including family-friendly programming and "things to do" in Bee Cave. Parks serve many different purposes including providing opportunities for physical and social interaction, helping children learn, and providing economic benefits through enhancing property values and serving as community attractions. Through the planning process, many residents commented that they would like to have more options for recreation and activities in Bee Cave. The Bee Cave Sculpture Park is a great example of a park that serves several purposes and provides a way for residents to enjoy arts and culture in an outdoor setting. Bee Cave should continue to explore options for educational programming, events and festivals, and permanent / rotating activities and food options within the City's park and open spaces.

- 3.11 Consider adding rotating family-friendly events (e.g., concerts, festivals) and new programs to Bee Cave parks. Consider parking capacity, options for shared parking, and access needs to support events.
- 3.12 Promote Bee Cave's parks and recreational opportunities and activities for community use. The City should consider the use of the hotel tax to help fund events and activities that support local businesses, provide opportunities for recreation, and support the local tourism industry. Other potential efforts include a promotional / educational campaign to increase awareness of parks and recreational activities, such as organized trail hikes or bicycle rides, or the creation of a "Friends of" Parks group to support Bee Cave's parks and recreational resources.
- 3.13 Encourage the continued recreational and community use of the "Field of Dreams" site.

events and festivals

community attractions

educational programming

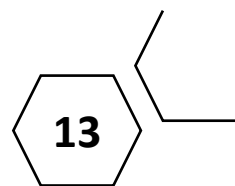
economic benefits through enhancing property values

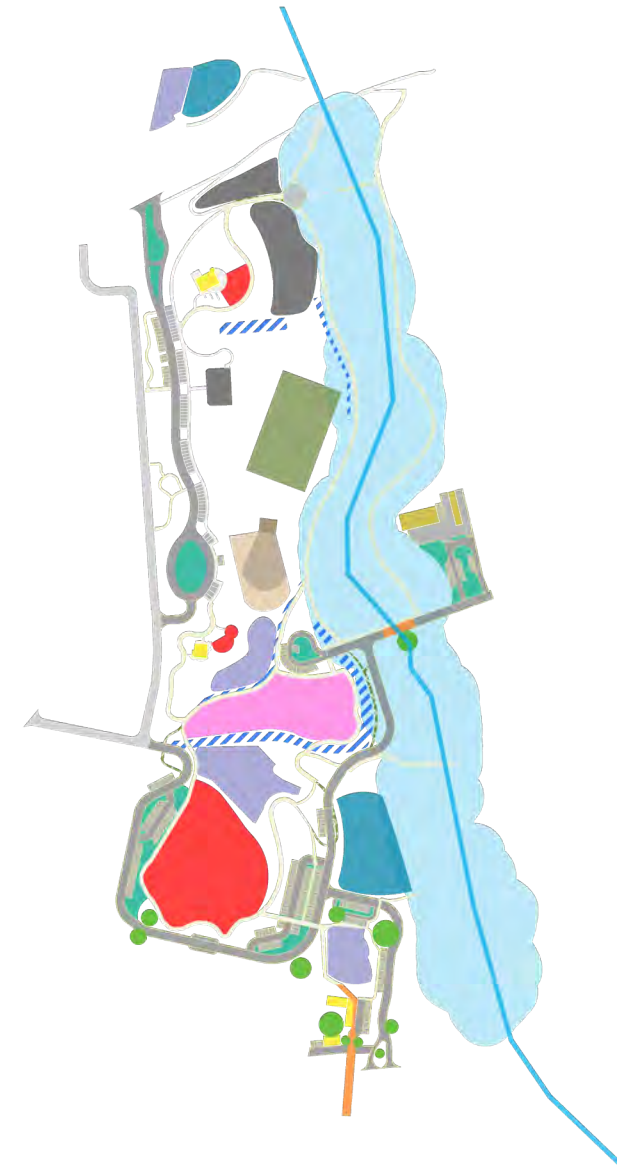
physical and social interaction

innovative public-private partnerships

As of the production of this Plan, the goals are in various states of completion, some of which will inherently always be 'on-going': a Parks and Recreation Department was established in 2018 and has continued to add staff, establish internal protocols and policies, and develop an operational framework. The Hike & Bike Connectivity Plan, adopted in 2016, is in its third phase of implementation and is slated to be substantially complete within the next five years. The City has begun offering limited event programming such as a 2021 and 2022 haunted trail, both to be responsive to community interest, but also to beta test future demands on the Department.

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PARK CONTEXT

Park History | Surrounding Context | Local Parks & Recreation | Regional Parks & Recreation | Bee Cave Demographics & Metrics | Benchmarks: Facilities |
Benchmarks: Programming | Benchmarks: Expenditures | Master Plan Process | Public Engagement | Staff Observations

TIMELINE OF CITY ACQUISITION OF PROPERTY:

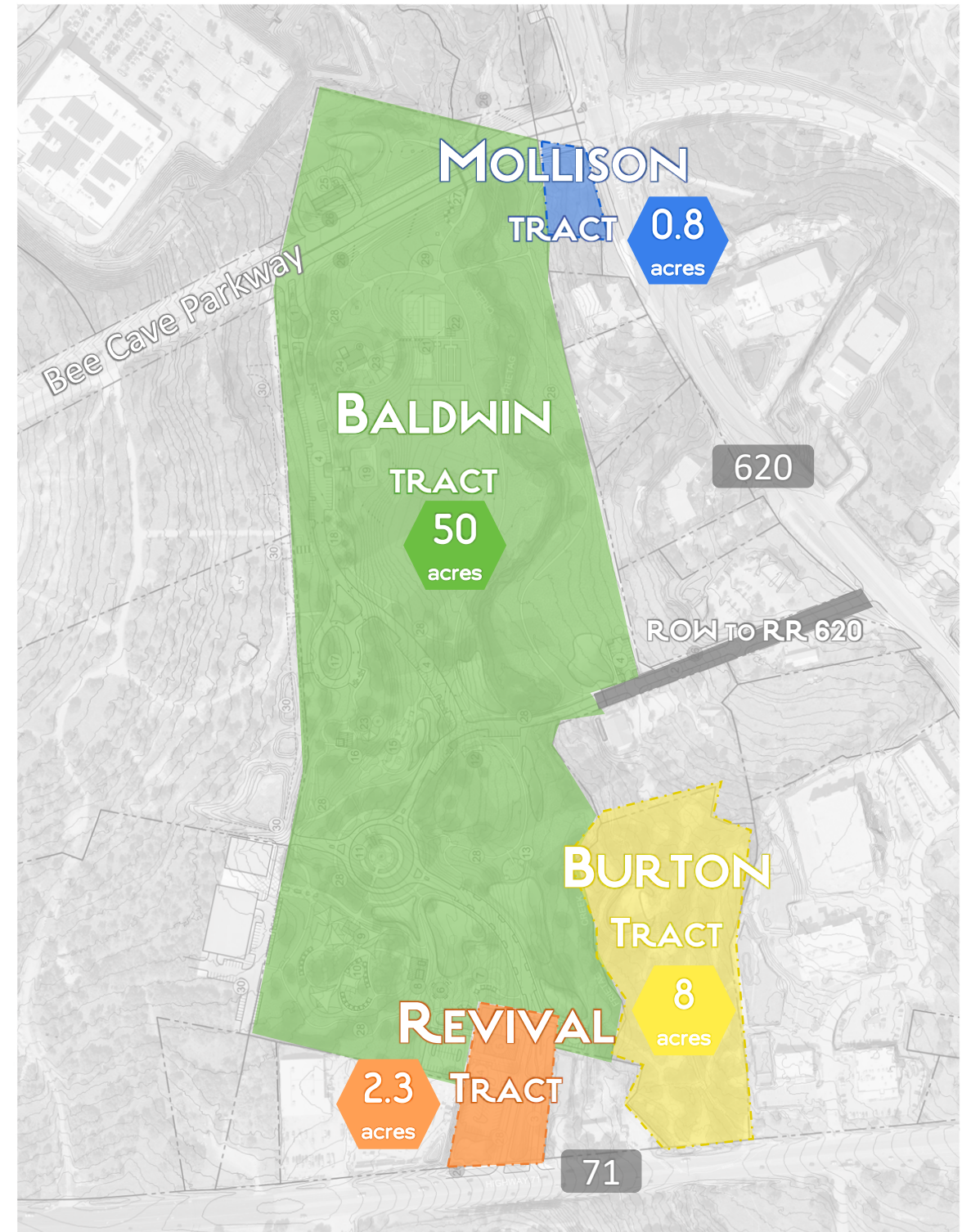
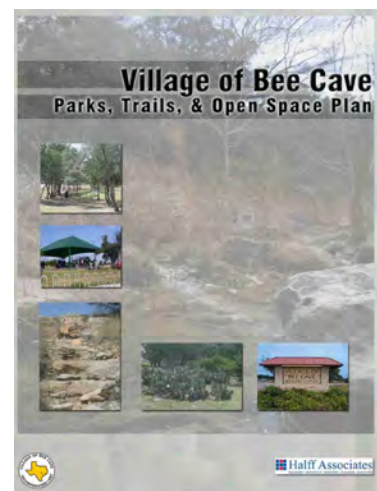


Central Park is composed of four distinct parcels that, in total, equate to approximately 60 contiguous acres. The primary 50 acres were donated to the City in 2005 by the Baldwin family in conjunction with an offset to impervious cover for the Hill Country Galleria development. Unlike the other three tracts, the Baldwin Tract carries with it deed restrictions¹ that limit the property’s use to “public purposes,” such as public open space, park or recreational uses, governmental offices, recreation centers, hike and bike trails, swimming pools, playgrounds, and sports fields; the property is prohibited from being used for commercial purposes. Although an impervious cover restriction on the Baldwin Tract was not quantified in any known legal instrument, it is qualitatively presumed that impervious cover on it is limited and a transfer of impervious cover from another property may be necessary.

The Burton Tract, which is marked by a portion of Freitag Creek and corresponding drainage easements and floodplain, was effectively donated to the City in 2006 by the Burton family². The Mollison Tract is a property remnant also acquired by the City in 2006 in conjunction with the construction of Bee Cave Parkway³.

Currently, the sole access to and from the Park is via an entrance off Bee Cave Parkway at the northwest corner. The Park is indirectly connected to R.R. 620 via an unnamed road dedicated to the public (specifically Travis County Commissioners Court⁴) in 1976. Most recently, the City acquired 2.3 acres for “general municipal purposes” directly adjacent to SH 71, thereby giving the Park the opportunity for direct access to and from SH 71.

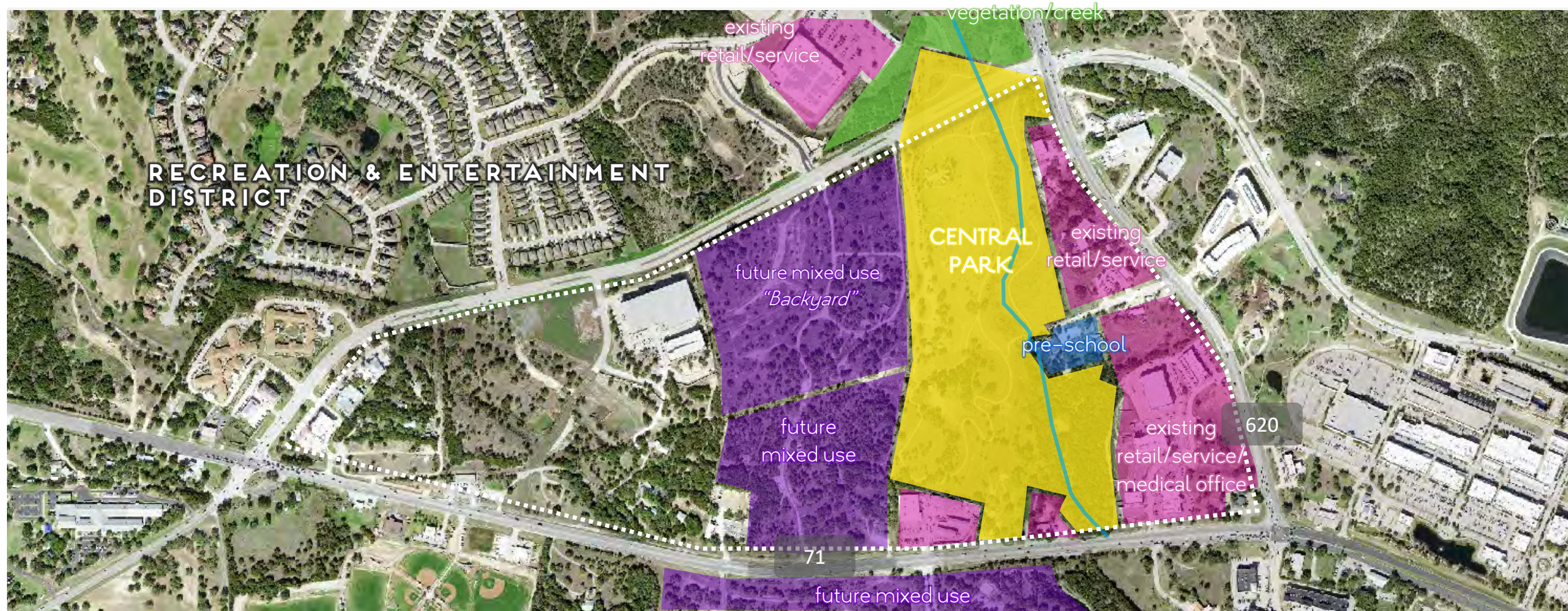
In 2006, the City (Village at the time) prepared a Parks Open Space and Trails Plan to project the City-wide parks and open space needs over the subsequent ten to fifteen years, which coincided with projected City build out. Although the Plan was not ultimately adopted by City Council, it did contain certain elements that have since come to fruition, including the Central Park and the Primitive Park, and “industry” standards that can provide benchmarks for successful park and park system design.



1 Document # 2005236017 Official Public of Records Travis County Texas (OPRTCT)
 2 Document # 2006223002 OPRTCT
 3 Document # 2006241885 OPRTCT
 4 Document #s Vol 5647 Pg 872 and Vol 4997 Pg 313 OPRTCT



Source of Pictures: Anna Jensen ,City of Bee Cave Parks and Recreation Department



Bee Cave Central Park is located in the center of the City of Bee Cave, west of R.R. 620, south of Bee Cave Parkway, and north of SH 71 and is a prominent component of the Recreation and Entertainment District identified in the City’s Comprehensive Plan, “*Our Bee Cave 2037*.” Central Park plays a pivotal role in fulfilling several City goals and objectives, for example:

Central Park is bordered to its south and east by existing retail and service-based businesses and a pre-school. Generally speaking, these developments are oriented away from the Park and toward R.R. 620 or SH 71, with no direct vehicular or pedestrian connectivity. The property abutting the north side of the park is composed of undeveloped portions of commercial tracts; it contains dense vegetation and a creek that provide a visual buffer and a physical barrier between the park and the buildings beyond. The properties to the west of the Park are undeveloped—the northernmost of the two properties has been approved for a mixed-use development containing an outdoor amphitheater, a mix of restaurants and retail, office, and a hotel (“the Backyard”). The development plan for the southernmost property is to be determined, but anticipated to be mixed use and support the intent for this portion of the City to function as a ‘recreation and entertainment district.’

GOAL PR-3: *“Expand the role of parks and recreation in providing overall opportunities for improved community health, community events, including family-friendly programming and “things to do” in Bee Cave.”*

VISION STATEMENT: *“Bee Cave is green and healthy, with an expanded network of parks, trails, recreational and sports facilities, and open spaces.”*

VISION STATEMENT: *“Parks, greenways, healthy water resources, stream corridors, a tree canopy and other natural resources protected and integrated into the fabric of the community and contributing to the community’s health.”*



Sherwin Williams Paint Store



Discount Tire



Lake Hills Montessori



Bee Cave Veterinary Clinic, Culture ATX Salon,
Lake Pointe Nails and Spa, Dalia Jeweler



McCoy's Building Supply



Rosie's Restaurant



Just 4 Paws Animal Kennel



The Backyard Music Venue and Food and Beverage Village



Source of Pictures: City of Bee Cave

Source of Backyard Renderings: Studio Starbarn

PUBLIC

Each park in the City system has been and is being curated to serve different purposes and needs within the community, as described below.

Community Park

3 Bee Cave Central Park 60 ACRES

ROLE: Presently and in the future this park is envisioned to be the City's most active recreational and open space, with programming and amenities to match. It currently contains two playgrounds, a dog park, two pavilions, a basketball court, a mixed-sport field, miles of walking/jogging trails, and ample opportunities for bird watching.

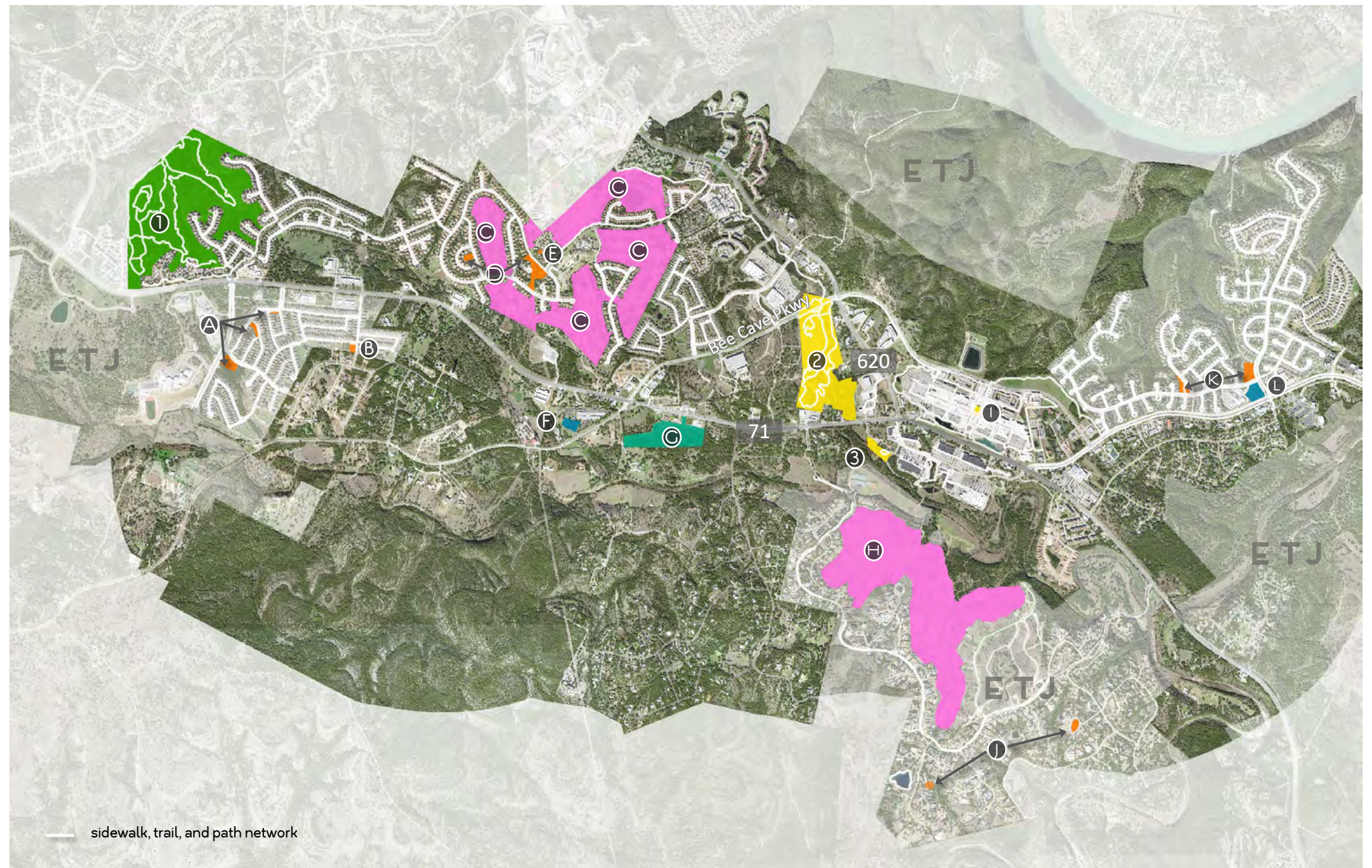
4 Bee Cave Sculpture Park 6 ACRES

ROLE: This contemplative space is adjacent to the Bee Cave Police Department and represents a partnership between the City and Bee Cave Arts Foundation to offer art in public places. Adjacent to a small pond, this park offers a serene place to sit or wander. Like Central Park, it, too, will ultimately be integrated into the City's city-wide trail system.

Primitive Park

1 Bee Cave Primitive Park 149 ACRES

ROLE: As its name suggests, the Primitive Park offers 3.8 miles of rugged walking and mountain biking trails. Adjacent to residential, limited in parking, and purposely lacking in additional amenities, this park is envisioned to offer a more secluded, quiet, and nature-based option compared to Central Park's trail network. This park is a partnership among the Falconhead West Homeowners Association, which owns the property, the Bee Cave Economic Development Corporation (EDC), which leases the property, and the City, which maintains the property on the EDC's behalf. The property also serves as water quality and drainage facility.



PRIVATE

Neighborhood Park

- A Bella Colinas Community Pool, Playground & Pocket Parks
- B Terra Colinas Community Pool
- D Falconhead Pocket Parks & Playground
- E Grove Community Pool
- J Spanish Oaks Community Pool & Pocket Park
- K Lake Pointe Community Pool, Playground & Pocket Parks

Sports Fields

- C Lake Travis Youth Association Field of Dreams

School Facility

- F Bee Cave Elementary Playground
- L Lake Pointe Elementary Playground

Community Gathering Space

- I Hill Country Galleria Central Green

Golf Course

- G Falconhead Golf Course
- H Spanish Oaks Golf Course



PRIMITIVE PARK



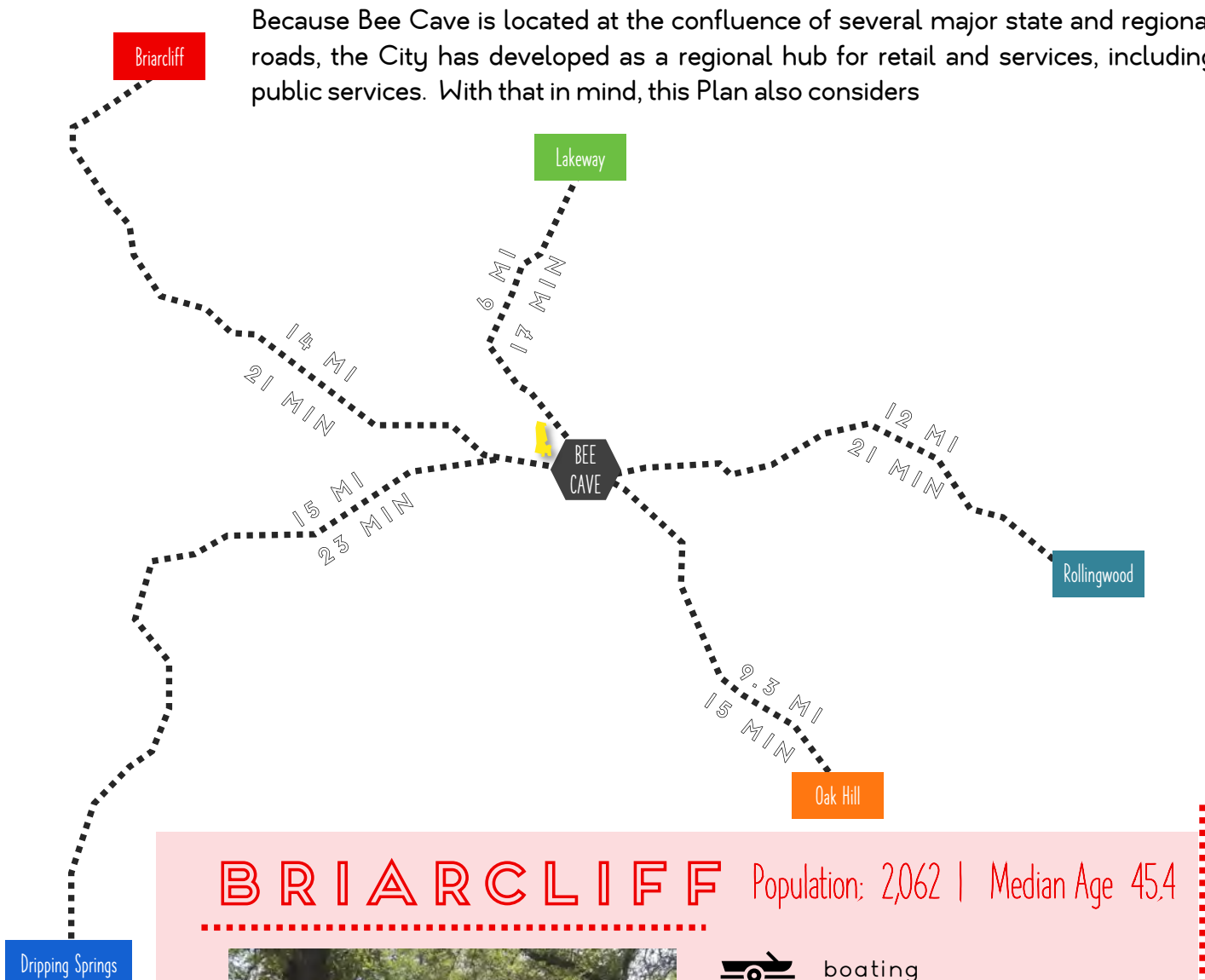
LAKE TRAVIS
YOUTH ASSN FIELD
OF DREAMS



SCULPTURE PARK

Source of Pictures: City of Bee Cave

Because Bee Cave is located at the confluence of several major state and regional roads, the City has developed as a regional hub for retail and services, including public services. With that in mind, this Plan also considers



BRIARCLIFF Population: 2,062 | Median Age 45.4



Source of Pictures: Christina Lawrence via businessyab.com

- boating
- disc golf
- dog park
- golf
- trails/walking path
- tennis

DRIPPING SPRINGS

Population: 19,300 | Median Age 38.4

PARK AMENITIES

- baseball
- basketball
- camping
- equestrian
- grilling/pavilions / picnic area
- performance/event venue
- pool
- sports/multi-purpose field
- trails/walking track
- nature space/meadows



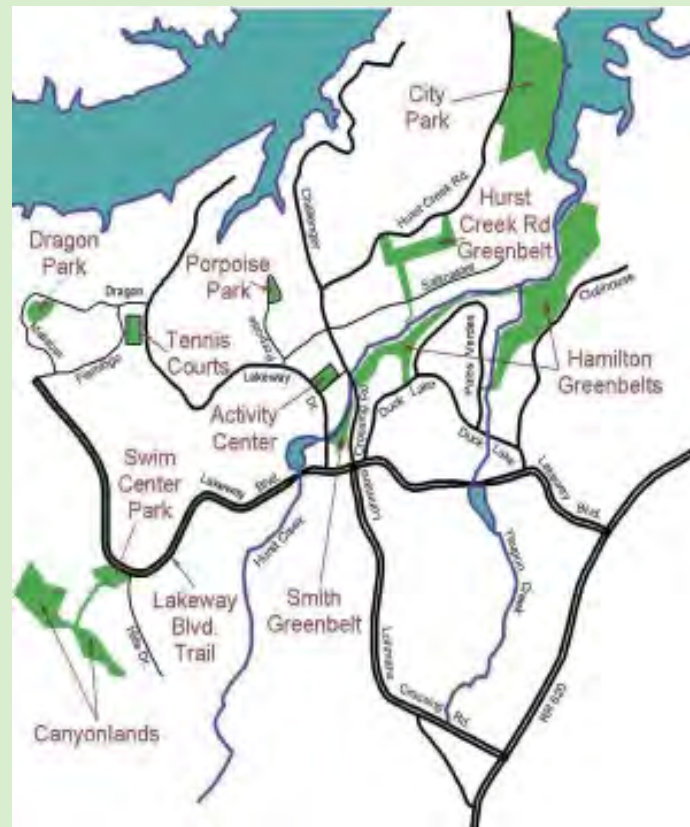
OAK HILL NEIGHBORHOOD

- basketball
- biking trails
- hiking
- grilling/pavilions /picnic area
- nature space/wildlife watching
- playscape
- pool/swimming
- sports/multi-purpose field
- volleyball

REGIONAL PARKS & RECREATION

LAKEWAY

Population: 19,300 | Median Age: 49.6








PARK AMENITIES

-  baseball
-  basketball
-  volleyball
-  butterfly garden
-  boating
-  dog park
-  grilling/pavilions /picnic area
-  playscape
-  performance/event venue
-  pool/swimming
-  rock climbing
-  skate park
-  sports/multi-purpose field
-  tennis/pickle ball
-  trails/walking track
-  nature space/meadows

ROLLINGWOOD

Population: 1,331
Median Age: 45.4

PARK AMENITIES

-  sports/multi-purpose field
-  nature space/meadows
-  playscape
-  trails/walking track
-  grilling/pavilions /picnic area



Source of Picture - Trip Advisor

Zip Code: 78735 | Population: 29,432 | Median Age 40.8



BARTON CREEK HABITAT PRESERVE

Source of Picture - The Nature Conservancy



CONVICT HILL QUARRY PARK

Source of Picture - NatureRocksAustin.org

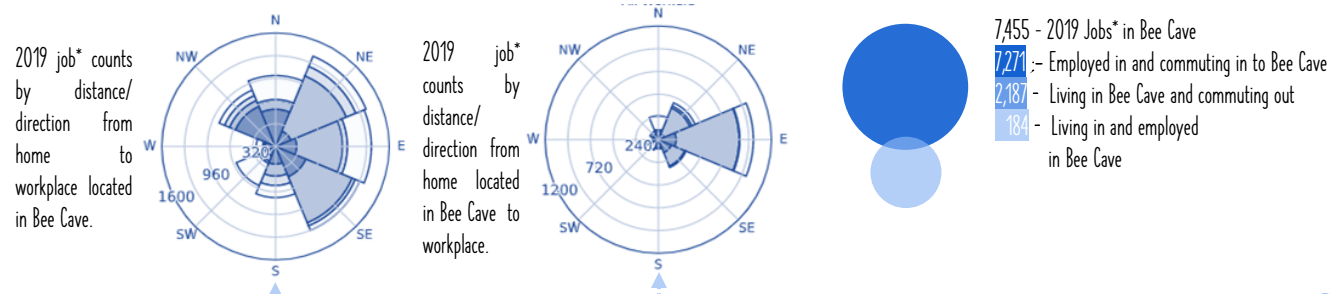


DICK NICHOLS DISTRICT PARK

Source of Picture - Familytriptips.org

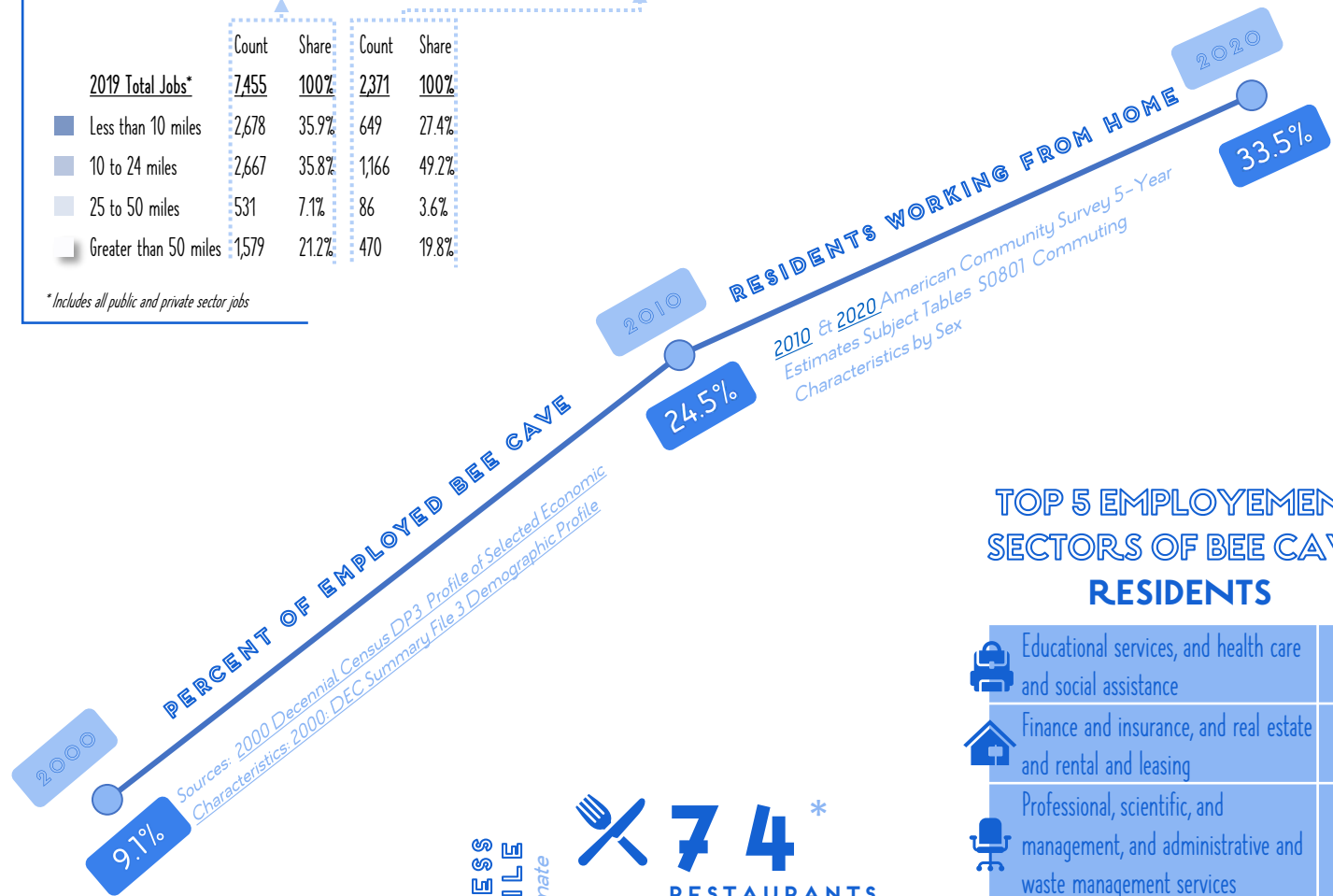
COMMUTING PATTERNS

Source: 2019 <https://onthemap.ces.census.gov/>



	Count	Share	Count	Share
2019 Total Jobs*	7,455	100%	2,371	100%
Less than 10 miles	2,678	35.9%	649	27.4%
10 to 24 miles	2,667	35.8%	1,166	49.2%
25 to 50 miles	531	7.1%	86	3.6%
Greater than 50 miles	1,579	21.2%	470	19.8%

* Includes all public and private sector jobs



Source: Trade Areas, Bee Cave City Limits, 2018 Census Data via Data Axle Inc.

TOP 5 EMPLOYMENT SECTORS OF BEE CAVE RESIDENTS

Educational services, and health care and social assistance	714
Finance and insurance, and real estate and rental and leasing	710
Professional, scientific, and management, and administrative and waste management services	676
Retail trade	374
Arts, entertainment, and recreation, and accommodation and food services	279

Source: 2020 American Community Survey 5-Year Estimates Data Profiles DP03 Selected Economic Characteristics

CITY BUDGET

FY 21-22 PROJECTED REVENUE:

\$11,897,500



Source: City of Bee Cave FY 21-22 Amended Budget

PARKS & FACILITIES BUDGET

\$645,990*

* Figure includes expenditures on parks and facilities/buildings

BEE CAVE DEMOGRAPHICS & METRICS

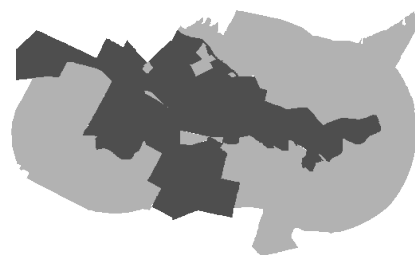
CITY & ETJ LIMITS OVER TIME

2000



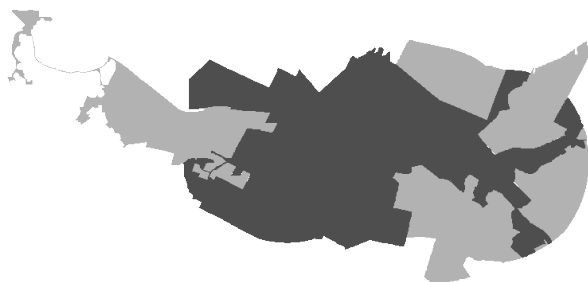
CITY LIMITS: 1,605 acres
ETJ: 6,947 acres

2010



CITY LIMITS: 5,487 acres
ETJ: 4,263 acres

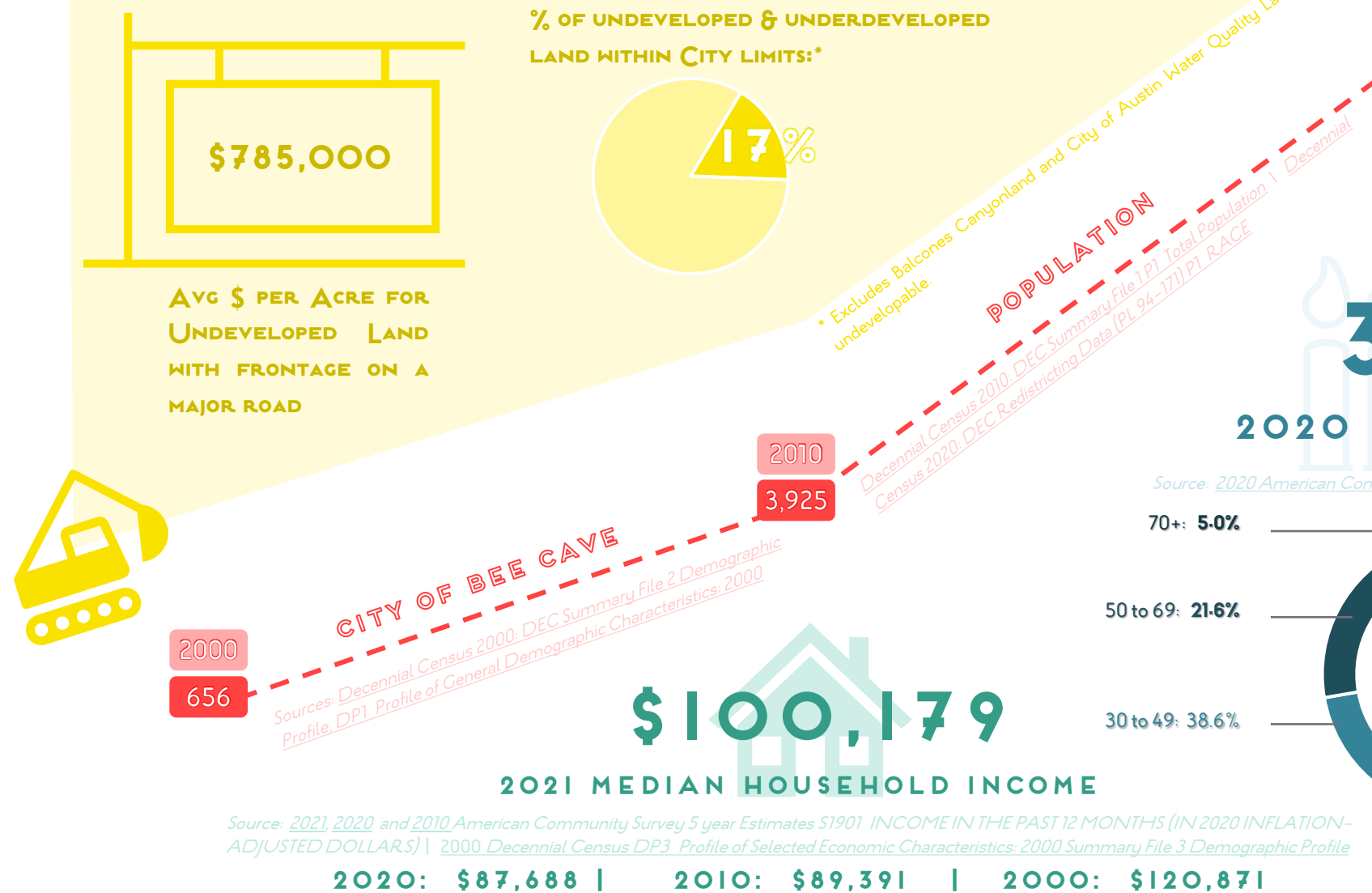
2020



CITY LIMITS: 5,537 acres
ETJ: 4,263 acres

Source: City of Bee Cave, Planning & Development Department

2022 DEVELOPMENT STATISTICS



CITY OF BEE CAVE HOUSING UNITS



244

2000



1,436

2010



3,393

2020

Sources: 2000 Decennial Census H001 Housing Units DEC Summary File 1 | 2010 American Community Survey B25001 5 Year Estimates | 2020 American Community Survey B25001 5 Year Estimates



Established in 1965, the National Recreation and Park Association (NRPA) is the leading not-for-profit organization dedicated to “building strong, vibrant and resilient communities through the power of parks and recreation.” One of NRPA’s core functions is to solicit, compile, and disseminate data on parks and recreation programs.

The [2022 NRPA Agency Performance Review](#) presents data from more than 1,000 unique park and recreation agencies across the United States as reported between 2019 and 2021 and highlights 27 of the most critical park and recreation metrics collected from the [NRPA Park Metrics](#) database on topics spanning from budgets to staffing, facilities, programming, and more.

Most of the data presented in the 2022 NRPA Agency Performance Review feature medians and data responses at the lower quartile (lowest 25 percent) and upper quartile (highest 25 percent). Furthermore, the data can be cross-tabulated and filtered by population, agency type, size, and geographic region.

The data allow for insights into where an agency stands compared to “typical” agencies (i.e., those at the median values), as well as the full spectrum of agencies at both the high and low quartiles, which then provides places, such as Bee Cave an opportunity set customized, but informed performance measures appropriate to their particular locale. The data provided over the next few pages was filtered through the following lenses so as to best match **Bee Cave**:

- Jurisdictions Population: < 20,000
- Population Per Square Mile: 500–1,500
- Budget Size: < \$500,000
- Number of Full Time Equivalent (FTEs): <10
- Number of Parks Maintained: <10
- Region: Southern

Bee Cave

2022 POPULATION: **9,720**

POPULATION DENSITY: **1,117 PEOPLE/SQ MILE**

OF PARKS/OPEN SPACE MAINTAINED: **3**
(Central Park, Primitive park, Sculpture Park)

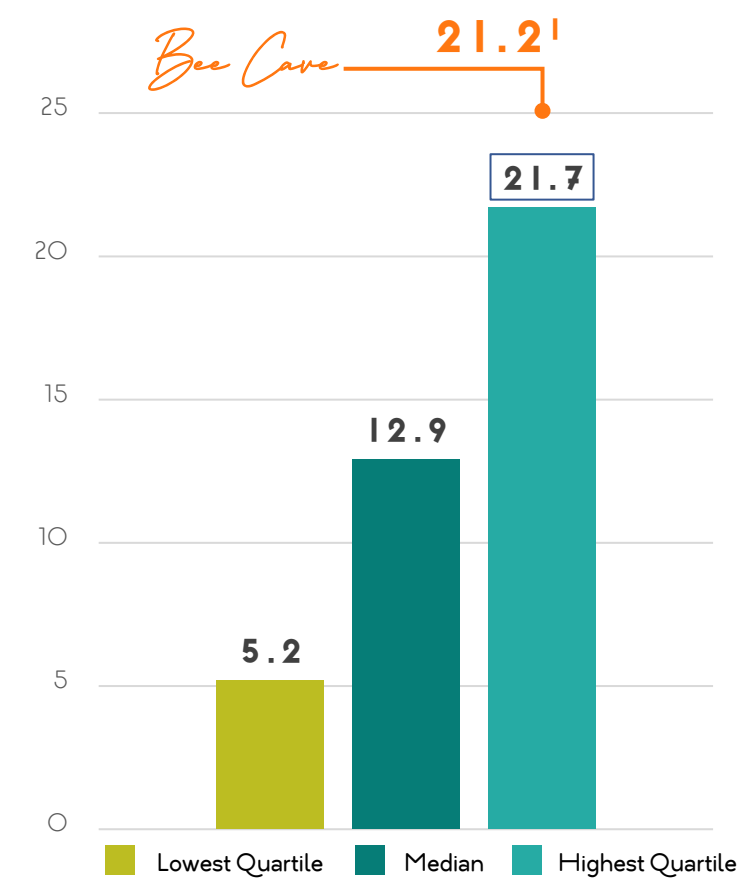
PARKS ANNUAL BUDGET: **-\$631,000**

FULL TIME EQUIVALENT POSITIONS: **7**

This table on the opposing page conveys how common it is for an agency, when filtered by a characteristic similar to Bee Cave (e.g. population less than 20,000, fewer than ten parks staff, or agencies with <\$500,000 budget) to have one or more of a particular facility (i.e. “prevalence) and, if present, the number of people served per instance of said facility (“Population per Facility”). The facilities in orange denote those already present at Central Park.



ACRES OF PARK LAND
1,000 RESIDENTS























¹: 21.2 acres/1000 if counting City-owned Parks and Open Space, only (i.e. Central Park, Primitive Park, Sculpture Park) If counting City-owned parks and rec facilities plus privately owned parks and rec facilities (i.e. golf courses, Lake Travis Youth Association TYA, HOA managed parks and open space) ratio is 62.6 acres/1,000 population.

