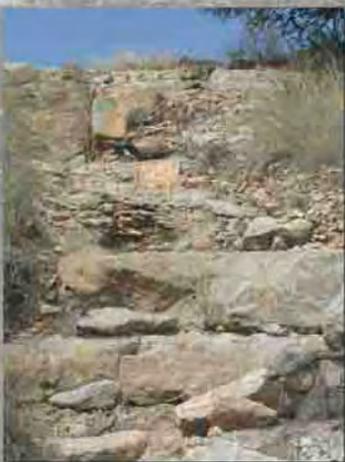


Village of Bee Cave

Parks, Trails, & Open Space Plan





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Chapter 1: Introduction





Hill Country Views can be found in many locations in Bee Cave.

Chapter 1

Introduction

Bee Cave Today

Bee Cave is located 12 miles west of Austin, Texas in Travis County. The Village's location in the scenic Hill Country and near Lake Travis and the Colorado River make it one of the most attractive places to live near Austin. The Village's Comprehensive Plan, written in 2000 by Dunkin Sefko Inc., describes the community as follows:



"The Village firmly establishes itself as a progressive community, noted for its scenic Hill Country surroundings, complemented by a stable and skilled workforce, vast natural resources, and a rich cultural heritage, as well as for its role in the region as a key transportation corridor, all of which enhances the Village of Bee Cave's ability to support and manage quality growth while maintaining the integrity and security of a family-oriented rural community."

The Village has two key assets that give it a unique character. The first is its location at the confluence of all major roadways leading into the western hill country of Travis County and northeastern Hays County. The second is the rolling, tree covered hills and vistas of the Texas Hill Country, as well as the large open space preserves that surround the Village. As a result, the Village is now in a growth mode, and can expect to be fully built out in the next 10 to 15 years.



The elected officials and staff of Bee Cave recognize that park and open space amenities can be a strong symbol of the outstanding quality of life found in Bee Cave. To plan for parks in an orderly manner, Bee Cave decided to update the existing Village wide Park, Trails, and Open Space Master Plan in the fall of 2005. The Village's existing park recommendations are part of the Comprehensive plan. This document will serve as the first-stand alone Parks



Master Plan for the Village. This document and the accompanying recommendations are the culmination of the park planning effort.

Purpose of the Master Plan

This master plan establishes goals and priorities, and provides an assessment of Bee Cave's Park, Trails, and Open Space system in 2006. The park planning process places great emphasis on letting the citizens of Bee Cave determine what their preferred park and recreation priorities should be. This plan:

- 1.** Looks at the potential growth of the Village over the next 5 to 10 years, and assesses where facilities will be needed as the Village grows, and what types of facilities are most needed.
- 2.** Guides Village staff in acquiring land to meet current and future park, trail, and open space needs.
- 3.** Prioritizes key recommendations of the Parks, Trails, and Open Space Plan so that the most significant deficiencies are addressed as quickly as possible.
- 4.** Is intended to guide Village staff and leaders in determining where and how parks funding should be allocated over the next 5 to 10 years.