POPULATION <20,000

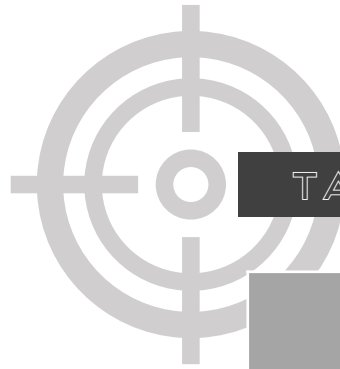
FTEs ≤ 10

BUDGET <\$500,000

	Prevalence Per Facility	Population Per Facility	Prevalence Per Facility	Population Per Facility	Prevalence Per Facility	Population Per Facility
 Playground	96%	1,986	95%	2,900	98%	2,950
 Dog Park	44%	11,100	43%	15,553	29%	11,500
 Multi-use courts - basketball, volleyball	46%	5,400	40%	6,601	33%	3,348
 Basketball court	86%	3,750	81%	4,320	80%	3,224
 Rectangular fields- multipurpose	60%	4,362	64%	5,079	64%	3,348
 Multi-purpose Synthetic Field	3%	12,962	4%	271,177	2%	N/A
 Rectangular Fields: football field	26%	8,004	27%	10,500	29%	11,000
 Rectangular fields - soccer field- adult	35%	8,017	29%	9,167	36%	10,059
 Rectangular Fields: soccer field - youth	52%	3,504	46%	4,150	40%	3,524
 Rectangular Fields: lacrosse field	4%	7,102	2%	N/A	0%	N/A
 Rectangular Fields: field hockey field	2%	N/A	3%	N/A	0%	N/A
 Rectangular Fields: Cricket Field	1%	N/A	1%	N/A	0%	N/A
 Overlay field	6%	8,707	4%	5,000	0%	N/A
 Diamond Fields: baseball-youth	78%	3,107	73%	3,344	71%	3,928
 Diamond fields: softball fields-youth	62%	5,339	60%	5,692	56%	5,500
 Diamond fields: baseball - adult	45%	7,954	38%	7,800	31%	10,044
 Diamond fields: softball fields - adult	51%	5,667	47%	7,869	40%	5,342
 Ice Rink (outdoor only)	21%	7,997	16%	7,400	16%	3,871
 Community Garden	40%	8,773	41%	10,213	33%	7,400
 Driving Range Station	9%	5,055	3%	N/A	2%	N/A

PROGRAMMING OFFERED BY PARKS & REC DEPARTMENTS

	POPULATION < 20,000	POPULATION DENSITY 500-1,000/sq mile	REGION Southern	Full Time Equivalents < 10	ACRES OF PARKS MAINTAINED <250 or less	BUDGET < \$500,000
Themed Special Events	83%	88%	86%	76%	87%	69%
Social Recreation Events	83%	87%	79%	77%	88%	79%
Team Sports	85%	85%	94%	80%	89%	64%
Fitness Enhancement Classes	67%	78%	81%	59%	79%	54%
Health and Wellness Education	67%	74%	80%	57%	76%	62%
Individual Sports	64%	72%	73%	54%	72%	49%
Safety Training	62%	70%	74%	55%	69%	51%
Racquet Sports	60%	68%	61%	45%	65%	44%
Aquatics	55%	68%	81%	37%	61%	31%
Performing Arts	40%	59%	60%	37%	51%	31%
Visual Arts	43%	58%	57%	32%	52%	38%
Natural & Cultural History Activities	37%	54%	63%	28%	43%	28%
Cultural Crafts	40%	54%	55%	31%	53%	26%
Trips & Tours	43%	57%	58%	33%	54%	36%
Martial Arts	39%	47%	60%	28%	57%	31%
Running/Cycling Races	41%	46%	49%	38%	39%	49%
Golf	22%	39%	52%	20%	28%	21%
eSports/eGaming	7%	10%	14%	6%	7%	3%



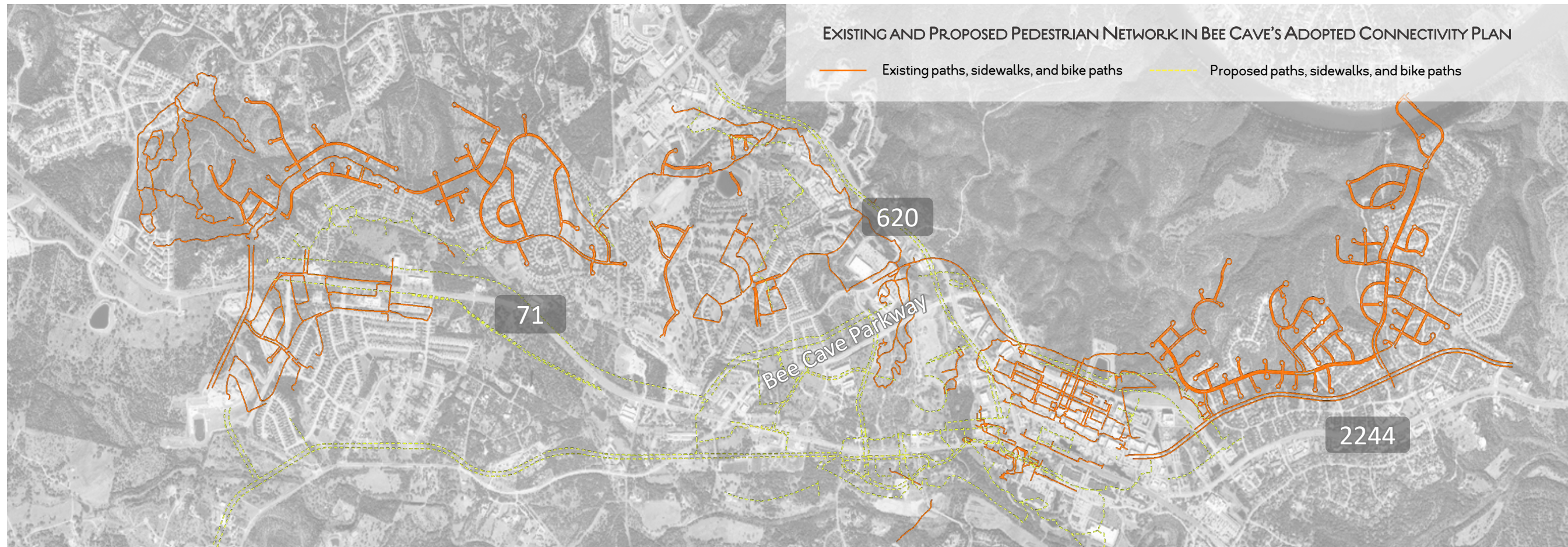
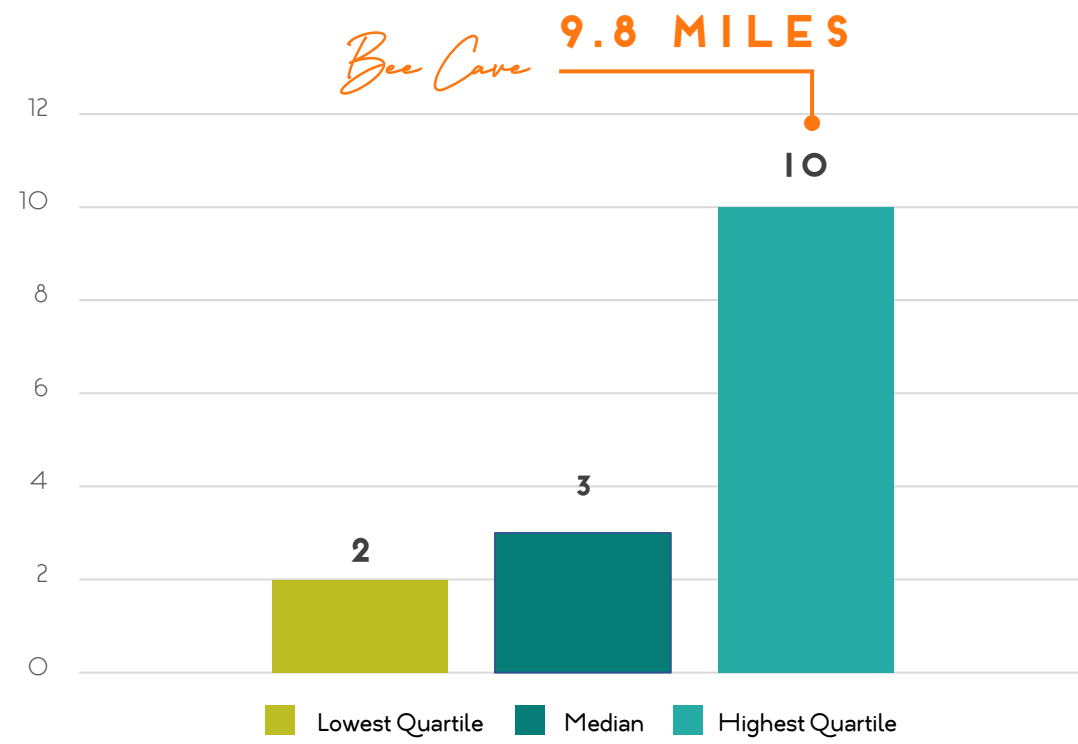
TARGETED PROGRAMS

	POPULATION < 20,000
Summer Camp	61%
Specific Senior Programs	65%
Specific Teen Programs	46%
Programs for People with Disabilities	36%
STEM Programs	40%
After School Programs	47%
Preschool	25%
Before School Programs	16%
Full Daycare	4%

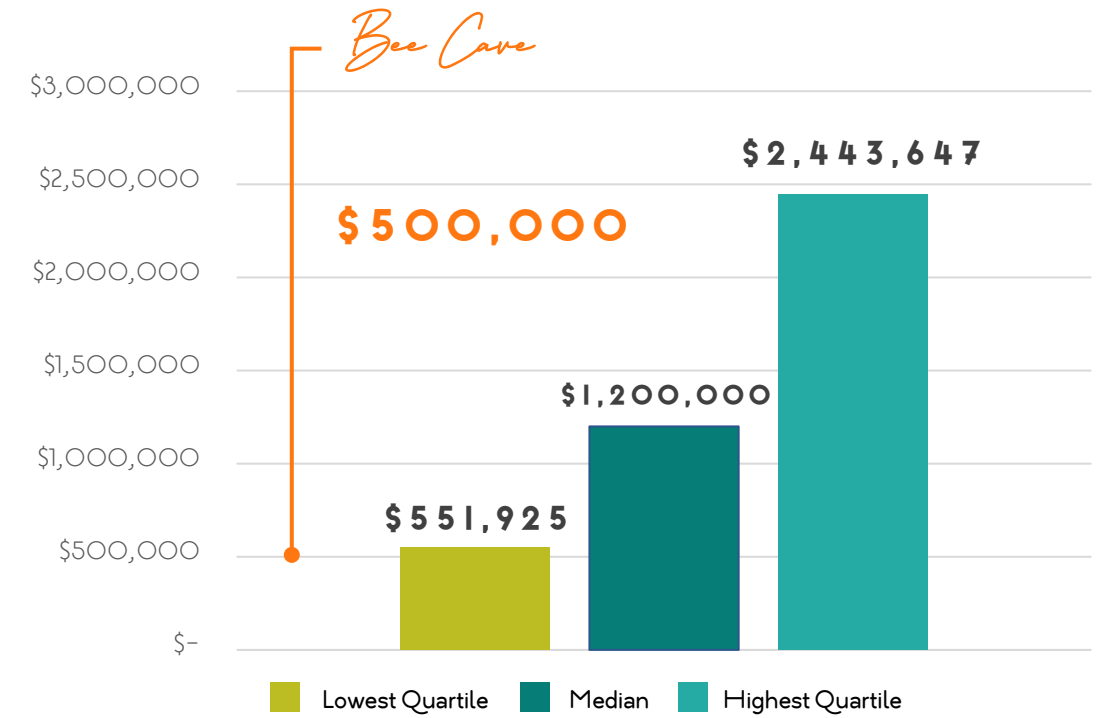


27 BENCHMARKS: PROGRAMMING

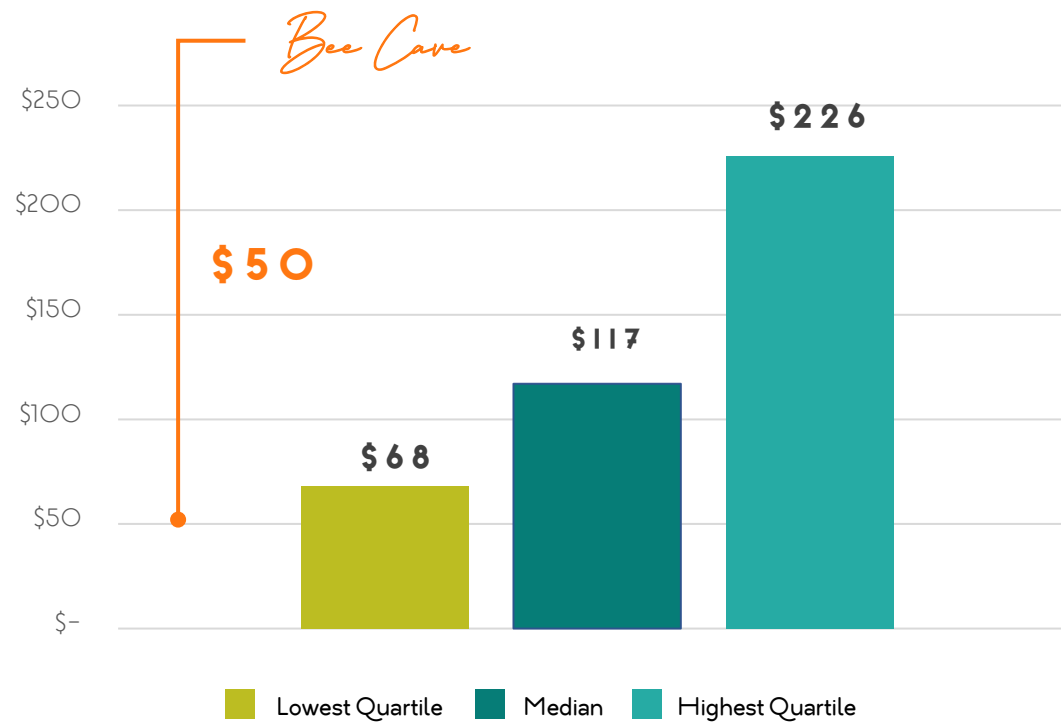
MILES OF PEDESTRIAN PATHS



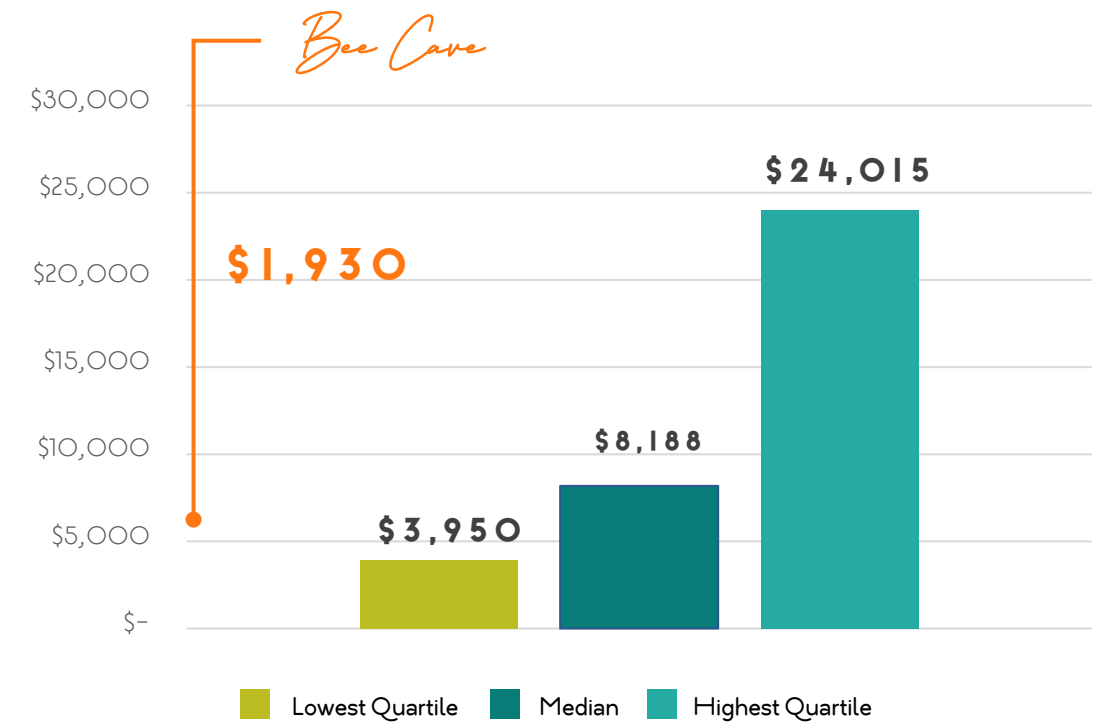
ANNUAL OPERATING EXPENDITURES



OPERATING EXPENDITURES PER CAPITA

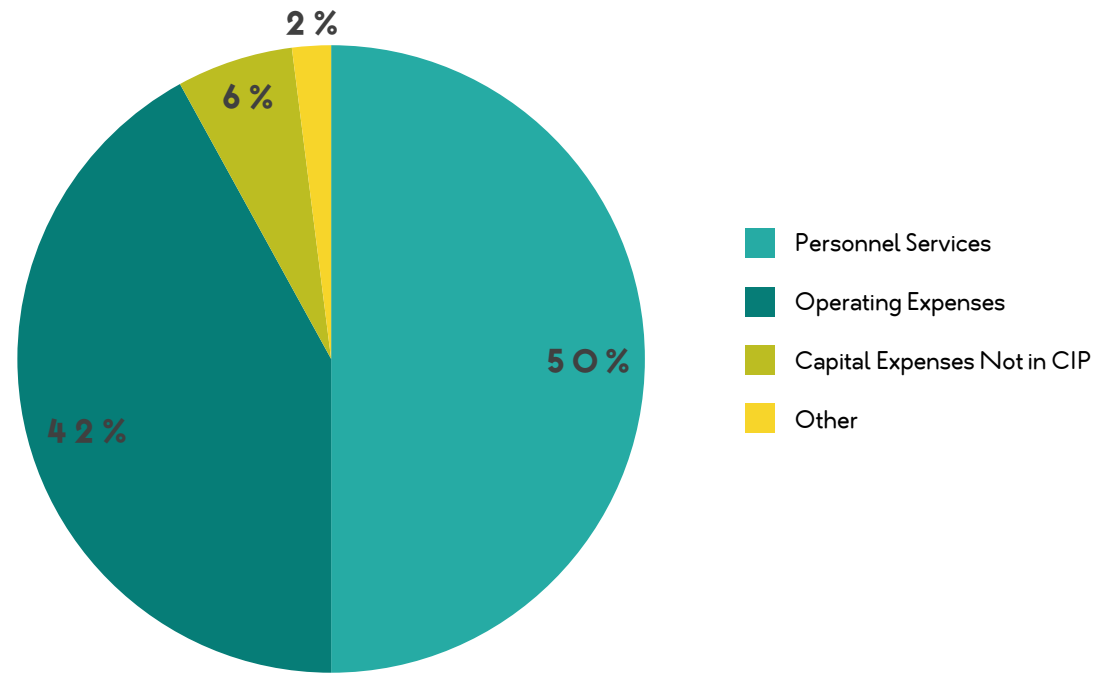


OPERATING EXPENDITURES PER ACRES OF PARK & NON-PARK SITES



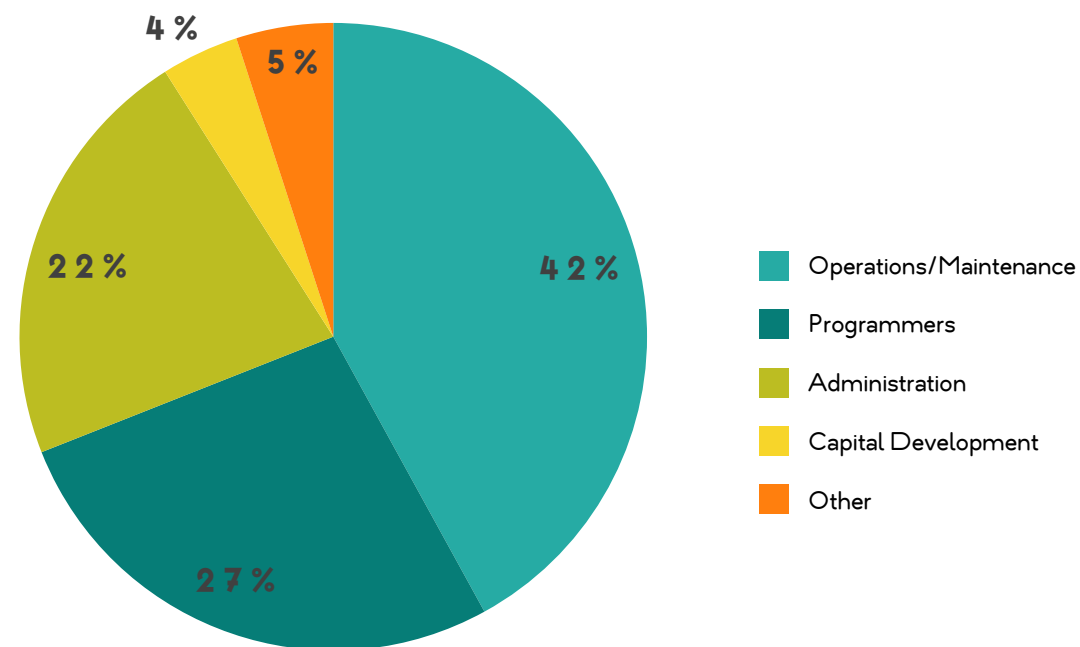
BENCHMARKS: EXPENDITURES

DISTRIBUTION OF OPERATING EXPENDITURES

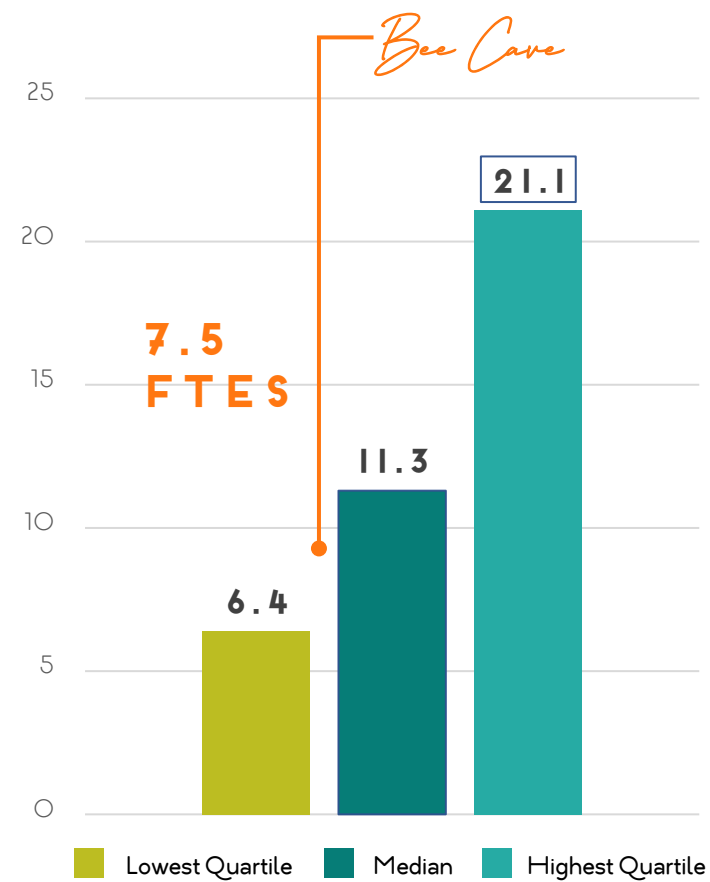


Staffing

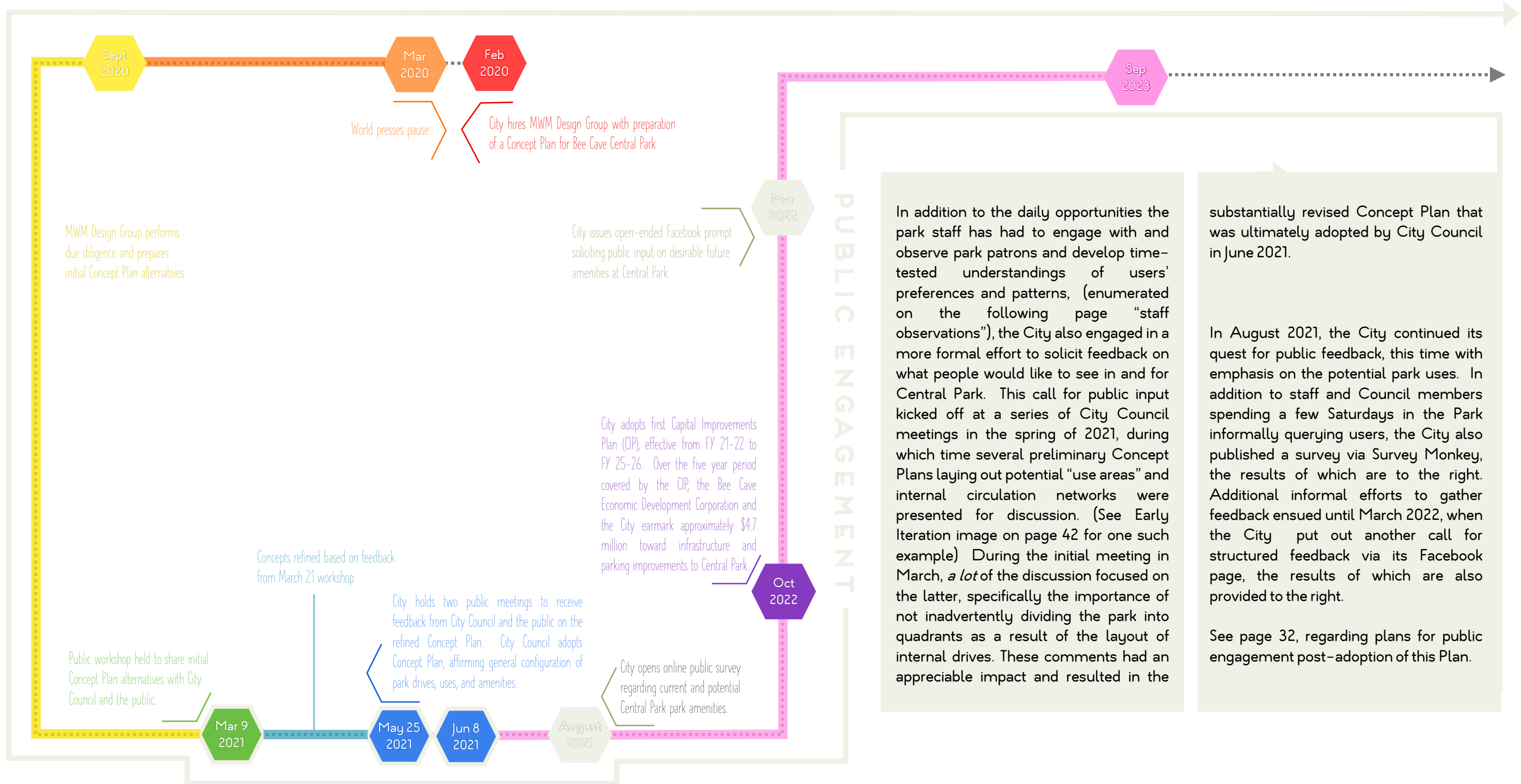
PARKS & REC STAFFING: DISTRIBUTION OF RESPONSIBILITIES OF PARKS AND RECREATION WORKERS



PARKS & REC STAFFING: FTES*/10,000 RESIDENTS



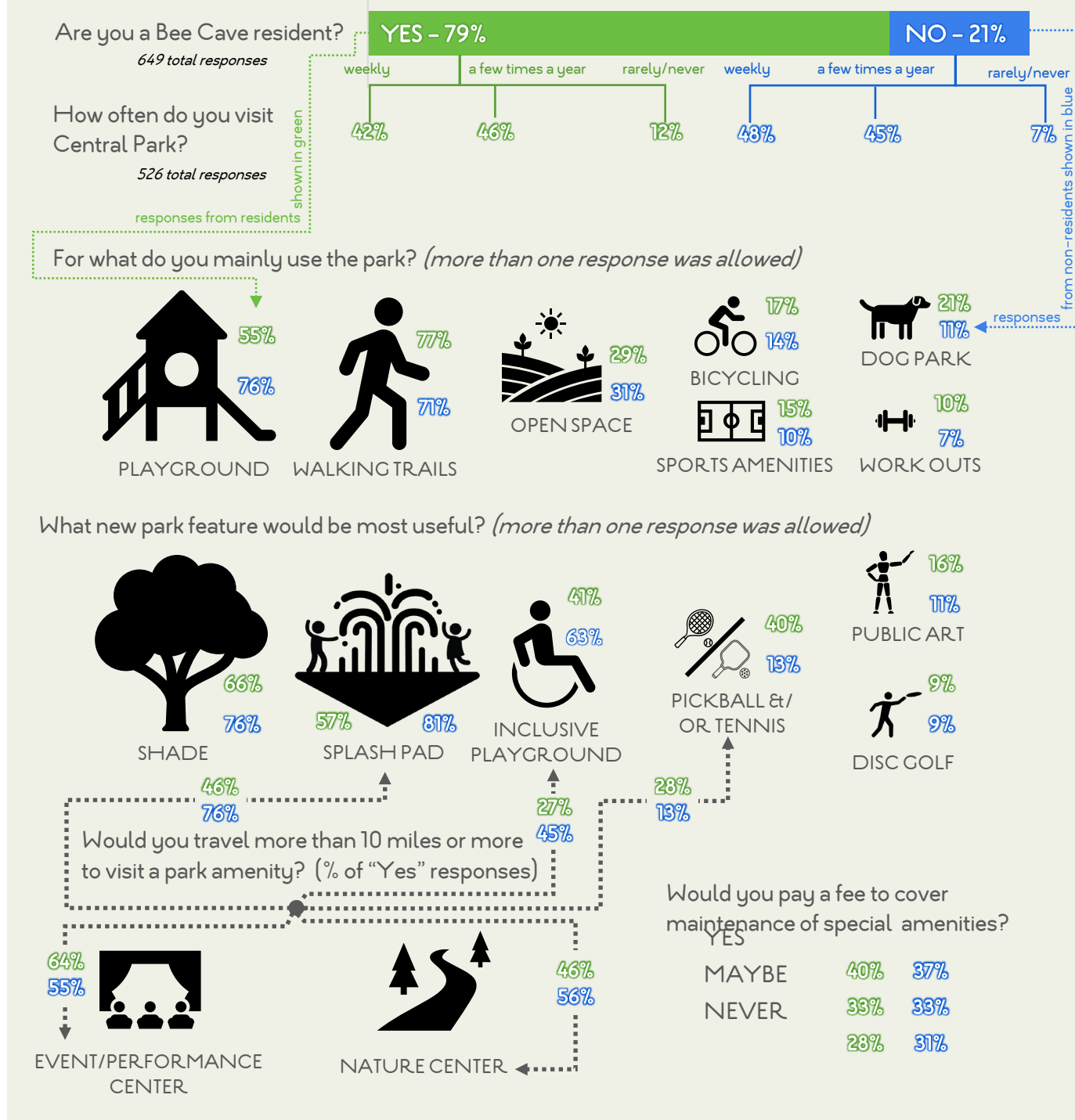
* FTE: Full Time Equivalent



31 **MASTER PLAN PROCESS**

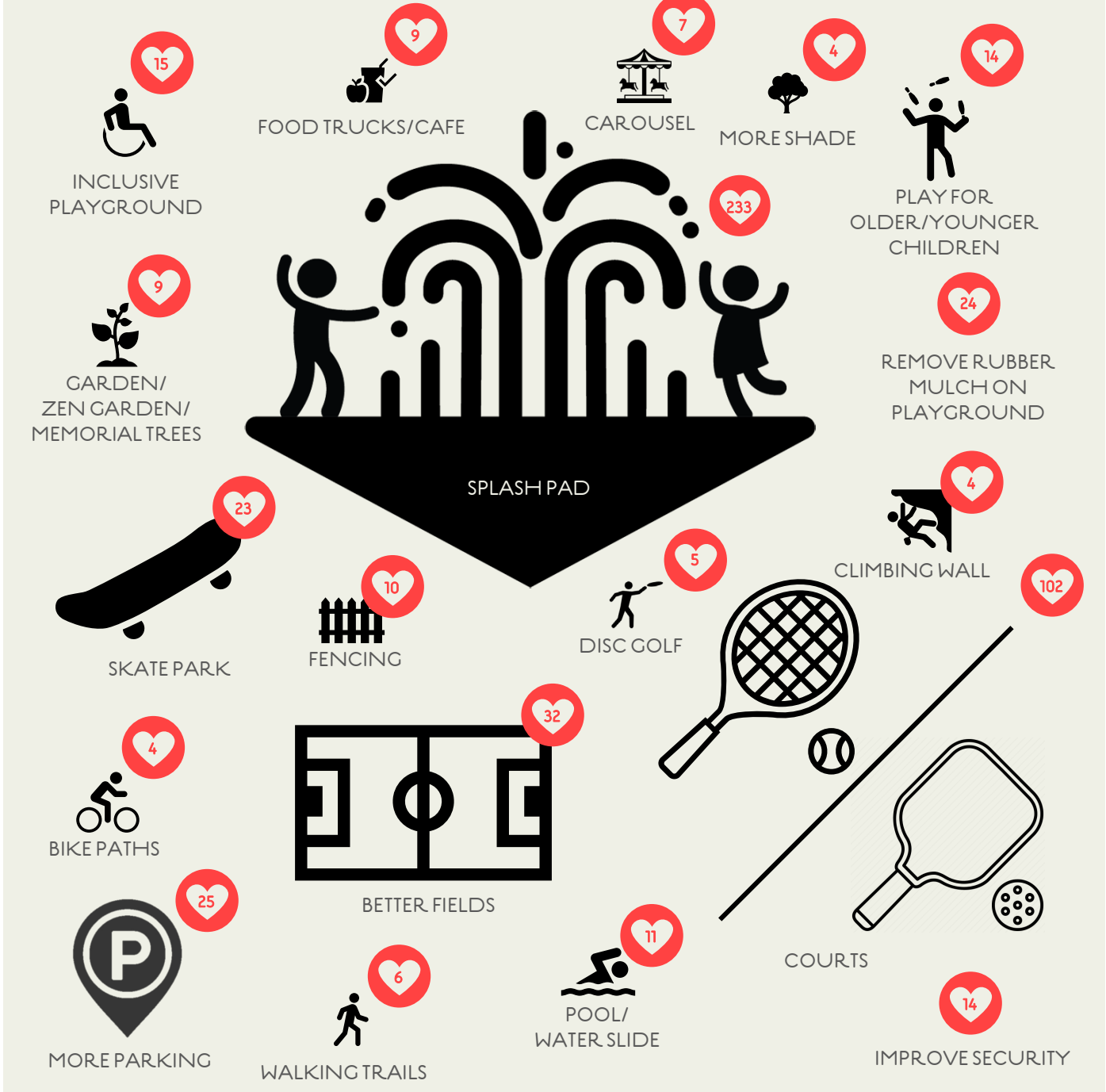
ONLINE SURVEY

On August 13, 2021, the City posted a survey on Survey Monkey soliciting feedback about Bee Cave Central Park. The results, gathered over the course of about two months, are reflected below.



FACEBOOK ENGAGEMENT

On March 23, 2022, the City posted a prompt on its Facebook Page: *If we could add one amenity or feature to Central Park, it should be _____.* The following represent the responses, a compilation of discrete mentions, "likes," and "loves." The post did not isolate responses based on residency.

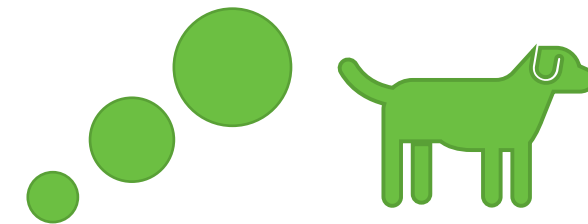


PUBLIC ENGAGEMENT

The City established the Parks and Facilities Department in 2018 to support the anticipated growth of the trail network and parks system. The Department, in the normal course of performing its core functions these last five years, has amassed a wealth of institutional knowledge about Central Park patrons' patterns of behavior, preferences, tolerances, and opinions

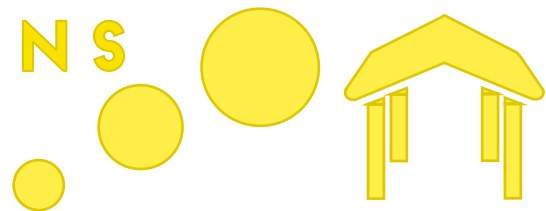
- There is a contingent of repeat users that bring their dogs to the park with the intent of running them off-leash outside of the dog park—usually in the big field. This is against policy and staff spends a portion of its time requesting people abide by the policy.
- Doggy waste stations are provided along the trail and in the dog park; they are generally effective. Parks staff considers the amount of unpicked up pet waste to be in line with what you'd expect at a park.

DOGS



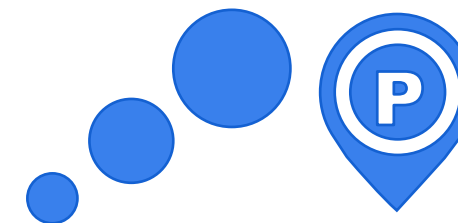
- The large pavilion is more popular to reserve due to its size and proximity to the larger playground.
- The majority of reservations are for birthday parties. Nearly all are on the weekends and during the summer, but relatively early in the day before it gets especially hot; the average number of reservations slows down once school starts.

PAVILIONS



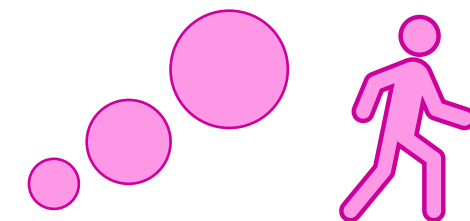
- Routinely, patrons, even when parking spots are available, park in the grass in order to 1) be in the shade and/or 2) park closer—even nominally so—to their intended destination.

PARKING



- As is often the case in pedestrian-heavy settings, the grass provides a lot of clues regarding the path people are choosing to get between points. Central Park is no different; there are several locations where footpaths have been worn in lieu of taking the provided sidewalk between the same two points, direct evidence that certain segments of the existing trail network are too circuitous for many.
- A majority of walkers walk solo or in pairs. There are a lot of habitual walkers who tend to walk early in the morning—and if the gate is not open when they arrive, they park outside the gate in order to use the trails on their schedule. The age of walkers is mixed, but it is mostly adults. There are few strollers on the trail—through talking to people and by inference, staff has concluded the length of the loop combined with the distance from the parking lot combined with the distance from bathrooms dissuades those with young children from using it recreationally.

PATHS

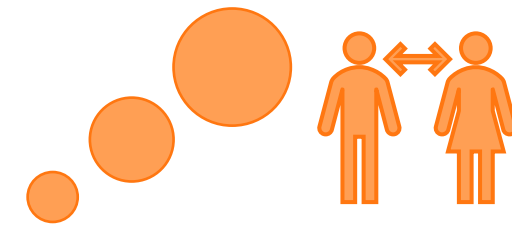


STAFF OBSERVATIONS

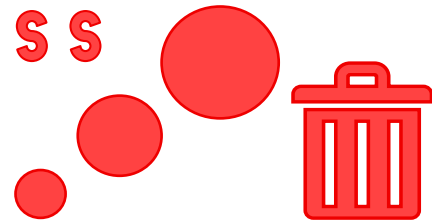
- Patrons are generally respectful about either properly disposing of or carrying out the waste they produce. With a level of effort expected for a park of this size, staff is able to keep up with trash produced and gathering of errant litter.
- Vandalism, such as graffiti, exists within the park, but it is not rampant and could be characterized as (relatively) “minor mischief.” Examples include breaking of the changing table in the bathroom, smashing of a doggy waste station with a rock, and breaking of mirrors hung at either end of the pedestrian tunnel. Vandalism tends to occur more frequently in the summer and during school breaks. It will remain important to allocate budget and staff time to unplanned repairs.

- It remains a goal of the Parks staff to continue to be approachable and a welcomed presence to park patrons. The staff is on a first name basis with many of the regular park users. Oftentimes, the commentary and feedback revolve around appreciating that the park is manicured and provides well-maintained amenities. These discrete, but steady comments over the course of many years contributed to the City’s recognition that the role and expectations of Central Park in the City-wide parks system had, in users’ mindsets, evolved over the years. Whereas at its inception the park was intended as more passive, open space with limited formality, over almost twenty years of use, patrons now expect the park to fulfill the community’s need for active and intentional amenities.

STAFF/PATRON INTERACTIONS

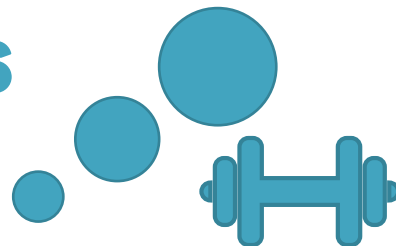


CLEANLINESS /UPKEEP



- Due to deed restrictions, it is against park policy to run a commercial operation out of Central Park; this includes private group fitness class instruction. Staff routinely has to inform instructors—typically cross-fit and yoga — that they are not permitted. Most groups are between 5-10 participants. Instructors typically bring their own equipment and attempt to set up in the pavilion because they are attracted to the shade.

GROUP FITNESS

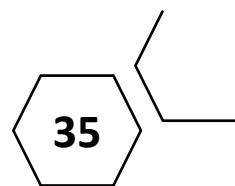


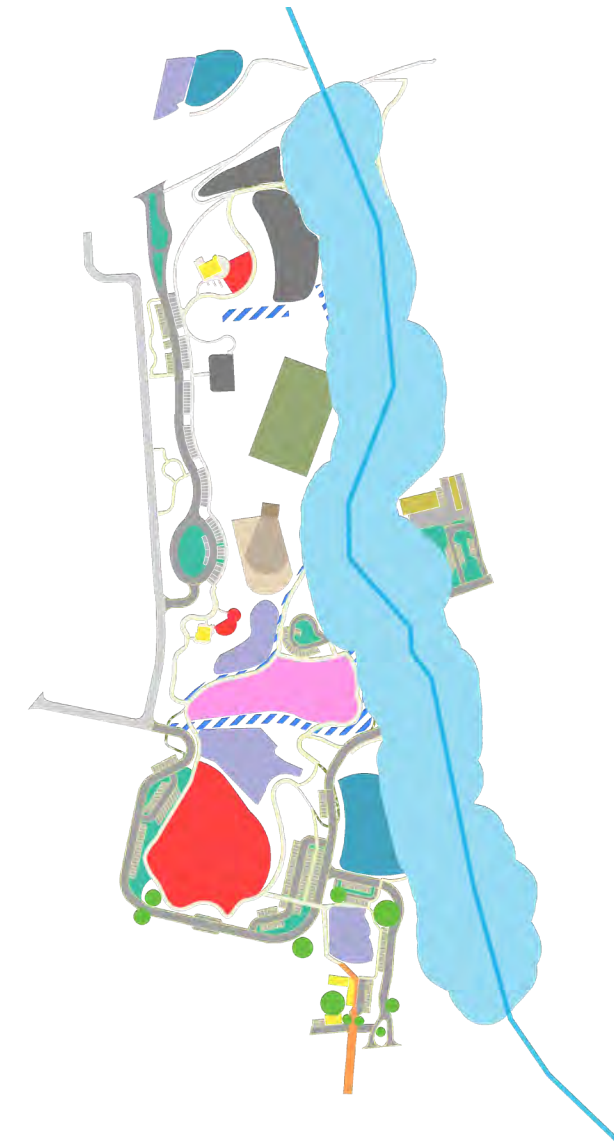
- All playground equipment is heavily used. There are regular requests for more equipment, especially swings. The shade sails are reported to provide sufficient coverage.
- Parks maintenance staff recommends replacing the rubber mulch with a solid surface option. It is consistently “redistributed” beyond the borders of the playground area onto the sidewalks and grass by the littlest park users, which make it very difficult for the playground to maintain a neat appearance.
- Parks patrons have expressed concern about the toxicity of the rubber mulch. While this plan recommends to replace the mulch with another material, if mulch were used in the future, it would, like the mulch out there presently, not be made from tires, but from a non-toxic source.

PLAYGROUNDS



INTENTIONALLY LEFT BLANK





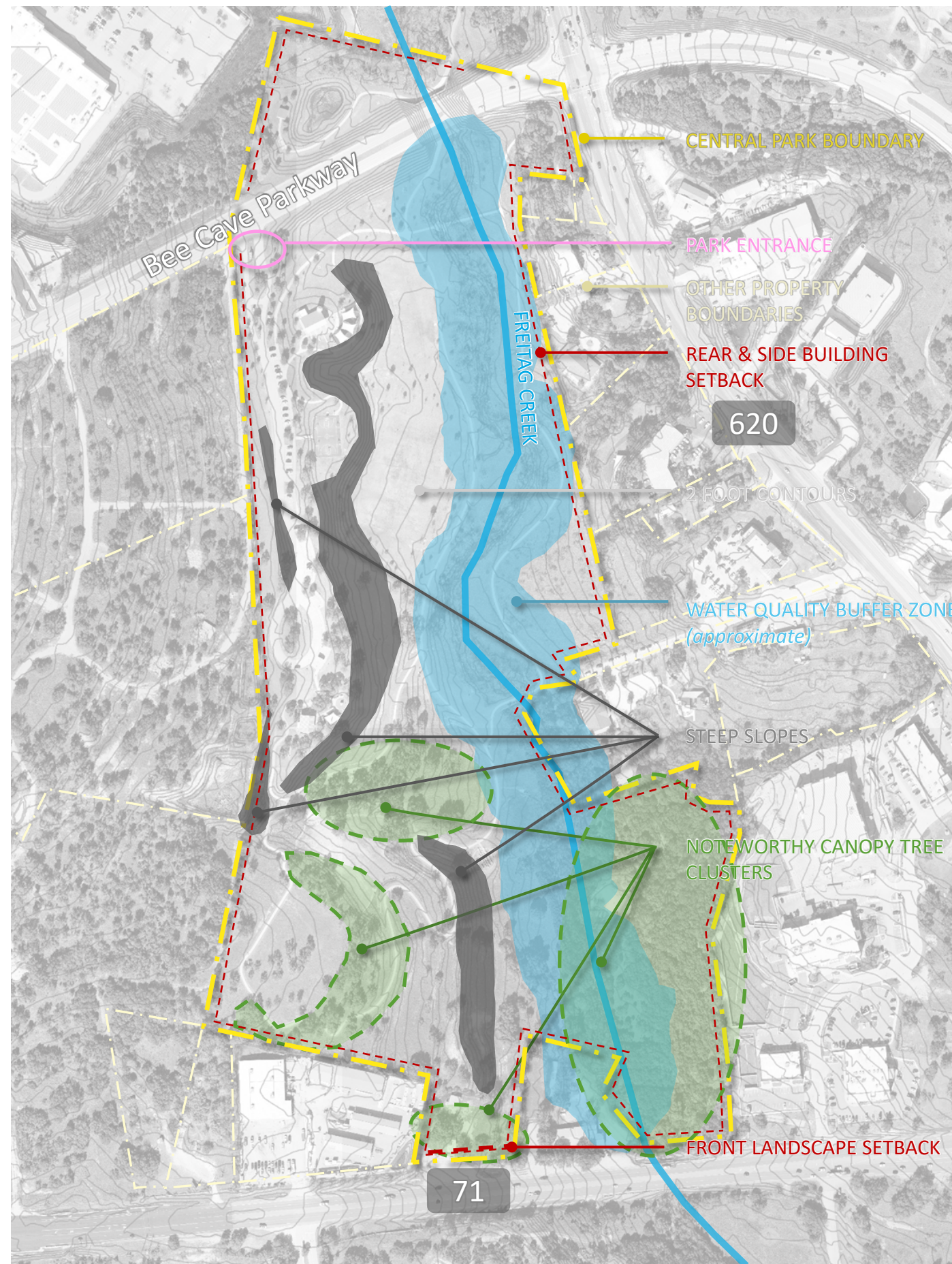
PHYSICAL FRAMEWORK

Site Character | Vehicular Access & Circulation | Parking | Vehicular Circulation Analysis | Pedestrian Access & Circulation | Utilities |
Natural Vegetation | Landscaping | Stormwater | Low Impact Development

The Park is characterized by hilly terrain, including some space-defining changes in elevation. The topography generally slopes eastward toward Freitag Creek, which runs north/south through the entirety of the eastern portion of the Park. The presence of the creek begets the regulatory presence of an 85-foot wide water quality buffer zone (WQBZ) on either side of the creek's two-year floodplain. In this WQBZ, only minimal (e.g. trails) and/or critical (site access/circulation) soil disturbance is permitted.

While the property contains many stately, old hardwoods, tree coverage is inconsistently distributed and especially robust along the creek and in the southeast portion of the site. There are also many attractive and shade-providing trees in the center of the park and toward the south. The trees in the north-central part of the park, which appear to have been planted subsequent to City acquisition of the property, have struggled to thrive, potentially due to the inconsistency of the irrigation system.

With the exception of the Revival tract, the Park is Zoned Public. As such, a 50' front yard and 25' side yard building setback is imposed. The Revival Tract is zoned Neighborhood Mixed Use. The front setback/landscape buffer is 75'; the side and rear setbacks are 10'. A previous zoning of this property had reduced the landscape buffer along SH 71 from 75' to 50', with consideration given to the site's size, configuration, and existing structures and paved areas.



37 SITE CHARACTER



Source of Pictures: City of Bee Cave Parks & Facilities Department

ACCESS

The Master Plan increases the number of vehicular access points from one to four. In addition to maintaining the current entry off of Bee Cave Parkway on the north side of the park, the new design will also offer access options to/from RR 620 from the east, SH 71 to the south, and a currently unnamed road from the west that intersects with Willie Way. As well as improving emergency response times, these new distributed points of entry/exit will provide users more direct and efficient routes to the portions of the park on which their visit is focused. This is especially true for users coming from/going to SH 71 and to/from the western portion of the “Recreation and Entertainment District”.

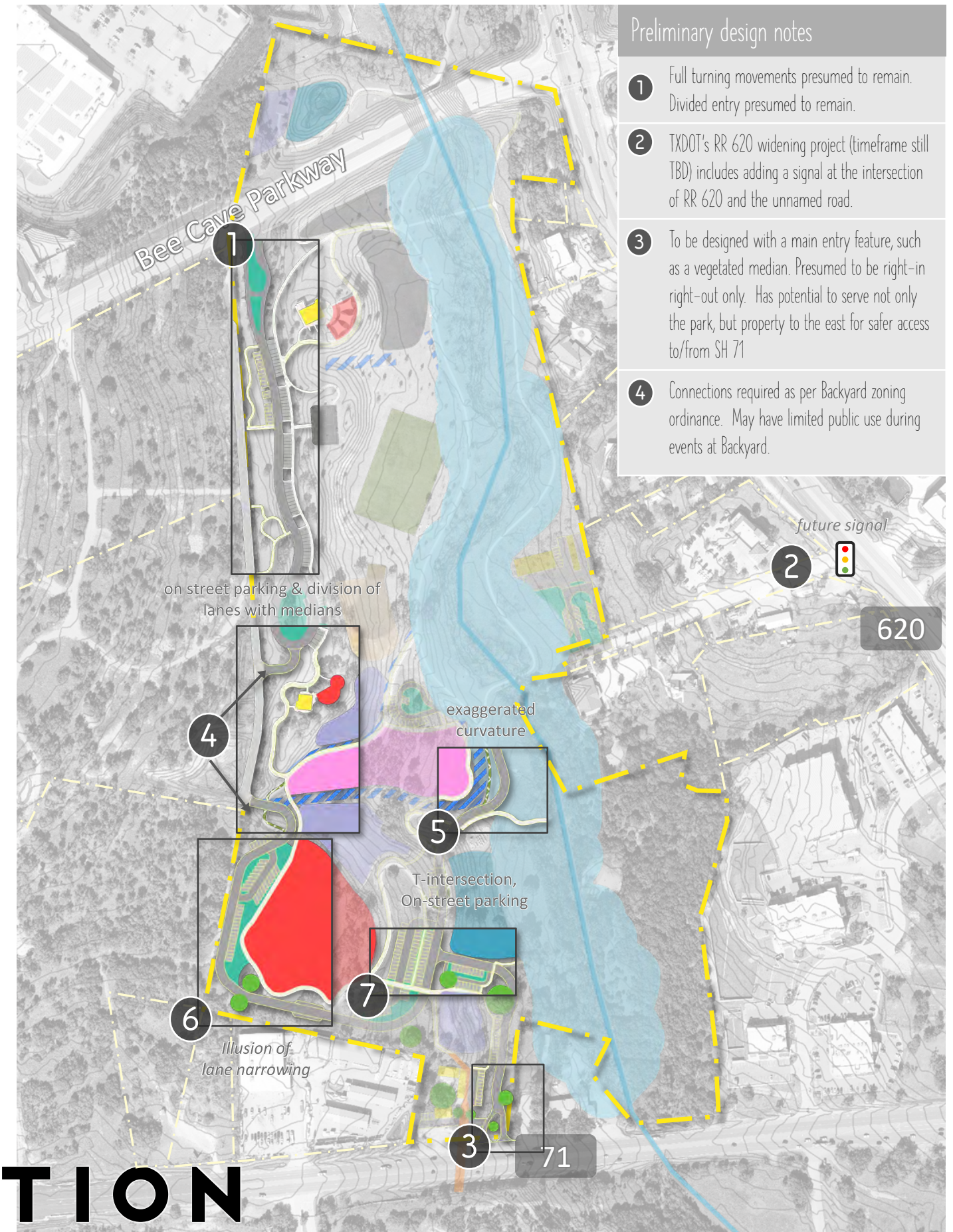
CIRCULATION

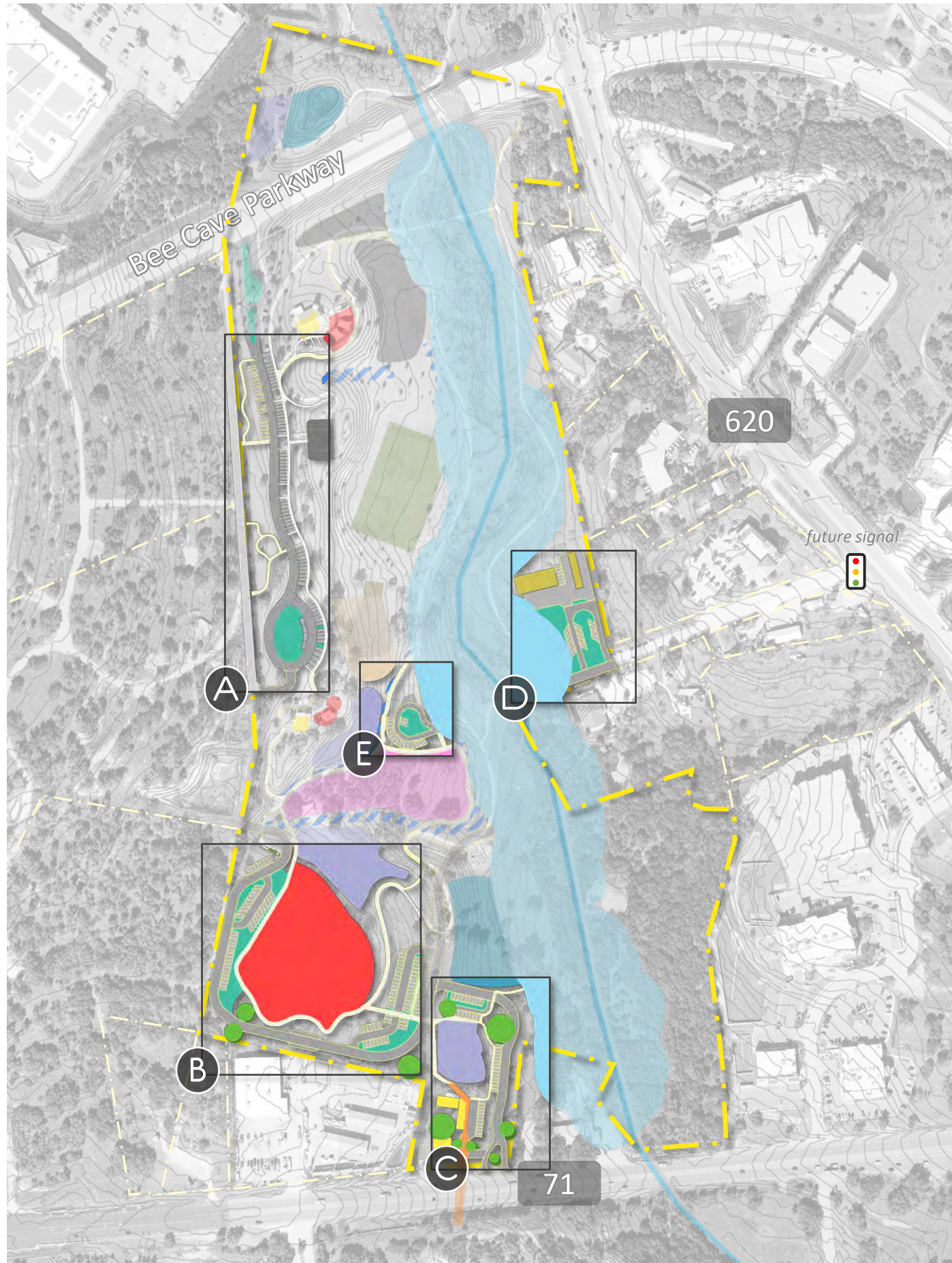
While some users will choose to move about the 60-acre park on foot, feedback gathered during preparation of this plan, and years of data on the usage patterns of the current parking lot support that a significant subset of Central Park visitors wish to park as close as possible to their destination, including but not limited to those using child-oriented amenities.

In response, and in order to connect the aforementioned four points of access, the park proposes a predominantly internal ‘ring road’ around the perimeter of the property. The location is laid out in an intentional manner that positions all uses and amenities on the *interior* such that, upon parking, no user is required to cross the drive to reach/return from their destination. Furthermore, the two-lane drive is designed to integrate multiple traffic calming measures, such as curvature ⑤; narrow lane widths between 24’ and 26’ ⑥; t-intersections that prompt the need for stop signs ⑦; on-street parking ⑦; use of vegetation to create the illusion of additional lane narrowing, which has the dual purpose of slowing traffic and preserving and highlighting existing, mature trees ⑥; and occasional divisions of the lanes with vegetated medians ③. In combination, these will reinforce the design and posted speed of 15 mph or fewer and discourage “cut-through” traffic, a consideration analyzed not only in the preparation of this Plan, but also in concert with the City’s Thoroughfare Plan and Capital Improvements Plan, as highlighted on the following page.

Vehicular

ACCESS & CIRCULATION





PARKING

Currently, the park has 72 parking spots, all of which are located in the northwest corner along the eastern side of the access drive off of Bee Cave Parkway.

“The lack of parking” is the number one complaint the City receives about Central Park currently. Observation of parking patterns would suggest that while there is a definitive shortage at peak times—early morning, early evening, Saturdays, Sundays, school breaks—the issue is not only related to quantity, but also parking distribution and lack of proximity to heavily used areas. Furthermore, although the size of the existing spaces is standard, 9’x18,’ it is also routinely observed that cars park over the lines—in some cases seemingly due to the size and types of vehicles (trucks, vans, and large SUVs)—which effectively reduces supply.

With that in mind, the Master Plan placed significant priority on distributing future spots throughout the park, in close proximity to future uses. It also utilizes a slightly enlarged 10’x20’ dimension per space as the new standard, recognizing the expectation that the park will offer many attractions for families.

The following amounts are approximate; however, the graphic to the left shows parking to scale and with consideration made to topographic changes, water quality buffers zones, and drainage ways.

	EXISTING	PROPOSED	TOTAL	USE PROXIMITY
A	72	18	90	Existing pavilions & playgrounds, sport courts, field, trails
B	0	116	116	Play-for all abilities playground, flex space 1, trails
C	0	45	45	Restaurant/cafe, flex space 2, primitive trails in SE
D	0	21	21	Trails, bird watching, creek
E	0	17	17	Dog park, theater, trails

217 **289**



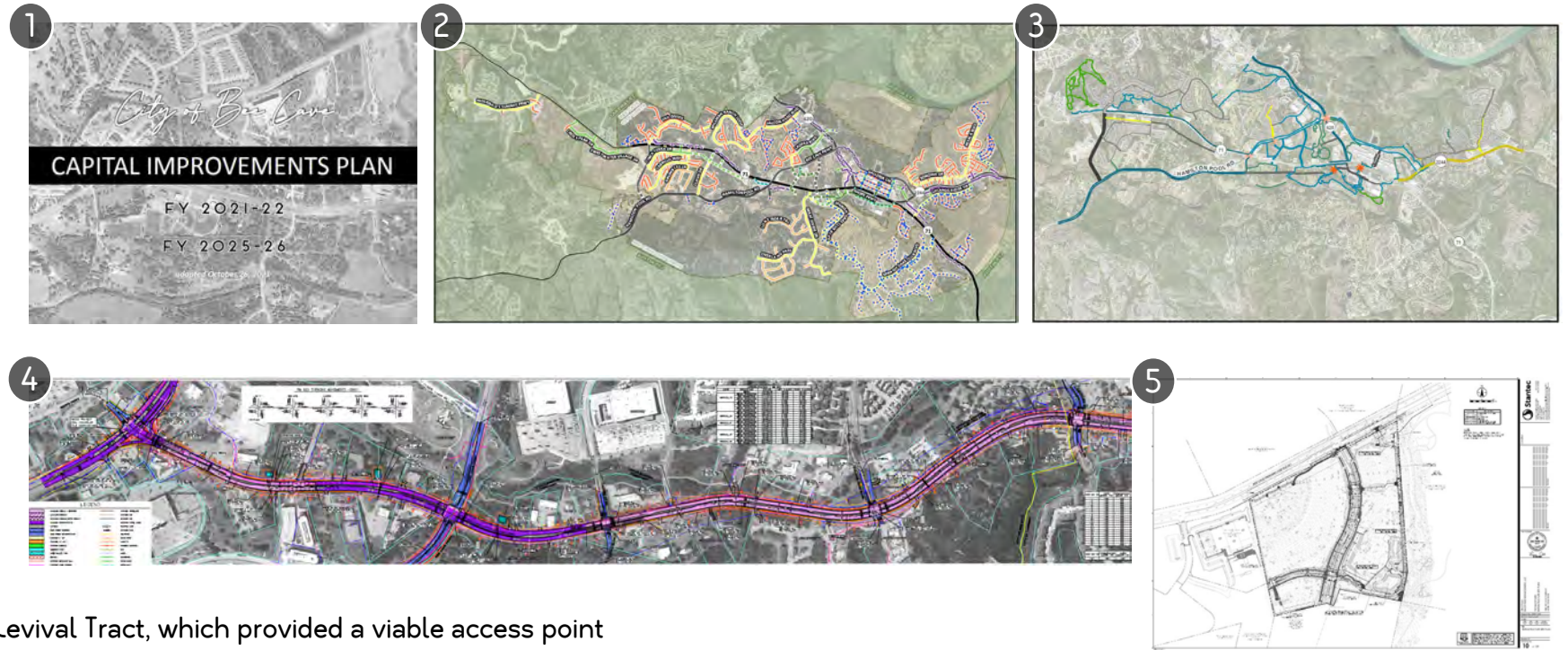
WALK TIME

Drawing a 400’ buffer around the anticipated location of the future parking spaces (as shown in dark grey, left) demonstrates that over 70% of the park and the overwhelming majority of amenities are within a 90 second walk of parking.

PARKING

INFLUENTIAL PLANS & PROJECTS

During the preparation of this Plan several separate, but related efforts were underway (see “Influential Plans & Projects”): 1) the adoption of the City’s first Capital Improvements Plan, which broadly addresses construction and improvement of roads, pedestrian facilities, and City parks, buildings, and facilities (adopted circa October 2021); 2) update to the City’s Thoroughfare Plan (adopted circa December 2020) 3) update to the City’s Hike & Bike Connectivity Plan (adopted circa April 2021; since updated again in April 2023) 4) TXDOT’s preparation of a schematic design of the R.R. 620 expansion; 5) approval of the Backyard Subdivision Construction Plan (circa August 2021); and 6) acquisition of the Revival Tract, which provided a viable access point to SH 71 (acquired circa December 2020). The confluence of these events prompted a fresh look at the Park’s internal circulation, access, and relationship to surrounding properties, as it was readily apparent there was opportunity and, in some cases, need for improvement of all three.



One such opportunity was an arrangement that allowed park patrons to access the park from all sides and, upon entry, move among uses and parking areas on an internal driveway/“road” network instead of getting back onto the state highway system to utilize one of the other three proposed entrances and portions of the park. The improved efficiency of such an arrangement to park users may be intuitive and is certainly quantifiable (see “Efficiency Analysis”), but, on a broader level, such an arrangement is also supported by many goals and policies in the Comprehensive Plan, which recognizes the importance of providing alternative routes for local trips rather than forcing them to co-mingle with regional trips using the state highway system—in other words, every trip that can be “internally captured” is one fewer trip contributing to delays at the major intersections, the most common and fundamental point of failure in any road network.

Early iterations of the Master Plan included a driveway network that divided the Park into quadrants and included a roundabout at the western edge (see “Early Plan Iteration”). Though there was support for the notion that improvements to access and connectivity had value, there was consensus among Council and the citizens that provided feedback that this particular arrangement overly prioritized movement of cars over pedestrian safety and movement; and for some, it raised concern about potential “cut-through” traffic by non-park users and the negative implications that it could have on the Park experience. The discussions prompted a directive to re-imagine a solution, provide further analysis on the pros/cons of such layout, and identify any external factors that would be inherent to the Plan’s success.

EFFICIENCY ANALYSIS



Routing of Trips between Parking Areas		
Route	Length of Travel (ft)	Travel Time (min.)
External Routing of Trips		
A	4800	2.75
B	3650	3.25
C	5000	3.5
D	3400	1.4
Internal Routing of Trips		
A	2500	1.7
B	3700	2
C	1250	0.7
D	1050	0.7

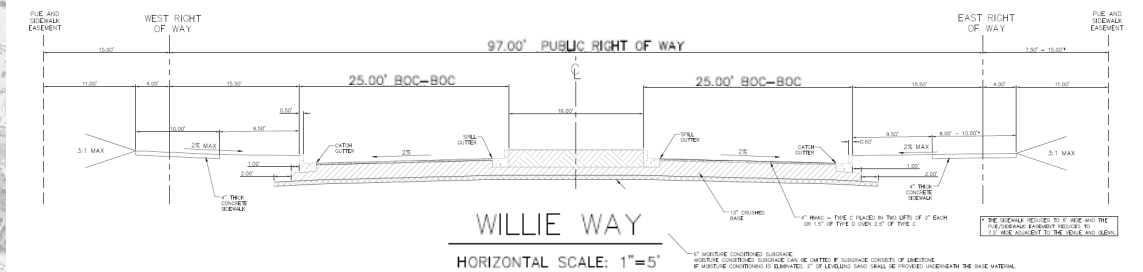
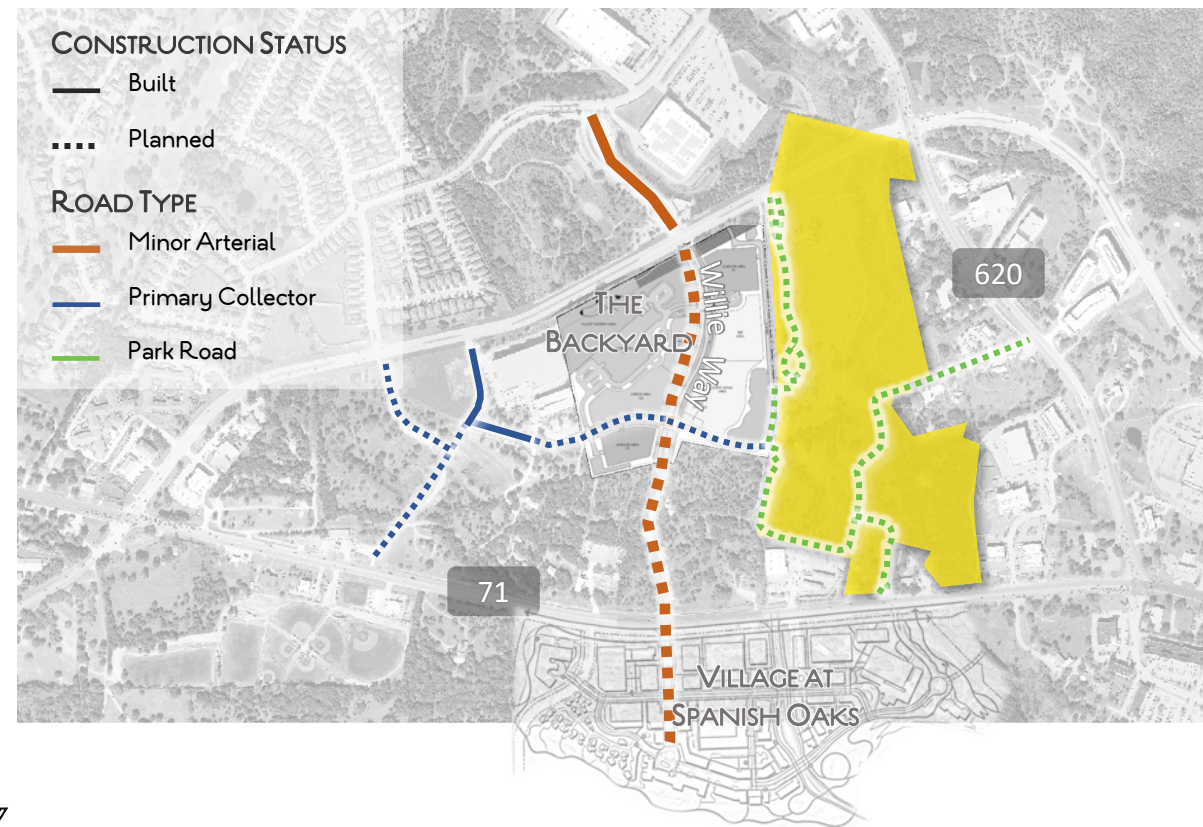
The analysis factored in length of trip, speed limit, and average delay traffic controls such as stop signs and signals. A trip on the State highway network is estimated to take between 1.5 to 5 times longer than an internal trip.

Vehicular CIRCULATION ANALYSIS

EARLY ITERATION



PLANNED SURROUNDING ROAD NETWORK



PARK ROAD IMAGERY



Roy Guerrero State Park Road



Old Settlers Park



Walnut Creek Park Road



These critiques and queries were a direct influence on the infrastructure layout that is ultimately adopted as part of this Master Plan—a “ring road” that, except under atypical circumstances, will 1) be both shorter for internal trips *and* longer and less appealing for through-trips (i.e. “cut throughs”) and 2) avoid direct interaction between cars and pedestrians nearly 100% of the time.

The key to the success of the former is the construction of Willie Way from Bee Cave Parkway to SH 71 (see Planned Surrounding Road Network), a project identified as PR.RE.4 in the aforementioned Bee Cave FY 2021–22– FY 2025–26 Capital Improvements Plan. Located to the west of Central Park and ultimately connecting from Ladera Blvd to Village at Spanish Oaks, Willie Way is proposed as a four-lane, Minor Arterial (in the vein of Bee Cave Parkway) with a design speed of 45 mph that will prove more efficient. As part of the analysis, trip patterns with existing and anticipated origins and destinations from all directions were tested. In all cases, Willie Way prevailed over the park road as the faster, more direct route.

As previously mentioned, the key to the success of the latter is in both the layout and the design. Although the road was always presupposed to be of a low speed and of a character that functioned more like a meandering park drive than a public thoroughfare, the feedback gave way to more intentionality in the early stages of thinking about how and where such traffic calming measures were to be integrated. While certainly not exhaustive nor comprehensive in thought, the images to the left (see “Park Road Imagery”) provide some sense of scale to the road that is envisioned.

PATH NETWORK

The existing trail system, which is approximately 9,150' (approx. 1 3/4 miles) long, is one of the most popular and widely used amenities in the park. The paths are concrete, primarily 6' wide, and, with the exception of the southeast corner, interconnect the majority of the 60 acres. In addition to being used for basic access throughout the park, they are used for a variety of activities, including strolling, walking, jogging, rollerblading, and bicycling.

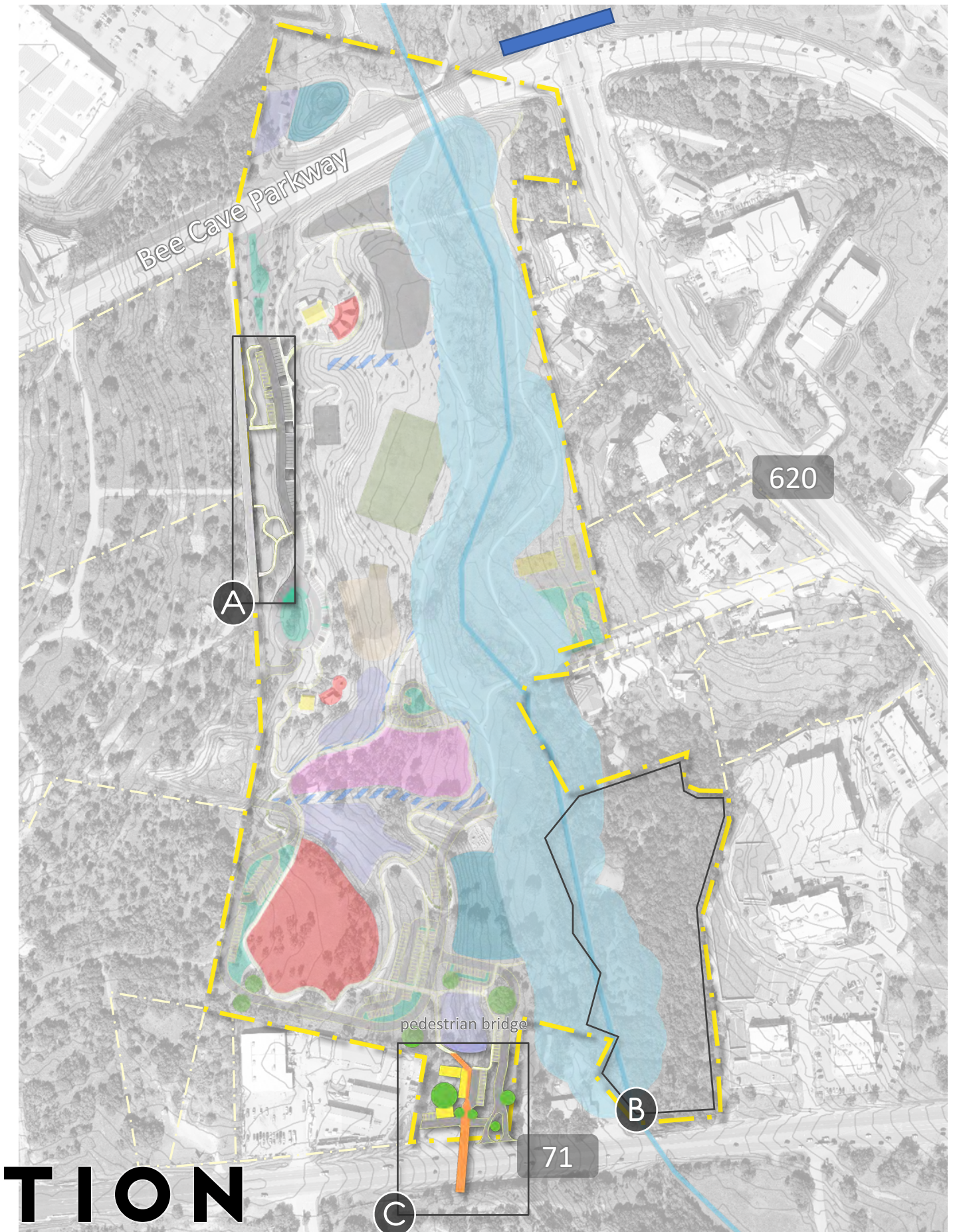
In soliciting feedback for this Plan, the recurring comment themes regarding the paths were:

- Ensure the trail system remains largely intact;
- The paths are used by people of all ages;
- The current paths are too narrow;
- Ensure vehicles circulating through the park don't pose a safety concern for pedestrians using the paths; and
- The paths have a lot of direct sun exposure.

With those considerations in mind:

- With limited exception, the current path alignment is to remain.
- The path is proposed to be widened to 12', a more appropriate width for multi-purpose usage. For example, this allows 3-4 people to walk side by side; pairs of people walking in opposing direction to pass with ease; or a cyclist to easily circumnavigate a person pushing a stroller.
- As previously mentioned, the internal driveway configuration is proposed to be on the outside of the paths so there is no conflict between pedestrians and cars.
- With consideration given to the availability of and overall demand for irrigation, more natural shade should be added along the path system.

The Plan proposes to add new paths in two sections of the Park: **A** the northwest corner to create interconnectivity with the Backyard, and in particular, the parking garage that will provide supplemental public park parking, **B** the southeast corner in "the Burton tract," and **C** through the Revival Tract, including a pedestrian Bridge across SH 71. Regarding **B**, the exact alignment is unknown, but the character of these paths is anticipated to be more primitive than the rest of the park and instead echo the existing conditions—circuitous and meandering around the dense stand of mature trees; of a natural material such as crushed granite, mulch, or compacted soil; and 5'-8' in width (See Burton Tract Trails Prototype Imagery inset on page 46). Regarding **C**, this will serve as the City's primary connection between the north and south sides of the SH 71 corridor (See Pedestrian Bridge inset on page 45).



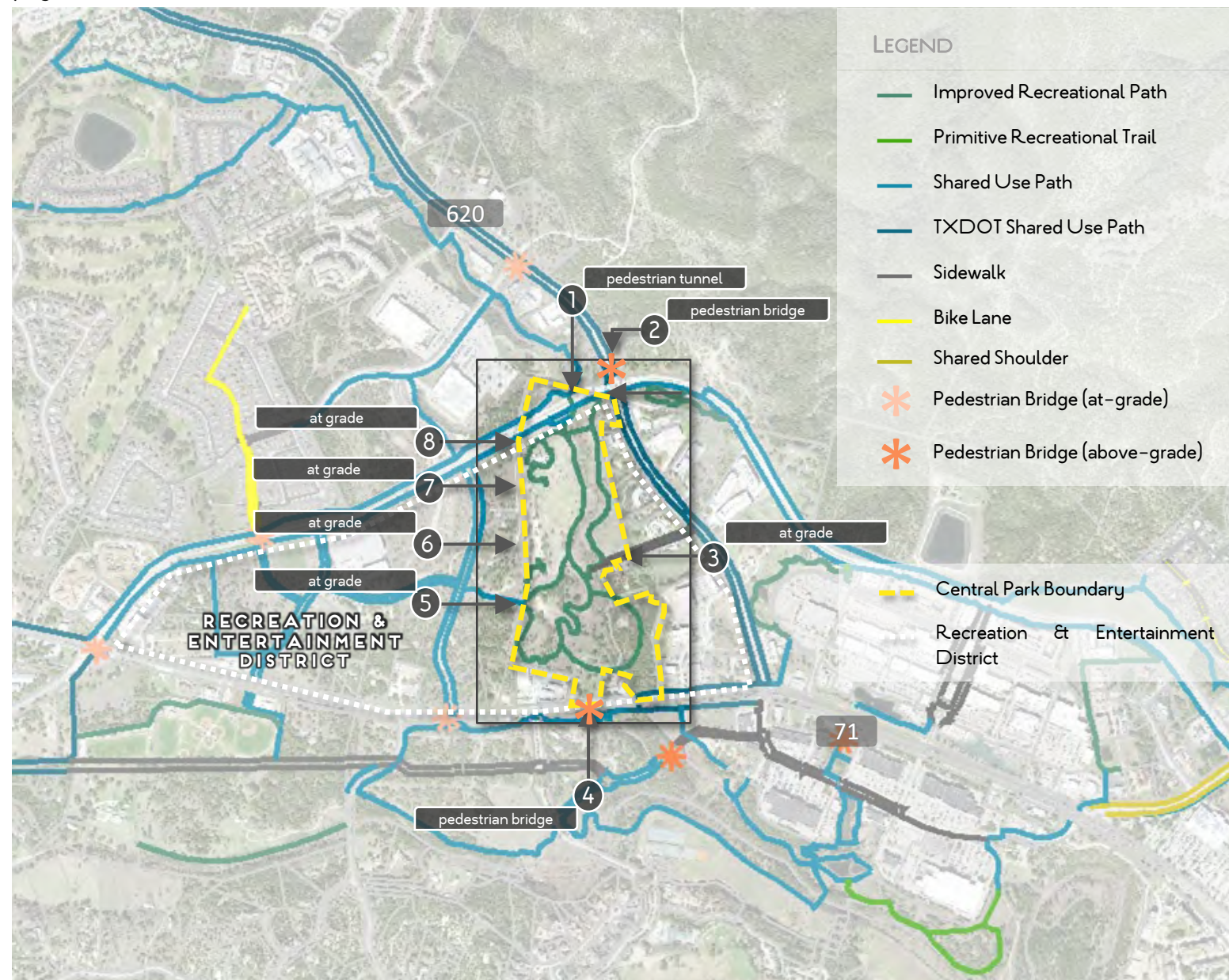
Pedestrian

ACCESS & CIRCULATION

CITY-WIDE CONNECTIVITY PLAN & PARK POINTS OF ACCESS

Central Park plays, quite literally, a central role in Bee Cave's city-wide Hike and Bike Connectivity Plan (*excerpt shown below*), which is loosely based on a hub-and-spoke system that provides functional and recreational mobility between and among residential neighborhoods throughout the City into a highly interconnected town center. Implementation of the Connectivity Plan, including those segments within the "Recreation and Entertainment District" of which Central Park is a part, is proposed to be completed over the next ~ five years, through the City's FY 2021-22 to FY 2025-26 Capital Improvements Plan.

This broader Connectivity Plan provides the opportunity for the Master Plan proposed seven, distinct points of safe and genuinely functional pedestrian access to/from the Park to/from the surrounding area. Further information is available on access points 1, 2, and 4, the pedestrian tunnel and bridge, respectively, on the next page.



PEDESTRIAN TUNNEL

The 100 foot long pedestrian tunnel was constructed in approximately 2006 with the construction of the original Park infrastructure as a safe means for pedestrians to cross the road, at a point when the dog park was located north of Bee Cave Parkway and the RR 620 trail and Bee Cave Parkway trails did not exist. In the ensuing years, the tunnel continues to play an important connective role to the north, east, and west, but has also taken on the dynamics of being home to a robust Mexican Free-Tailed Bat Colony.

In addition, the tunnel has organically morphed into a natural place for public art. It currently provides an opportunity for amateur murals and drawings, providing chalk to budding artists. The City may also consider commissioning a professional mural through all or part of the tunnel. This mural could serve as means to convey local history, education about the region, and/or as a wayfinding for the City's regional trail system.



Source: [Marvin Pfeiffer, San Antonio Express News](#)



Source: [Sarivera River Authority.org](#)

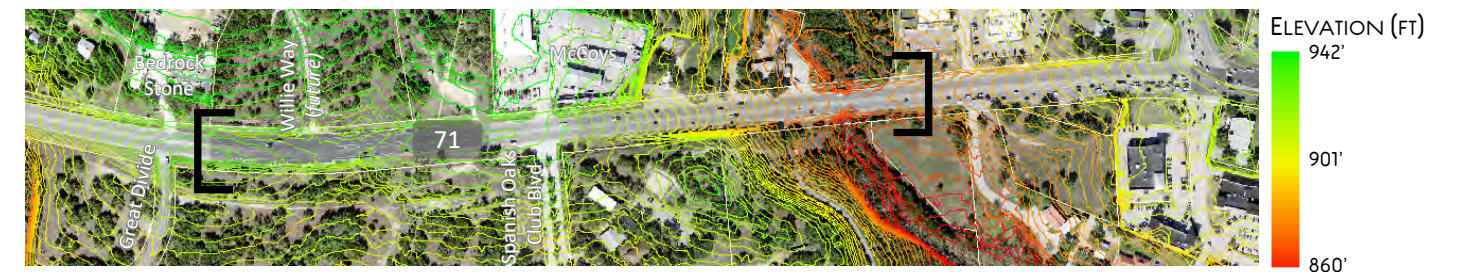


PEDESTRIAN BRIDGES

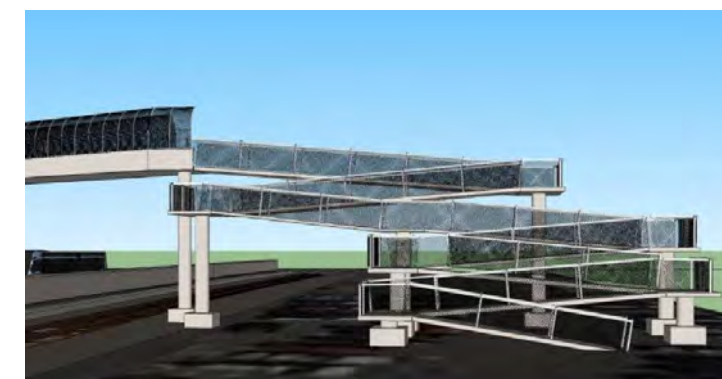
The Bee Cave Hike and Bike Connectivity Plan proposes pedestrian bridges across SH 71 between the forthcoming Willie Way/Village Oaks Dr and the eastern border of Central Park and across RR 620 north of the intersection with Bee Cave Parkway. In addition to the purposes of these bridges being a functional element of the City-wide pedestrian path network and, quite literally, connections between the north and south sides of the City and portions of "Town Center," they are also intended to convey the City's identity and, in turn, to be designed as an iconic, "place-making" structures.

After evaluating topographic, hydrologic, projected land use, and other considerations along this corridor, the most (and perhaps sole) feasible location for the SH 71 bridge is in the vicinity of the Revival Tract. At 914', the elevation south of SH 71 is approximately 12' taller than the elevation on the north side of SH 71, which is approximately 902'. Because the minimum vertical clearance required by TXDOT on a State-designated "freight route," such as SH 71, is 19', this differential creates an opportunity to avoid needing cumbersome ramps, switchbacks, and/or "spirals" to get from the bridge deck back down to grade on at least one side of the bridge in accordance with ADA requirements (see page 46 for ADA parameters). See page 75 for further discussion on bridge design..

STUDY AREA



RAMP EXAMPLE



Source: [Hartford Courant](#)

SPIRAL EXAMPLE



Source: [brx0 on flickr](#)

Pedestrian ACCESS & CIRCULATION

BURTON TRACT TRAIL PROTOTYPE IMAGERY



Source: [Austin Explorer](#)



Source: <https://www.protectadks.org/>



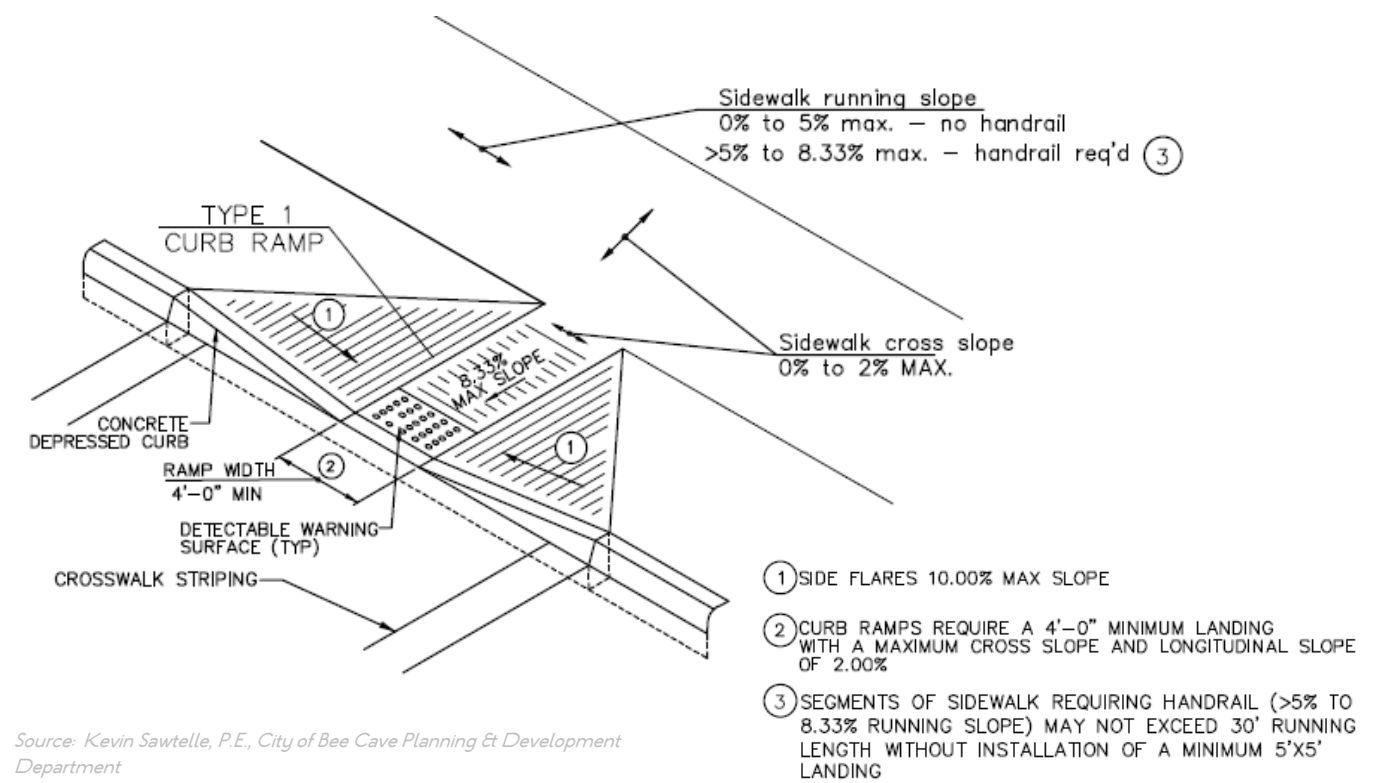
Source: [Austin Explorer](#)



Source: [River Place Limited District](#)

TECHNICAL DESIGN CONSIDERATIONS

The Americans with Disabilities Act and the Texas Department of Licensing & Regulation prescribe parameters for design of facilities to ensure safe access and use for and by all. In the case of paths and trails, these regulations generally impact 1) width 2) cross-slope and 3) running slope.



Source: Kevin Sawtelle, P.E., City of Bee Cave Planning & Development Department

RAILING PROTOTYPE

Depending on the slope of the path, railings will be required on both sides. When this occurs, the selected railing should either mimic or complement the railing design in the picture below, which is intended to evoke the following.




- Natural
- Rustic
- Modern
- Evocative of split-rail


EXISTING UTILITIES




ELECTRICITY


 Currently, electric service enters the Park at the northwest corner of the property, in the vicinity of the Park entrance. A buried electric line located roughly parallel to and west of the driveway supplies parking lot lighting. Off-shoots of this line also supply the 1) large and small pavilions; 2) a light in the approximate center of the Park; and, though unused, 3) the basketball court and 4) multi-purpose field. At a minimum, additional electricity will be needed to illuminate the future parking lots, the bathrooms, the maintenance building, and the future buildings on the Revival Tract adjacent to SH 71. Electricity is anticipated to be preferred and potentially required for optimal function at certain use areas, including the Inclusive Play Area; Dog Park (e.g. electricity is required to provide a pressure-regulated water source for dogs and people); the Sport Courts (e.g. the United States Tennis Association requires tennis courts to be lit to be eligible for grant money for construction and to host tournaments), Community Stage, Flex Spaces 2, 3, and 4; the Memorial Walk; and the pedestrian bridge. Currently, the paths are unlit. If a policy decision were made to extend the hours of the park beyond dawn to dusk, consideration will need to be made for illuminating the pathways and potentially the park drives. For low-load fixtures and/or remote portions of the Park, a cost and feasibility analysis should be performed to determine if solar powered fixtures are more suitable than hard wired fixtures. All illumination should be Dark Sky Compliant in keeping with the City's designation as a Dark Sky Community.

WATER

 Potable water at Central Park is currently supplied by the West Travis County Public Utility Agency (WTC-PUA) via a 12" waterline on the south side of Bee Cave Parkway. The Park's 6" fire service line and 2" domestic water service line connect to the 12" waterline on the west side of the park entrance and run north/south along the western property boundary to the southernmost pavilion at the end of the park drive. Based on the diameters of the existing service lines and the distance to the proposed facilities, additional water modeling will need to be conducted to determine if the Master Plan infrastructure plan will need to contemplate replacement/enlargement of the line(s) so that they can maintain sufficient pressure when they are extended to serve other areas of the Park, such as the Inclusive Play Area and the Sport Courts. Water will also be needed at the Revival Tract, but it may prove more efficient to pull it from a line on SH 71.

 **IRRIGATION:** The area shown in red to the left is a very approximate representation of where irrigation infrastructure—functional and non-functional—is believed to be based on as-builts and a field assessment. Irrigation water for the Park is supplied by a well located in the vicinity of the existing big pavilion. However, the well is not meeting current irrigation needs, the potential reasons for which are still being ascertained (e.g. tap depth; lack of storage capacity). In addition to the shortcomings of the well itself, the existing irrigation pipes need to be mapped so that they can be more efficiently fixed when there is a presumed break. It will be critical for the shortage of irrigation water to be remedied, possibly through modification to the well system. Another potential option that the City is evaluating is a partnership with the WTC-PUA for use of treated effluent and/or indirect use of their plans for a beneficial re-use groundwater injection well. Potable water is not recommended as a primary source for water, but may be explored as a back-up source in the absence other options for areas with high intensity landscaping. Irrespective of the ultimate water source, an upgrade to the operating system is recommended to allow for functions such as remote operation, malfunction alerts, customized programming, smart sensors, and reporting.