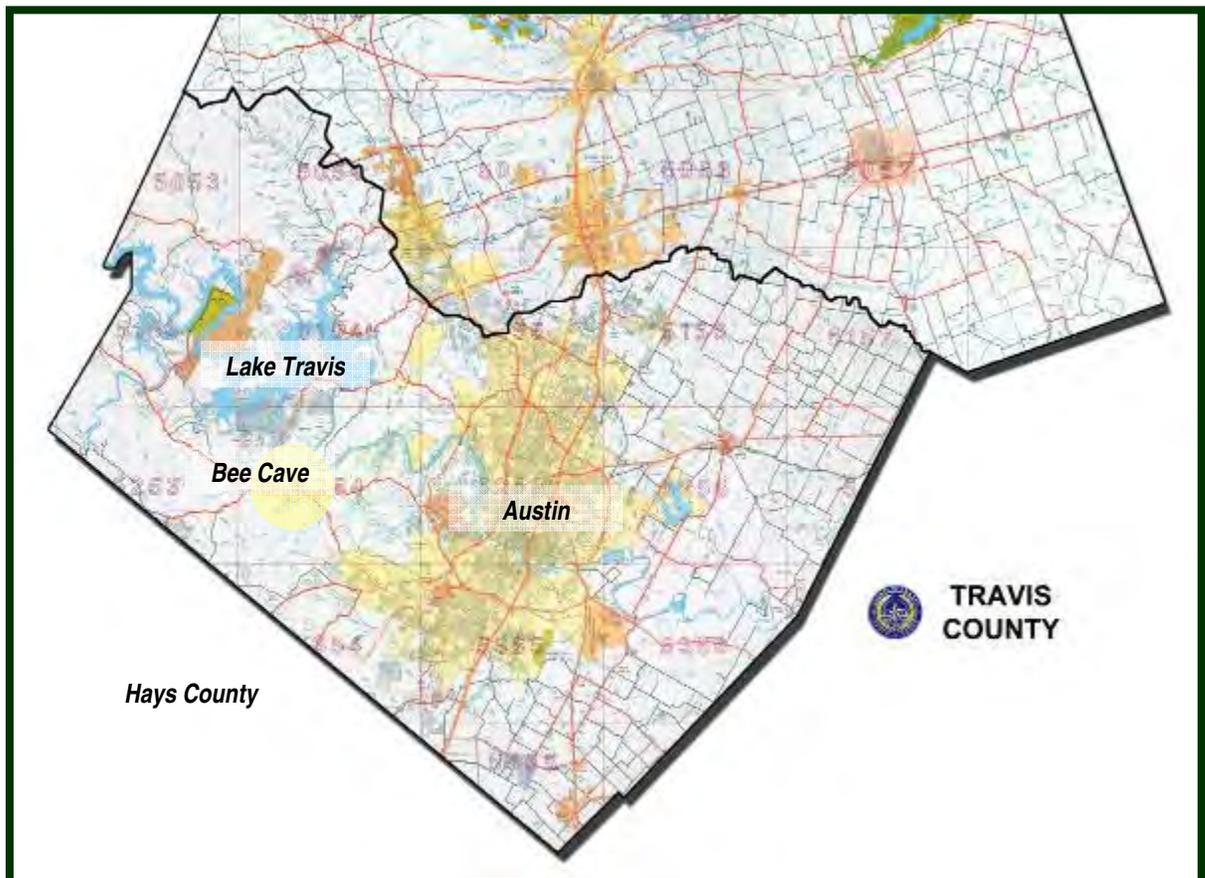
Role of the Village of Bee Cave in Providing Recreation Opportunities

Jurisdiction Covered by the Plan - Bee Cave is the primary governmental entity charged with providing recreational facilities for the citizens of Bee Cave and the residents of areas in the Village's extra territorial jurisdictional (ETJ) lands. Ancillary recreational facilities are



provided by other area municipalities, Travis County, and non-profit organizations.

The Parks, Trails, and Open Spaces Plan follows the general guidelines for local park master plans established by the Texas Parks and Wildlife Department (TPWD).



Bee Cave's geographic location – Located within Travis County, Bee Cave is situated around State Highway 71 and FM 620, 3238, and 2244. It is approximately 12 miles west of Austin. The relationship of the Village to the remainder of Travis County is shown in the illustration on this page.



Plan Timeframe and Updating

Plan Timeframe - Many of the recommendations of the plan are valid for a period of up to ten years, but should be reassessed periodically. Local planning requirements issued by the Texas Parks and Wildlife Department recommend that a Master Plan should be completely updated after a ten year period, or before if any major developments occur which significantly alter the recreation needs of the Village.

Components of the Parks, Trails, and Open Space Plan

1. Introduction

Purpose of the Parks Master Plan
Planning and Implementation Entity
Population Projections and Demographic Profile

2. Citizen Input

Public Meeting Comments
Utilization & Opinions from the Citizen Survey

3. Needs Assessment and Master Plan Recommendations

Key Goals and Guiding Principles
Existing park-like areas in or near Bee Cave
Desired levels of service for Bee Cave
Park Opportunities
Master Plan Recommendations

4. Implementation Recommendations

Key Priorities
Funding Recommendations
Potential Funding Sources
Timeframe for Plan Updates