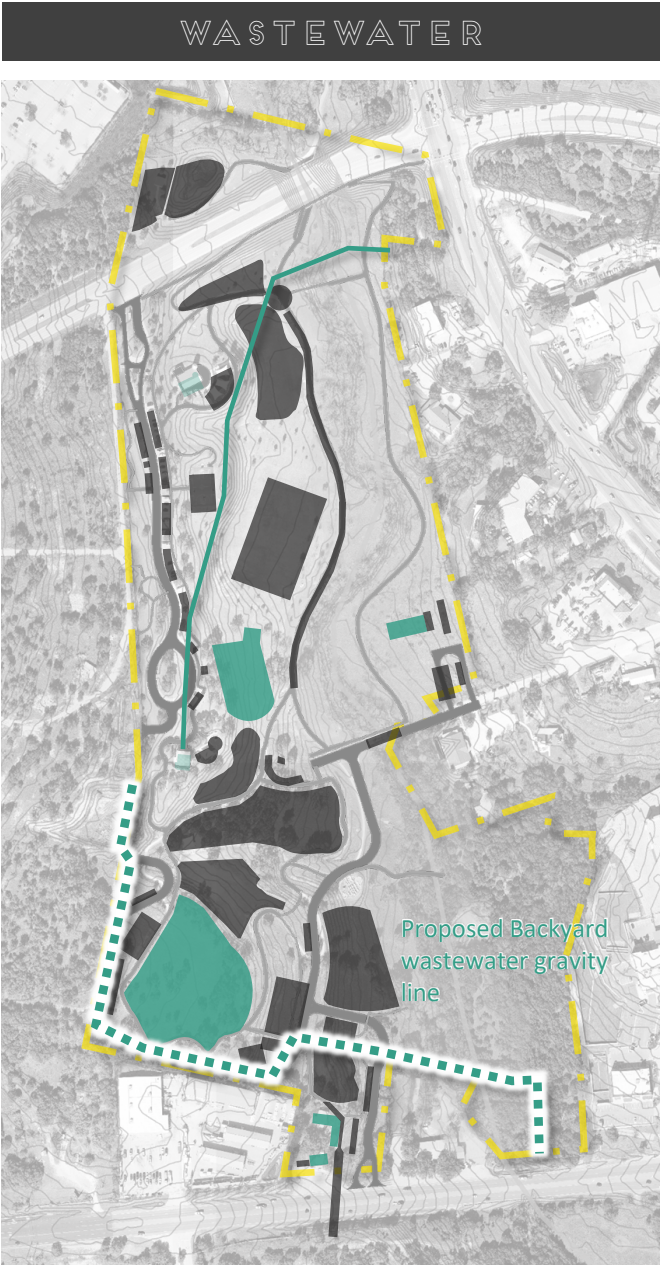
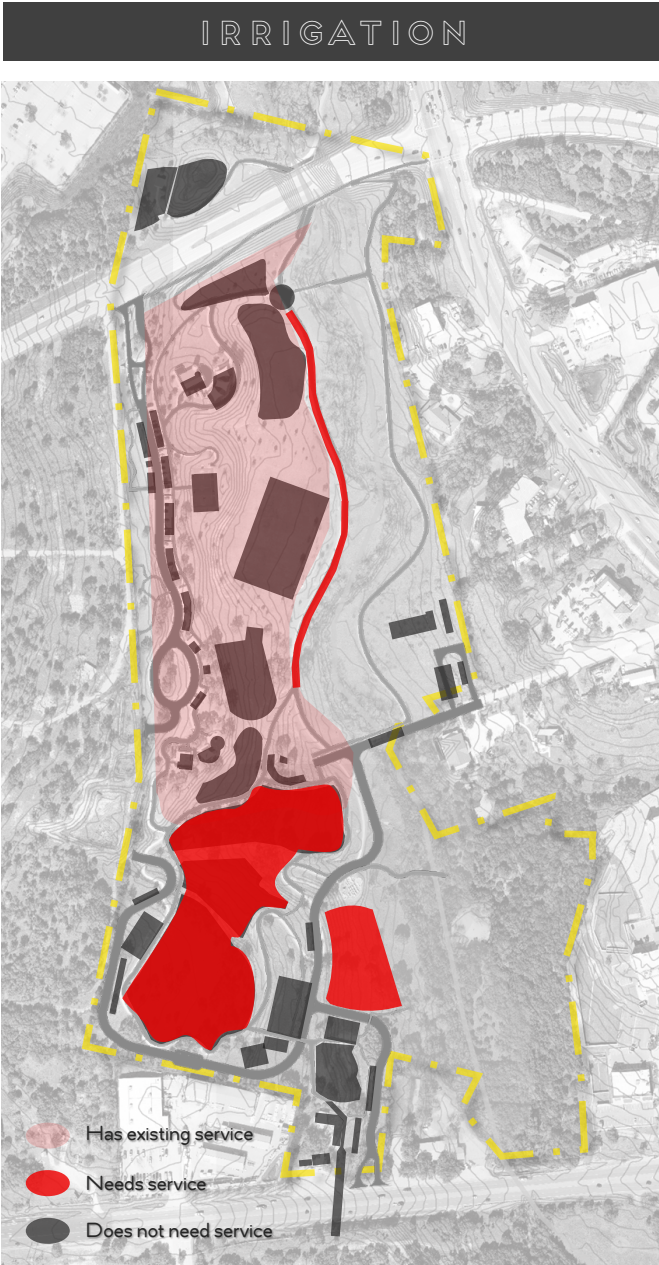
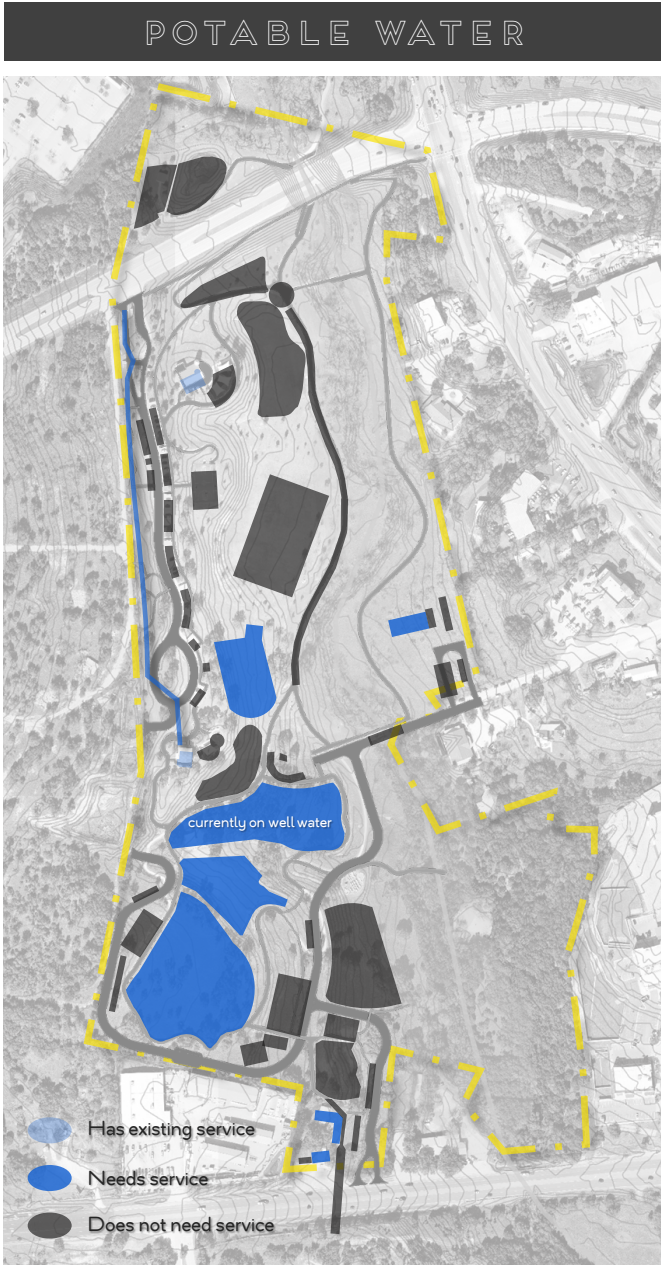
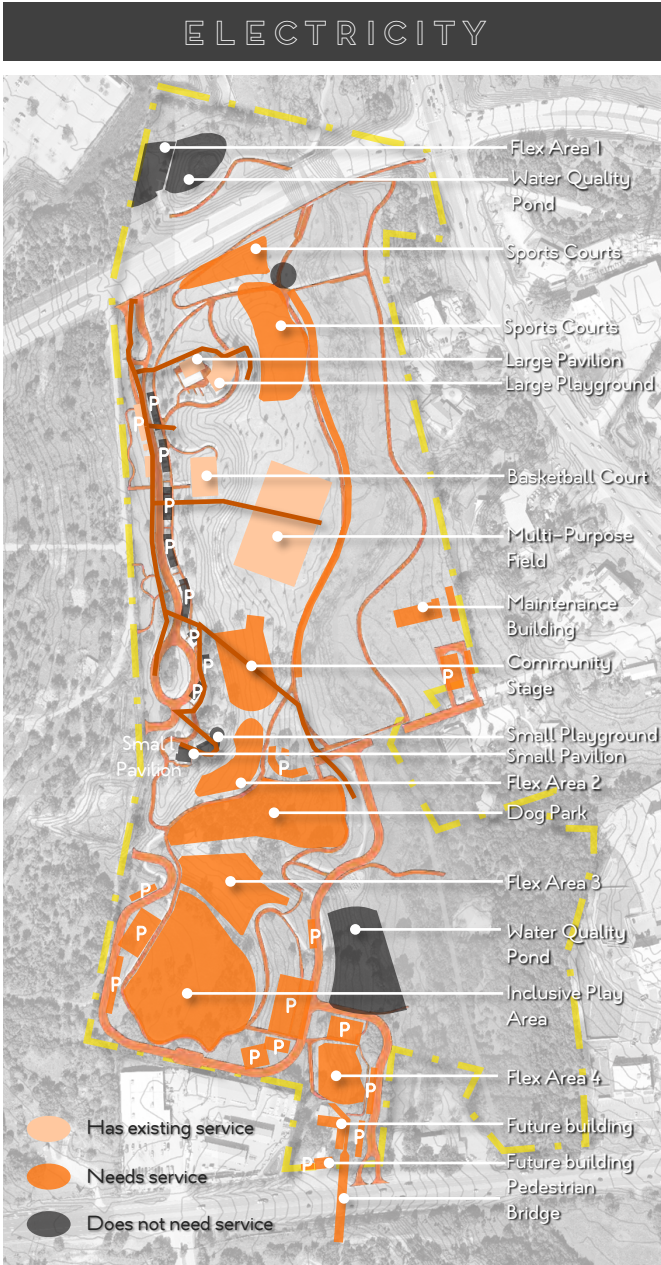
WASTEWATER

 The Park currently has sewer service from the WTC-PUA via a manhole located at the northeast corner of the park near the bridge structure over Freitag Creek. The existing park facilities drain to a lift station near this manhole, which ultimately pumps the Park's wastewater to the WTC-PUA system. Due to

gravity and capacity, it is not feasible to extend this line to the southern half of the Park. The City is evaluating an opportunity to partner with the Backyard to run a gravity line from the southeast corner of their project along the southwestern borders of the Park, through the Revival Tract, and through the Burton Tract to ultimately tie into a line on the north side of SH 71 to address this gap. No septic is proposed so sewer will be required in all locations where bathrooms are proposed.

INTERNET

Provision of internet within the Park has been an ongoing point of discussion. If budget permits this to be integrated into the first phase of construction, it is recommended that fiber be brought to the park and wi-fi extenders be installed at the pavilions and active use area. If it is not part of the first phase of constructions, it is presumed that, with time, the options for how to deliver this service will evolve.



TREES, SHRUBS, AND GRASSES

Particularly toward the southern half, Central Park contains several large stands of live oaks, worthy of highlight not just for their aesthetic value, but also their functional value in providing shade. Care has been taken in the Master Plan to intentionally situate certain uses that benefit from natural shade among these (e.g. dog park, play for all park, flex area 4, Burton nature trails) and other uses for which trees are more disruptive in areas of the Park where limited or struggling tree stock exists (e.g. sport courts, multi-purpose fields, community theater).

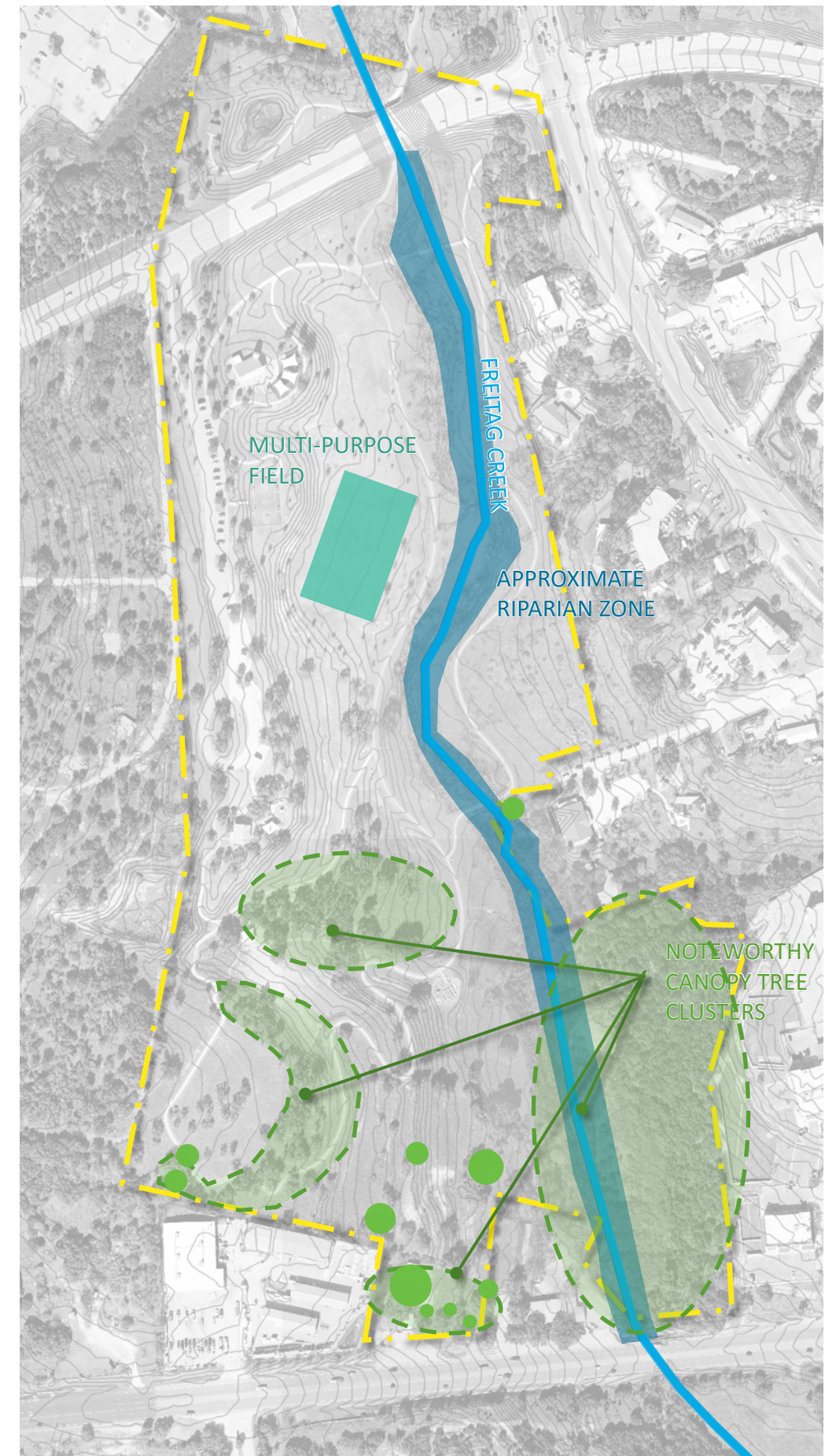
In addition to the continuous canopies, there are also several stately and mature oaks and other hardwoods that are worthy of highlighting and, certainly, preservation, some examples of which are highlighted to the right.

To date, limited resources have been put toward shrubs and grasses. While much of the park should remain naturally vegetated, the portions that have formal planting plans should emphasize native and drought tolerant species. The field may require more intensive care and intervention in order to adequately serve its intended function.

RIPARIAN ZONE

Riparian zones, or areas, are lands that occur along the edges of rivers, streams, lakes, and other water bodies. Examples include streambanks, riverbanks, and floodplains. They're different from the surrounding uplands because their soils and vegetation are shaped by the presence of water. This environmentally sensitive area serves not only as a habitat for unique flora and fauna, but also as a buffer for pollutants such as fertilizers, chemicals, and roadway runoff that could potentially enter waterways. Because of riparian zones' composition and proximity to water, they are naturally prone to erosion, but especially vulnerable if overexposed to human presence and manipulation.

The area to the right approximates the riparian zone around Freitag Creek, which is part of the especially environmentally sensitive Edwards Aquifer contributing zone. While creek access is recognized to be a desirable asset and amenity to Central Park, it needs to be carefully considered so as not to become disturbed and "over-loved."



NATURAL VEGETATION



Example of Tree Canopy in Dog Park



Example of Tree Canopy by Bench



Example of Tree Struggling to Thrive



Examples of Heritage Trees



Source of Pictures: City of Bee Cave

NATIVE LANDSCAPING

Future decisions about plant selection should continue to foster a diversity of native species that support the overall ecological health of the property, a philosophy in concert with the City's designation as a Bee City USA affiliate and siting of an official Monarch Way Station within the Park.

Irrespective of the aforementioned potential partnership with the WTC-PUA for use of treated effluent, or injected groundwater for irrigation purposes within Central Park, when selecting plant species, strong preference should be given toward native and drought tolerant species.

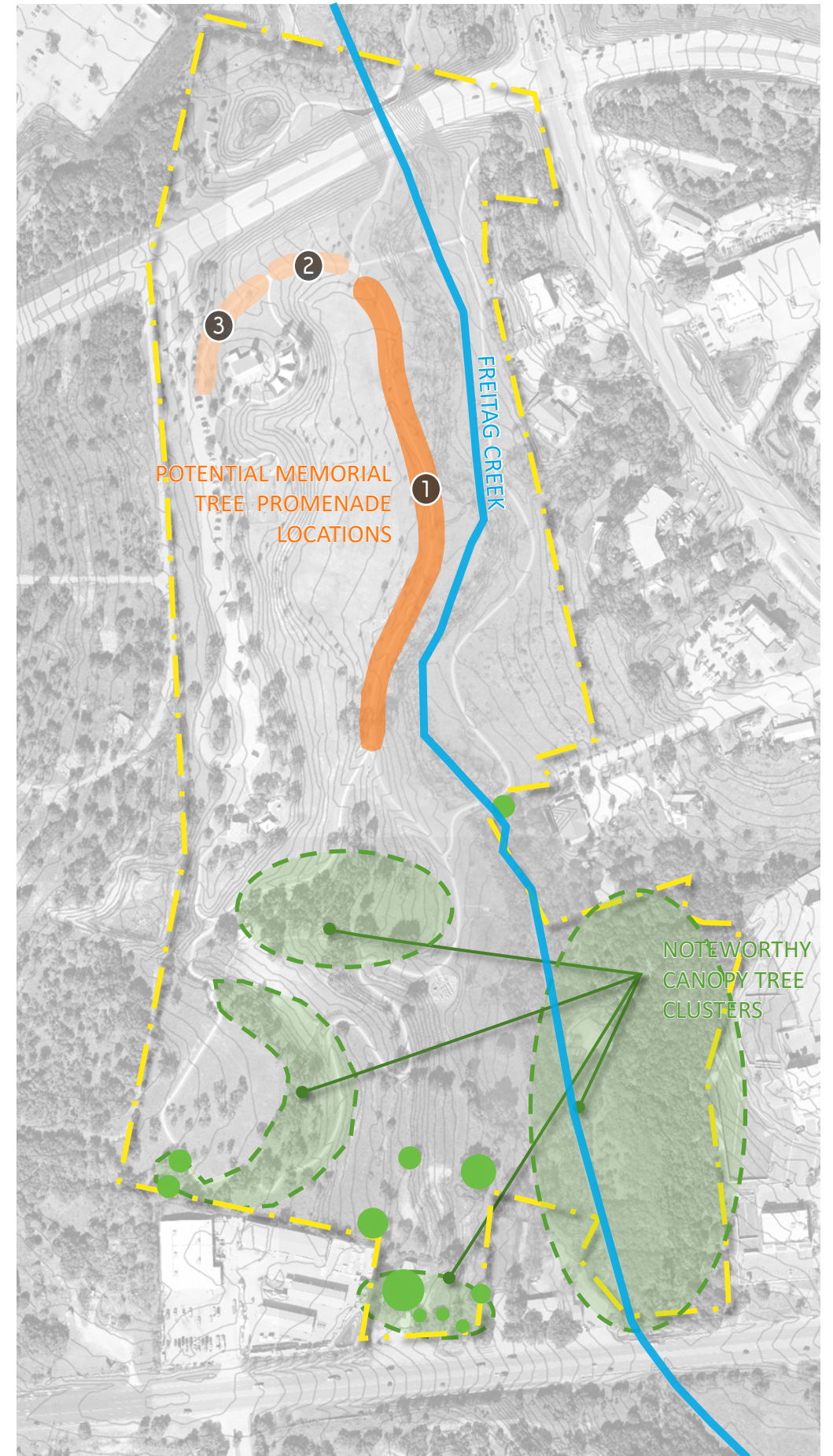
The Texas Agrilife Extension, City of Austin, and Lady Bird Johnson Wildflower Center produce a guide for selecting regionally adapted trees, shrubs, flowers, grasses, and other plants named Native and Adapted Landscaped Plants. This guide, which is referenced in the Bee Cave's Code of Ordinances and associated environmental technical manual, should also be consulted in the selection of trees and plants for Central Park in cases where new landscaping is being installed, as well as in cases assessing removal of invasive species.



Source: https://www.austintexas.gov/watershed_protection/publications/document.cfm?id=198301

CONFORMANCE WITH CODE

Landscaping Standards are contained within Section 5.1.1. of the City's [Unified Development Code](#). The Master Plan recommends meeting or exceeding these requirements, including but not limited to parking lot shading, vegetation of landscape islands, and site landscaping.



MEMORIAL TREE PROMENADE

The City receives periodic inquiries about opportunities for family and friends to make a dedication in memory of a loved one in Central Park. The City does not currently have such a program, but in coordination with other identified priorities for this Park, the Master Plan recommends a memorial tree walk lining a portion of the path network. As of the preparation of this Plan, the preference is to locate it along both sides of the path in Area 1 (noted on the map to the left)—though based on site constraints and/or interest in such a program, Areas 2 and 3 may be suitable locations, as well.

In order to improve the odds of the trees thriving, it is recommended the selected location(s) be irrigated and the utility layout take this into consideration.

Specific details of the design and operational components are to be determined, but generally speaking, the promenade is envisioned to have a formality to its structure, limited to one or two species, with trees equally spaced from one another and located at a similar distance from the path. The species chosen should be native and drought tolerant and have a trunk structure that lends itself to symmetry. It is also preferred that the species have a visually impactful presence—in stature, height at maturity, and/or seasonal variety in coloration. It would also be preferable for the tree species to have fewer annual episodes of foliage loss to reduce maintenance on the path and for adjacent uses.



Source: <https://wanderingwheatleys.com>

Source: https://www.austintexas.gov/watershed_protection/publications/document.cfm?id=198301

Common Name	Texas Native	Height	Spread	Light	Evergreen/Deciduous	Seasonal Interest	Color/Feature	Water	Wildlife	Comments & Maintenance
Cedar, Eastern Red <i>Juniperus virginiana</i> var. <i>virginiana</i>	B	30-50+	15-25'	Sun	E	Year round	Evergreen leaves	L	X	Columnar, spreading shape; needs deep soil; good screen plant; Ashe Juniper, <i>J. ashei</i> , (mistakenly called Cedar) is a native alternative for shallow soils; provides food & habitat for wildlife; does not need pruning
Cherry, Black <i>Prunus serotina</i> var. <i>exima</i>	B	25-50+	35'	Sun	D	Spring	White flower; yellow fall foliage	M	X	Attractive shape; fall color; fragrant flowers; glossy leaves; fruit-bearing; not for heavy, clay soils; needs moist location; foliage can be fatal if consumed; attracts birds, butterflies, and pollinators; prune for shape or to raise the canopy
Cypress, Arizona <i>Cupressus arizonica</i>	T	25-50+	15-25'	Sun	E	Year round	Blue-silver foliage	VL	X	Suited to well-drained, limestone soils; attractive, peeling red bark; some disease problems; native to the Chisos Mountains; provides food and habitat for wildlife; prune to shape, if needed
Cypress, Bald <i>Taxodium distichum</i>	B/E	60-100'	35-50+	Sun/Part Shade	D	Fall	Copper foliage	M	X	For riparian/moist, deep soil, or poor drainage conditions only; foliage dries up in dry, hot locations; obtain plants of western seed source; bird habitat; does not need pruning
Cypress, Montezuma <i>Taxodium mucronatum</i>	T	60-100'	25-50+	Sun/Part Shade	D	Fall	Bronze foliage	H	X	Like Bald Cypress but faster growth and more adapted to dry conditions; may freeze in severe winters; native to south Texas; provides food & habitat for wildlife; does not need pruning
Elm, Cedar <i>Ulmus crassifolia</i>	B/E	50-75'	25-35'	Sun/Part Shade	D	Fall	Gold foliage	VL	X	Upright form; native; adapted to rocky soils; can withstand poorly drained, clay soils, and/or moderately compacted soils; seeds are a food source for wildlife; prune to shape or raise the canopy if needed
Honey Mesquite <i>Prosopis glandulosa</i> var. <i>glandulosa</i>	B/E	25-40'	25-30'	Sun	D	March to September	Creamy white flowers	VL	X	2-3" long blooms; bright green foliage and wooping shape; very slow growing; thorns; excellent nectar and food source for wildlife; Thornless Mesquite is <i>Prosopis chilensis</i> ; prune to shape or raise the canopy if needed
Maple, Bigtooth <i>Acer grandidentatum</i>	E	20-50'	20-30'	Sun/Part Shade	D	Fall	Red and gold foliage	M	X	Best maple for alkaline soils; outstanding fall color; seeds, buds, & flowers provide food to wildlife; prune to shape or raise the canopy if needed
Oak, Bur <i>Quercus macrocarpa</i>	B/E	50-70+	30-50+	Sun	D	Spring	Large acorns	VL	X	Large, majestic tree; very adaptable; needs plenty of space and deep soil; moderate growth rate; acorns provide food for wildlife; prune to shape or raise the canopy if needed
Oak, Chinquapin <i>Quercus muhlenbergii</i>	B/E	50-70+	30-40'	Sun	D	Fall	Yellow and rust foliage	L	X	Stately form; provide deep soil; moderate growth rate; acorns provide food for wildlife; prune to shape or raise the canopy if needed

Common Name	Texas Native	Height	Spread	Light	Evergreen/Deciduous	Seasonal Interest	Color/Feature	Water	Wildlife	Comments & Maintenance
Oak, Lacey <i>Quercus laceyi</i>	E	30-50+	25'	Sun/Part Shade	D	Spring - fall	Blue-green foliage	VL	X	Ideal for small urban yards; slow growth rate; will grow on shallow, limestone soils; resistant to oak wilt; susceptible to oak phytophthora insects; provides habitat for birds and acorns are a food source for wildlife; prune to shape or raise canopy if needed
Oak, Mexican White <i>Quercus polymorpha</i>	T	45-60+	30-40'	Sun	SE	Spring	New foliage peach	VL	X	Handsome tree; provide deep soil; sheds its leaves in spring when new leaves emerge; small population native to West Texas; resistant to oak wilt; susceptible to oak phytophthora insects; acorns are a food source for wildlife; prune to shape or raise the canopy if needed
Oak, Southern Live <i>Quercus virginiana</i>	B/E	40-60+	50+	Sun/Part Shade	E	Year round	Evergreen leaves	L-VL	X	Oak wilt susceptible; provide ample open space; evergreen but sheds its leaves in spring as new leaves emerge; if planting in shallow soil, use Escarpment Live Oak, <i>Q. fusiformis</i> , which is more drought-tolerant; provides food and habitat for wildlife; prune only during hottest and coldest months and paint all wounds immediately to help prevent the spread of oak wilt
Oak, Texas Red <i>Quercus texana</i>	E	60-75+	15-30'	Sun	D	Fall	Red foliage in fall	L	X	Well adapted to rocky soils; susceptible to oak wilt; use western seed source for red oaks; Shumard Oak, <i>Q. shumardii</i> , is a taller, alternative, but only for deep, well-drained soil; provides food and habitat for wildlife; prune to shape or raise the canopy
Palmetto, Texas Palm, Texas Sabal <i>Sabal mexicana</i>	T	45'	15'	Sun/Part Shade	E	Spring	Small white flowers	L	X	Not an actual tree; found in moist, wet locations and those areas with occasional flooding; provides food for wildlife; prune only to remove the dead fronds
Pecan <i>Carya illinoensis</i>	B	60-75+	60-75'	Sun	D	Fall	Nut	H	X	For riparian/moist, deep soil conditions only; nut-producing; susceptible to disease and insect problems; pecans are food for wildlife; many cultivars are available
Sycamore, Mexican <i>Platanus mexicana</i>		60'	40'	Sun/Part Shade	D	Fall	Yellow/orange	H	X	For riparian/moist, deep soil conditions only; fast-growing; resistant to bacterial leaf scorch; may not be cold tolerant; seeds are eaten by some birds; prune to shape or raise the canopy if needed

Small Trees & Large Shrubs

Anacacho Orchid Tree <i>Bauhinia lunarioides</i>	T	6-12'	6-12'	Sun/Part Shade	D	Spring	White or pink flowers	L	X	Excellent understory tree; protect from winter winds; prefers well-drained soil; fragrant flowers attract butterflies and bees; prune to shape or raise canopy if needed
Anacua (Sandpaper Tree) <i>Ehretia anacua</i>	T	20-25+	15-30'	Sun/Part Shade	SE	Spring - summer	White flowers	L	X	Fast-growing; often suckers or is multi-trunked; provide well-drained alkaline soil; may die back in severe winters; edible fruit; attracts birds; is a nectar source for bees; prune to shape or raise canopy if needed
Arroyo Sweetwood <i>Myrsopernum sossanum</i>		up to 20'	15'	Sun/Part Shade	D	Spring	White flowers; gold fall foliage	VL	X	Fast-growing shrub, often multi-trunked; lovely foliage; prefers alkaline soil; fragrant, showy flowers; attracts butterflies, birds, and bees; prune to shape or raise canopy if needed
Buckeye, Mexican <i>Ungnadia speciosa</i>	E	12-20'	12-20'	Sun/Part Shade	D	Early spring	Pink flowers	L	X	Multi-trunked; use as understory shrub; needs 1/2 day of sun; yellow fall foliage; 1" fragrant blooms provide nectar for bees & hummingbirds; seeds eaten by wildlife but poisonous to humans; does not need pruning

Central Park contains one water quality and detention pond north of Bee Cave Parkway. The primary purpose of this pond is to treat the impervious cover associated with Bee Cave Parkway itself. Due to the slope of topography, it is not practical for this pond to be enlarged to treat much, if any, of the impervious cover anticipated south of Bee Cave Parkway.

STORMWATER

City of Bee Cave code requires stormwater detention and, in cases where impervious cover exceeds 20% of the net site area, structured “Best Management Practices”(BMPs). Projected new impervious cover is anticipated to equal between approximately 21- 22%; combined with existing impervious cover, total impervious cover is projected to be about 27%¹. Due to the history of the property, it is anticipated that, in addition to needing to incorporate BMPs, a transfer of impervious cover will be required to offset the new impervious cover generated as a result of this plan.

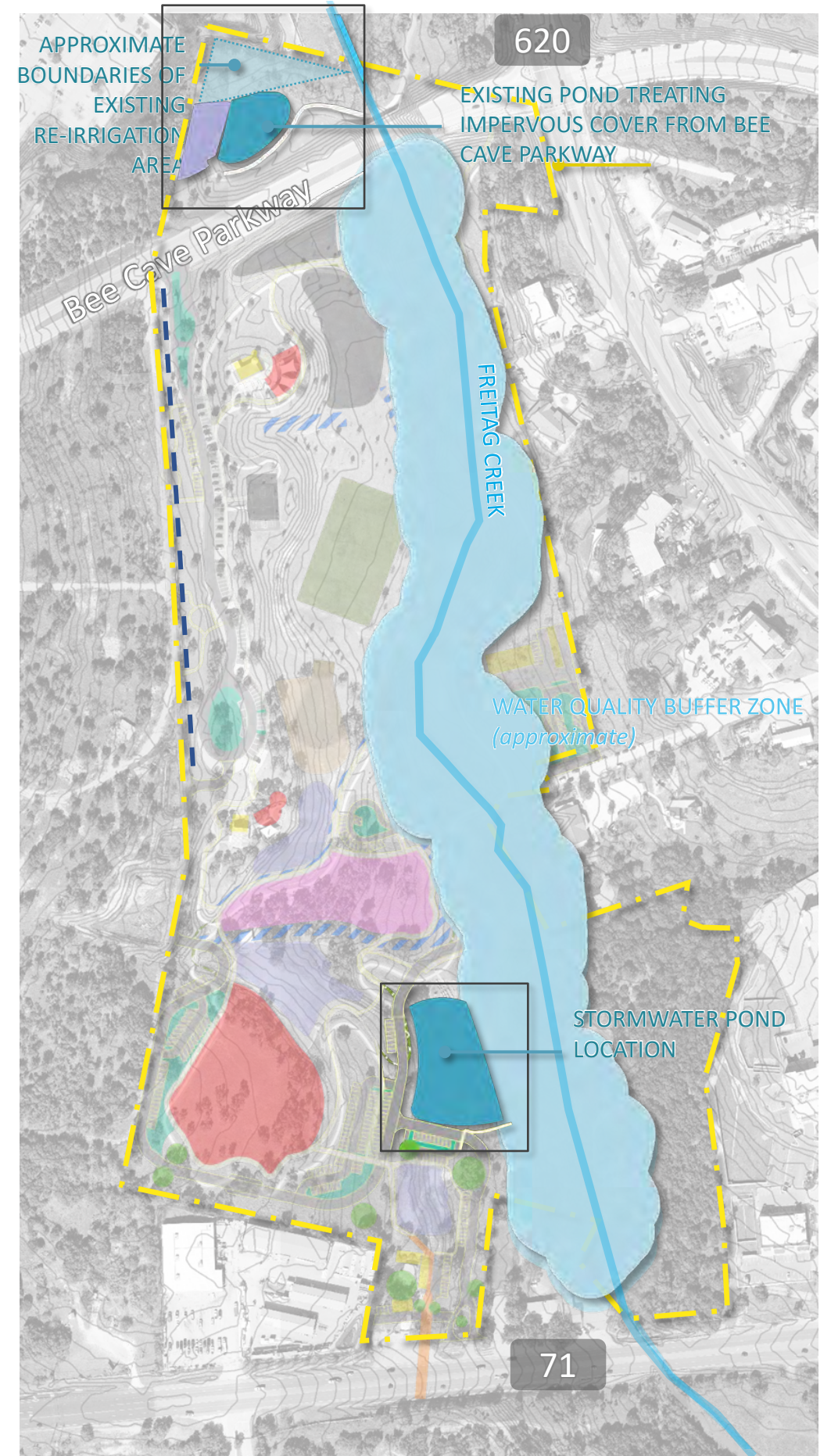
In Bee Cave, BMPs have historically taken the form of a water quality pond. If this option is pursued for Central Park, it is proposed to be located toward the southeast portion of the Park, west of Freitag Creek and outside of the Water Quality Buffer Zone². Although this basic location is the most logical because Central Park generally slopes from northwest to southeast, it is not without its challenges due to an extreme change in elevation of its own. “Existing Cross-Section” (below, left) depicts a cross-section that, from west to east, roughly bisects the location in a which a pond might be sited and the corresponding existing elevations, color coded by anticipated use. There is an approximate 30’ change in elevation in the vicinity of where the pond would go.

Should a pond be constructed, a substantial retaining wall would be required. “Basic Development Profile” (below, center) is a crude, non-engineered diagram intended to provide a basic sense of spatial arrangement necessitated by existing conditions. While there are recognized to be undesirable aspects to this circumstance, it does provide opportunity, as well. For instance, a cantilevered overlook structure located above the pond would not only offer a unique and pleasant view of the pond and the heavily vegetated portion of the Park, but also a noteworthy vantage point beyond the Park, toward the rolling hills south of SH 71.

Barring further analysis during the engineering design phase that dictates otherwise, it is recommended that the pond be a wet pond with robust native vegetation that doubly serves as a year-round park amenity. See “Inspiration Imagery” (far right). From the east it has the potential opportunity to be accessed from the proposed nature trails on the Burton tract.

In the absence of being able to cost-effectively make the stormwater pond an aesthetic and functional park amenity, it is recommended instead to utilize a distributed Low Impact Development (LID) stormwater treatment system, such as a series of rain gardens, bio filtration, and vegetated filter strips.

Regardless of the stormwater treatment model pursued, in certain parking areas and for certain portions of trail it may be appropriate to utilize permeable surfaces, such as permeable pavers, permeable concrete, and/or permeable grid systems, with consideration given to installation, replacement, and maintenance costs and resources. If utilized, it is recommended to incorporate this feature as a public educational opportunity on stormwater treatment and LID.



¹ This calculation excludes pedestrian paths because Bee Cave code exempts them from the impervious cover calculation.
² There is precedent for portions of pond structures, such as an earthen embankment, to encroach water quality buffer zones.



**STORMWATER
POND**

**WATER QUALITY
BUFFER ZONE**

EXISTING CROSS-SECTION

INSPIRATIONAL LOW IMPACT DEVELOPMENT IMAGERY



Rain Garden



Vegetative Filter Strip



Bio Filtration

Source: [City of Austin Green Stormwater Infrastructure Maintenance Manual](#)

INSPIRATIONAL PERMEABLE PAVED SURFACES



Permeable Pavers

Source: [USGS](#)



Permeable Concrete

Source: [USGS](#)

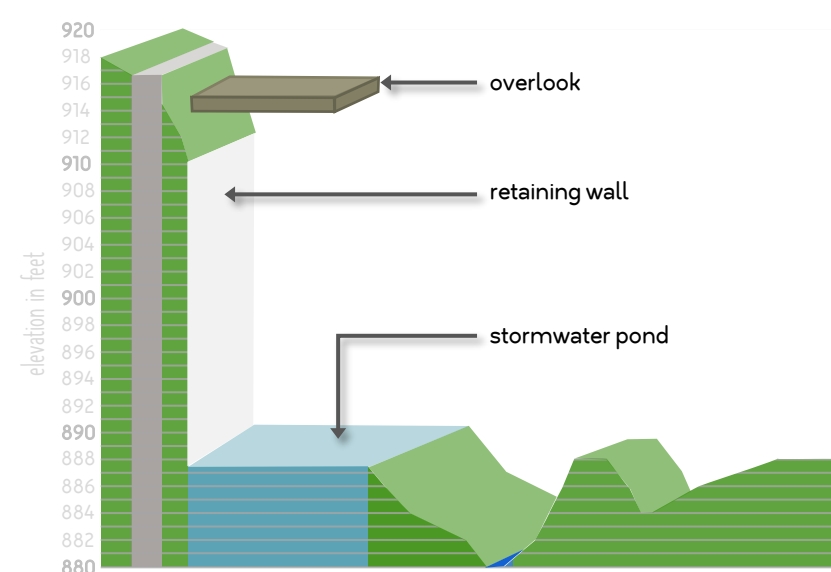
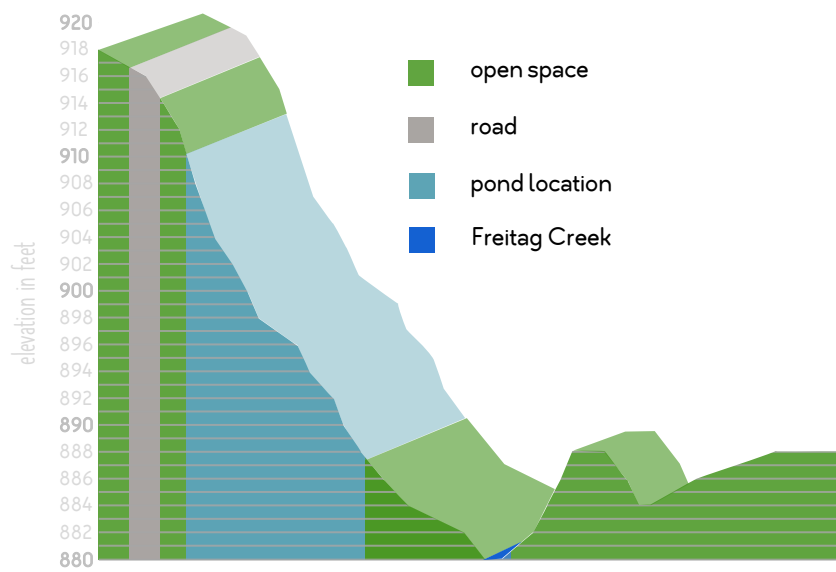


Permeable Paving Grid System

Source: [ABG Geosynthetics.com](#)

BASIC DEVELOPED PROFILE

INSPIRATIONAL POND IMAGERY



Source: [California Stormwater Quality Association TC-20](#)



Source: [Rivanna-stormwater.org](#)



Source: [Wimberley Restoration Co.](#)

A PRIMER ON LOW IMPACT DEVELOPMENT AND GREEN INFRASTRUCTURE

Low Impact Development (LID) is a collection of management practices used to prevent stormwater runoff and pollution from adversely affecting the community. To be effective it needs to be incorporated starting at site design so that it can be seamlessly carried through at the onset site operation and maintenance. With proper integration, LID can enhance aesthetics; reduce site costs for water treatment, energy, and infrastructure; mitigate flood damage; and increase property values.

Also referred to as green infrastructure, LIDs are constructed to infiltrate, evaporate, filter, capture, and facilitate the beneficial use of stormwater. These practices can enhance the aesthetic value of a site and reduce capacity needs in costly underground conveyance systems and treatment systems. Ultimately, green infrastructure aims to provide a developed site with the same hydrologic conveyance and as it naturally would have in an undisturbed setting.

Common LID practices include green roofs, rain gardens, sidewalk planters, vegetated filter strips, permeable pavements, among a bevy of other ecological implements. These practices often feature native and adapted plants that are interwoven with walking paths, public buildings, and parking lots to create an aesthetic addition proven to improve local biodiversity as well as mental health among the native community.

Traditional “grey” infrastructure such as culverts, pipes, and pumps are often constraints to site development due to their rigid design, bottlenecking site development to meet code regulations. However, LID considers a holistic approach, combining ecological preservation with functionality to positively benefit the health, social capability, environment, and economics of the local community.



Source: [NRPA Green Infrastructure Details Story Map](http://www.nrpa.org/GreenInfrastructure)

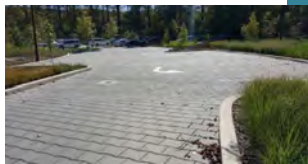
L.I.D. Glossary



BIOSWALE: Vegetated, shallow, landscaped depressions designed to capture, treat, and infiltrate stormwater runoff as it moves downstream. They are typically sized to treat the water quality event, also known as the "first flush," which is the first and often most polluted volume of water resulting from a storm event. Bioswales are particularly well suited to being placed along streets, sidewalks, and parking lots.



STORMWATER TRENCH & TREE PLANTER: A stormwater tree trench is a system of trees connected by an underground stone bed used for infiltration. Similarly, stormwater planters sit below the sidewalk and are filled with soil, stone and plants to soak up stormwater runoff. They collect and filter stormwater runoff during small storm events and allow it to infiltrate into the ground. Their flexible design features and relatively small footprint allow them to easily fit into park landscapes.



PERMEABLE PAVEMENT: Through a porous surface, infiltrates, treats, and/or stores rainwater where it falls. Permeable pavement can be used in a variety of settings and is good for walking, biking, parking areas, and low-trafficked roads without heavy truck use. Asphalt and concrete are common materials, in paver or continuous surface configurations.



RAIN GARDEN: Depressed area, planted with grasses and flowering perennials, that collects and filters stormwater runoff during small storm events and allows it to infiltrate into the ground. Their flexible design features and relatively small footprint allow them to easily fit into park landscapes. Rain gardens also provide habitat for wildlife and are great educational tools.



CONSTRUCTED WETLANDS AND RETENTION AREAS: Mimics the functions of natural areas to capture runoff, improve water quality and provide wildlife habitat. These features filter stormwater by slowing down water flow and trapping sediments and other pollutants. Plants unique to wetland habitats take up pollutants and foster the growth of water-cleaning microorganisms.

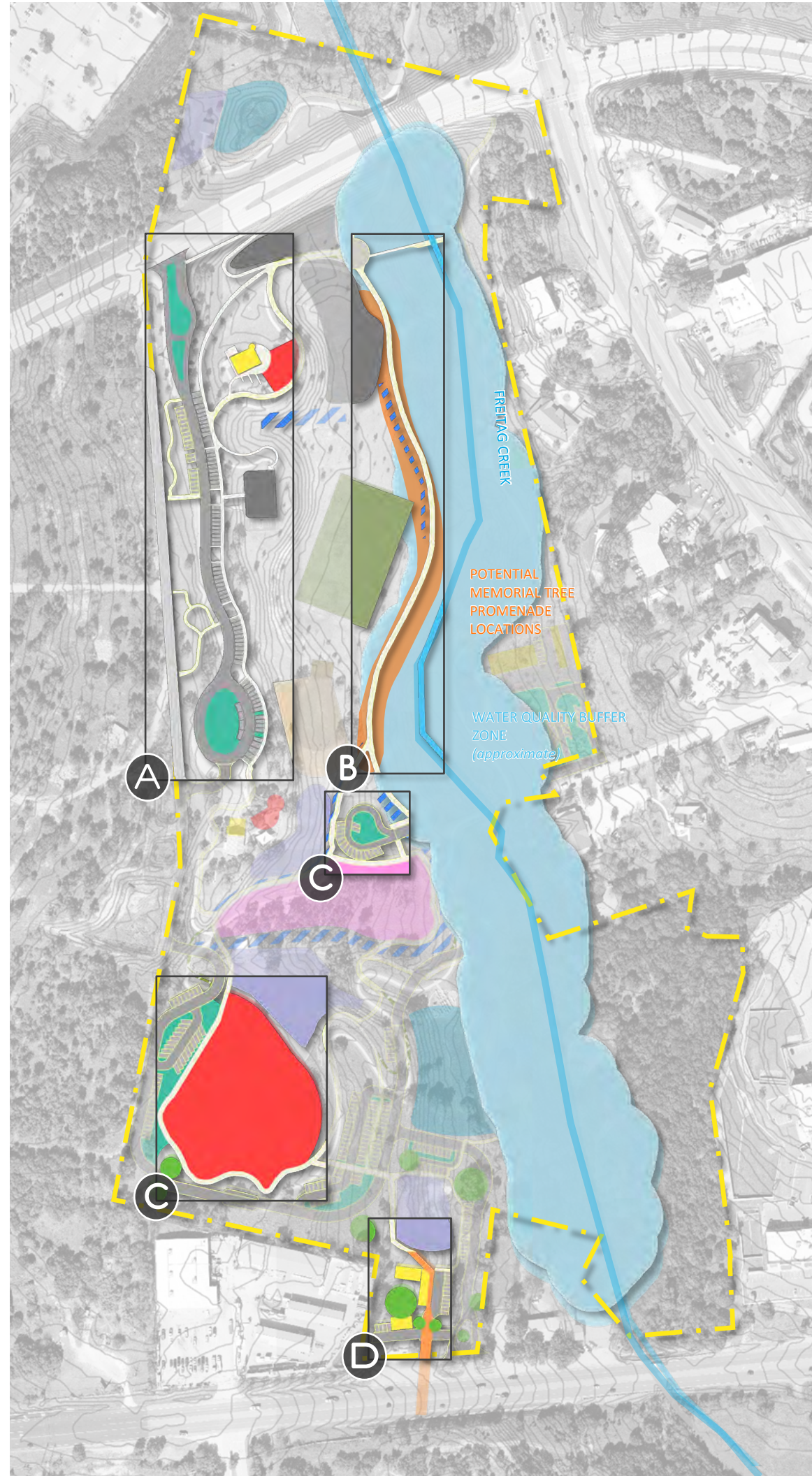


GREEN ROOF: Use soil and plants in place of traditional roof material to enable rainfall infiltration and the evapotranspiration of stored water. There are two common types of green roofs: extensive and intensive. Extensive green roofs typically have a growing medium of 3 to 4 inches and intensive green roofs have up to 12 inches of growing medium and can support shrubs and trees. Green roofs are easily accommodated during building design while retrofitting an existing roof is more involved.



VEGETATION MANAGEMENT: The comprehensive landscape design practices like proper plant selection and arrangement; the use of plants for weed control and surface stabilization; and good construction practices can help minimize maintenance costs and improve water quality. For example, selecting native plants that are water-efficient minimizes irrigation, while pest-resistant plants and turf grasses minimize the use of pesticides. Converting under-utilized turf areas to less maintenance-intensive forms of landscape can yield significant environmental and cost benefits while still providing attractive settings.