Appendices - Cost Estimates

Preliminary Estimates for Proposed Parks and Trails

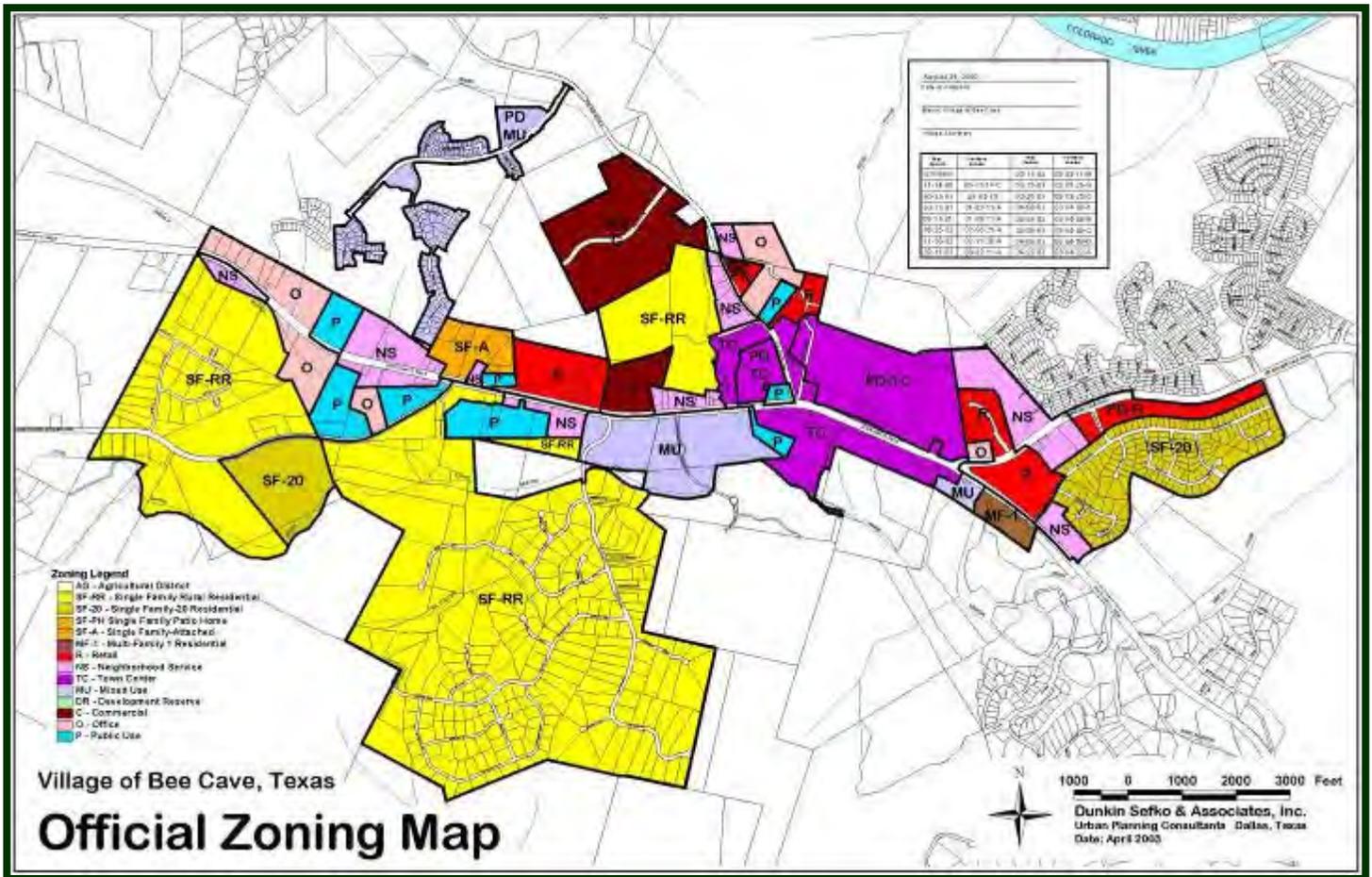
Periodic Review of the Plan - An annual review workshop by the Bee Cave Economic Development Board, Board of Alderman and Village staff is recommended to review annual progress successes. A more frequent basis may be required if special needs or occurrences require modifications to the plan. In all cases, public involvement through citizen meetings, interviews, and workshops will be included in any updating process.

Plan Components - This master plan document is divided into a series of sections as shown in the diagram on this page.



Land Uses in Bee Cave Today

Future Land Use - Bee Cave covers approximately 2.6 square miles, and is centered on State Highway 71. The map below illustrates the current zoning plan for the Village. Other new areas will be predominately residential in character.





A Demographic Profile of The Village of Bee Cave

Population Growth – The estimated population in 2004 for the Village of Bee Cave was 1,700 residents, which is a 159% increase from the 656 citizens in the 2000 Census. Population projections developed in the 2000 Comprehensive Plan indicate that the Village may ultimately grow to a population of 13,500.