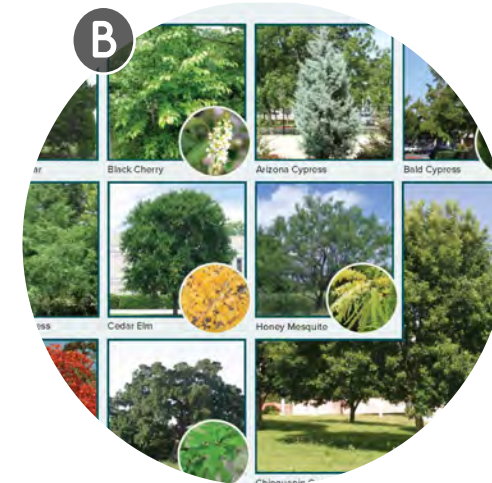
Sources: *Austin, TX City Hall*



OPPORTUNITIES IN CENTRAL PARK



A
BIOSWALE
adjacent to the
Backyard



B
VEGETATION
MANAGEMENT
along Freitag Creek and
the Tree Promenade



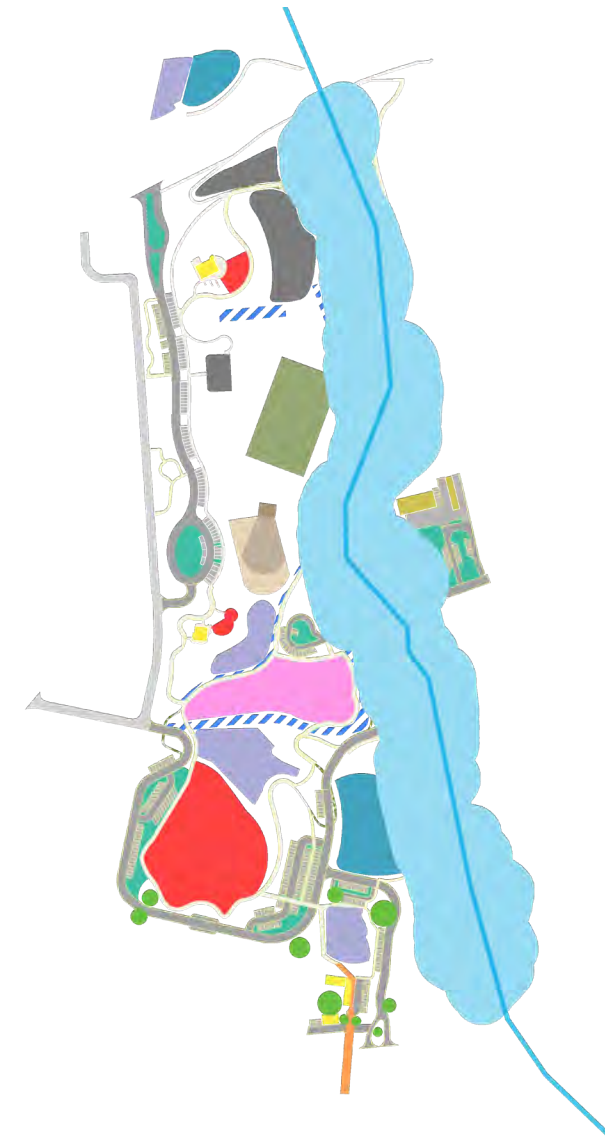
C
RAIN GARDENS
adjacent to low-traffic
parking areas and the
inclusive play area



D
GREEN ROOF
on top of the
building on Flex
Area 4, the Revival
tract

Sources: *Texas A&M University; George Bush Presidential Center; sustainability.utexas.edu; Native and Adapted Landscape Plants: An Earthwise Guide for Central Texas; HydrotechUSA.com; www.nrpa.org/siteassets/gupc-resource-guide.pdf; watersmart.tamu.edu/rain-garden/*

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PARK AMENITIES & OPERATIONAL SPACES

Overview of Amenities | Play Areas | Inclusive Play | Recreational Fields & Courts | Fitness Opportunities | Gathering Spaces | Community Stage | Transition Space | Dog Park | Flexible Spaces | Nature-Based Elements | Maintenance Facilities | Support Amenities & Placemaking Elements | Principles in Design


Proposed **Flex Area 1** 

Proposed **Sport Court** 

Existing **Building – Pavilion** 


Existing **Sport Court – Basketball** 

Proposed **Community Outdoor Stage** 

Existing **Building – Pavilion** 

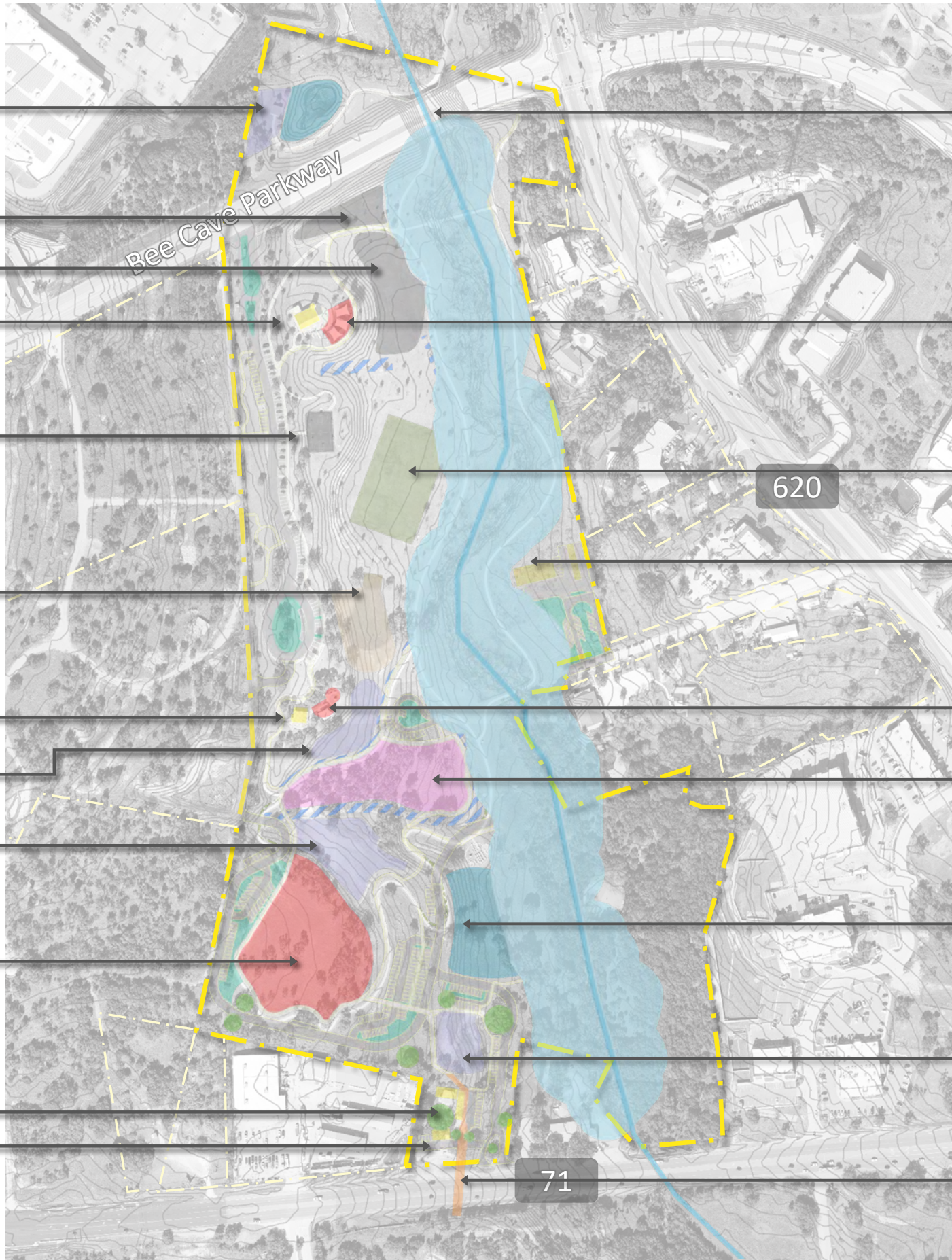
Proposed **Flex Area 2** 

Proposed **Flex Area 3** 

Proposed **Playground – Play for All Park** 

Proposed **Building – Restaurant/Cafe** 

59 **OVERVIEW OF AMENITIES**



- ✗ **Pedestrian Tunnel** *Existing*

- ✗ **Playground – Large** *Existing*

- ✗ **Multi-Purpose Field** *Existing*

- ✗ **Building – Maintenance** *Proposed*

- ✗ **Playground – Small** *Existing*

- ✗ **Dog Park** *Relocated*

- ✗ **Amenity Pond & Overlook** *Proposed*

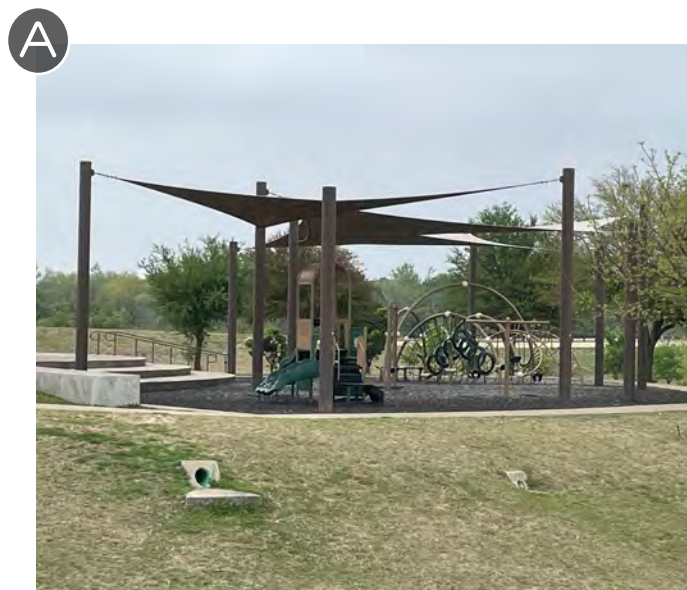
- ✗ **Flex Area 4** *Proposed*

- ✗ **Pedestrian Bridge** *Proposed*

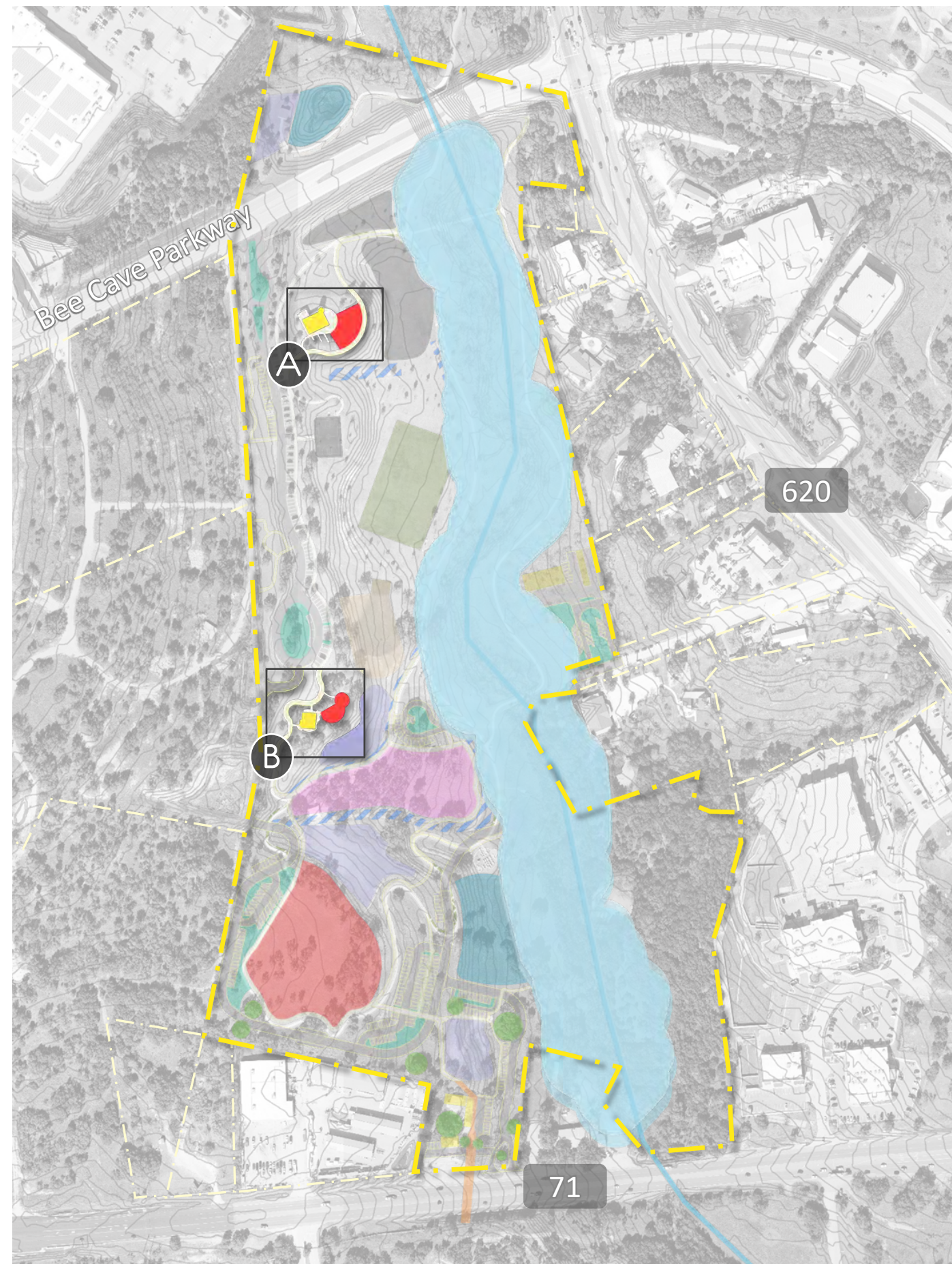
EXISTING PLAYGROUNDS

Central Park currently has two existing playgrounds, both of which are proposed to remain at their basic sizes, configurations, and locations, which are adjacent to pavilions that are also proposed to remain. The “Big Playground,” **A**, is approximately 6,500 square feet and contains two play structures geared toward different age groups and a set of swings. The “Small Playground,” **B**, is approximately 3,500 square feet and contains one traditional play structure and one climbing rock. The play areas, which were installed circa 2006 when the Park was first opened, are predominantly covered by sail-like shade structures. Despite their relatively high maintenance/replacement costs, the shade structures are recognized as a necessity in this climate and are proposed to remain, though it is recognized that, with time, there may be a wider array of options that fulfill the need for shade in an equal or superior, yet more cost-effective manner when the current ones reach end-of-life. Both playgrounds’ surfaces are composed of rubber mulch chips. For both access and maintenance purposes, alternatives surfaces, as solid, poured-in-place rubber, are recommended to be considered as part of the Park’s renovations.

These playgrounds are envisioned to become secondary play areas to a larger Inclusive Play Area proposed in the southwest corner of the site, described in greater detail starting on page 63.



Source of Pictures: Scott Payton, City of Bee Cave Parks & Facilities Department



COMMON PLAYGROUND SURFACES

In addition to considering obvious factors, such as location, safety, longevity, and up front cost when selecting a surface, the City should also prioritize maintenance efforts/costs and solutions that support efforts toward Low Impact Development (See page 55).



	Site Preparation Requirements	Maintenance Requirements	Expected Longevity	* Meets Accessibility	Cost	Variety	Play Value	Other Features
Bonded Rubber	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES	\$\$\$ initial lifetime	color options	natural appearance and texture	easier to repair
Engineered Wood Fiber (EWF)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES	\$ initial lifetime	wood type varies by region	natural loose parts	organic product
Poured-in-Place (PIP)	EPDM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES	\$\$\$ initial lifetime	color options	can embed graphics and designs	less expensive type of PIP
	TPV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES	\$\$\$ initial lifetime	color options	can embed graphics and designs	more expensive type of PIP; great durability, high elasticity; excellent for high use areas
Sand, Pea Gravel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	NO	\$ initial lifetime	variety of industrial grades	natural loose parts	requires frequent raking and turning to keep from compacting
Shredded Rubber	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	YES	\$\$\$ initial lifetime	<ul style="list-style-type: none"> color options shape of shred 	natural loose parts	100% recycled
Tiles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	YES	\$\$\$ initial lifetime	<ul style="list-style-type: none"> color options interlocking or adhesive 	can embed graphics and designs	easy to replace where needed, edge ramps, and transition tiles available
Turf	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	YES	\$\$\$ initial lifetime	<ul style="list-style-type: none"> color options infill or no infill variety of densities 	natural appearance and texture	cooler surface temperature

Low \$ Low Cost
 Moderate \$\$ Moderate Cost
 High \$\$\$ High Cost

Source: <https://www.totturf.com/resources/comparing-surface-types/>

SHADE STRUCTURES

There are various traditional approaches to providing shade including, but not limited to, natural tree cover, combinations of steel posts with fabric canopies, and steel post and canopy. After an evaluation that includes cost, maintenance, and durability, it may be possible for the shade structures to emphasize the identity of the Park or become a functional landmark.

TRADITIONAL STRUCTURES



Source: [whirlix](http://whirlix.com)

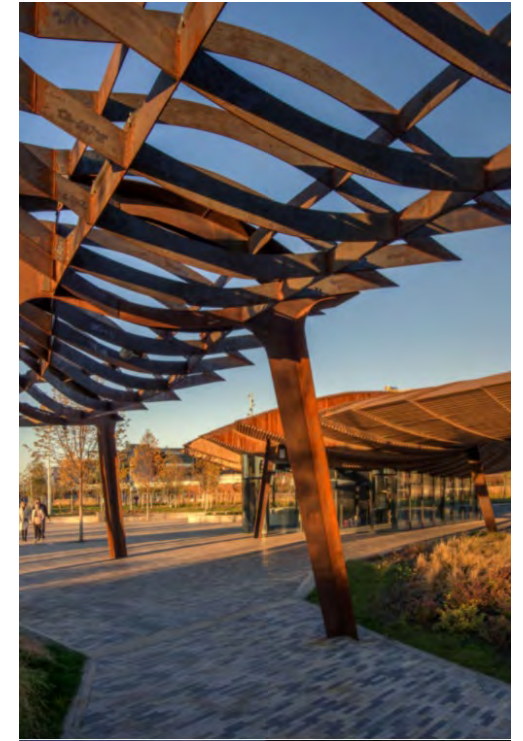


Source: www.playlsi.com

UNCONVENTIONAL STRUCTURES



Source: Outdoorsdesign.com.au



Source: <https://landscape.coac.net>



Source: Municipal Association of Victoria. Shade: A Resource for Local Government

UNIVERSAL DESIGN

As described by the National Disability Authority and the Centre for Excellence in Universal Design, “Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability. By considering the diverse needs and abilities of all throughout the design process, universal design creates products, services and environments that meet peoples’ needs.”

2010 AMERICANS WITH DISABILITIES ACT

In 2010, the Department of Justice revised the 1990 Americans with Disabilities Act, changing the accessibility standards for playgrounds. The new rules mandate that compliant playgrounds need to be accessible via ramps and barrier-free travel routes, include a range of accessible play options, and provide an appropriate surface beneath all accessible equipment.

CURRENT APPLICATIONS

In the decade since this went into effect, there has been an evolution of thought on how to not only comply with the law, but how to create inclusive play spaces that embody the needs and desires of those anticipated to use them. One such example, [Harpers Playground](#) in Portland Oregon, based its “radically inclusive” design on posing and answering the following questions:

PHYSICALLY INVITING

Is it accessible? And is it adaptive?

SOCIALLY INVITING

Is it natural? Is it communal?

EMOTIONALLY INVITING

Is it thoughtful? Is it beautiful?



Encourage Everyone to Join in the Fun

Most parks and playgrounds are designed with able-bodied children in mind. Inclusive playgrounds ensure physical and social inclusion where everyone can play together.


- Inclusive play promotes understanding, reduces prejudices and supports social integration.
- All-encompassing environments allow people of all ages and abilities to develop independence, feel included and smart while contributing to meaningful play experiences.



Incorporate the Whole Community

Community engagement empowers and integrates people from different backgrounds. People with special needs who often feel ignored and excluded can feel safe and comfortable in this type of environment.


- 53% of children with special needs lack friendships and part of the problem is that their disability excludes them from certain activities.
- An inclusive playground design has no barriers. It allows people from all walks of life to get to know each other while enjoying rewarding play and fitness activities.



Develop Sensory and Cognitive Skills

It's important for children to practice their sensory and cognitive skills outside of the classroom. Inclusive playgrounds allow children to exercise their minds as well as their bodies.

- Unstructured outdoor play helps kids learn how to share, take turns and develop other healthy behavioral skills.
- Children who play outside regularly have better distance vision. They use all of their senses, compared to electronics that only use two senses (sight and hearing).



Promote Healthy, Active Lifestyles

Childhood obesity is a serious problem for children and adolescents in the U.S. Sadly, those with disabilities are at the greatest risk.

- 20% of children ages 10-17 with special healthcare needs are obese compared to 15% of children without these needs.
- The CDC recommends 60 minutes of physical activity each day for kids 6-17 years old, which is easier to achieve with inclusive park amenities.

SOURCE: [COURTESY OF THE U.S. DEPARTMENT OF JUSTICE](#)

Thought Balloons

SERPENTINE TRACK functions as a therapy loop to work on mobility training, gait training, and measured distance activities.

SAFE SPACES safe space or cocoon where children can retreat if they need a break.

DESCRIPTIONS IN BRAILLE

ACCESSIBLE MERRY-GO-ROUNDS

SAND TABLES Elevated with water pumps

THERAPY Setting for pediatric and adult therapy

FAMILY INCLUSION Incorporate the entire family into the fun. Be mindful that there are plenty of parents and grandparents with disabilities or mobility impairments who could also benefit from inclusive design.

GROUP SPINNERS

ACTIVITY PANELS at ground height

ZONES breaking the space into zones—like a swing zone, a slide zone, etc.—helps kids with sensory issues feel less overwhelmed.

OPEN PLAZAS

SENSORY PLAY elements that incorporate touch and music.

NATURE Use nature so that it's socially inviting to all.

SUPPORTIVE SWINGS WITH LARGE BACKS

SLIDES slides with bouncy landing pads that allow children with mobility impairments to depart the slide and wait for their wheelchair or walker.

ACCESSIBLE "GANGWAY" RAMPS



The slide area at Magical Bridge Playground in California. The area at the bottom of the slide is a safe place for kids to wait for their wheelchair or walker.

Courtesy of the Magical Bridge Foundation



An aerial view of the Magical Bridge Playground in Palo Alto, California.

Courtesy of the Magical Bridge Foundation



Supportive swings—complete with harnesses and tall backs—at Owen's Playground on Bainbridge Island, Washington.

Courtesy of Harper's Playground



At the busy Magical Bridge park in Palo Alto, California, kids play on an accessible merry-go-round.

Courtesy of the Magical Bridge Foundation



A supportive see-saw at Owen's Playground on Bainbridge Island, Washington.

Courtesy of Harper's Playground

OBJECTIVES

As demonstrated on the page to the right, there are relatively limited inclusive play areas in the Austin metro area, and even fewer within the vicinity of Bee Cave. It is the objective of this space to help fill that void and, additionally, become a regional destination that gives people a reason to make a day of being in Bee Cave—whether it be a paired trip to the library, local business, or another amenity.

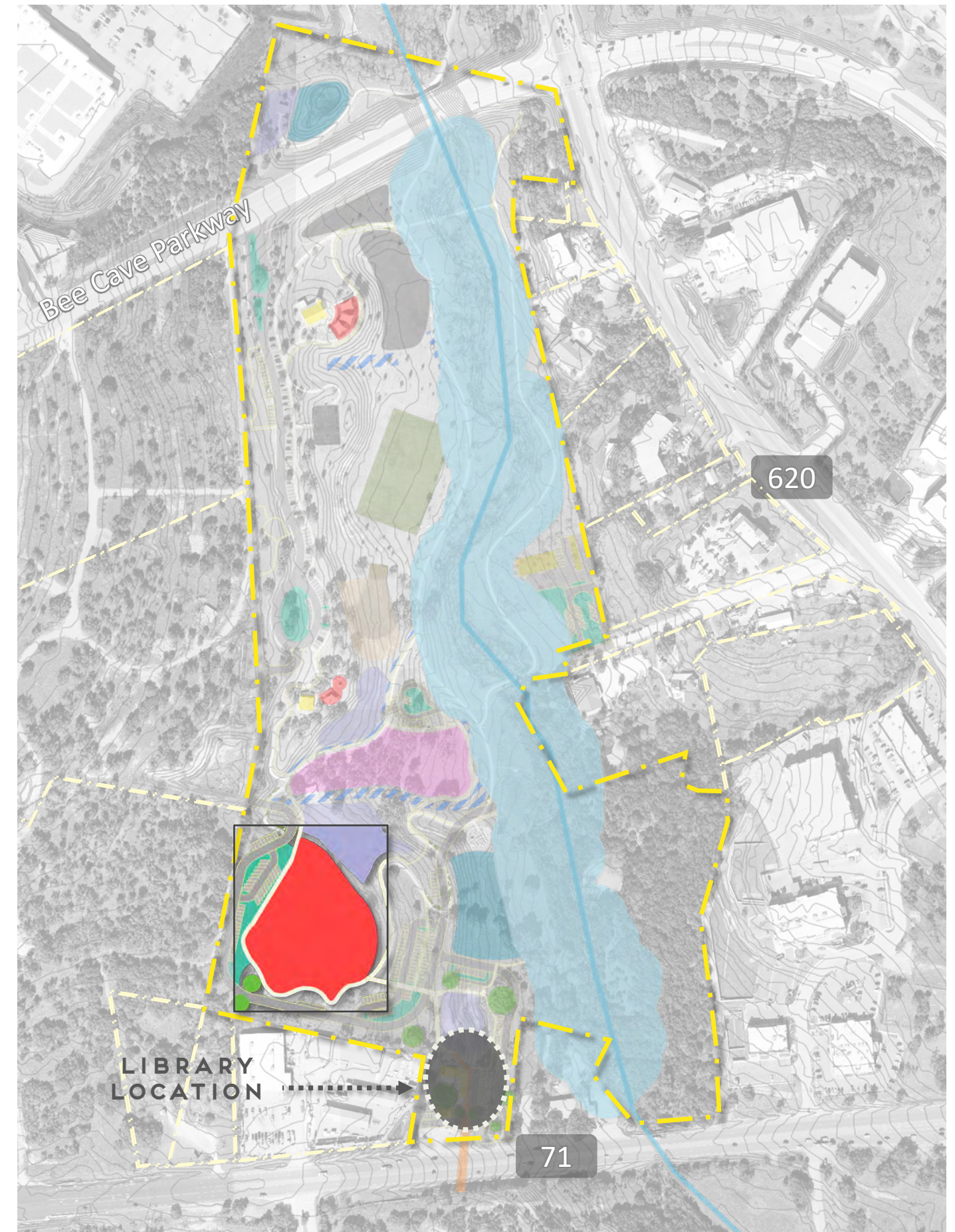
PROPOSED LOCATION

The inclusive play area is proposed to be located in the southwest corner of the Park on approximately 2.3 acres. This area was determined to be especially suitable for several reasons:

- Natural shade via a multitude of mature live oaks
- Relatively even terrain
- View over the park
- Good access
- Concentration of proposed parking
- Potential proximity to future library site

CONSIDERATIONS

Among the features this area will need are shade; ample parking, including accessible parking, a drop-off, and a place for busses; bathrooms; fencing; and pavilions. If space and budget (construction AND operational budgets) permit, this may be a logical place for an interactive water feature.





Marble Falls Inclusive Playground

The Marble Falls Inclusive Playground is, as of summer 2022, in the stages of conceptual design and fundraising.



CREATIVE PLAYSCAPE
1003 N. Austin Ave. Georgetown, TX 78626
Distance from Bee Cave: 1 hour, 15 minutes/39.4 miles

The city of Georgetown revamped its once wooden park of tunnels and towers to build a much more ADA accessible playground. The new build incorporated the unique history of Georgetown in the new playground site, such as a triple slide to represent the water falls along the San Gabriel River.



ROUND ROCK PLAY-FOR-ALL PARK
Distance from Bee Cave: 41 min/31 miles

This 51,000 square foot, gated park includes a variety of play opportunities designed to stimulate and encourage the development of several skill sets such as gross and fine motor skills, social interaction, sense of discovery, creativity and strengthening exercises. The park includes several pods each intended to develop specific skills for all children including:

- Retreat Pod | Sensory Pod-Sand Box | Rock Band Pod | Rolling Hill/Performance Lawn | Sensory Pod | All Abilities Playscape | All Ability Swings | Brushy Creek Village life skills area

The Park also features a speedway, a "train pod," an Adventure Hill, a tree House, a zip line, a Nature Free Play Area, and a Village Pod.



EANES ELEMENTARY
4101 Bee Caves Rd, West Lake Hills, TX 78746
Distance from Bee Cave: 16 minutes/9.4 miles

The Eanes Elementary School Evos® playsystem and several "freestanding events" encourage cooperative play and outdoor learning. Additionally, there is a large, inclusive "PlayBooster®" playground that features accessible and sensory-rich play components. The playstructures and freestanding events also offer opportunity for climbing and cooperative play.



CHILDREN'S PARK
205 S CM Allen Pkwy, San Marcos, TX 78666
Distance from Bee Cave: 49 minutes/39 miles

The six acre Children's Park Playscape is an accessible and inclusive space for children to play and exercise. It features a poured rubber safety surface, wide ramps throughout, a roller slide, 4 seat We-saw, Expression Swing, Liberty Swing, Omni Spinner, Team Swing, and a therapeutic seat on the Zip Krooze.



BRIDGEPOINT ELEMENTARY
6401 Cedar St, Austin, TX 78746
Distance from Bee Cave: 20 minutes/12 miles

In 2013, this elementary school playground got a face lift to make the site more ADA compliant. During the build, the school put in padded AstroTurf, wide ramps, and expanded the grounds in general to make more room. They also installed interactive games throughout the playground including an American Sign Language guide.



TRAILHEAD PARK
10984 Boulder Ln, Austin, TX 78726
Distance from Bee Cave: 29 minutes/16.7 miles

This neighborhood park in Canyon Creek includes a playground with a fully shaded, wheelchair accessible main playscape.

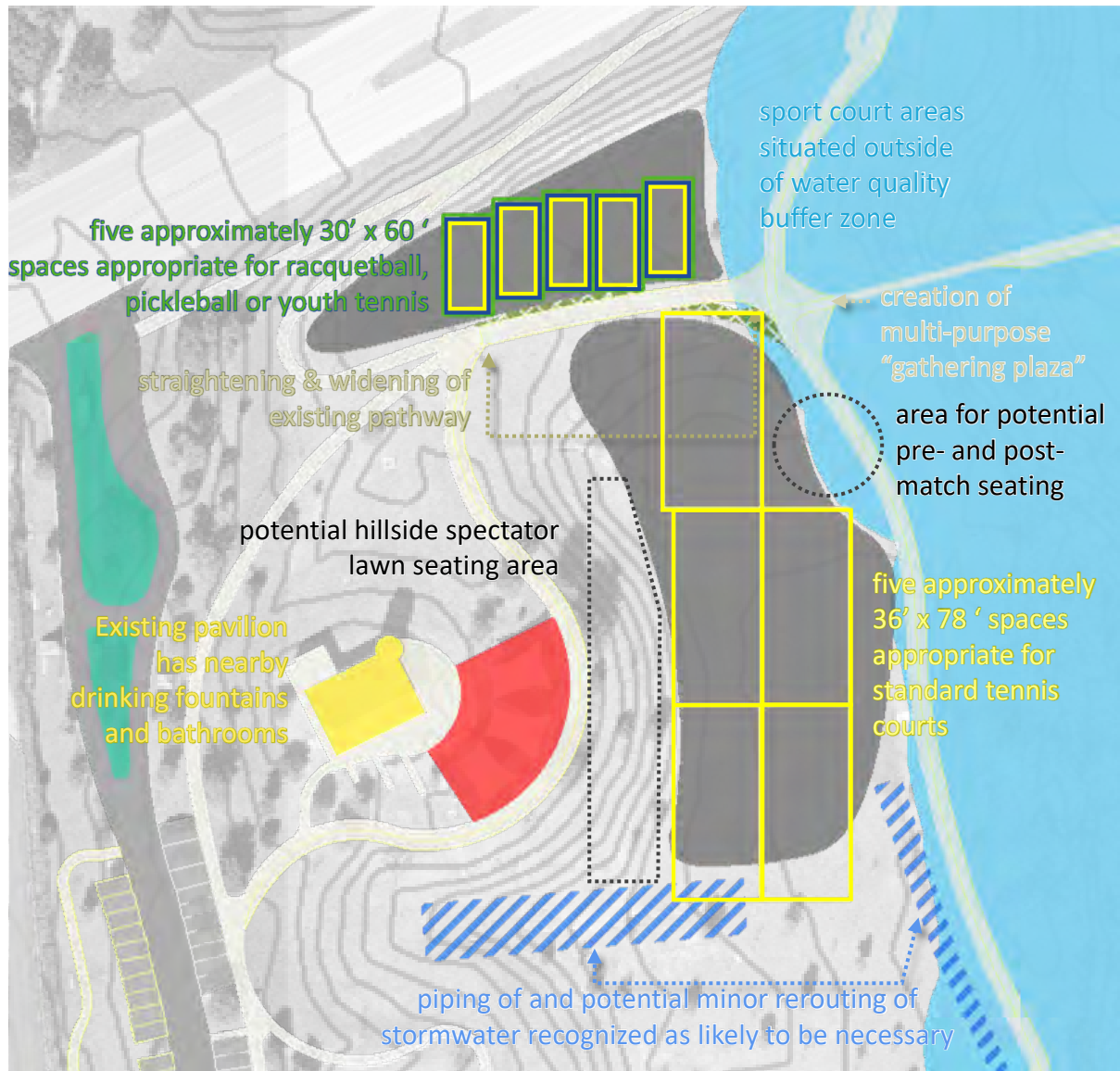
Central Park currently has **A** one basketball court and **B** one multi-purpose field, both of which are proposed to remain in their present location and continue to serve in their current functions, as locations for informal practices and ‘pick-up’ games, spaces for occasional park events, places for games of tag, and the like.

The Master Plan allocates two new spaces to the north of these amenities for additional sport courts. The size of the spaces are constrained by several existing conditions that will remain defining considerations in the quantity, composition, and configuration of future courts: steep slopes to the west and north, path network, drainage patterns, and the water quality buffer zone (See Existing Conditions Considerations” inset.) Furthermore, in addition to preferred and minimum court dimensions factoring into the design, so too does the nearly universal requirement that courts be oriented north/south to provide as balanced exposure to sun glare as possible.

For spatial reference, the next page shows various court types in scale with one another. For illustrative purposes, there is also a layout showing how pickle and tennis ball courts fit relative to the space available. Like with other uses, as part of the programming and design process, additional, public input will be sought from those that have an interest in using this type of amenity to ensure the courts’ composition and design meets the functional and aesthetic needs and standards of future users.

RECREATIONAL FIELDS & COURTS





Notes on Amenities

While not required, the following are amenities commonly associated with sport courts:

- Player seating (mid-game benches and off-court pre- and post- match seating)
- Spectator seating
- Water fountains
- Bathrooms
- Lights
- Court Shading
- Shade shelters
- Equipment organizers/holders

Notes on Pickleball Courts

- Courts can be constructed of an asphalt or concrete base and are recommended to have a 100% acrylic coating.

- While there is no official court color, lighter colors will result in a cooler playing surface. Surface colors have an effect on ball visibility.
Source: USA Pickleball

Notes on Tennis Courts

Courts can be constructed of asphalt or post-tension concrete.

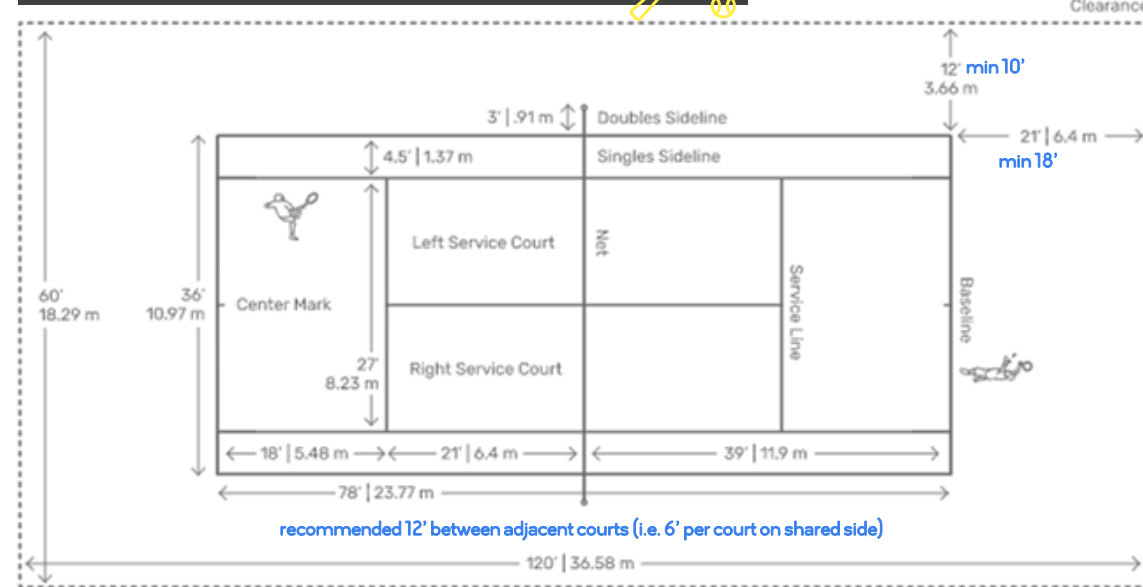
Construction Type	Typical Lifespan	Typical Cost (unlit*)
Asphalt	25-30 yrs	\$70k/court
Post-tension	50+ yrs	\$125-130k/court

* Lights are approximately an additional \$30-35k/court

Source: United States Tennis Association

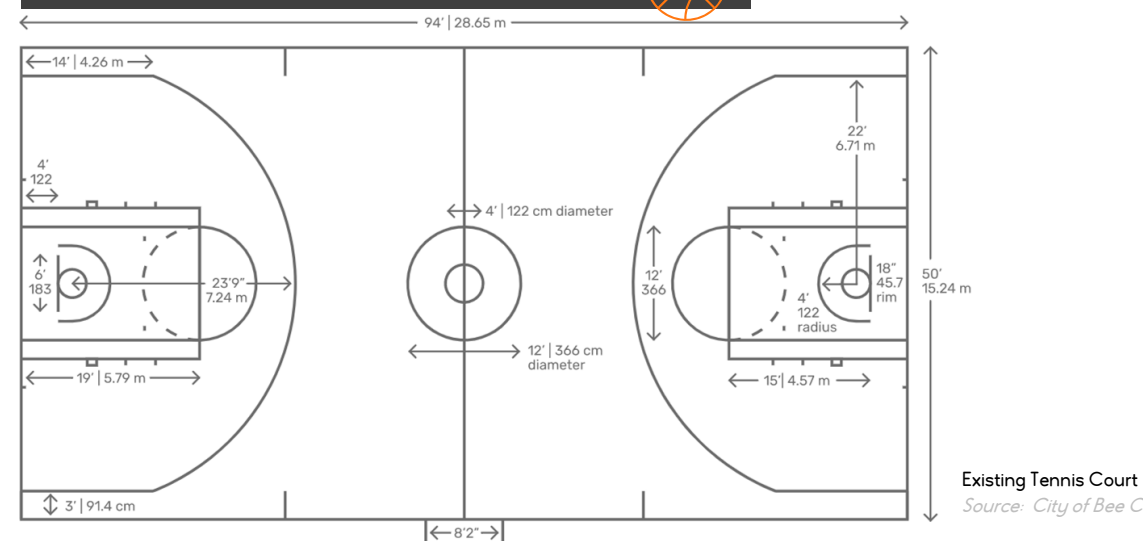
The following diagrams of sport courts are scaled to one another. They show the standard dimensions in black. Notes on dimensions are shown in blue.

TENNIS COURT

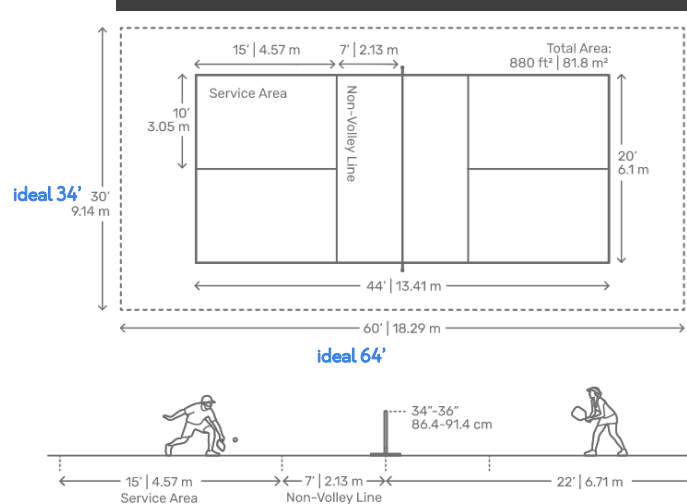


This is a configuration for a standard size tennis court. There are also 60' and 36' courts, the use of which is dependent upon age and skill level. *OF NOTE* a 36' tennis court can be co-located with a pickleball court and/or badminton court.

BASKETBALL COURT



PICKLEBALL COURT



BADMINTON COURT

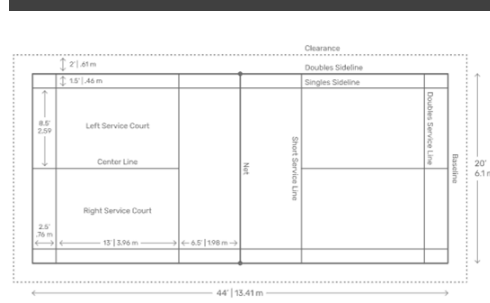


Diagram Source: Dimensions.com

CIRCUIT TRAINING

Central Park currently has circuit training equipment composed of 5 stations distributed throughout the Park, generally located adjacent to the existing path system. As the Park usage evolves, it may be worthwhile to survey users to ascertain if this arrangement best suits their needs, including a more compact arrangement, such as the Fitness Court (see “Fitness Court” inset).

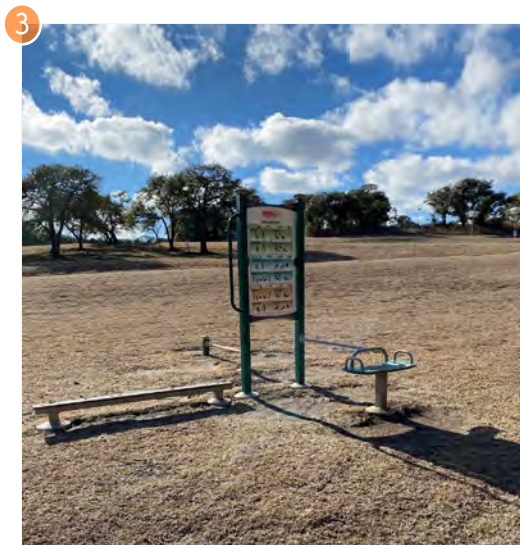
Flex Area 1, (A) north of Bee Cave Parkway, is more accessible to the broader regional path network and contains a pavilion. With the addition of concrete pads, it may be appealing to congregate the equipment in a space that’s accessible for this purpose, but otherwise, in many ways, functionally disconnected from the rest of the Park and therefore challenging to program. Flex Area 2, (B) which is centrally located within the Park, but too space constrained for most uses, may be another logical location to congregate equipment.



1 Static Stretches



5 Core & Torso Stretches



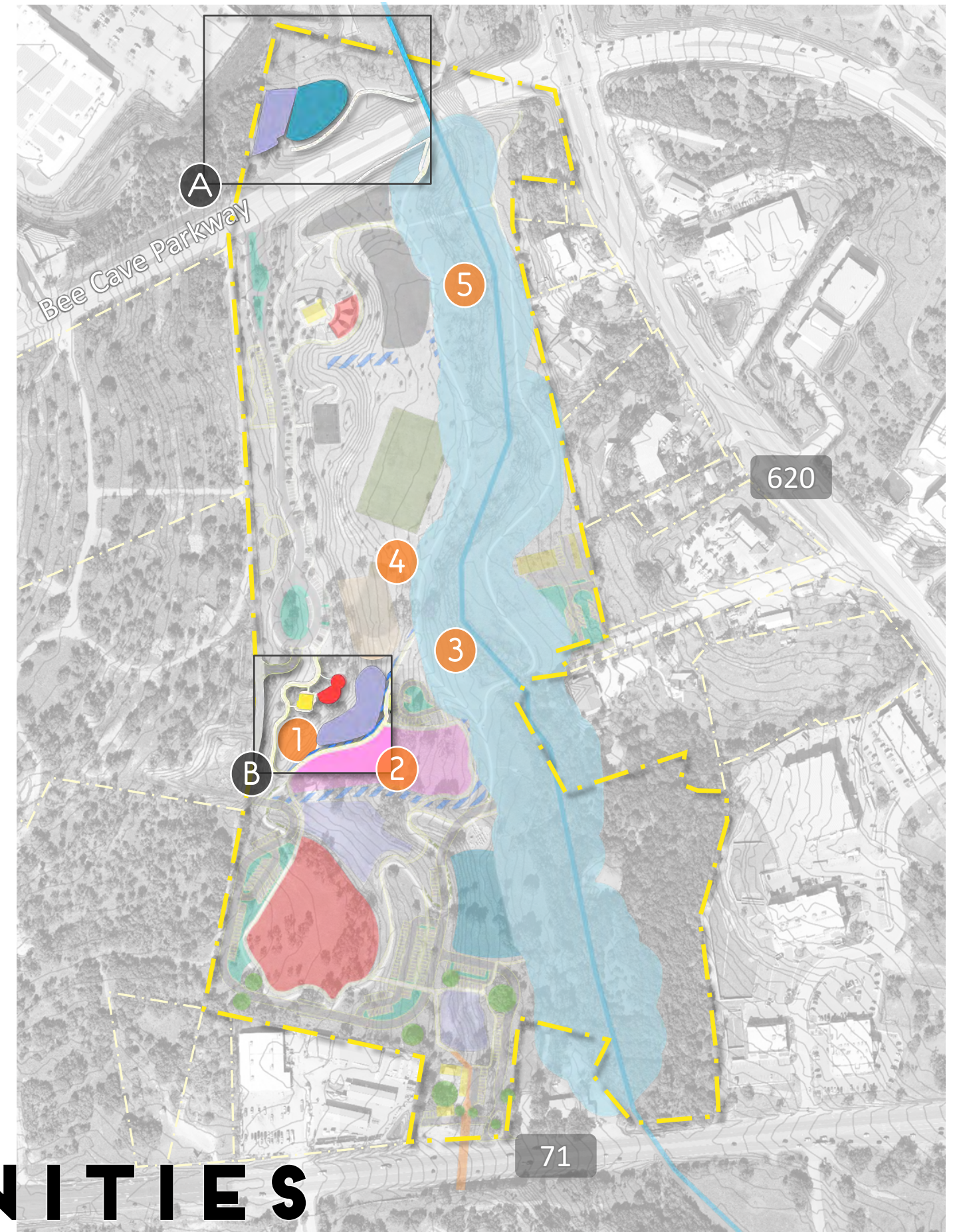
3 Squat and Jump Exercises



2 Agility Bar Exercises



4 Agility Step Exercises



OUTDOOR FUNCTIONAL TRAINING STATIONS

Functional training stations are solid surface, collections of fitness equipment designed to be durable against the elements. The combination of pieces can be customized to be focused on a variety of workout types, ranging from circuit training, to calisthenics, cross-training, parkour, and obstacle courses. Such a station would pair well in proximity with other proposed Park amenities, such as tennis and pickleball courts, or on its own, adjacent to the trail network.

Increasingly, these types of amenities are integrated with an online component; as such a piece of equipment is pursued, consideration should be given as to how it fits into the broader mechanism for community engagement with Park events and Park offerings.



Source lappset.com



Source movestrongfit.com/outdoor



Source movestrongfit.com/outdoor



1	CORE				5	PULL			
2	SQUAT				6	AGILITY			
3	PUSH				7	BEND			
4	LUNGE				7 MINUTES - 7 MOVEMENTS				

Source nationalfitnesscampaign.com/app

GOAL PR-3: *"Expand the role of parks and recreation in providing overall opportunities for improved community health, community events, including family-friendly programming and "things to do" in Bee Cave."*

GROUP FITNESS PROGRAMMING

Based on the frequency and volume of inquiries the Parks and Recreation Department receives regarding group fitness classes, it is clear there is interest for such programming. However, because of restrictions within the gift deed that granted the City ownership of the Central Park property, the City can not allow private instructors to conduct for-profit group fitness classes at the Park. However, alternately, this plan recommends exploring a hybrid approach in which the City partners with private instructors to provide classes on its behalf, which would be permitted through the gift deed. It is anticipated to require acquisition of a software that manages scheduling, permitting, fees, and other related logistics. Such software is likely to also be needed for other park amenities, such as the sport courts, and pavilions.

One area that may be suitable for such classes is Area A on the map to the left (and pictured to the left) because it already has a pavilion that would provide a solid, stable surface, as well as shade. One con of this location is that there is no immediate adjacent parking or practical means to add parking.



Source: Scott Payton, City of Bee Cave Parks and Recreation Department

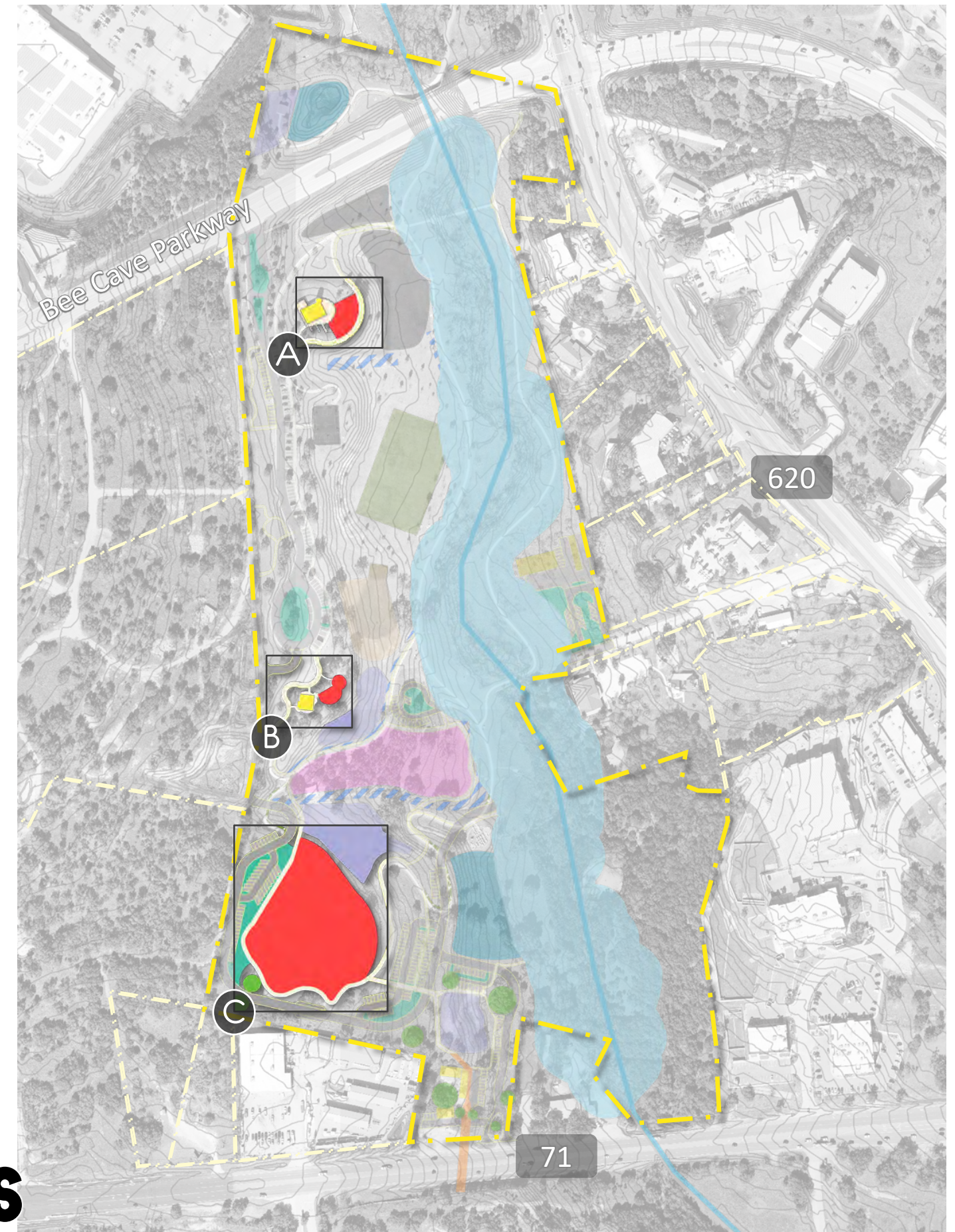
PAVILIONS

Central Park currently has two pavilions with attached bathrooms and tables, all of which are proposed to remain. The large pavilion **A** is located near the entrance of the park adjacent to the aforementioned “large playground.” It accommodates parties up to approximately 50 people. The small pavilion **B** is located to the south of the existing Bee Cave Parkway entrance driveway adjacent to the aforementioned “small playground.” It accommodates parties up to approximately 25 people.

Currently, they are available for rental to Bee Cave residents (only), but are not permitted to be rented simultaneously to ensure that, of the limited parking available today, an adequate amount remains available for users of other portions of the park. With the proposed additional parking, it may be possible to revisit this policy. It may also be possible to revisit the policy of limiting rental to Bee Cave residents, potentially as a new revenue stream.

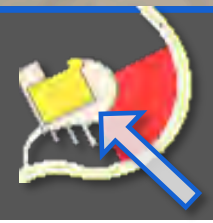
The pavilions—particularly the bathrooms—are approaching the point in time when a near-term renovation is necessary. While replacing fixtures, there may also be opportunities for improvement of the layout to better serve users. For example, “family bathrooms” are convenient for patrons with small children, which make up a sizeable proportion of park users. Additionally, there has been a movement in park bathroom design to provide unisex stalls that have dividers that extend to the floor; these stalls are accessed via a corridor that is shrouded by a wall from the front, but ‘open air’ from the sides to provide a straight line in an effort to balance privacy with efficiency and safety. These types of bathrooms tend to be served by a central, communal sink that is visible from a distance.

Lastly, it is recommended that group gathering space be incorporated into the new Inclusive Play Area **C**. Further analysis is needed to determine how to best program and size such spaces. In the City’s experience with the existing pavilions, requiring reservations for exclusive use aids in the management, upkeep, and equitable access of these spaces and is a recommended continued practice.



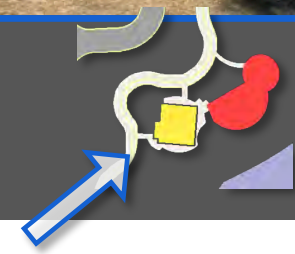
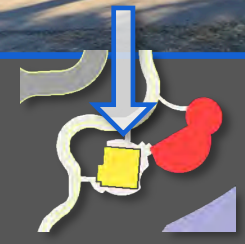
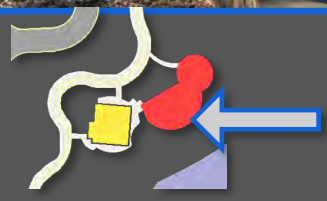
A

LARGE PAVILION



B

SMALL PAVILION



GOAL 8-7: *"Continue to partner with Bee Cave Arts Foundation, businesses, and other organizations to support exposure to a variety of arts and cultural programs and education in Bee Cave. Potential projects include a series of festivals or arts-related events to celebrate the history and culture of Bee Cave."*

GOAL ECE-2: *"Arts and cultural strategies can play a significant role in the physical and social identity of a place, particularly in a city like Bee Cave that places great value in its character and identity. ...Bee Cave could enhance its resources in a number of different ways, including... arts and cultural education and programming."*

GOAL 8-8: *"Promote growth of community-based entertainment businesses and "things to do" in Bee Cave that strengthen the City's arts and cultural resources."*

COMMUNITY STAGE

In Winter 2020/21, the Zilker Theater Group approached the City about a potential partnership to locate their Summer 2021 theater production at Bee Cave Central Park. Due in large part to insufficient parking, it was deemed at the time to be premature for the location. However, the coordination and communication between the two entities continued and the production ultimately went on to an extremely well-received and well-attended run at the Hill Country Galleria. The experience illuminated this area's readiness to add these sorts of events and opportunities to the community fabric and grounded in reality timeliness of several of the Comprehensive Plan's goals between now and 2037. After a hiatus in summer 2022, in Summer 2023 Magnolia Theater Productions assumed management of the production and experienced a similarly successful run.

The community stage is envisioned at a scale appropriate for free theater productions, such as the event described above, but also an alternative location for school concerts and recitals, library programming, a summer movie series, and the like. It should be designed with support amenities (e.g. storage, bathroom/changing area) and utilities (i.e. electricity, water, wastewater) to accommodate such uses. An air-conditioned dressing room and climate controlled pit for bands and orchestras would also make it a more appealing and functional venue for professional and semi-professional performances. To minimize glare, in keeping with best practices, the stage must be oriented generally north-south. To keep flexibility of the space high, construction costs low, and the spirit of the space in keeping with the intended uses, lawn seating with easily removable chairs is recommended. For the stage to be able to accommodate theater and dance performances, the stage material can not be concrete, but rather must be something that has some give. In addition to the relatively flat, approximately 22,000 square foot area to the south of the stage, the 8,500 hillside to the west, which has an approximate 2.4% slope, also offers a good vantage point toward the stage, as does the flatter approximately 8,500 square foot area to the west of the hillside, which contains a large stand of space-defining, shade-providing, mature live oaks.

The Dog Park Parking Area proposed to the south is proposed to contain approximately 17 parking spots and a loading zone that can accommodate larger vehicles, such as parks maintenance trucks and trailers. As the crow flies, it is 300' from the stage, with minimal change in elevation between the two. As such, this parking area should be designed with loading/unloading needs for the community stage in mind, as well.



EXISTING CONDITIONS

NATURAL SHADE

HILLSIDE SEATING



INSPIRATIONAL IMAGERY



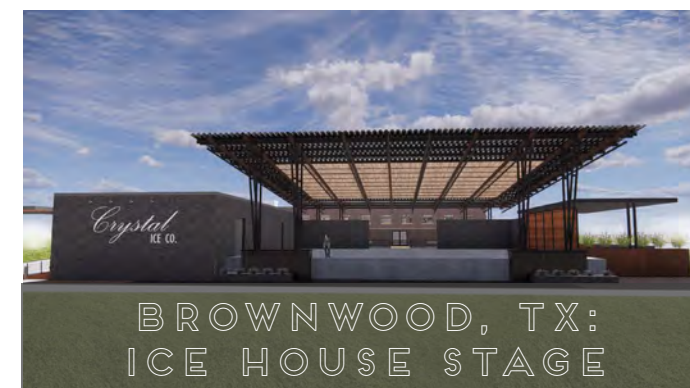
Source: Exploregeorgia.org



Source: munster.org



Source: parkerrec.com



KEY WORDS multi-purpose | flexible | intimate in scale | community



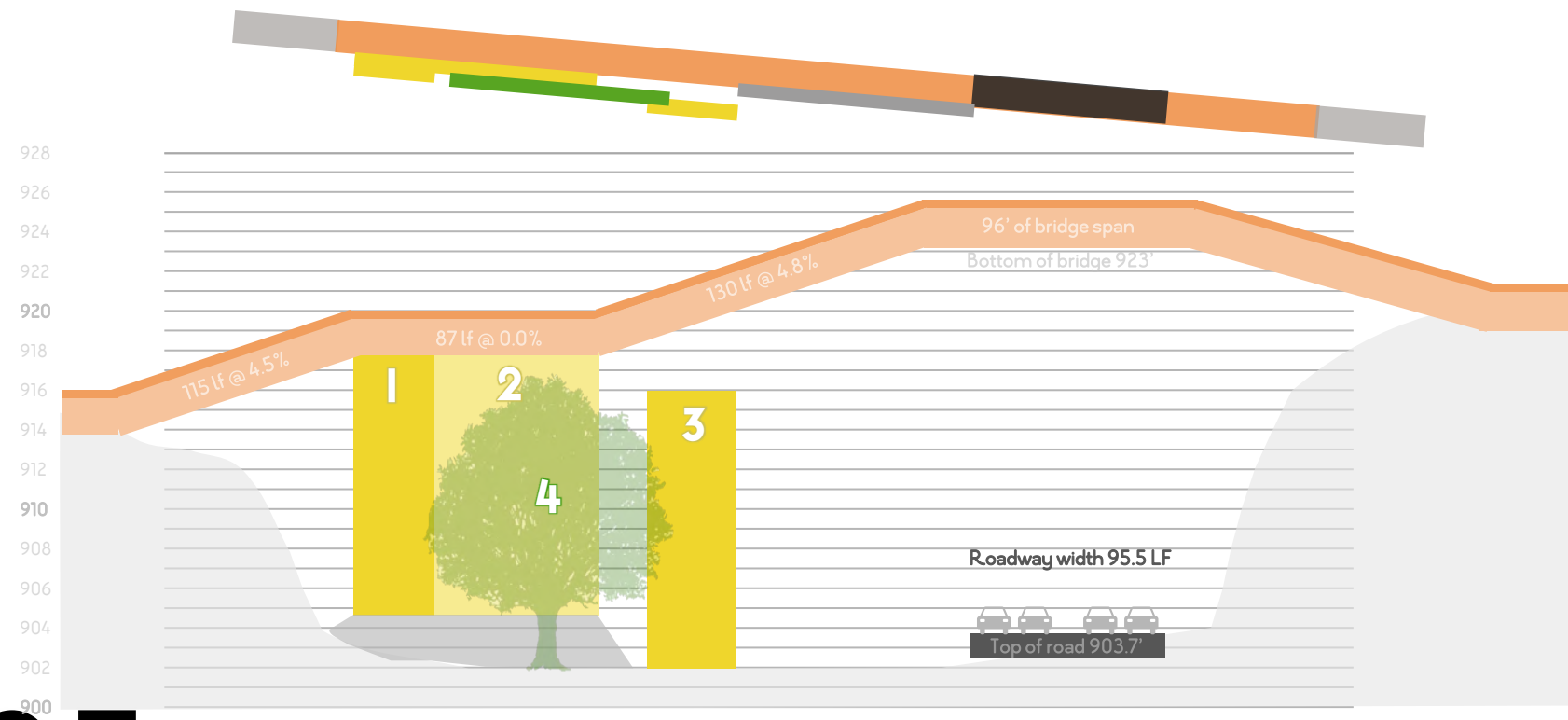
The City purchased a 2.3 acre tract adjacent to Bee Cave Central Park in 2020. Although it is not officially designated as part of the Park, nor does it carry any of the gift deed restrictions associated with the core 50 acres, the tract was purchased with several objectives:

- 1) it would provide for southern access to the Park to/from SH 71;
- 2) the ultimate use of the property—whatever it may be—would be complimentary to the Park uses; and
- 3) it would serve as a landing spot for the northern end of the SH 71 signature pedestrian bridge identified in the City’s Hike and Bike Connectivity Plan and Capital Improvements Plan.

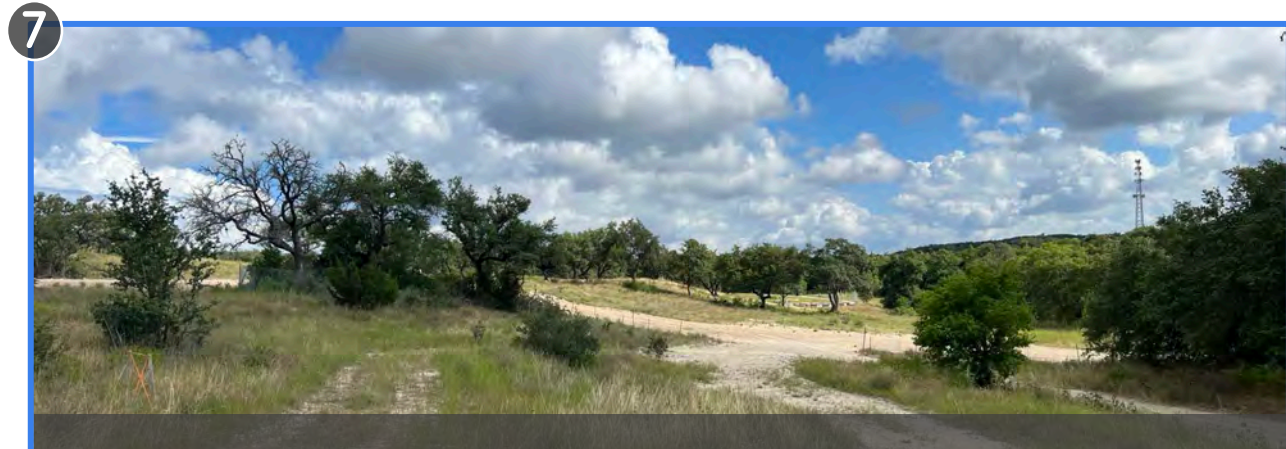
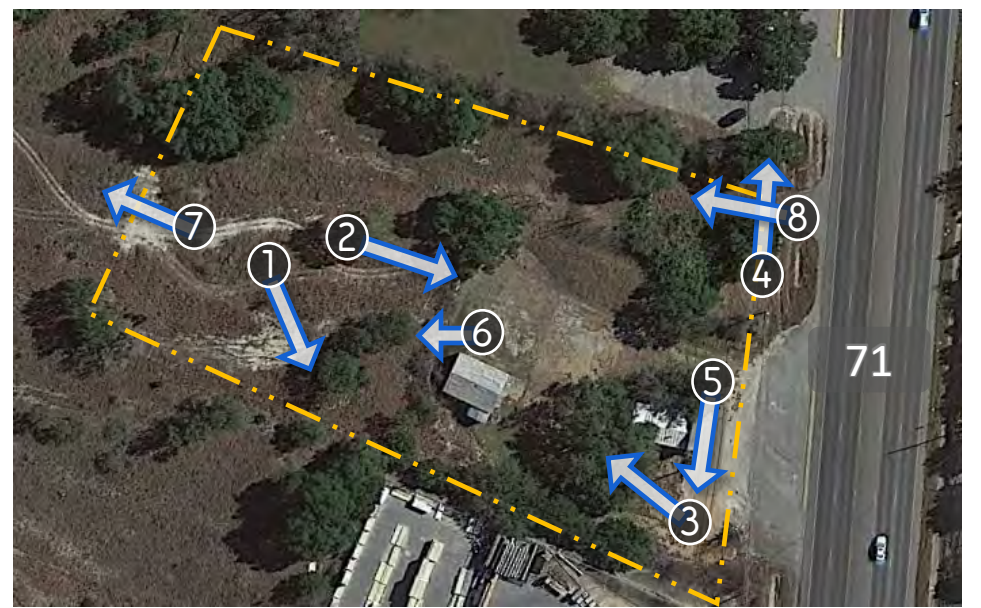
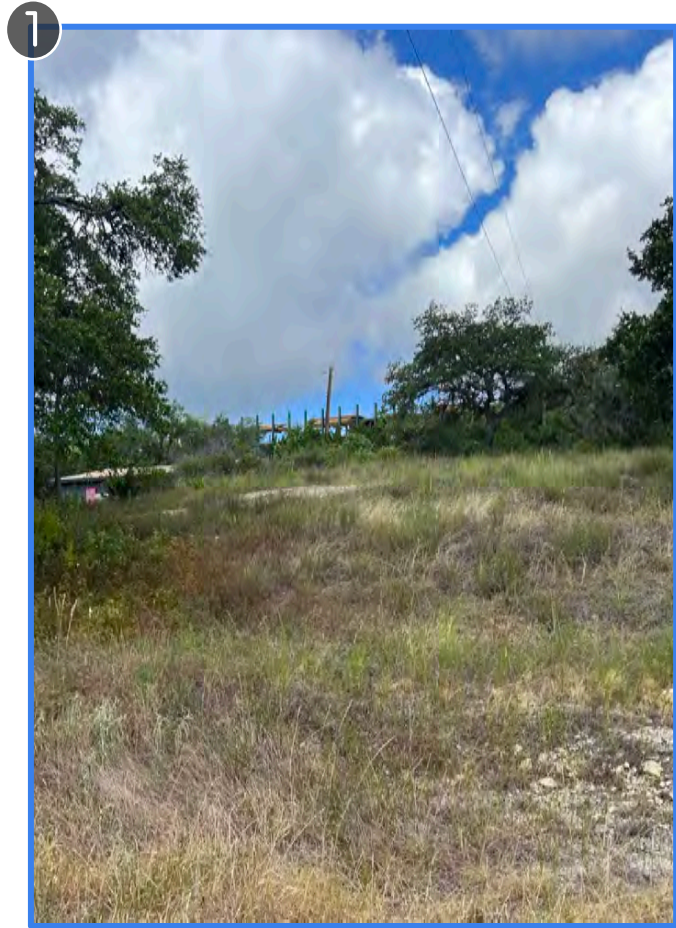
The Property includes several defining physical features--most noteworthy, a collection of stately oak trees, and one in particular toward the front of the property that could be characterized as a landmark, and an approximately ~ 8 foot tall rock ledge that bifurcates much of the northern and southern halves of the property. These features should and inevitably will inform the layout of the site, as well as provide opportunities for memorable design of indoor and outdoor spaces.

During the preparation of this Plan, the site was selected as the location for the new Bee Cave library, which is anticipated to be two stories and contain approximately 24,000 square feet of interior space, as well as programmed outdoor space. It will be designed to meet the objectives outlined above, and in appearance and function, seamlessly flow into the Park. The ability for a pedestrian bridge to integrate into the building will be incorporated into the design.

Should, for some unforeseen reason, the library not ultimately be located on this site, other potentially compatible uses include a café or coffee shop with ample outdoor seating. A potential layout for such a scenario is depicted in the diagram to the right, which shows two buildings in yellow surrounding the iconic live oak. In this scenario, the “L” shaped building is a tall one-story space with generous natural light that includes an activated, accessible roof with seating that also serves as the landing for the pedestrian bridge (orange) proposed to span SH 71. The transitions in grade represent an acknowledgement of elevations, TXDOT clearance heights on a freight highway, and permissible slopes pursuant to the Americans with Disabilities Act.



75 TRANSITION SPACE

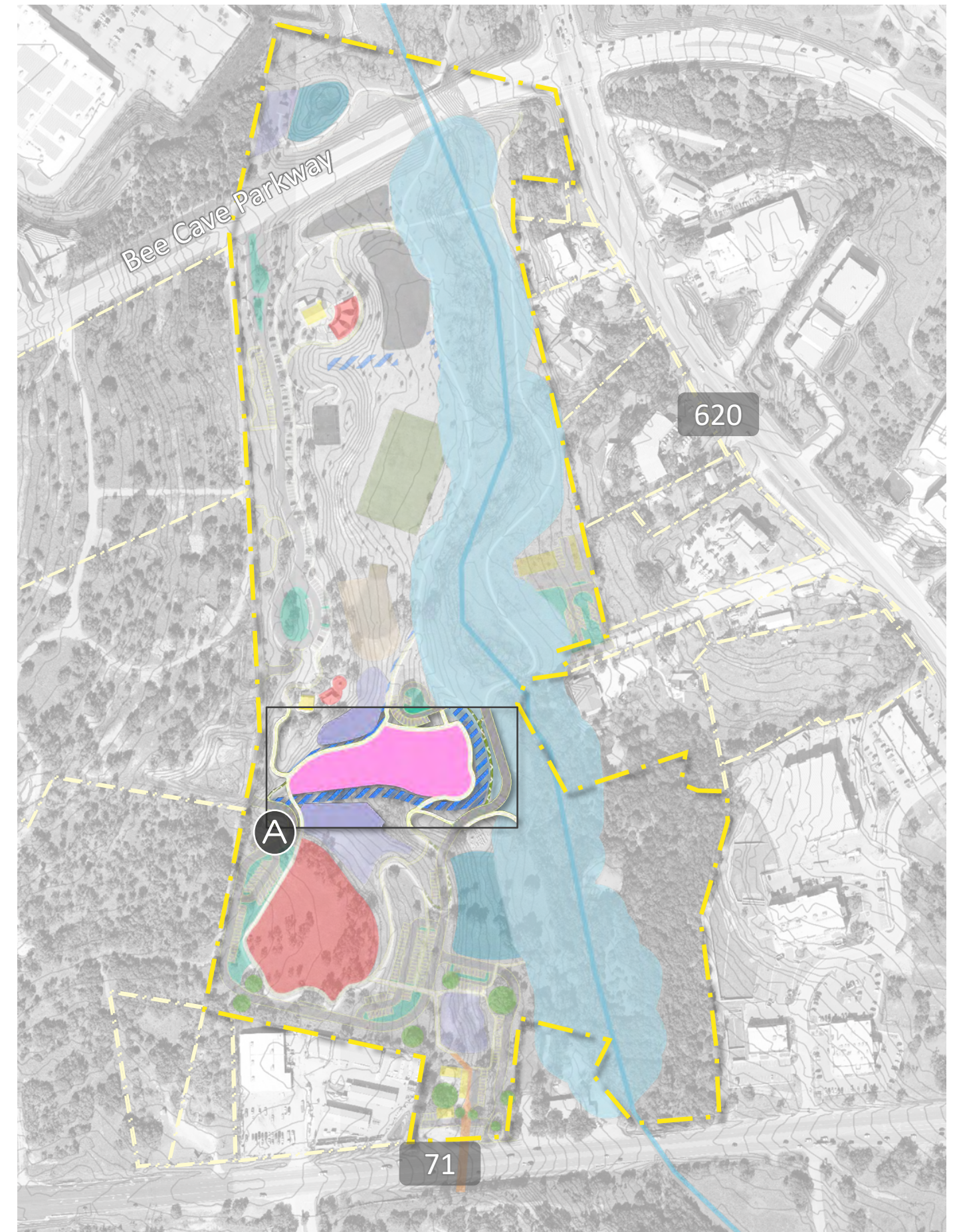


EXISTING DOG PARK

The existing dog park was constructed in 2014. It is an approximately 60,000 square foot/1.4 acre area surrounded by a split rail fence and divided into two areas: an approximately 5,000 sf “small dog” park and an approximately 55,000 sf “large dog” park. The large dog area contains a seating with benches covered by shade sails, a water filling station, and a doggie waste station. Each part of the park is single-entry and double gated.

The existing park provides direct opportunity to identify successful and unsuccessful components for the design of the future dog park:

- The park should not contain a drainage swale. Not only does the intermittent stormwater exacerbate mud and erosion issues already common to dog parks, the rocks lining the channel that are intended to slow erosion simultaneously pose a potential tripping hazard for humans and dogs and are generally harder to maintain and keep free of weeds and debris.
- The current watering station is on the same system as the irrigation water, thereby making its functionality vulnerable to breakage in the irrigation system. Additionally, it has insufficient pressure.
- If available, natural shade such as tree canopy, is preferable to shade sails. Not only is it more in keeping with the aesthetic aspirations for Central Park, it is less costly and labor intensive than options such as shade sails, which need to be replaced every few years.
- The small dog park is underutilized by park patrons. It may not be necessary to retain in the future park design.
- Due to the intensive nature of the intended use, it is very difficult to maintain grass. It is recommended that the park be designed such that portions can be cordoned off on a scheduled basis to allow the grass to be re-established.
- Dog owners often congregate with one another while their dogs play with one another. A place for people to be social with one another should remain a part of the design. However, when dog owners' attention is focused on their dogs, it is more often to play fetch than to use the space to train or practice technical agility skills. When considering “equipment” for the dog park, more simplistic, natural amenities such as boulders and large logs (in contrast to dog training equipment that bears resemblance to a children's playground) not only better fits the overall proposed aesthetic of Central Park, but is likely to meet the needs and expectations of the majority of users.
- A policy will need to be drafted about private dog trainers' use of the dog park and/or other portions of Central Park for private lessons.
- There is a subset of park users that brings their dogs to Central Park with the intent to play with their dogs off-leash *outside* of the dog park, which is against Park policy. With all of the other proposed uses in the park competing for space, this policy will not change and it is recognized that staff will need to continue to enforce this policy as part of their duties.



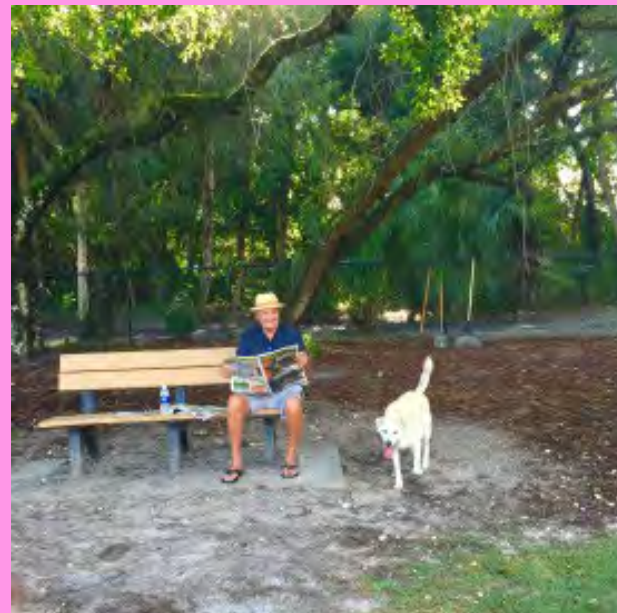
FUTURE DOG PARK INSPIRATIONAL IMAGERY



Cyms for Dogs Dog Park
Source: <https://www.dogparkoutfitters.com/>



Source: <https://www.pinterest.com/>



Bonita Springs Bark n Play Dog Park
Source: <https://www.bonitaspringsparks.org>



Bonita Springs Bark n Play Dog Park
Source: <https://www.bonitaspringsparks.org>



Spokane Riverfront Dog Park
Source: <https://static.spokanecity.org>



Saefern's Dog Park at the Stables
Source: <https://saefern.org/dogpark.php>



Orcas Island Dog Park
Source: <https://www.visitsanjuans.com>



Braintree Dog Park
Source: <https://www.braintreedogpark.org/locations-under-consideration>

LOCATIONS

There are four areas identified in the Concept Plan as “Flexible Spaces:”

- A** North of Bee Cave Parkway; west of and including an existing pavilion; in the vicinity of the original dog park
- B** Downhill from the existing small pavilion; adjacent to an existing path
- C** South of the existing dog park and north of proposed all abilities play area
- D** Northern half of “Transition Space” near the proposed SH 71 Central Park entrance.

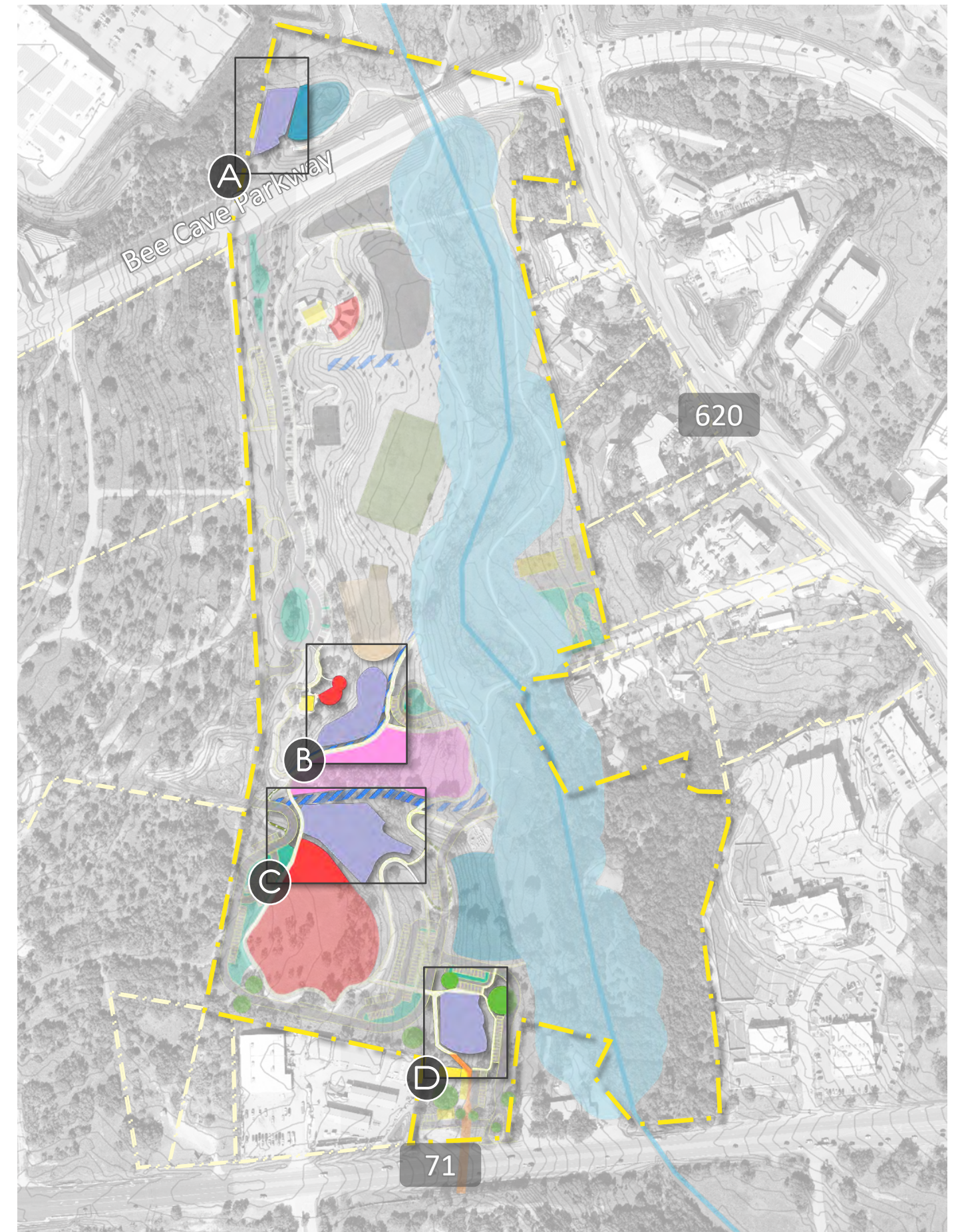
PURPOSES & CONSIDERATIONS

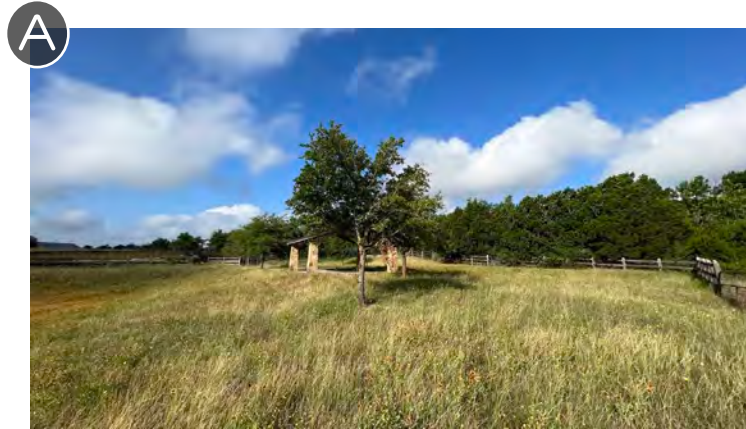
The areas identified as “flexible spaces” are intended to be, as their label suggests, adaptable. In the near term, this may mean a variety of things, such as, that they:

- Are entirely unprogrammed, passive spaces, composed simply of natural vegetation and grass all or a majority of the time;
- Are generally passive spaces as described above, but have temporary and/or intermittent purposes or occasional programming, such as a portable toilets or a first aid station, during special events or periodic use by a “roaming” activities such as a City-sanctioned group fitness class or a library-sponsored guest speaker;
- May have non-permanent, non-fixed amenities such as corn-hole boards and moveable chairs and furniture that can be easily removed to, without much cost or effort, restore the space to entirely passive or to accommodate for a different need.
- Accommodate future needs and uses that are not yet known. These spaces may be a beta-testing ground for a pop-up version of potentially more permanent park uses.

In most cases, it is recommended electricity and potable water area are extended to these spaces. This will assist ensuring the flex areas are not only adaptable near term, but also, in the event a space is converted to a more permanent, full-time use in the future, the pre-existing utilities will help defray construction costs and minimize invasiveness and inconvenience to park users during construction.

The degree of maintenance will vary and be determined by the Parks and Facilities Department according to policy, which will allow for heavy influence by the near-term projected purposes. These areas will be periodically maintained, but not necessarily expected to be manicured for frequent use.



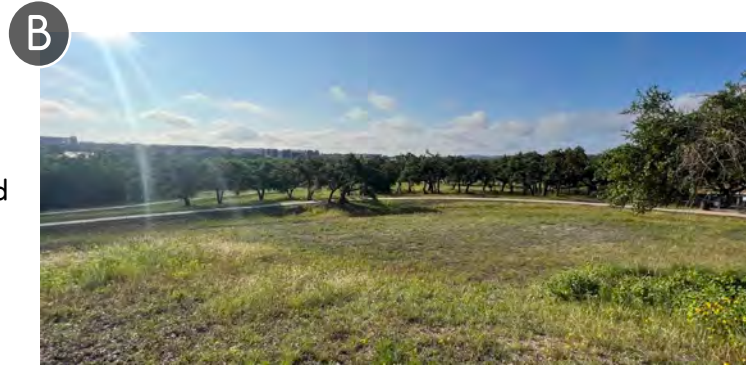


CHARACTERISTICS

Size: .3 acres
Topography: generally flat, sloping toward water quality pond
Existing State: native grasses, groundcover

NOTEWORTHY FEATURES

- Includes a 600sf pavilion over concrete pad
- Adjacent to existing special use path
- Physically separated from majority of park
- Enclosed by a fence
- Adjacent to a water quality pond
- No nearby parking
- No existing utilities

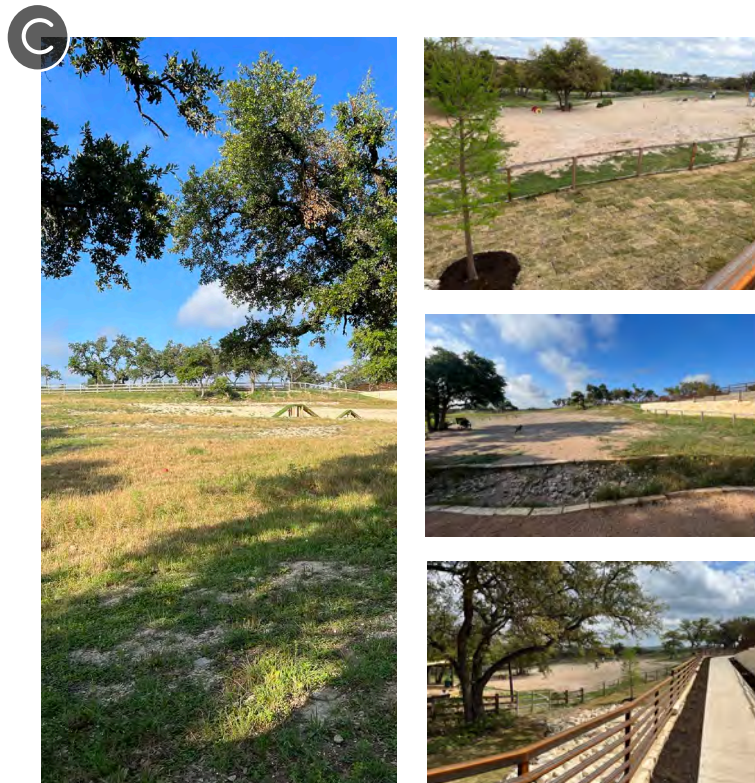


CHARACTERISTICS

Size: .45 acres
Topography: intermittently flat and sloping, bordered by an overland drainage swale
Existing State: native vegetation, rocky

NOTEWORTHY FEATURES

- Adjacent to existing special use path, but technically separated by or inclusive of an intervening drainage swale
- Relatively central location in relation to remainder of park
- Will be in close proximity to future southern end of outdoor stage seating area
- Relatively close to proposed parking area
- Not formally enclosed, but has defining features around boundary such as special use path and hill
- Configuration is relatively long compared to depth
- No existing utilities

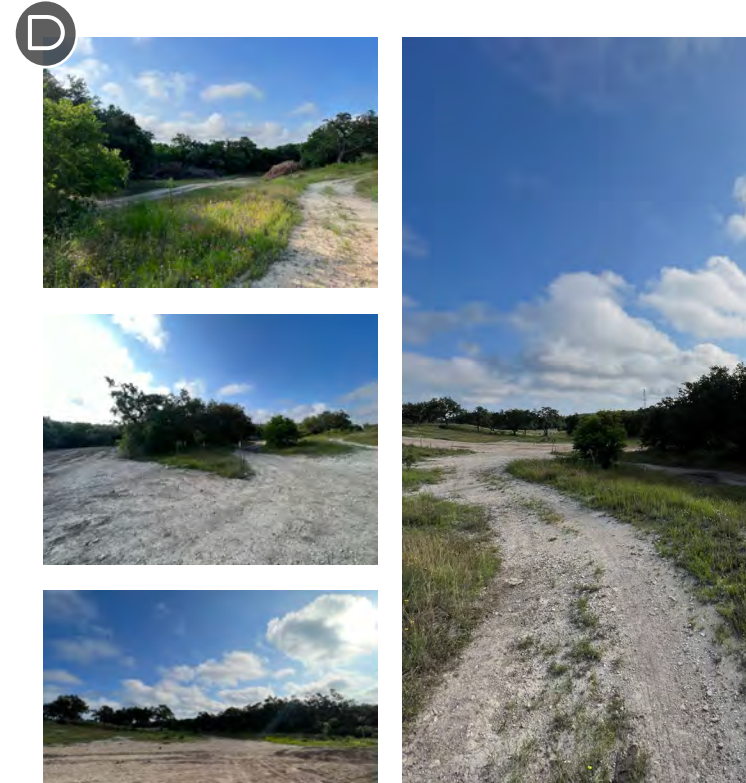


CHARACTERISTICS

Size: .8 acres
Topography: sloping northward
Existing State: scraped caliche

NOTEWORTHY FEATURES

- Good, multi-directional access, visibility. Because of centrality and visibility, may make sense as a teen-oriented area
- Relatively lower than adjacent spaces and as a result may naturally make sense to have low impact development treatment features
- Adjacent to existing special use paths, current and future dog parks (in future will be separated by drainage swale), and future all-abilities play area
- Path on west side and future all abilities area are substantially above grade to this space; both have a good overlook on this space
- Relatively central location in relation to remainder of park
- Not formally enclosed, but has defining features around boundary such as special use path and topographic changes
- No existing utilities



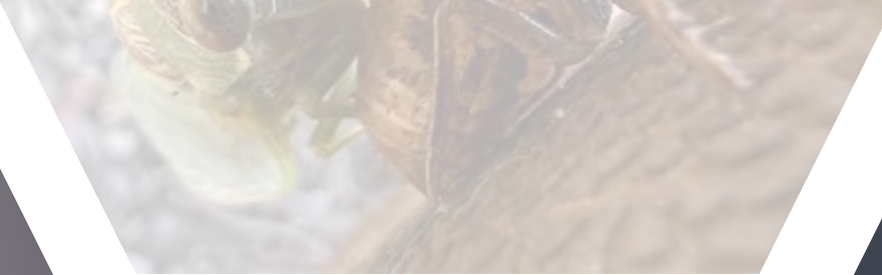
CHARACTERISTICS

Size: .43 acres
Topography: noteworthy, impactful slope downward west to east
Existing State: native vegetation, disturbed, rocky

NOTEWORTHY FEATURES

- Will be adjacent to vehicular entrance to SH 71
- Relatively distant from most existing and proposed park use areas
- Not anticipated to be fenced
- Will be adjacent to future parking area
- In proximity to wastewater line.
- Is unencumbered by gift deed restrictions to which the core fifty acres is beholden.
- Should complement future use to the south

Photos Source: Scott Payton, City of Bee Cave Parks and Recreation Department



Source: Harumi Tsuruoka c/o appvoices.org

PURPLE

MARTIN

HABITAT



MONARCH

BUTTERFLY

WAYSTATION

Source: Karsten Moran for The New York Times

Adapted from the Travis Audubon 2018 Purple Martin Guide

Purple Martins are the largest swallow in North America. They spend our winter in South America and their spring and summer in North America where they breed. Austin is located along one of three different flyways they use to travel to and from South America. For thousands of years, Martins have nested in natural cavities and dead trees. However, over time, Native Americans learned to hang gourds with holes cut in their sides so the Martins would nest near their villages. Martins are very social. After babies fledge, the birds move from the nesting colony to large, communal roosts. They sleep at the roosts during migration. Austin has a major roost site where hundreds of thousands of birds gather each summer beginning in mid to late June through late August or early September. Once established, Martins use a roost for many years.

There is a Purple Martin Roosting site in the center of Bee Cave Central Park. It was installed as part of an Eagle Scout Project and is now maintained by the City Parks & Facilities Department. Maintenance entails strategically timing the placement and removal of clothespins to prevent other species from occupying the nests and clean out at the end of the nesting period.

Adapted from Monarch Watch.org

Each fall, hundreds of millions of monarch butterflies migrate from the United States and Canada to mountains in central Mexico where they wait out the winter until conditions favor a return flight in the spring. Monarch Waystations are places that provide resources necessary for monarchs to produce successive generations and sustain their migration. Without milkweeds throughout their spring and summer breeding areas in North America, monarchs would not be able to produce the successive generations that culminate in the migration each fall. Similarly, without nectar from flowers these fall migratory monarch butterflies would be unable to make their long journey to overwintering grounds in Mexico.

In June 2021, with a donation of 50 milkweed plants from MonarchWatch.org and assistance with installation by the Bee Cave Friends of the Parks Foundation, a registered Monarch Way Station was installed east of Freitag Creek in the northwest quadrant of the park. The Way Station is maintained by the Parks & Facilities Department.



PEDESTRIAN

TUNNEL BAT

COLONY

Source: Joel Sartore with Cole Sartore, Nat Geo Image Collection

NATURE-BASED FEATURES

Freitag Creek

Freitag Creek is a perennial (continuous flow) stream that is tree lined with well vegetated banks. The Creek is a tributary to Little Barton Creek and has an overall watershed of approximately 725 acres. This area generally encompasses land to the west of RR 620 and south of Lake Travis High School, including Central Park, the Backyard, the Home Depot tract, the Estates and Falconhead Apartments, and Falconhead east of Spillman Ranch Loop. In Central Park this creek informally demarcates the more active areas of the Park to the west, and the quieter and more passive areas of the Park to the east.



Source: Scott Palyton, City of Bee Cave Parks and Recreation Department

Bird-Watching

Freitag Creek provides appealing habitat for a variety of native birds. Cooper's Hawk, Great Egret, Gadwall, and Vermilion Flycatcher are among the species that have been spotted and made Central Park an attractive destination for several bird-watching groups.



Source: Laurie Foss

Adapted from Texas Department of Parks & Wildlife

Mexican free-tailed bats (also known as Brazilian free-tailed bats) are the most common bat found throughout Texas. In most parts of the state, Mexican free-tailed bats are migratory and spend the winters in caves in Mexico. They begin their migration to Texas in February and by early spring female bats form large maternity colonies, for which there are only a small number of suitable sites because the bats require high humidity and temperature levels. In June, mother bats give birth to one pup each. Male bats do not help in raising the young and form smaller "bachelor" colonies away from females.

Bat pups are ready to fly within four to five weeks of birth. It is estimated that baby Mexican free-tailed bats roost in densities of up to 500 pups per square foot. Mother bats are able to find their own baby amongst thousands of pups by using their sense of smell and by knowing the sound of their pup's call. By early August, most pups are flying and foraging on their own. It is at this time of the summer when the most spectacular bat emergences often occur as the colony size might easily double. When the first cold fronts start pushing through in late October to mid-November, the Mexican free-tailed bats begin their migration to Mexico for the winter.

Central Park's colony is located within the pedestrian and creek tunnel underneath Bee Cave Parkway.

FREITAG CREEK

Adapted from Bee CityUSA.org

Bee City USA® and Bee Campus USA work to galvanize communities to sustain pollinators, in particular the more than 3,600 species of native bees in this country, by increasing the abundance of native plants, providing nest sites, and reducing the use of pesticides. Bee City USA and Bee Campus USA are initiatives of the Xerces Society for Invertebrate Conservation.

The City became designated in September 2021. Bee City affiliates work as advocates for pollinators; create and enhance pollinator habitat by increasing the abundance of native plants and providing nesting sites; reduce the use of pesticides; and act as a conduit for education on pollinator conservation by displaying informational signage, hosting events, and maintaining an online presence related to pollinator conservation.

BEE CITY USA DESIGNATION



Source: Zachary Huang for Finger Lakes Land Trust

PROPOSED LOCATION

In order to properly maintain Central Park and the existing and proposed amenities, it will be necessary and most operationally efficient to have an on-site maintenance facility. Currently, Central Park lacks any such space and, consequently, all equipment, such as mowers and tractors, must be transported by trailer from another City property each time it is needed.

The proposed location for the maintenance facility is near the mid-point of the eastern border of the Park at the end of the “Discount Tire Road,” off of R.R. 620. This location was selected because of its access, but general visual and physical separation from most of the areas proposed for public use. For security and safety, it is proposed to be fenced and screened. Due to the estimated extent of the Water Quality Buffer Zone, it is anticipated that some of the enclosed area will need to encroach the 25’ building setback.

ESTIMATED DEMAND

The purpose of this area is to house the majority of the City’s landscaping equipment as most, if not all, will have a primary role in maintaining Central Park. With that in mind, the Parks and Facilities Department inventoried existing equipment and projected future needs for the purpose of roughly calculating building square footage. In addition to equipment storage it is anticipated this building and fenced area also allow for light vehicle maintenance (e.g. tire rotation, cleaning) to be performed on the Parks fleet; a workshop for assembly and repair; storage of materials and supplies; and office space for Parks Department staff.

Needs

Vehicles & Heavy Equipment

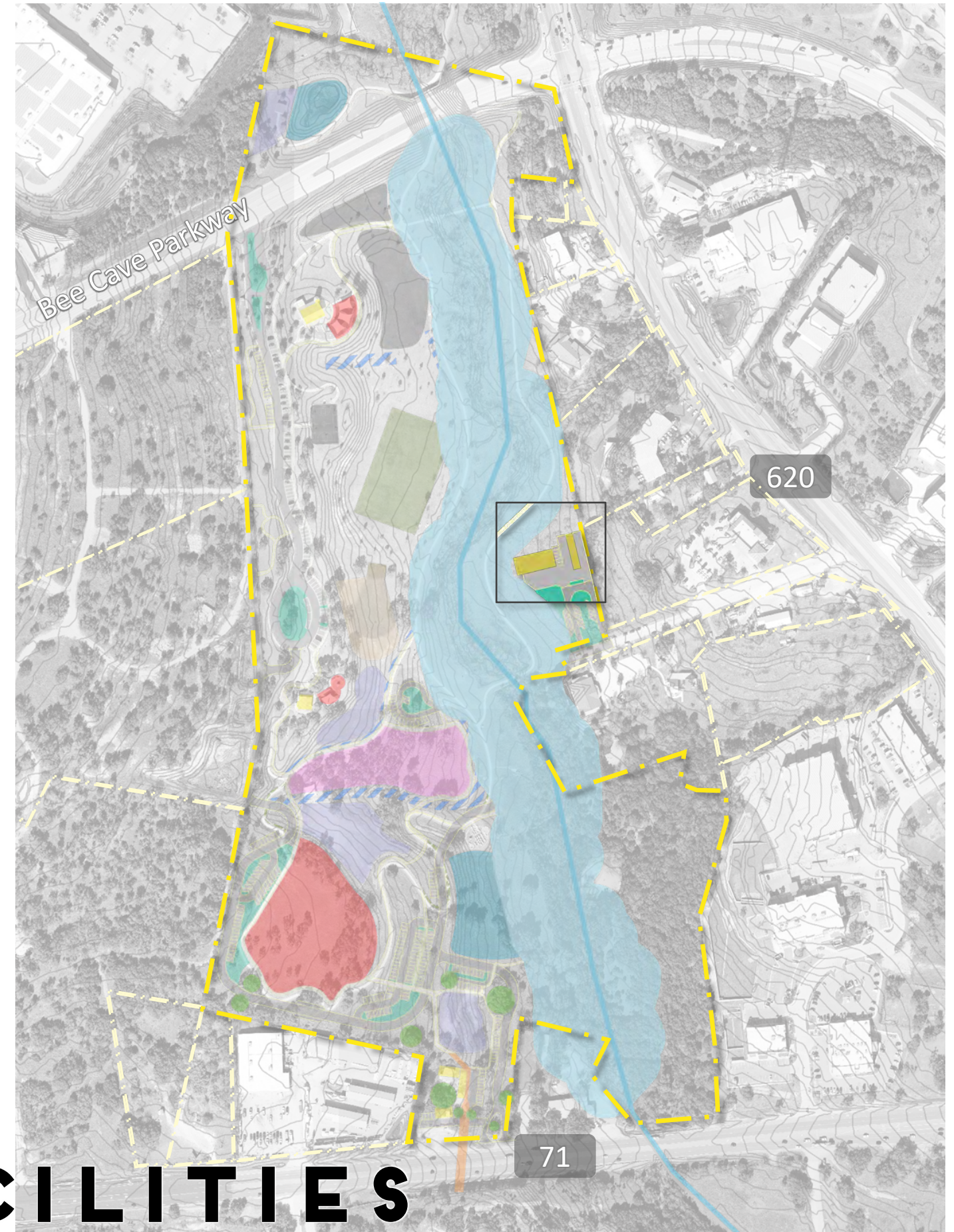
- 4 F-150 to F-250 trucks
- 3 60” mowers
- 1 72” mower
- 1 tractor/front loader
- 3 equipment trailers
- 1 UTV

Supplies & Materials

- Power tools (e.g. leaf blowers, weed eaters, saws)
- Hand tools (e.g., shovels, rakes, workshop tools)
- Limited store of landscaping materials (e.g. gravel, soil, mulch)
- Signage & Poles
- Wood supply

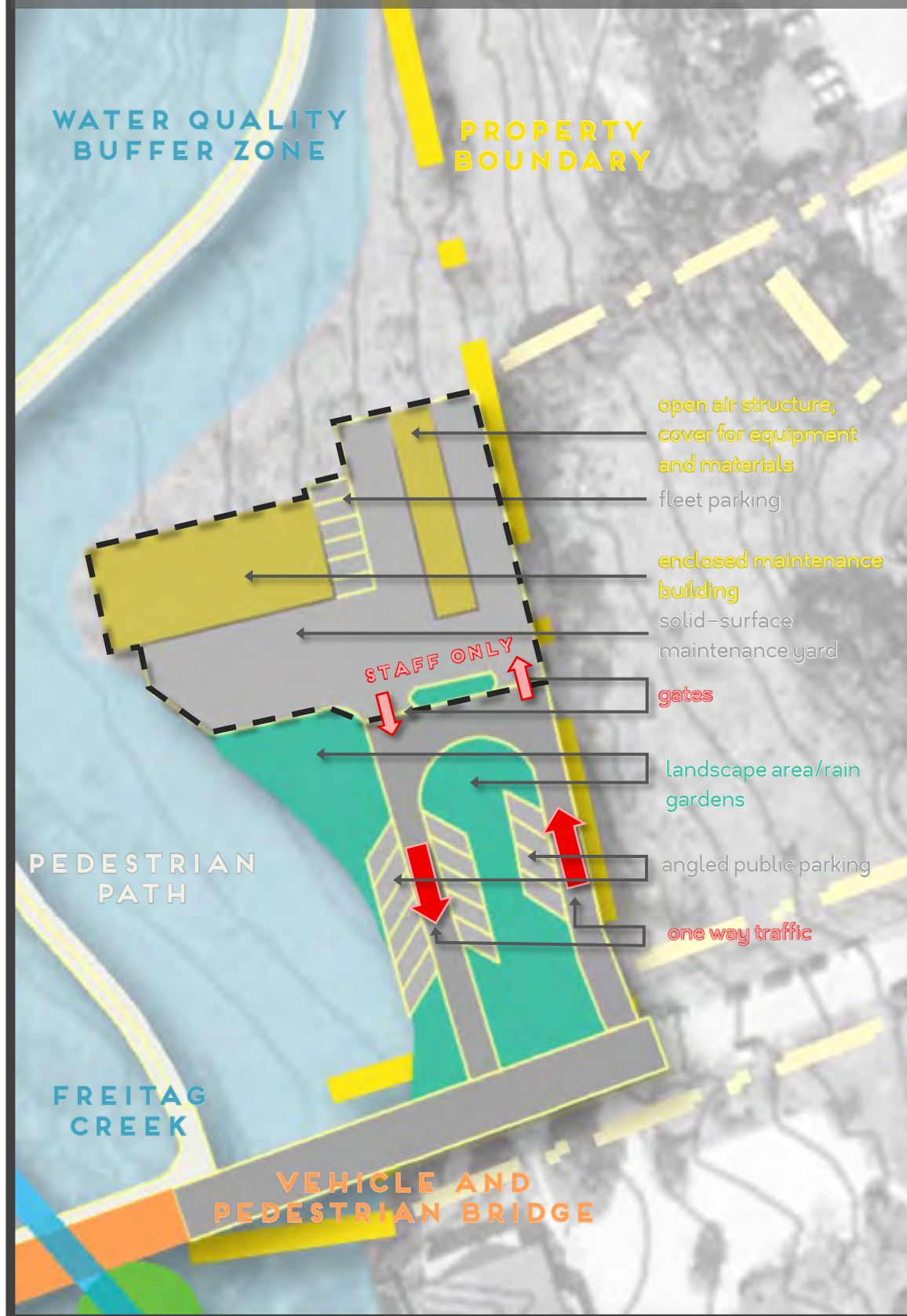
General Storage

- Performance stage equipment (e.g. 300 sf biljax)
- Flexible Spaces (e.g. movable furniture, lawn games)
- Special Event supplies (e.g. temporary lighting, pop-up tents)
- Bathroom, cleaning, and vehicle supplies



MAINTENANCE FACILITIES

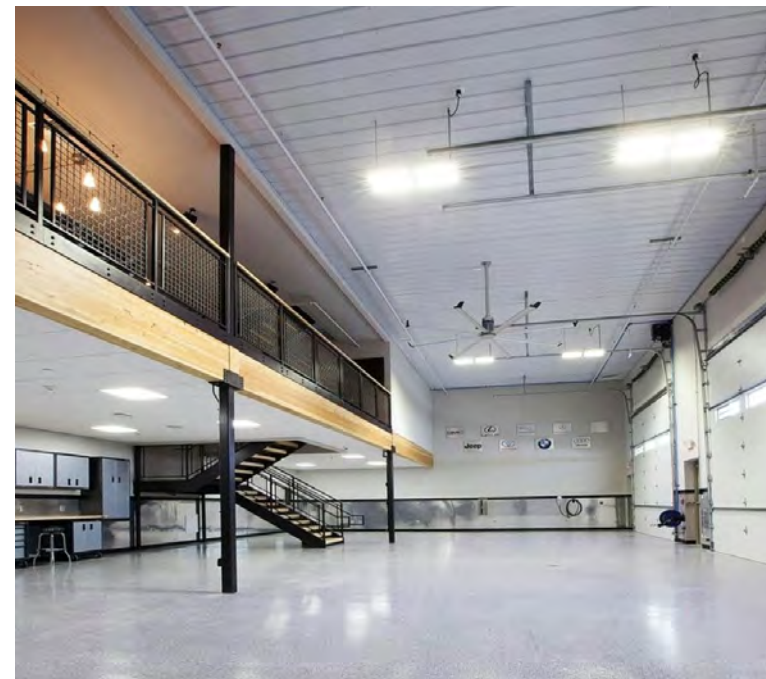
EXPANDED INSET OF MAINTENANCE AND PUBLIC PARKING AREAS



DESIGN CONSIDERATIONS

Based on the projected needs, the building is recommended to have no less than a 5,000 sf footprint, with some second story loft space for storage and staff offices. The remainder of the building should have high ceilings, roll-up style garage doors, and an open floor plan to maximize maneuverability and adaptability. Consideration needs to be given to the structural design so storage capacity on the upper floor is not constrained. It is not likely possible to overestimate space dedicated to storage; the City is anticipated to be on the precipice of providing an uptick in programming and events. The building should have an elevated exterior materials palette (e.g. masonry, powder coated metal), in keeping with the architectural requirements contained within City Code.

MAINTENANCE BUILDING PROTOTYPE IMAGERY



Source: <https://www.lesterbuildings.com/Photos/ag-storage-shop/eden-ny/313712/>

Prompts for Building Design

- Adaptable
- Scalable
- Space & Energy Efficient
- Durable
- Spacious
- Happy and bright
- Open
- Multi-functional

Because the various use areas of the Park are anticipated to develop over time, in order to ensure visual continuity and clear Park identity, it is especially important to establish early in the design process an aesthetic pattern book that provides guidance on design decisions related to support amenities and placemaking elements. In addition to such elements being internally consistent with one another, they also need to reflect the outcome of the City's marketing and branding process, which kicked off in Fall 2022 and is ongoing as of the preparation of this document.

With that in mind, a broad goal of this Master Plan is to ensure Central Park's natural assets and positioning at the edge of the hill country act as primary sources of inspiration for the design of the built environment and, specifically site amenities and placemaking elements.

Support Amenities

Support Amenities are items or features that add functional value and benefits to recreational spaces. Examples include benches, lighting, bike racks, bollards, recycling and waste stations, drinking fountains, and entry and way-finding signage. While these elements serve a functional value, they also, perhaps more subtly, project a place's sense of identity and design aesthetic. They are essential to creating well-designed and attractive park and recreation areas.

Placemaking Elements

In the context of *this* Master Plan, "placemaking elements" refer to items or features that are more overtly intended to project a place's sense of identity, such as public art (e.g. murals, sculptures), water features, decorative hardscaping, and landscaping. The City's Comprehensive Plan, through goals such as Economic Development, Culture, and Education (ECE) Goals 2, 8.3, and 8.9 espouses, a City-wide desire to integrate art in public places and open spaces.

GOAL ECE-2: *"Promote and enhance arts, cultural, and historic resources in Bee Cave. The City has a number of historic and cultural resources that could become a greater part of Bee Cave's identity. Public art is playing an increasing role in outdoor spaces in the "Benches" at the Hill Country Galleria and in the Bee Cave Sculpture Park. Arts and cultural strategies can play a significant role in the physical and social identity of a place, particularly in a city like Bee Cave that places great value in its character and identity. The City's current landscape, the scale of buildings, natural materials, and local art and artists or special places and views are all part of the identity of Bee Cave. Bee Cave could enhance its resources in a number of different ways, including public art, the design of public infrastructure, and arts and cultural education and programming."*

GOAL ECE-8.3: *"Promote the attractiveness and stability of commercial and employment areas through improved development standards and by addressing obsolescence and redevelopment. (See also FLU 1.10). The City should continue to foster public-private partnerships that both enhance local quality of life and strengthen the economy. Investments in public space and facilities, including trails, plazas and landscape areas, signage, and public art help to create places where people want to spend time and ultimately support local businesses."*

GOAL ECE-8.9 : *"Support the integration of public art within community buildings, streetscapes, parks, and open spaces."*

SUPPORT AMENITIES & PLACEMAKING ELEMENTS

- Drinking Fountains
- Restrooms
- Picnic Tables
- Bollards
- Bike Racks
- Benches & Seats
- Waste and Recycling Stations
- Shade Covers
- Art
- Fencing & Walls
- Signage - Entry
- Wayfinding
- Lighting
- Water Features
- Hardscape
- Landscaping
- Public Art

**SUPPORT
AMENITIES &
PLACEMENTS
ELEMENTS**



Source: courampionhruby.com



Source: danabrownassociates.com



Source: boredart.com



Source: moco-choco.com



Source: drive.subaru.com/Articles/2017/Spring/spr17-biophilic-design-architecture



Source: architect.com



Source: www.dezeen.com



Source: <http://www.dezeen.com>

Accessibility

- **Gates:** While helpful for keeping out motor vehicles, they can be too wide for some people to easily move through. Try giving more space on the side for wheelchair access and leveling the ground, removing rocks and roots for ease of use. Consider how easy it is to maneuver levers, locks, and other mechanical features.
- **Ground cover:** Trails are very commonly covered with gravel that is too large and hard to roll over, and most people don't realize that a hard packed, natural surface like dirt is often more desirable, as long as debris and roots are removed from trails.
- **Ballards and boulders:** These are often placed too close for a wheelchair or handcycle to pass. Giving a standard clearance of at least 30' inches would make a huge difference in allowing most people to move past.
- **Roots and limbs:** A single fallen tree or exposed root can be impassable for some people. Stay on top of trail maintenance to ensure that trails are free of obstacles. This can even be a great way to engage the community to help build relationships and connection.
- **Railing:** When a safety wall is necessary, try using a wire fencing that opens up the view and allows wheelchair users to get closer, rather than dense planks, stone or other visibility-impairing structures.
- **Steps/Curb cuts:** Where possible, replace steps (especially if there are only 1-2) with rolling slopes. Some wheelchair users can manage these slopes where they cannot manage the steps, and it makes it easier on other users with wheeled devices like strollers, too. The more curb cuts the better, without them wheelchair users are limited on access points.
- **Sidewalks and designated crossings:** In urban areas, having sidewalks from public transportation hubs can be the difference between someone making it into the park safely or not. Even if a wheelchair user lives a block away from a park, they may be hesitant to visit if there is a busy street without many safety precautions. Work with local planning and transportation partners to make access into the park as inclusive as the park itself.
- **Paved trail degradation and erosion:** One of the biggest problems with paved trails is the shifting and cracking of surfaces that happens over time. More than just an annoyance, breaks in the trail due to erosion can make "accessible" trails completely inaccessible within just a couple of seasons. Pavement should only be applied if the maintenance is manageable; otherwise, find another solution for hard packed surfaces that's less likely to erode over time.
- **Bathrooms:** True ADA bathrooms are costly to create, but campsite bathrooms usually have stalls that are just barely too tight for a manual wheelchair user to access. Removing a partition between two stalls can be a quick, cost-free fix that can make your existing bathrooms accessible without needing a full-on ADA upgrade.

Source: Willamettepartnership.org/AccessibilityToolkit

COMMON DIMENSIONS

Because repetition is important, here are some quick references and resources to keep on hand.

Wheelchairs come in many variations, these are some common dimensions and configurations to take note of:



COMMON OBSTACLES

Some of the most common obstacles that don't seem like much but can make or break someone's visit:

Distance between objects like gates, boulders, and ballards should be a minimum of 30" for wheelchair access.



PHYSICAL BARRIERS:

GROUND SURFACING:



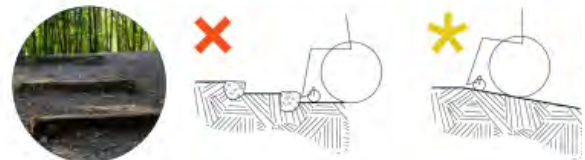
EXAMPLES OF HAZARDOUS TRAIL CONDITIONS:



EXAMPLES OF BETTER SURFACE MATERIAL:



SMALL SLOPE INSTEAD OF SHALLOW STEPS:



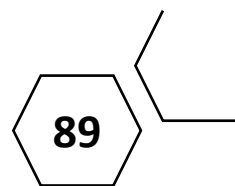
TRANSPARENT FENCING: STONE VS. WIRE

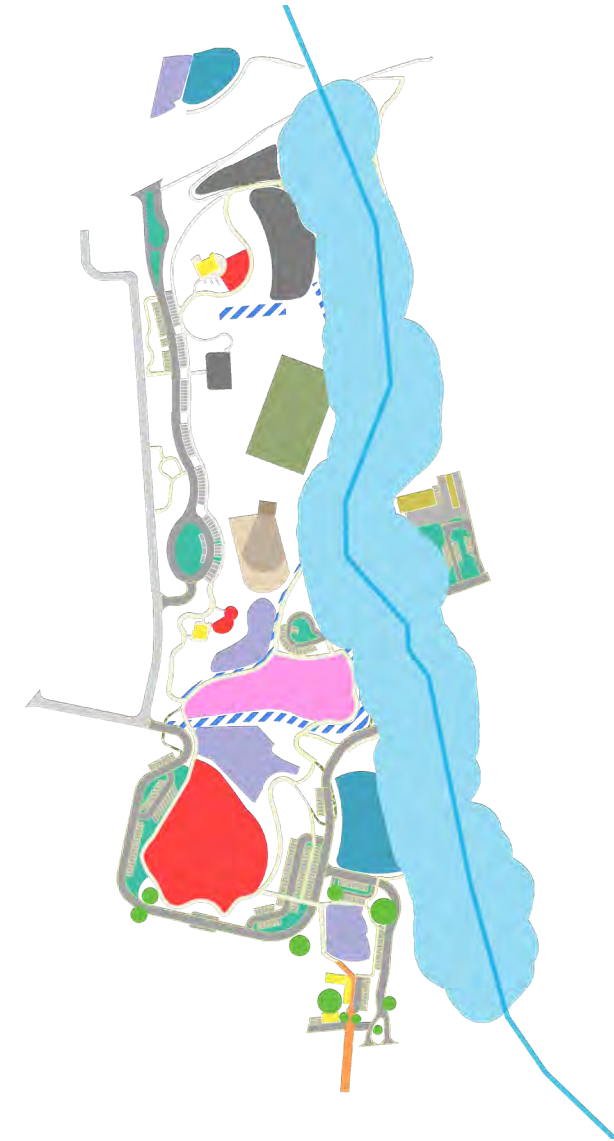




Source of Pictures: Scott Payton, City of Bee Cave Parks and Recreation Department

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IMPLEMENTATION

Prioritization of Resources | Funding: Capital Improvements | Approach to Design, Project Management, & Construction | Funding: Use Areas | Resources for Ongoing: Operations, Maintenance & Programming | Governing Policy | Recommended Park Policy Updates | Recommended Gift Deed Clarifications

SETTING EXPECTATIONS FOR PRIORITIES, FUNDING, TIMING

While the Park will retain so many of its charming and beloved features—a walking/running trail, a dog park, bird and bat-watching opportunities, beautiful views, intimately sized and shaded playgrounds and pavilions—the recommendations within this Master Plan are ambitious and transformative. They will shift the Park from a predominantly passive space into a blend of opportunities for passive *and* active recreation. In order to effect this change successfully and sustain its quality over time, it is necessary to acknowledge there to be a near-term and long-term surge in demand for City resources relative to expenditures on the Park at the time of and preceding the adoption of this Plan. The City, Bee Cave Economic Development Board, and community will need embrace this Plan as an on-going investment that not only requires an infusion of capital to construct the Major Capital Improvements (i.e. Infrastructure and Use Areas), but also adequate funding through the annual budgeting process for ongoing operations, maintenance, and programming in perpetuity.

FUNDING AND TIMING OF CONSTRUCTION FOR MAJOR CAPITAL IMPROVEMENTS

The City’s adopted FY 21–22 to FY 25–26 Capital Improvements Plan (CIP) identifies a multi-prong approach to funding of Major Capital Improvements, namely: issuance of one or more bonds in partnership with the Bee Cave Economic Development Corporation; a limited use of general funds; establishment of a mechanism to receive donations; and pursuit of grants. See excerpts from the CIP on the following page.

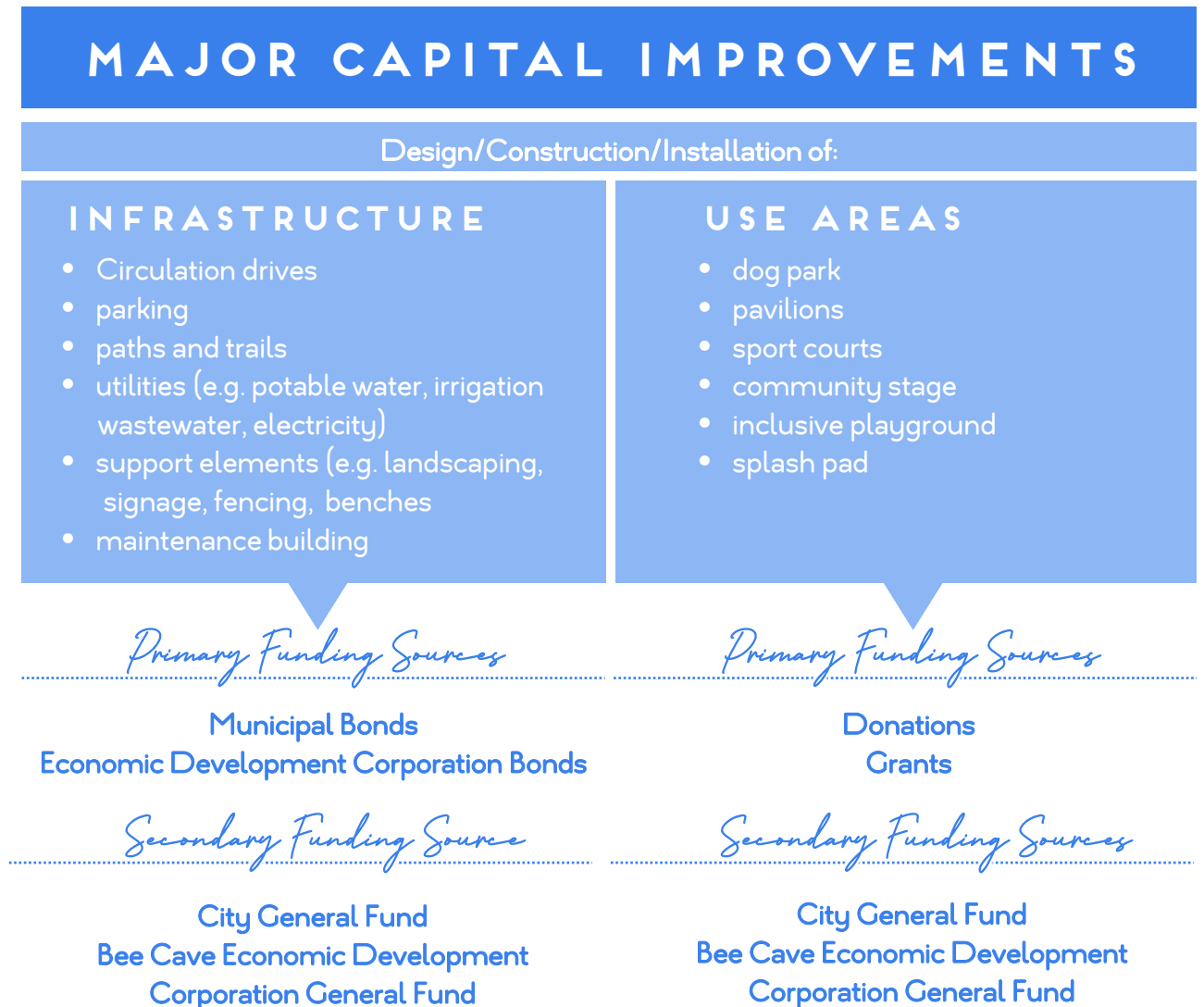
Infrastructure is the underpinning of a functional park. With that in mind, it is imperative that, in the event resources—staff time and finances chief among them—need to be allocated sequentially rather than simultaneously, investment in infrastructure take top priority over construction of the Use Areas. The exception to this is relocation of the dog park, which, as an existing amenity, should be relocated as part of or prior to infrastructure construction. In 2021, estimates for infrastructure costs were approximately \$5,000,000. With the subsequent rise in interest rates and swelling of construction costs, combined with some interim shifts in staffing that result in a need to rely more heavily on third party assistance for design and project management services, the total cost for design and construction is anticipated to be higher than originally projected. Updating the construction estimate will be a core component of scope for the design team.

Bonds remain the proposed primary funding source for design and construction of infrastructure. However, while the City monitors interest rates to time the issuance of bonds to its advantage in order to make prudent financial decisions, this Plan recommends temporarily funding design through use of the City’s and/or Economic Development Corporation’s General Fund, both of which can ultimately be reimbursed with subsequently issued bond money by passage of a “reimbursement resolution” ahead of the expenditures.

Design of the Use Areas is proposed to be funded through either the City and/or Economic Development Corporation’s General Fund under the direction of the same design team preparing the infrastructure plans. (See page 93 for more detail). However, **construction** is proposed to be funded entirely through private donation and grants. Designing use areas coincident with infrastructure will have the benefit of ensuring continuity in functionality and aesthetics, even if construction timelines are offset. It will also serve the critical purposes of preparing reliable cost estimates, which will inform fundraising goals, and the illustrations, design content, and detailed vision so often required for fundraising marketing materials and grant applications. Because this will be the City’s first substantial foray into pursuit of grants and acceptance of donations, establishing the structure and strategy of how to do this is also a near term priority for Plan implementation. (See page 94 for more detail).

While it is hard to pinpoint a precise timeline for total buildout of Major Capital Improvements, it is recommended design of all Improvements be underway within six months of Plan adoption. It is further recommended that construction of infrastructure is underway within eighteen to twenty-four months of Plan adoption, assuming favorable interest rates. The goal for construction of Use Areas is between three to ten years, but is entirely driven by success of fundraising and grant procurement. If funds are available to construct a particular Use Area(s) sooner—particularly coincident with infrastructure—that is recommended. It will not only consolidate disruption of the Park to patrons and neighbors, it will also create cost efficiencies related to staging, material procurement, labor, and project management. If the City is unable to raise sufficient funds for a particular Use Area within five to seven years of Plan adoption despite effort, it is recommended to prompt a reevaluation of whether that particular use is still in sufficient demand by the community to warrant the exclusive dedication of space within the Park.

The one type of Use Area that this Plan specifically recommends delay in infilling with any permanent uses are the Flex Areas. Those should remain the “relief valves” for the Park so that as it matures and new needs emerge, there are physical spaces available to accommodate and provide spillover.



FUNDING: CAPITAL IMPROVEMENTS

PROJECT MANAGEMENT

Much like the City has elected to do for construction of other major facilities within the CIP (namely, the new Police/Public Safety Building and the new Library), this Plan recommends hiring a Project Manager to oversee design, construction, and procurement of funding. It will help ensure adherence to schedule, budget, and design continuity.

DESIGN

To ensure that Central Park has aesthetic and programmatic cohesion, design of all infrastructure (park drives, parking, paths, stormwater, utilities), use areas, the plant palette, support features (e.g. bathrooms, benches, signage, trash cans, bollards, fencing), entryways, and buildings/structures (e.g. maintenance facility, new pavilions) is proposed to be done simultaneously and by a design team working under the same, coordinated umbrella. With that in mind, the design team is anticipated to cover many disciplines and specialties, many of which are identified to the left.

Because this Park is intended to have a regional draw, it should be distinct and memorable relative to other Park options within the Austin metro area—enough so that it not only serves the needs of residents, but also compels people to make the drive to Bee Cave and plan for an extended visit that is paired with other activities, such as shopping and dining. Similarly, the design team should have a portfolio of a caliber that pushes the envelope beyond what's familiar.

CONSTRUCTION

Much like the City has elected to do for construction of other major facilities within the CIP (namely, the new Police/Public Safety Building and the new Library), this Plan recommends pursuing a Construction Manager at Risk (CMAR) approach to construction of infrastructure. Similar to the Design Build (DB) construction method, the CMAR approach selects and involves the contractor at or near the onset of design, which helps to ensure designs are practical and remain within budget.

APPROACH TO DESIGN, PROJECT MANAGEMENT, & CONSTRUCTION

DESIGN TEAM

LANDSCAPE ARCHITECTURE

PARK ROAD DESIGN

LOW IMPACT DEVELOPMENT

NATIVE AND DROUGHT-TOLERANT

CREEK PROTECTION AND ACCESS

DOG PARK DESIGN

INCLUSIVE PLAY

SPORT COURTS

SPLASH PADS

WAYFINDING

DARK-SKY SENSITIVE LIGHTING

MULTI-USE PATHS

PLACEMAKING

CIVIL ENGINEERING

STORMWATER

STRUCTURAL

ARCHITECTURE

MAINTENANCE DEPOT

OUTDOOR COMMUNITY THEATER

PAVILIONS

CONSTRUCTION, *CONTINUED*

However, between the two, because of the high level of involvement and control the City historically prefers to exercise in its projects, CMAR is presumed to be a better fit for Bee Cave than DB, which defers more decision making to the architect. Because the timing of funding of each of the use areas is unknown, this may need to be characterized in the selection process as optional additional scope at the election of the City.

The Competitive Sealed Proposal (CSP) Method is not recommended for several reasons. Due to the volatility of the construction environment in recent years, it is easier to keep within timeline and budget if materials procurement is initiated during the latter stages of the design phase, which is an option in both CMAR and DB. CSP does not allow this because the contractor selection process does not start until design is 100% complete. Efficiencies are also lost with regard to site preparation. Whereas CMAR and DB both allow for site prep work during the latter stages of design because the contractor is on-board and those macro components of design are typically finalized well before micro decisions (e.g. selection of finishes) are complete, the site is dormant during the selection, permitting, and permitting phases of CSP.

FUNDRAISING, GRANTS, & OTHER SOURCES OF FUNDING FOR USE AREAS

As previously mentioned, the City will be pursuing fundraising and grants as primary sources of construction funding for the “Use Areas.” However, it is simultaneously recognized that this approach creates great uncertainty regarding timeframe for construction and, as such, may be misaligned with expectations from Park users about the speed of delivery. It is a reality with funding any project over a ten year time horizon some assumptions made won’t come to fruition and new opportunities will arise. Nimbleness will be a key to success.. As such, the City will continuously scan for alternate and/or additional creative options for funding beyond the adoption of this Plan.

As a non-profit entity, the Bee Cave Economic Development Corporation (EDC) is well-suited to partner with the City as a repository for donations for Use Areas. As discussed during the Capital Improvements Plan adoption process, it is anticipated that the EDC, in coordination with the City, will establish a formal Central Park implementation committee, whose role it is to solicit and oversee donations during construction. From this umbrella group, it may be prudent to establish focused sub-committees by Use Area that can capitalize on disparate passions—e.g. an avid tennis player may be well suited to fundraise for sport courts, but less interested in fundraising for a community stage and vice versa. As far the cross-section of committee and subcommittee participation, they should be predominantly composed of citizens willing to fundraise and technical experts that can supplement the design team (e.g. an occupational therapist for the inclusive play area), all acting in the capacity of *advisors* rather than decision-makers. Because active fundraising of this scale is outside of the City’s or the EDC’s expertise, it is recommended that the City bring on a consultant to set up the initial framework. This person will help set realistic expectations for the pace and scale of fundraising ; establish protocol for seeking corporate donations, large private donations, and smaller, and individual donations; and guide the preparation of “marketing” material, alongside the design team.

The Plan also recommends exploring grants are another source of funding. Because the City does not have a lot of experience in this arena, it may be necessary to supplement without outside assistance. Grants applications often require submission of preliminary design and budget, which contributes to this Plan’s recommendation to complete schematic design within the next twelve to eighteen months. Furthermore, grants often require a local match, which can come in the form of donations—hence the recommendation to establish a mechanism to receive such funds as soon as possible.

FUNDING: USE AREAS

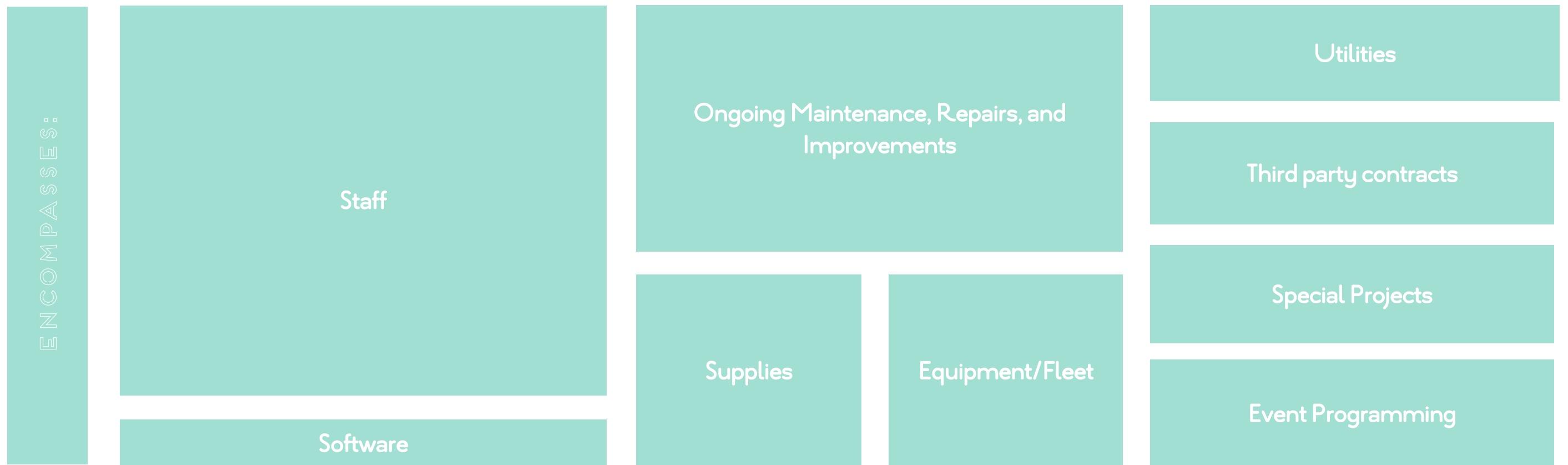
A core component of implementation of this Plan is for the Parks & Facilities Department to thoroughly evaluate and update staffing plans and budget forecasting for the near term, mid-term, and long-term time frames. There is a general recognition that the additional uses in the Park will require substantially more resources than needed today. In advance of overhauling the entire operations plan and protocols for Central Park in much greater and more comprehensive detail, the following considerations, in no specific order, are examples of anticipated increased demand on resources.

- **More bathrooms:** equates to an increased supply budget, more daily janitorial needs, more routine maintenance needs, more spaces to perform routine 'security checks,' more spaces subject to vandalism. The current bathrooms are known to be in need of remodeling. It is recommended that they be updated during the infrastructure construction.
- **More irrigation demand:** the current irrigation system needs to be mapped, scoped for breaks, repaired, and re-evaluated to make sure 1) zone are getting the appropriate amount of water and 2) supply from the well matches existing and forecasted demand; if not an additional water source will need to be identified or adjustments will need to be made to the landscape plan. It is also imperative that that a more sophisticated controller be installed to allow for remote and granular scheduling; this update does not need to wait until the design is done because it affords such easy re-programming. Furthermore, it is anticipated that additional zones will need to be added for coverage in areas of the park that currently have no irrigation. The well is in the process of being evaluated for current and potential supply, including whether additional storage is needed or practical given maximum draw capacity.
- **More manicured landscaping:** requires mowing, edging, mulching requires more supplies, equipment, and staffing. The Department needs to develop its first land management plan to tactically address annual maintenance needs with greater intervals such as aeration and application of top dressing.
- **Community Theater:** More schedule management, need for software. More information technology/audio visual/lighting equipment to maintain. More storage space needed.
- **More playground equipment:** More inspections, more schedule management (e.g. field trips, birthday parties), more equipment replacement and repair, more mulch. Management of on-going donations. Potential fee management.
- **Memorial Tree Promenade:** More water, more maintenance, staff to set up and manage a donation program, staff to assist with planting, additional need for arborist,
- **Sport Courts:** More schedule management, need for software. Potential fee management. Potential programming impact if tournament demand.
- **Art in the Park:** Submission process. Increased insurance requirements. Increased vandalism risk.
- **Splash pad:** huge maintenance implications, comparable to operating a pool facility. More demands on communication to general public about status of planned and unforeseen closures. Increased water demands.
- **Change to hours:** If hours expanded to allow access after dark, more patrol. Potentially more repairs needed due to vandalism. Might need additional safety lighting.
- **Increase in visitors:** more trash cans, more events to coordinate, more questions to answer, more directional signage needed
- **Utilities:** increase in monthly costs water, electricity
- **Maintenance of Hard Surfaces:** more pavement to resurface, sweep. More trails from which to cut brush away.

RESOURCES NEEDED FOR ONGOING:

Due to the proposed investment in infrastructure, the Park is poised to become an even more hospitable hub of community events and activity. While being mindful of City resources, this is envisioned to include occasional annual, larger scale events such as a Halloween Haunted Trail Walk, an outdoor summer theater performances to potential coordinated festival partnerships with the Backyard and adjacent neighbors. On a more frequent basis, this may take the form of small scale gatherings– classes, volunteer clean-ups, interest group meet-ups, etc. The roll-out of these offerings may need to be measured and always take into account growth of budget and staff.

ONGOING OPERATIONS, MAINTENANCE, AND PROGRAMMING



OPERATIONS | MAINTENANCE | PROGRAMMING

GOVERNING DOCUMENTS

There are two primary documents that govern the rules of and permitted activities within Central Park: 1) the Central Park Gift Deed, which executed in 2005 as a core component of the conveyance of the original fifty acres to the City (see page 15), and 2) the Central Park Use Policy, adopted shortly thereafter and enumerated in Chapter 16 of the City’s Code. Both of these documents, which are provided in the Appendix, were reviewed for consistency with the recommendations and objectives of this Plan. Each document contains certain provisions, identified in the following pages, that are either ambiguous or potentially misaligned with the directions of this Plan and, as such, an important aspect of implementation will be to pursue amendments to these documents.

As the City is updating its policies, it should also wish to consider its objective to become [CAPRA-certified](#) by the National Parks and Recreation Association (NRPA). To assist with setting benchmarks, [The 2022 NRPA Agency Performance Review](#) and associated [NRPA Park Metrics](#) database provides insight into norms for park policy. The table to the right reflects the results for agencies with similar characteristics as to Bee Cave regarding the use of tobacco, consumption and sales of alcohol, consumption and sales of healthy foods, and application of an admission fee..

	Population <20,000	Population Density 500-1,500/sq fmi	Jurisdiction Type City
Agency has policy barring the use of all tobacco products in its parks and at ALL facilities and grounds	53%	53%	55%
Agency has a policy barring the use of all tobacco products in its parks and at SELECT facilities and grounds	25%	27%	30%
Agency DOES NOT have a policy barring the use of all tobacco products	22%	20%	15%
Agency has a policy that allows the consumption of alcohol by legal-aged adults on ALL premises	20%	19%	13%
Agency has a policy that allows the consumption of alcohol by legal-aged adults on SELECT premises	41%	47%	63%
Agency DOES NOT have a policy that allows the consumption of alcohol by legal-aged adults on premises	39%	34%	24%
Agency sells alcoholic beverages to legal-aged adults on ALL its premises (by agency or authorized concessionaire)	5%	4%	3%
Agency DOES NOT sell alcoholic beverages to legal-aged adults on its premises (by agency or authorized concessionaire)	65%	59%	48%
Agency provides healthy food options in ALL its vending machines	20%	22%	25%
Agency provides healthy food options in SELECT vending machines	30%	40%	40%
Agency DOES NOT provide healthy food options in its vending machines.	50%	38%	35%
Agency provides healthy food options at ALL its concession stands	25%	25%	26%
Agency provides healthy food options at SELECT concession stands	34%	43%	50%
Agency DOES NOT provide healthy food options at its concession stands	41%	32%	25%
Agency charges a parking fee at ALL its parks or facilities	93%	87%	83%
Agency charges a parking fee at SELECT parks or facilities	0%	0%	1%
Agency DOES NOT charge a parking fee at its parks or facilities	7%	13%	16%
Agency charges an admission fee to enter ALL its parks	0%	1%	0%
Agency charges an admission fee to enter SELECT parks	7%	13%	16%
Agency DOES NOT charge an admission fee to enter its parks	93%	86%	83%

CENTRAL PARK USE POLICY

The City’s Parks Use Policy is currently applicable across its Parks. With the introduction of more specialized uses, it may be prudent to create a tailored policy. Further, CAPRA certification may require this. With that in mind, a more extensive update of the policy is anticipated, but at present, at least the following terms are known to need focused consideration. Nearly all of these policies require discussion across several Departments—Parks and Facilities; Police; Administration; Finance; and Planning & Development.

CURRENT CODE	COMMENTARY
<p>Sec. 16.04.003 Park hours <i>All city parks are open to the public each day from sunrise to sunset; however, the main entrance gate to Central Park is open only between 8:00 am to thirty minutes before sunset. The gate may be closed at any time as determined by the City Manager or their designee. Park facilities and park buildings designed for specific purposes, including athletic fields, are open as designated by city policy or rules adopted by the City Council. Notice of the rule or policy will be posted at the applicable location to give notice of the hours the facility is open for public use.</i></p>	<p>In recent years, there have been several indicators that the mentality toward the Park’s borders has evolved from one in which the priority is limiting Park access to one in which Park access is encouraged. Specific examples of the prior policy approach include a former Code requirement for property owners abutting a City Park to erect a fence/wall at the shared property boundary; the limiting of Park hours established in the current Code; and installing a gated park entrance. Specific examples of the transition in thinking include requiring within the Backyard development Planned Development District zoning construction of multiple points of vehicular and pedestrian interconnectivity and not requiring a fence be installed between the two properties; and the City’s construction of two-prong pedestrian access at the north end of the Park.</p> <p>There is long-standing, existing demand for access prior to sunrise by current park users (mostly walkers/joggers) and there is anticipated desire for access after sunset upon opening of the library, the backyard, and other forthcoming adjacent developments that will have restaurant and retail uses. Park hours merit a broader discussion, including what additional demand broader access places on the police department.</p>
<p>Sec. 16.04.004 Prohibited activities <i>It is unlawful for a person to do any of the following in a park:(23) Consume or possess an alcoholic beverage in an open container, unless allowed under a special use permit;</i></p>	<p>This policy may merit reconsideration as the City contemplates hosting additional special events and operating a community stage. In addition to contemplating simply whether alcohol should be permitted on the property, it also can be parsed by having a carry-in policy, only, or also considering whether on-site sales is permitted. A discussion of the latter needs to evaluate against the parameters in the Gift Deed.</p>
<p>Sec. 16.04.005 Reservation Policy for Pavilions <i>(f) All residents who reserve a pavilion may apply for the use of said pavilion between 8:00 a.m. and 5:00 p.m., Monday through Friday at City Hall or online. The applicant may not make any charges, nor solicit for money of any kind or character from any person for the use of the pavilion.</i></p>	<p>As the City offers more programming and operational and maintenance cost increase, the City may need to evaluate additional sources of revenue, including reservation of pavilions. Anecdotally, non-residents, who are disallowed in current policy from reserving pavilions, have expressed a willingness to pay a fee for the privilege.</p>
<p>Sec. 16.04.007 Special uses <i>(a) Permit required. It is unlawful for any person to sponsor, hold, or conduct a special use in a park without first receiving a permit from the city.</i></p>	<p>There may be an opportunity to streamline interdepartmental efforts by enfoldng this into the Special Event Permitting Process already administered by the Planning & Development Department.</p>
<p>Sec. 16.04.008 Persons excluded from parks <i>(a) The Chief of Police or designee may exclude any person from the use of a park or parks if the person:</i> <i>(1) Engages in conduct that is determines poses a continuing threat to the safety of park users;</i> <i>(2) Intentionally damages park property;</i> <i>(3) Continually violates park rules or regulations.</i></p>	<p>Particularly if the Park hours are expanded or abolished, this policy may need to be enhanced to give the police more articulated authority in the event the Park faces an increase in mischief.</p>

Recommended

PARK USE POLICY UPDATES

CENTRAL PARK GIFT DEED

The Gift Deed governs the permitted activities and uses of the core fifty acres of the Park, identified to the right in green. Pursuit of formal clarification is recommended on the following terms because the consequence of violation is severe– reversion of the property back to the original owner:

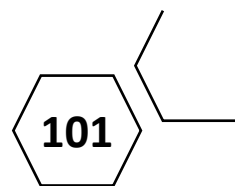
PROVISION	PURPOSE FOR/ INTENT OF CLARIFICATION	POTENTIAL SAMPLE AMENDMENT/CLARIFICATION LANGUAGE
<p><i>In no event shall the property be used as...</i></p> <p>Vehicle storage/ material storage</p>	<p>Ensure the Parks and Facility’s Department maintenance facility may be located within the Park in a location that is easily accessed yet separated from the primary use areas to the extent practical. This facility, which is expected to include an enclosed building, an open–air structure, and a fenced/walled yard, is envisioned be the centralized repository for equipment, supplies, and materials essential to maintaining Central Park and necessary for hosting on–site events and programming. It is also envisioned to be the home base for the Parks fleet. Because the Maintenance Facility’s dedicated purpose is serving and maintaining Central Park, it is not believed to pose any conflict to the intent of the language in the Gift Deed. Nevertheless, because it will technically include vehicle and materials storage, pursuit of affirmation of conformance within the Gift Deed is advised.</p>	<p>As to the following Restrictions language: “... provided, in no event, shall the Property be used as... vehicle storage facility, material storage or disposal site...”, Grantor hereby agrees that the City may do the following with the subject conditions:</p> <ul style="list-style-type: none"> • Store vehicles, equipment, and supplies associated with maintenance and upkeep of the park. • Utilize an enclosed building for said storage. No exterior storage allowed. • Limit the footprint of said building to a size TBD that allows City to keep what is necessary for this park’s maintenance and upkeep. Said building not to be used for general city–wide storage or maintenance. • The building is built of masonry and has locally–relevant architectural features (e.g. a standing seam metal, powder coated pitched roof), articulation, and a materials palette that results in a high–quality look, i.e. no pole barn, metal shed. Grantor shall have the right to approve any architectural plans for the building which approval will not be unreasonably withheld. • Orient the building such that access is not visible from the road, what is visible from public spaces will be designed with the quality and features that will be aesthetically appropriate for the locale.
<p><i>In no event shall the property be used as...</i></p> <p>water treatment plant, wastewater treatment or disposal plant...</p>	<p>The City has been in long–standing discussions with the West Travis Public Utility Agency about the possibilities of partnering on irrigation of Central Park. This has included potential use of treated effluent, as well as a beneficial re–use groundwater injection well. While it is believed that neither of these solutions is in conflict with the literal terms, nor the intent of the Gift Deed, it would be prudent clarify this.</p>	<p>As to the following Restrictions language: “...provided, in no event shall the Property be used as... water treatment plant, wastewater treatment or disposal plant...”, Grantor hereby agrees that the City may provide for the irrigation of the land with treated effluent water and/or may use the land for the purposes of storing, in an underground facility, any treated effluent water for future re–use of said water.</p>

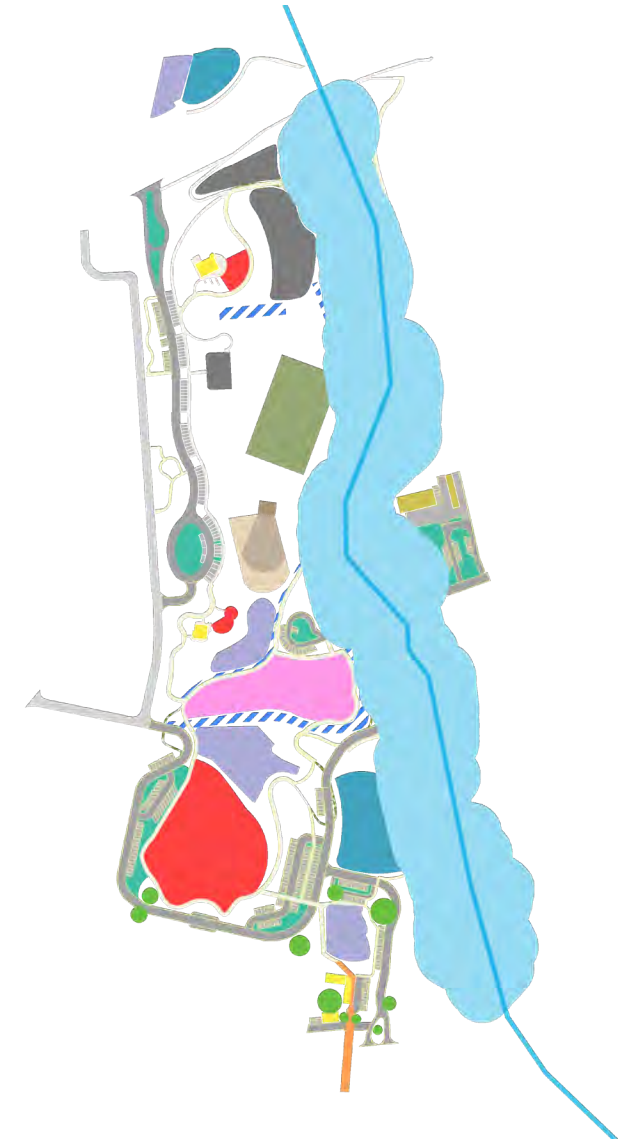
Recommended

GIFT DEED CLARIFICATIONS

PROVISION	PURPOSE FOR/ INTENT OF CLARIFICATION	POTENTIAL SAMPLE AMENDMENT/CLARIFICATION LANGUAGE
<p><i>In no event shall the property be used as...</i></p> <p>In any manner that results in the production of income from the Property except as such income may be derived as an incidental part of public use. A use of the Property whose primary purpose of the generation of income for a private purpose shall not be considered as a public use.</p>	<p>Clarification of the language regarding production of income is critical on several fronts, based not only on the Vision presented in this Plan, but also inquiries the City has received since the Park opened. While the City has <u>absolutely no intent or plans</u> to repurpose the Park into any overtly commercial or residential operation identified in the gift deed (e.g. retail or commercial shopping center; multi family, single family, or any other residential use; commercial office use), there are some substantially more subtle ambiguities about income generation within the umbrella of a Parks use. For instance:</p> <ul style="list-style-type: none"> • Can the City allow rental of sport courts by private instructors who are receiving a fee for service by their students? • Are privately operated youth sports leagues allowed to use the Park for practices? • Are private instructors (e.g. yoga classes, bird watching) allowed to conduct classes in the Park? • Can food and/or alcohol be sold in the Park, by the City or a third party operating on behalf of or with the permission of the City? Ongoing? During a special event? 	<p>As to the following Restrictions language: "...provided, in no event shall the Property be used... in any manner that results in the production of income from the Property except as such income may be derived as an incidental part of the public use. ", Grantor hereby agrees that the City may allow the following with the subject conditions:</p> <ul style="list-style-type: none"> a) Organized Sports (e.g. dedicated, striped, and/or illuminated fields/sport courts rented/leased to a youth organization) <ul style="list-style-type: none"> • Open area, multi-purpose, multi-use fields and sports courts (e.g. basketball, tennis, volleyball) are allowed so long as they are freely open to the general public. • Occasional, informal use by a sports team (e.g. a little league team practice) is allowed so long as it is not routinely exclusionary to other users and the fields and sports courts are generally available on a first-come, first-serve basis. • A reservation of open area, multi-purpose, multi-use fields and sports courts is required to provide for more predictable availability to users. Such reservations shall be freely open to the general public and not routinely limited all or part of the time to a particular organization, unless that organization is the City or sanctioned to operate as an agent of the City. b) Classes (e.g. fitness classes, dog trainers, bird watching classes, musicians) <ul style="list-style-type: none"> • Any group or class that does not fall under Organized Sports as identified by the City. c) Food/Alcohol Consumption and Sales <ul style="list-style-type: none"> • Carry-in food and alcohol consumption allowed. <ul style="list-style-type: none"> ◦ City will create a parks policy that allows park patrons to bring their own alcohol on site so long as it does not interfere with the park being family-friendly, first and foremost. • On-site sale of food allowed in association with special events. <ul style="list-style-type: none"> ◦ Temporary food trucks associated with special events (e.g. a farmers market, kite festival, a birthday party) or occasional use (e.g. an ice cream vendor on Saturday afternoons) are allowed. <p><u>PROHIBITED</u>: Bricks and mortar restaurant facilities and food truck parks or dedicated food truck locations intended for continuous occupancy.</p>

INTENTIONALLY LEFT BLANK





A P P E N D I X



GIFT DEED

STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF TRAVIS §

That BALDWIN PROPERTIES, LTD., a Texas limited partnership ("Grantor"), in furtherance of the commitment of the Baldwin family to the Village of Bee Cave and the betterment of the community, and in consideration of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and to secure the payment of which no lien, express or implied, is retained, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto the VILLAGE OF BEE CAVE, a general law municipality located in Travis County, Texas ("Grantee"), the following described tract of real property (the "Property"), to-wit:

50.0 acres of land, more or less, out of the John Hobson Survey No. 527 in Travis County, Texas, as more particularly described on Exhibit A attached hereto and made a part hereof;

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, and its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to the following covenants and restrictions as hereinafter set forth (the "Restrictions"), and the Property shall be held, transferred, sold, conveyed, used and occupied subject to the Restrictions, to which Grantee agrees by acceptance of this conveyance below, to-wit:

That the Property shall be used only for public purposes by the Village of Bee Cave, its successors or assigns, including use for public open space, park or recreational uses, including without limitation, governmental offices, a recreation center, hike and bike trails, swimming pools, playgrounds, soccer, baseball or other sports fields and facilities; and/or as a community center, library, a fire station, police or emergency services station or substation, roadways and roadway improvements; utility lines; and/or any other public use; provided, in no event shall the Property be used as a landfill, solid waste disposal site, trash dump, water treatment plant, wastewater treatment or disposal plant, electric substation or similar utility generation facility, transportation repair center, vehicle storage facility, material storage or disposal site, retail or commercial shopping center or other commercial use, multi family, single family, or any other residential use, commercial office use, or in any manner that results in the production of income from the Property except as such income may be derived as an incidental part of the public use. A use of the Property whose primary purpose is the generation of income for a private

RET. HERITAGE TITLE CO.

purpose shall not be considered as a public use. However, a use of the Property that results in the incidental production of income as a result of the use of the Property for a public purpose shall be considered as a public use. By way of example, uses that may generate income, but that shall nevertheless be considered a public use may include, but are not limited to, the collection of a fee for the use of a swimming pool, community center or other public facility; rental payments from a tenant managing or using the Property for a public use so long as such tenant does not use the Property for a retail shopping center, a commercial use, a commercial office use, multi family, single family, or other residential uses; permit fees or rental income from citizens using the Property for a public purpose such as a flea market or farmer's market; or the conveyance or lease of the Property, or any portion thereof, to another governmental entity, or non-profit entity using the property in accordance with these restrictions.

The foregoing Restrictions shall be covenants running with the land, and shall inure to the benefit of, and be enforceable by, Grantor or its successors and assigns. The Restrictions may be amended only by the written agreement of Grantee and Grantor, or their successors and assigns. Enforcement of said Restrictions may be by proceeding at law or in equity against any person or persons violating or attempting to violate any such restriction or covenant, by injunction to restrain violation, to enforce specific performance, to recover damages, or any or all of the foregoing remedies; it being intended that such remedies shall be cumulative. Failure to enforce any of the Restrictions shall in no event be deemed to be a waiver of the right to do so thereafter.

This conveyance is made by Grantor and accepted by Grantee subject to any and all easements, covenants, rights-of-way, conditions, restrictions, outstanding mineral interests and royalty interest, if any, relating to the Property, to the extent, and only to the extent, that the same may still be in force and effect, and shown of record in the Office of the County Clerk of Travis County, Texas.

Grantor confirms that it is not aware of any contamination of the Property by any hazardous waste or toxic substance or any pollutant under applicable law.

EXECUTED this the 21ST day of December, 2005.

BALDWIN PROPERTIES, LTD.

By: Baldwin Interests, Inc., a Texas corporation,
General Partner

By: Robert B. Baldwin III
Robert B. Baldwin, III, President

ACCEPTED:
VILLAGE OF BEE CAVE

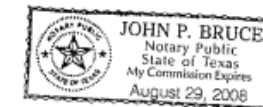
By: Caroline Murphy
Name: Caroline Murphy
Title: Mayor

ADDRESS FOR GRANTEE:

Village of Bee Cave
13333-A Hwy. 71 W.
Austin, TX 78738

STATE OF TEXAS §
COUNTY OF TRAVIS §

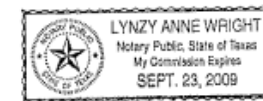
This instrument was acknowledged before me on the 22 day of December, 2005, by Robert B. Baldwin, III, as President of Baldwin Interests, Inc., a Texas corporation, on behalf of said corporation as General Partner of BALDWIN PROPERTIES, LTD., a Texas limited partnership, on behalf of said limited partnership.



John P. Bruce
Notary Public, State of Texas
Print Name: _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 21ST day of December, 2005, by Caroline Murphy, as Mayor of the VILLAGE OF BEE CAVE, a general law municipality located in Travis County, Texas, on behalf of said municipality.



Lynzy Anne Wright
Notary Public, State of Texas
Print Name: LYNZY ANNE WRIGHT

DESCRIPTION OF A 50.000 ACRE TRACT OF LAND OUT OF THE JOHN HOBSON SURVEY NO. 527, SITUATED IN TRAVIS COUNTY, TEXAS; SAID 50.000 ACRE TRACT OF LAND BEING A PORTION OF A 51.365 ACRE SURVEY OF THAT TRACT DESCRIBED AS 51.510 ACRES IN A DEED TO BALDWIN PROPERTIES, LTD. AS RECORDED IN DOCUMENT #2002105444 OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS; SAID 50.000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING at a 1/2" iron rod in concrete found for the northwest corner hereof, same being the northwest corner of the said 51.510 acre tract, also being an ell corner in the south line of Lot 1, Block "B", Replat of the Home Depot Addition, recorded in Document #200200218 of the Travis County Plat Records;

THENCE with the north line of the said 51.510 acre tract, same being the said south line of Lot 1, Block "B", Replat of the Home Depot Addition, S76°39'22"E a distance of 637.05 feet to a 1/2" iron rod found for the northeast corner hereof, same being the northeast corner of the said 51.510 acre tract, also being the most southeast corner of the said Lot 1, Block "B", Replat of the Home Depot Addition, also being the northwest corner of Tract 1, (0.836 acres) in a deed to Shirley Thurman Grumbles as recorded in Document #1999083684 of the Travis County Official Public Records;

THENCE with the east line of the said 51.510 acre tract, same being the west line of the said Grumbles tract, S06°27'13"E a distance of 254.58 feet to a 1/2" iron rod found, same being the southwest corner of the said Grumbles tract, also being the northwest corner of the Ethel Thurman Subdivision, a subdivision of record in Volume 51, Page 81 of the Travis County Plat Records;

THENCE continuing with the said east line of the 51.510 acre tract, same being the west line of said Ethel Thurman Subdivision, same being the west line of a 0.3766 acre tract in a deed to Kim D. Brown as recorded in Document #2004065313 of the Travis County Official Public Records the following two (2) courses and distances:

Exhibit "A"

- 1) S00°39'14"W a distance of 92.85 feet to a 1/2" iron rod in concrete found, and
- 2) S09°21'16"E a distance of 21.24 feet to a 1/2" iron rod in concrete found for the northwest corner of the remainder portion of a0.995 tract in a deed to Baldwin Properties, Ltd. as recorded in Document #2002105442 of the Travis County Official Public Records;

THENCE continuing with the said common line between the 51.510 acre tract and the Ethel Thurman Subdivision, the following two (2) courses and distances:

- 1) S10°43'39"E a distance of 79.41 feet to a 1/2" iron rod found, and
- 2) S10°51'49"E a distance of 142.89 feet to a 1/2" iron rod in concrete found for the southwest corner of the said 0.995 acre tract, same being the northwest corner of ALE Investment, LLC. as recorded in Document #2002157159 of the Travis County Official Public Records;

THENCE continuing with the said common line between the 51.510 acre tract and the Ethel Thurman Subdivision, same being the west line of said ALE Investments, LLC. the following three (3) courses and distances:

- 1) S13°15'34"E a distance of 57.26 feet to a 1/2" iron rod in concrete found, same being the common west corner of said Lot 2 and Lot 1 of said Ethel Thurman Subdivision,
- 2) S14°34'35"E a distance of 217.54 feet to a 1/2" iron rod found, and
- 3) S18°07'37"E a distance of 72.47 feet to a 1/2" iron rod in concrete found for the southwest corner of the said Ethel Thurman Subdivision, same also being the southwest corner of said ALE Investments, LLC., same also being the northwest corner of a 2.884 acre tract in a deed to Adobe, LLC, as recorded in Document #2003290254 of the Travis County Official Public Records;

THENCE continuing with the said east line of the 51.510 acre tract, same being the west line of the said 2.884 acre tract, S12°28'54"E a distance of 292.26 feet to a 1/2" iron rod in concrete found for the southwest corner of the said 2.884 acre tract, same being the northwest corner of a 2.908 acre tract in a deed to FM 620 Venture as recorded in Volume 11196, Page 1608 of the Travis County Real Property Records;

THENCE continuing with the said east line of the 51.510 acre tract, same being the west line of the said 2.908 acre tract, the following two (2) courses and distances:

- 1) S12°51'24"E a distance of 262.30 feet to a 3/4" iron pipe found, and
- 2) S60°59'49"E a distance of 48.34 feet to a nail found for the southwest corner of the said 2.908 acre tract, same being in the north line of a public roadway as dedicated by Volume 5647, Page 869 of the Travis County Deed Records;

THENCE continuing with the said east line of the 51.510 acre tract, same being the north and west lines of the said public roadway, the following two (2) courses and distances:

- 1) S69°19'22"W a distance of 157.36 feet to a 1/2" iron rod found for the northwest corner of the said public roadway, and
- 2) S20°20'15"E a distance of 49.87 feet to a 1/2" iron rod found for the southwest corner of the said public roadway, same being in the north line of a 3.68 acre tract in a deed to Rockwood as recorded in Volume 11977, Page 1369 of the Travis County Real Property Records;

THENCE continuing with the said east line of the 51.510 acre tract, same being the said north line of the 3.68 acre tract, S69°33'24"W a distance of 163.17 feet to a 1/2" iron rod set in the centerline of a creek for the northwest corner of the said 3.68 acre tract;

THENCE continuing with the said east line of the 51.510 acre tract, same being the west line of the said 3.68 acre tract, also being the surveyed centerline of a creek as called for in a Boundary Line Agreement as recorded in Volume 11778, Page 318 of the Travis County Real Property Records, the following six (6) courses and distances:

- 1) S08°04'37"E a distance of 7.93 feet,
- 2) S09°27'56"W a distance of 45.90 feet,
- 3) S27°11'35"E a distance of 49.14 feet,
- 4) S42°10'51"E a distance of 49.74 feet,
- 5) S38°31'21"E a distance of 77.76 feet, and
- 6) S23°02'02"E a distance of 86.80 feet to a 1/2" iron rod found for the southwest corner of the said 3.68 acre tract, same being the northwest corner of the remainder portion of a 8.80 acre tract in a deed to Burton as recorded in Volume 5478, Page 2200 of the Travis County Deed Records;

THENCE continuing with the said east line of the 51.510 acre tract, same being the said west line of the 8.80 acre tract, also being the said surveyed centerline of a creek as called for in a Boundary Line Agreement recorded in Volume 11778, Page 318 of the Travis County Real Property Records, the following thirteen (13) courses and distances:

- 1) S35°31'20"W a distance of 132.57 feet,
- 2) S03°30'32"E a distance of 28.35 feet,
- 3) S22°51'00"E a distance of 93.97 feet,
- 4) S12°01'25"E a distance of 75.00 feet,
- 5) S03°43'37"E a distance of 63.87 feet,

- 6) S24°26'09"E a distance of 64.28 feet,
- 7) S25°32'50"E a distance of 47.01 feet,
- 8) S36°47'21"E a distance of 55.33 feet,
- 9) S12°46'18"E a distance of 23.70 feet,
- 10) S02°44'04"E a distance of 39.92 feet,
- 11) S12°01'10"W a distance of 71.45 feet,
- 12) S67°41'11"W a distance of 26.75 feet, and
- 13) S21°32'46"W a distance of 12.44 feet to a point for the southwest corner of the said 8.80 acre tract, same being in the north line of a 2.03 acre tract, save & except 0.445 acres, in a deed to Arrisaga as recorded in Volume 9381, Page 670 of the Travis County Real Property Records, from which a 3/4" iron pipe found bears S77°39'40"E a distance of 95.24 feet;

THENCE continuing with the said east line of the 51.510 acre tract, same being the north line of the said 2.03 acre tract, N77°39'40"W a distance of 156.03 feet to a point for the northeast corner of the said 0.445 acre save & except tract, from which a 1/2" iron rod in concrete found bears S40°42'16"E a distance of 0.91 feet.

THENCE departing the said east line of the 51.510 acre tract, and over, and across the said 51.510 acre tract the following three (3) courses and distances:

- 1) N04°53'32"E a distance of 67.53 feet to a 1/2" iron rod set with plastic surveyors cap (Interstate Surveying, Inc.) for an ell corner herein;
- 2) N77°23'53"W a distance of 211.18 feet to a 1/2" iron rod set with plastic surveyors cap (Interstate Surveying, Inc.) for an ell corner herein, and

- 3) S12°02'16"W a distance of 219.01 feet to a 1/2" iron rod found for the northwest corner of Tract 2 and northeast corner Tract 1 of the Viola Marshall Subdivision, recorded in Volume 87, Page 44D of the Travis County Plat Records, same being in the south line of said 51.510 acre tract;

THENCE with the said south line of the 51.510 acre tract, same being the north line of the said Viola Marshall Subdivision, the following four (4) courses and distances:

- 1) N77°33'27"W a distance of 180.93 feet to a 1/2" iron rod found,
- 2) N76°20'18"W a distance of 62.82 feet to a nail found,
- 3) N77°57'38"W a distance of 223.19 feet to a 1/2" iron rod found, and
- 4) N78°44'55"W a distance of 78.89 feet to a nail in concrete found for the northwest corner of the said Viola Marshall Subdivision, same being the northeast corner of a 3.020 acre tract in a deed to Kinsella and recorded in Volume 7319, Page 95 of the Travis County Deed Records;

THENCE continuing with the said south line of the 51.510 acre tract, same being the north line of the said 3.020 acre tract, N78°46'27"W a distance of 75.28 feet to a nail found for the southwest corner hereof, same being the southwest corner of the said 51.510 acre tract, also being the southeast corner of a 56.628 acre tract in a deed to Reese Commercial Properties, Ltd. as recorded in Document #2001091446 of the Travis County Official Public Records;

THENCE with the west line of the said 51.510 acre tract, same being the east line of the said 56.628 acre tract, the following four (4) courses and distances:

- 1) N12°46'42"E a distance of 96.45 feet to a nail found,

- 2) N12°16'32"E a distance of 546.91 feet to a 1/2" iron rod in concrete found,
- 3) N11°54'37"E a distance of 152.70 feet to a 1/2" iron rod in concrete found, and
- 4) N04°02'30"W a distance of 1379.50 feet to a hex bolt found for the northeast corner of the said 56.628 acre tract, same being an ell corner in the said south line of Lot 1, Block "B", Replat of the Home Depot Addition;

THENCE continuing with the said west line of the said 51.510 acre tract, same being the said south line of Lot 1, Block "B", Replat of the Home Depot Addition, N12°38'17"E a distance of 521.02 feet to the POINT OF BEGINNING, and containing 50.000 acres of land.

STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

That I, Patrick A. Smith, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief, and is prepared from a survey made on the ground, during July, 1998, and updated April, 2005, under my direction and supervision.

Witness my hand and seal this the 6th day of MAY, 2005.

Patrick A. Smith, Registered Professional Land Surveyor No. 4280 - State of Texas Interstate Surveying Inc. 13740 North Hwy 183 Bldg. L-4 Austin, TX 78750 (512) 219-5955



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
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TRAVIS COUNTY TEXAS

EXHIBIT "A"

ARTICLE 16.04. USE OF CITY PARKS AND PARK FACILITIES

Sec. 16.04.001 Definitions

In this article:

Manager means the City Manager or his/her designee.

Commercial purposes means an activity intended to promote or that results in a commercial transaction, other than a solicitation.

Firearms means any pistol, revolver, rifle, shotgun, bb gun, air gun, sling shot, spring gun, or other weapon in which the propelling force is gun powder, a string, or air.

Park means land designated for public recreation and owned or leased by the city.

Park facility means any land, athletic field, pavilions or other facility owned or maintained by the city for park and recreational activities.

Permit any written license issued by or under the authority of the Council, including a special use permit issued under the conditions in section 16.04.007.

Solicitation means to:

1. Request a donation of money or other thing of value from another person by the spoken, written, or printed word, or by other means of communication and includes providing a nominal or token gift in return for the donation; or
2. Sell any item to another person for money or other thing of value if the proceeds from the sale are intended to provide support for non-commercial protected speech.

Special use means any temporary gathering, rally, parade, festival, exhibit, display, entertainment, performance, or presentation held in a park, park building or park facility:

1. In which more than 25 persons are expected to attend or participate; or
2. That requires the placement or erection of one or more stages, booths, kiosks, tents, barricades, or similar temporary structures or facilities to support or serve the special use; or
3. That provides an alcoholic beverage for sale or consumption to the attendees.

A special use does not include persons gathering in a park to participate in or observe an athletic event held at the facility designed for that purpose.

Sec. 16.04.002 Manager authority

(a) The Manager may adopt, revise or rescind rules, regulations, departmental policies and procedures, create or alter recreational programs and take action regarding the day-to-day management and operations of the parks, park buildings, and park facilities that do not conflict with this article, council-adopted policies, or federal or state laws. The Manager may make the following rules or take the following actions relating to the operation of the parks, park buildings, and park facilities:

- (1) The closing of all or part of a park or park facility because of weather or unsafe conditions that could endanger users or result in damage to the park, park building or park facility;
- (2) The reservation, scheduling, and use of parks and park facilities designed for or designated for specific uses;
- (3) Processing applications for special use permits;
- (4) Regulating the use of a park and park facilities for public, private and commercial purposes; and,
- (5) Any other rule or action reasonably necessary to manage and operate parks, park buildings, and park facilities.

(b) The Manager may not adopt any rule or take any action that is intended or has the effect of preventing any person from making use of a park or park facility based on the subject matter of an oral or written message or communication the person conveys or attempts to convey to the public or another person if the message or communication is subject to constitutional protection.

(c) It is an offense for any person to violate any rule adopted by the Manager if the rule or notice thereof is prominently posted at the park, park building, or park facility to which the rule applies.

(d) Citizens may request a change or elimination of a park policy or rule by submitting a request in writing to the Manager. The Manager will review the request and make a recommendation to the City Council, if necessary, for review and implementation.

Sec. 16.04.003 Park hours

All city parks are open to the public each day from sunrise to sunset; however, the main entrance gate to Central Park is open only between 8:00 am to thirty minutes before sunset. The gate may be closed at any time as determined by the City Manager or their designee. Park facilities and park buildings designed for specific purposes, including athletic fields, are open as designated by city policy or rules adopted by the City Council. Notice of the rule or policy will be posted at the applicable location to give notice of the hours the facility is open for public use.

Sec. 16.04.004 Prohibited activities

It is unlawful for a person to do any of the following in a park:

- (1) Interfere with city scheduled park activities;
- (2) Interfere with an activity operating under a special use permit;
- (3) Enter an area posted as "Closed to Public";
- (4) Camp or stay in a public park or recreational area overnight, except for non-profit organizations which have requested and received an approved special use permit in advance of the overnight stay;
- (5) Loitering or otherwise occupying the park when it is closed
- (6) Bring glass container into any public park or public recreation area;
- (7) Fail to cooperate in maintaining restrooms in a neat and sanitary condition;
- (8) Abandon any animal;
- (9) Enter the park with any animal that is not a domesticated, household type pet, i.e. dog or cat;
- (10) Walk a dog or any other domesticated household pet without a leash anytime while in a public park except that dogs may be off leash within the designated dog park area;
- (11) Bathe in, swim in or pollute the water of any pond, or stream;
- (12) Operate or park any motorized vehicle, to include a motorized bike or scooter, in an area not specifically designated or intended to be used for the parking or movement of motorized vehicles. It is a defense to prosecution under this paragraph that the motor vehicle was a city vehicle, was operated by a person performing an activity sponsored or approved by the city; or that the motor vehicle was an emergency vehicle;
- (13) Leave a vehicle standing or parked in established parking areas during hours when the park is closed, vehicles left after hours may be towed at the property owner's expense in accordance with any applicable provisions in this Code;
- (14) Soliciting or the operation of any private business of any type unless approved by the City Council;
- (15) To place or maintain a display.
- (16) Construct or erect any building or structure of whatever kind, whether permanent or temporary, or run or string any public service utility into, upon, or across such lands, except on special written permit issued hereunder;
- (17) Cause, create, or contribute to any noise which emits sounds beyond the person's immediate individual picnic or use site, whether by shouting or singing, by using a radio, phonograph, television or musical instrument or by operating mechanical or electrical equipment unless an approved park event;
- (18) Have in his or her possession or discharge any fireworks within any public park or public recreation area, unless a permit authorizing such possession or discharge has been issued by the City Council;
- (19) Light, build, or maintain a campfire or ground fire in any public park or public recreation area except as authorized by an appropriate permit. A permit is not required for the use of portable camp stoves or grills. Notwithstanding the foregoing, the City Manager may declare an area in a public park as "extreme fire hazard" and all fires will be prohibited without

ARTICLE 16.04 USE OF CITY PARK AND PARK FACILITY POLICY

- exception until such designation is removed. No portable camp stoves or grills may be used under the pavilions or in restrooms;
- (20) Dig or remove any soil, rock, sand, stones, trees, shrubs, or plants or other wood or materials, or make any excavation;
- (21) Damage, cut, carve, mark, transplant, or remove any plant, or injure the bark, or flowers or seed of any tree or plant, dig in or otherwise disturb grass areas, or in any way injure the natural beauty or usefulness of the area;
- (22) Hunt or molest, harm, frighten, kill, trap, pursue, tease, shoot, or throw missiles at any animal, wildlife, reptile, or bird; it shall be unlawful for any person to remove or have possession of the young of any wild animal, or the nests or eggs thereof, or young of any reptile or bird;
- (23) Consume or possess an alcoholic beverage in an open container, unless allowed under a special use permit;
- (24) Fail to produce or exhibit any permit a person claims to have, upon request of any authorized person who shall desire to inspect the same for the purposes of enforcing compliance with any ordinance or rule;
- (25) No person shall deposit or leave in or on any park property any glass, bottles, broken glass, paper, boxes, cans, dirt, rubbish, waste, garbage, refuse or other trash. No such refuse or trash shall be placed or left anywhere on the grounds thereof, but shall be placed in the proper receptacles, where provided. Where receptacles are not so provided, all such rubbish or waste shall be carried away from the park property by the person responsible for its presence, and properly disposed of elsewhere;
- (26) Mark, deface, disfigure, injure, tamper with or displace or remove any buildings, bridges, tables, benches, fireplaces, railings, paving or paving materials, landscaping including trees, waterlines or other public utilities or parts or appurtenances thereof, signs, notices or placards, temporary or permanent, monuments, stakes, posts, or other boundary markers, or other structures or equipment, facilities or park property or appurtenances whatsoever, either real or personal;
- (27) Fail to properly dispose of their dog's feces in an appropriate waste disposal container;
- (28) While using the Dog Park:
- (a) Fail to maintain visual supervision over a dog;
 - (b) Leave a dog unattended;
 - (c) Fail to properly dispose of their dog's feces in an appropriate waste disposal container;
 - (d) Bring more than two dogs into the dog park at any one time;
 - (e) Eat in the dog park;
 - (f) Bring a female dog that is in season in the dog park;
 - (g) Fail to leash their dog(s) in designated areas;
 - (h) Keep unruly or rough playing dog in the dog park;
 - (i) Fail to maintain supervision over their children; and
 - (j) Fail to ask permission before petting a dog belonging to another person; and,
- (29) Operate or use a skateboard.
- (30) Moonwalks/bounce houses
- (31) Firearms or paint ball guns

- (32) Entertainment trailers/facilities that take up more than one parking space
- (33) Placement of structures or obstacles intended for use with laser or paintball games
- (34) Use of the Large Pavilion by groups of more than 50 persons
- (35) Use of the Small Pavilion by groups of more than 25 persons
- (36) Petting Zoo
- (37) Silly String

Sec. 16.04.005 Reservation Policy for Pavilions

- (a) All areas of the park governed by this policy are open to the public. It is the intention of this policy that both pavilions are available for drop-in use when not reserved or otherwise occupied. However, the number of persons that are authorized to utilize the large pavilion for an activity or event shall not exceed 50 persons. The number of persons authorized to utilize the small pavilion for an activity or event shall not exceed 25 persons.
- (b) The City Manager, or designee, will schedule all reservations for both pavilions.
- (c) No reservations will be made during times that would conflict with events sponsored or approved by the city.
- (d) Reservations are limited to 2-4 hours.
- (e) The city manager, or designee, shall designate a person or person(s) to inspect all premises after usage. Any damages to the park property will result in loss of future use and/or citation.
- (f) All residents who reserve a pavilion may apply for the use of said pavilion between 8:00 a.m. and 5:00 p.m., Monday through Friday at City Hall or online. The applicant may not make any charges, nor solicit for money of any kind or character from any person for the use of the pavilion.
- (g) Non-residents will not be allowed to make reservations. Proof of residency must be provided when making a reservation.
- (h) Depending on the type of activity and use proposed, the city manager may require the applicant to provide liability insurance naming the city as an additional insured. Coverage amounts must meet those specified by the city manager.
- (i) A request for a reservation must be made at City Hall or online. Reservations will be accepted from adults only (18 years or older). Reservations may be made no earlier than 30 days in advance.
- (j) A permit shall be issued by the city stating the time, date, fee and any other pertinent information as required.

- (k) Only one pavilion may be reserved at a time.

Sec. 16.04.006 City exclusive control of park facilities

The city may allow various groups to make use of park facilities for organized athletic events, including the city's scheduling or reservation of the facilities for those groups based on rules and regulations adopted and administered by the city. The city's authorization to an organization to use a park facility for a particular purpose at a specific time does not grant the organization any right to regulate or control the use of that facility. It is unlawful for any person, organization, or group, other than the city, to:

- (1) Charge any other person a fee for the use of a park facility unless:
 - (A) The activity or event is scheduled through the city; and
 - (B) The fee is authorized by the city.
- (2) Take any direct action to physically prevent or prohibit any other person from using a park facility.

Sec. 16.04.007 Special uses

- (a) Permit required. It is unlawful for any person to sponsor, hold, or conduct a special use in a park without first receiving a permit from the city.
- (b) Application process for special use permit. A person seeking a permit for a special use in a city park or park facility must file a proposal with the city. A complete application must be filed not less than 45 days before the proposed date of the special use. The proposal must be signed by the person or persons responsible for the special use and must include the following information:
 - (1) A description of the use and the number and type of activities planned;
 - (2) The date and time of the special use;
 - (3) The number and types of vendors that will be present;
 - (4) The number of people expected to attend the special use;
 - (5) The arrangements that will be made for traffic control, security, additional restroom facilities, medical care and other services or facilities to support the special use;

- (6) Whether there will be a charge for the special use and the basis upon which persons may or may not be admitted to the event if other than a charge;
- (7) A description of any structures that will be used or erected to support the event;
- (8) The circumstances under which any alcoholic beverages will be served or possessed;
- (9) Any other information the city determines is necessary to evaluate the proposal and determine whether it meets the requirements of this article.

(c) Fees and deposits. Depending on the special use, the city may require additional fees, deposits, and bonds to pay for or ensure the payment of costs incurred by the city relating to the use of a park facility for a special use, including costs incurred for trash cleanup and removal, providing security, protection or medical care, for the administration of this article and for any other necessary or related services that arise directly from the use of the park facility.

(d) Permit decision. The city will make a decision on the permit proposal as promptly as possible after the applicant has provided all the information required in the proposal. The city will not grant a permit if the city finds one or more of the following exist:

- (1) The proposal submitted is insufficient or incomplete, provides false information, does not comply with this article or a regulation approved hereunder, or was not submitted with any required documents, fees or deposits;
- (2) The time or location for the proposed special use conflicts with the time or place of either a city sponsored event or a special use for which a permit has been issued or a proposal was already pending;
- (3) The applicant has failed to arrange or provide for adequate parking, trash cleanup, security, or other arrangements to ensure that the special use will be safe, secure environment for the participants thereof;
- (4) The special use does not comply with this article, state or federal laws or regulations, or a reasonable condition imposed by the city manager for issuance of a permit;
- (5) The applicant has held a prior special use for which the applicant failed to comply with a requirement of this article, failed to pay any required fees, charges, or deposits, failed to comply with all of the conditions of the permit, failed to pay or remedy damage incurred to public property, created a dangerous condition or

situation, failed to comply with reasonable requests of the city manager, or otherwise violated the purpose or intent of this article;

- (6) The special event is being held primarily for commercial purposes;
- (7) The proposed use would present an unreasonable danger to the health or safety of the applicant, special use attendees, or other users of the park, park building, or park facility.

(e) Conditions. The city manager may impose reasonable conditions on a special use permit issued to ensure compliance with city rules, regulations, and this article. The permit issued will contain in writing all the conditions and requirements that apply to the special use.

(f) Variance. If the applicant requests a variance from the regulations herein, the city manager may forward the proposal to the city council. The city council may grant a variance with respect to any regulation contained in this article. Council may recommend approval of the proposal as submitted, approve the proposal subject to such modifications or conditions as it deems necessary to accomplish the purpose of this article, or it may deny the proposal at its sole discretion.

(g) Denial of permits. If the city manager refuses to issue a permit as authorized by this article, the city manager will give written notice of the denial to the applicant.

(h) Permit revocation. The city manager may revoke a permit for a special use after it is issued because of the failure to comply with any condition or requirement of the permit or this article. The city manager will give written notice of the revocation of the permit at the address of the applicant as listed on the proposal.

(i) Appeals from denial or revocation. An applicant may appeal a permit denial, revocation, or imposition of conditions by following the uniform procedures of this code applicable to the denial, revocation or imposition of conditions of city permits to the city council.

Sec. 16.04.008 Persons excluded from parks

- (a) The Chief of Police or designee may exclude any person from the use of a park or parks if the person:
 - (1) Engages in conduct that is determines poses a continuing threat to the safety of park users;
 - (2) Intentionally damages park property;
 - (3) Continually violates park rules or regulations.

(b) The Chief of Police or designee will provide to a person excluded from a park a written notice of the exclusion. If the exclusion applies to a minor the notice will also be provided to a parent or guardian of the minor. The notice will include:

- (1) The facts upon which it was determined that the person should be excluded;
- (2) The park or parks to which the exclusion applies;
- (3) The period of time the exclusion applies;
- (4) The penalty that may be imposed if the person violates the exclusion.

(c) A person may appeal their exclusion from a park to the Manager by sending written notice to the Manager within ten days of the notice. This notice must include an explanation as to why the person believes that the exclusion should be rescinded. The Manager will render a written decision within ten business days from the date the appeal is received.

Sec. 16.04.009 Nonliability of City

The city shall in no event be liable to any person due to the loss of or damage to any property or to any person due to personal injuries or loss of life that may occur at a City park or park facility. Any person entering in or upon a City park or park facility shall do so at their sole risk and shall not be privileged to enter or remain in or upon the park or facility save and except under the terms and provisions of this section and such other applicable sections of this Code, ordinances, resolutions and regulations that have been or may hereafter be adopted by the city.

Sec. 16.04.010 Obedience to police, signs.

No person shall fail or refuse to obey any lawful instruction or warning issued by the chief of police or any city police officer, nor shall any person fail or refuse to obey any instruction or warning displayed upon any sign erected by the city.

Art. 16.04.011 Penalty

Any person violating a provision of this article shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined and subject the violator to the penalty provisions of Section 1.01.009 (General Penalty for Violations of Code; Continuing Violations).

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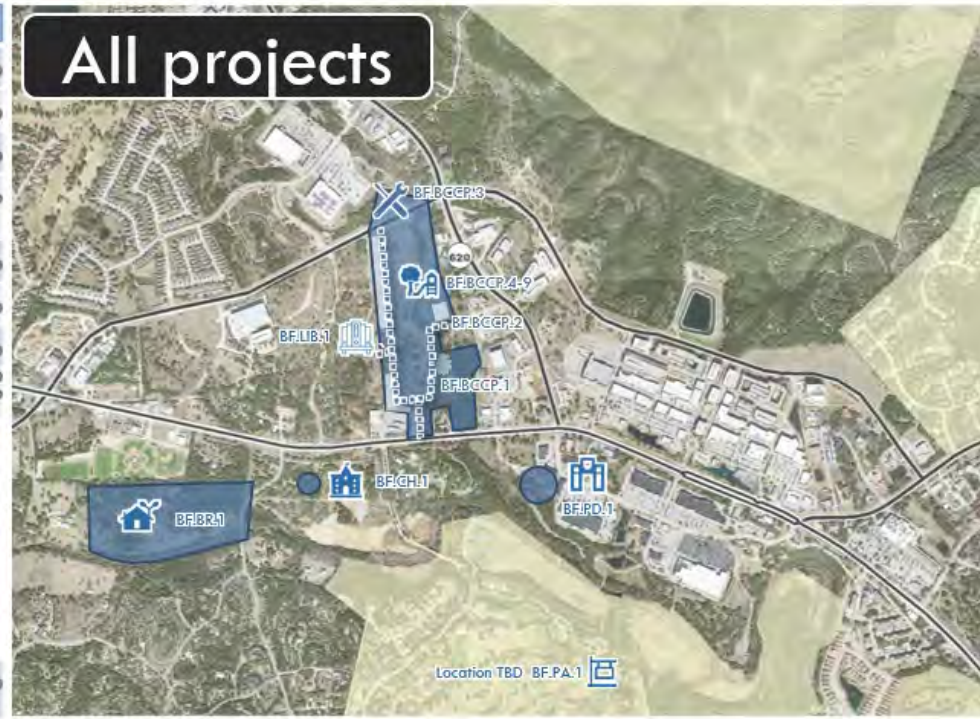
EXCERPTS FROM THE CAPITAL IMPROVEMENTS PLAN

The City's adopted FY 21-22 to FY 25-26 Capital Improvements Plan was adopted in October 2021. A full copy of the Plan, as adopted, is available [here](#). The excerpts contained in this spread pertain to implementation of Central Park improvements.



BUILDINGS AND FACILITIES PROJECTS

COST EST*		
PD.1	Police Hqs Construction (\$ 14,256,000/0)	\$ 12,100,000
CH.1	City Hall Relocation (\$ 14,192,000/0)	\$ 13,750,000
LIB.1	Library Relocation (\$ 15,730,000/0)	\$ 15,000,000
BR.1	Brown Property Maint Plan, Infrastr, Initial Imp Earmark (\$ 7,218,000/0)	\$ 6,850,000
BCCP. 1	BCCP Ph 1 Infrastructure (\$ 4,209,000/0)	\$ 3,655,000
BCCP. 2	BCCP Ph 2 Infrastructure (\$ 642,000/0)	\$ 550,000
BCCP. 3	BCCP Maint Building (\$ 907,000/0)	\$ 775,000
BCCP. 4-9	BCCP physical programming earmark (\$ 15,107,000/0)	\$ 13,875,000
PA.1	Property Acquis. Earmark (\$ 7,732,000/0)	\$ 7,000,000



NOTES
 * Represents actual project cost plus projected interest.
 † Placeholder \$ set-aside for programming during 5 year CIP period. NOT anticipated to cover all programming improvements. Completion of programming will either rely on additional funds not known today, but available in the future either within this CIP period or in future CIP periods.

	PD POLICE STATION		CH CITY HALL RELOCATION
	BCCP BEE CAVE CENTRAL PARK		LIB LIBRARY RELOCATION
	BR BROWN PROPERTY		PA PROPERTY ACQUISITION

BCCP PHASE 1 INFRASTRUCTURE

- Funding:** General Fund
- Timing Factors:**
 - Create framework for implementation of programming.
 - Existing parking demand.

DESIGN

BCCP MAINTENANCE BUILDING

- Funding:** General Fund
- Timing Factors:**
 - Create framework for programming implementation
 - Improve efficiency park O&M asap

DESIGN

BCCP PH 1 INFRASTRUCTURE & MAINTENANCE BUILDING

- Funding:** EDC Bond 1
- Timing Factors: ****BOND******
 - Coordinate with BY construction
 - Create framework for implementation of programming.
 - Existing parking demand.

CONSTRUCTION

BCCP PHYSICAL PROGRAMMING

- Funding:** General Fund, Donations
- Timing Factors:**
 - Set framework for design and implementation

DESIGN & PLANNING

BEE CAVE CENTRAL PARK PHYSICAL PROGRAMMING

- Funding:** General Fund, Donations
- Timing Factors: ****BOND******
 - Set framework for design and implementation
 - Have community outreach data
 - NOT all amenities are anticipated to be built within this CIP period. Will be limited by available fundraising

PLANNING DESIGN, & CONSTRUCTION

Project Name: Bee Cave Central Park Phase 1 Infrastructure	Category: Buildings/Facilities	Project ID: BF.BCCP.01
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Department Responsible for Project:
Parks and Facilities

Estimated Total Project Cost:

Construction Cost	\$3,580,000
Engineering/Survey /Environmental	\$75,000
ROW/Easement Acquisition	
TOTAL	\$3,655,000

Funding Source(s):
General Fund = \$75,000
EDB Bond #1 = \$3,580,000

Project Description:

Phase 1 of the Central Park Master Plan includes construction a two (2) lane park drive utilizing the existing connection to Bee Cave Parkway and adding two (2) new connection points to SH 71 and the future Backyard roadway to the west. The Phase 1 improvements include drives, parking areas, signage and striping, and associated stormwater, detention, and water quality (wet ponds) infrastructure.

Project Annual Cost Summary:

FY:	Phase Description ¹ :	Projected Expenditures:	Comments:
21/22	Planning/Design	\$75,000	
22/23	Construction	\$3,580,000	
23/24			
24/25			
25/26			

1 – Implementation timeline and cost estimates to be inserted upon completion of the Master Plan

Maintenance and Operations:

The demand will vary widely based on the outcome of the Park Master Planning process, but it is anticipated there will be substantially more demand on grounds maintenance than exists at the park today. As the park uses come online with future phases, it is certain there will be increased demand on administrative functions, the degree to which will vary widely as to whether the City intends to offer or facilitate the offering of programming—and the degree to which said program is coordinated through the City or in partnership with a third party(s).

Comprehensive Plan Reference(s):

Vision Statement Excerpts

Character of Bee Cave - Bee Cave is balanced; in its array of residential and commercial land uses, in its housing choices, in the capacity of its utility and mobility systems and in its preserved open spaces, creeks, streams and other natural areas.

Bee Cave is beautiful; with a unique and memorable design quality, tailored to our natural and cultural context; to compatible scale and harmonious building materials; to the aesthetic character and functionality of our roadway corridors; and is a self-sustaining community that is environmentally and economically healthy.

Bee Cave is connected; with our town center acting as a hub of commercial and civic activity and with a developing network of local roads, trails and sidewalks linking all community landmarks and neighborhoods.

Bee Cave is green and healthy, with an expanded network of parks, trails, recreational and sports facilities, and open spaces.

Sound Growth: Strengthening Our Form and Function Priority is given to infrastructure systems that have undergone well-planned, staged expansion to serve and guide the City's growth.

Parks, greenways, healthy water resources, stream corridors, a tree canopy and other natural resources protected and integrated into the fabric of the community and contributing to the community's health.

GOAL PR-1: Provide a comprehensive system of greenbelts with multi-use trails and parks that is compatible with the environment, provides green infrastructure benefits, and improves non-motorized connectivity throughout Bee Cave.

GOAL PR-3: Expand the role of parks and recreation in providing overall opportunities for improved community health, community events, including family-friendly programming and "things to do" in Bee Cave.

Project Name: Bee Cave Central Park Phase 2 Infrastructure	Category: Buildings/Facilities	Project ID: BF.BCCP.02
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Department Responsible for Project:
Parks and Facilities

Estimated Total Project Cost:

Construction Cost	\$500,000
Engineering/Survey /Environmental	\$50,000
ROW/Easement Acquisition	
TOTAL	\$550,000

Funding Source(s):
General Fund = \$50,000
City Bond #2 = \$500,000

Project Description:

Phase 2 of the Central Park infrastructure includes a park drive connection to the Discount Tire road for access to RR 620 with associated parking and stormwater. Planning and design is estimated to begin Fiscal Year 23/24 with construction falling outside of this 5-year CIP window.

Project Annual Cost Summary:

FY:	Phase Description ¹ :	Projected Expenditures:	Comments:
21/22			
22/23			
23/24	Planning/Design	\$30,000	
24/25			
25/26			

1 – Implementation timeline and cost estimates to be inserted upon completion of the Master Plan

Maintenance and Operations:

The demand will vary widely based on the outcome of the Park Master Planning process, but it is anticipated there will be substantially more demand on grounds maintenance than exists at the park today. As the park uses come online with future phases, it is certain there will be increased demand on administrative functions, the degree to which will vary widely as to whether the City intends to offer or facilitate the offering of programming—and the degree to which said program is coordinated through the City or in partnership with a third party(s).

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