**Table 1. 1
Population Projections for The Village of Bee Cave ***

Year	Census – Village Limits only	At 7% Growth Rate (Village and applicable ETJ)	At 9% Growth Rate (Village and applicable ETJ)
2000 (per Census)	656		
2005 estimated		3,500	3,900
2010 (projected)		5,000	6,000
2015 (projected)		7,100	9,200
2020 (projected)		10,000	13,500

*From 2000 Comprehensive Plan by Dunkin Sefko and Associates Inc.

Median resident age in Bee Cave is 35.9 years

– The average age of residents

of the Village is younger than that of Texas as a whole, reflecting a higher number of families with children or youth.

Table 1.2 Year 2000 Age Characteristics (Bee Cave vs. Texas)

Age	Percent – Bee Cave	Percent - Texas
0-4	9.8%	7.8%
5-19	25%	20.4%
20-54	53.2%	61.8%
55+	12.2%	9.9%

*US Census Bureau



Racial characteristics for Bee Cave as identified in the Year 2000 Census are shown below.

Median Income is \$120,871– Income levels for Bee Cave are significantly

Table 1.3 Racial Characteristics – Year 2000*	
Race	Percent
One Race	98%
Caucasian (618)	94.2%
Black or African American (0)	0.0%
Asian (1)	0.2%
American Indian & Alaska Native (1)	0.2%
Pacific Islander (0)	0.0%
Hispanic or Latino (50)	7.6% of Total Population
Two or More races (13)	2.0%

Race information derived from the 2000 Census

above those of Texas as a whole, as are the median home values in the city. The unemployment percentage is significantly below state average.



A Rich History to Draw On

The area around Bee Cave has been settled since the middle of the 19th Century, and is rich in many anecdotes and illustrations of life in the Texas Hill County. New park development should draw on historical references and preserve the connection that residents of the area have always had with the land. A few historical references are shown below.



Dietrich Bohls was born in Germany in 1793. At the age of 51, he emigrated from Germany to the Republic of Texas and settled in Austin. In 1856, Mr. Bohls bought 40 acres and Little Barton Creek in an area where Indians were still a threat. Many times, the Bohls family had to hide from the roaming bands of Indians.

The original group of cabins consisted of a kitchen, a building for sleeping, a smokehouse, a double-crib barn and a granary. Later a two-room cabin was built for the family to live in. Only parts of some of these buildings remain today on Hwy 71 at Barton Creek.

Dietrich Bohls died in 1836 and was buried in the family cemetery on a cliff overlooking beautiful Barton Creek, east of his home place. It is believed Mr. Bohls was one of the first settlers in the Bee Cave area.

In the 1840s white settlers began to make their homes in the central portion of this area known today as Bee Cave. They built their homes, farmed, ranched and established businesses. Some of the early families to settle in the Bee Cave area were the Pechts, Bohls, Freitags, Heffingtons, Spillmans and the Johnsons. In the early 1870s, a man by the name of Carl Beck came to the area and established a store, grist mill, cotton gin, and cigar factory. The people of the area applied to the U.S. Government for a post office. A name was needed for the Post Office and Carl Beck suggested the name Bee Cave after a large hive of wild bees that had made their home under the gable of one of his buildings.

Photography and text from Village of Bee Cave web site



Chapter 2: Citizen Survey





Chapter 3: Key Park Needs & Master Plan Recommendations





Chapter 3

Key Park Needs and Master Plan Recommendations

The future park needs for the Village are determined by using two processes. The first is a needs assessment that established a base level of service for the various types of parks and facilities that might be developed in Bee Cave. The second is a review of the lands and physical features that currently exist in Bee Cave. In essence, the second process creates a palette of “opportunities” for parks within the Village, and uses that to address the needs identified by the Needs Assessment.

A needs assessment is an analytical way of assessing what facilities are most needed and desired by the citizens of the Village. The criteria and standards established in this section serve to establish a baseline for facilities. They also help the Village determine whether it is providing an adequate number and distribution of facilities. These standards can be adjusted periodically to meet changing conditions in Bee Cave.



Key Goals of the Bee Cave Park System

Bee Cave is creating a park system from a beginning point, and as such has the ability to mold the system to reflect the values and principles of the Village. The following key principle statements should always be used to guide park actions and decisions in the Village.

The Importance of Goals
- Goals are an important part of the park planning process. They provide the underlying philosophical framework for decisions and also guide decision makers on issues that are not specifically addressed in the master plan.

1. The entire system should be accessible –

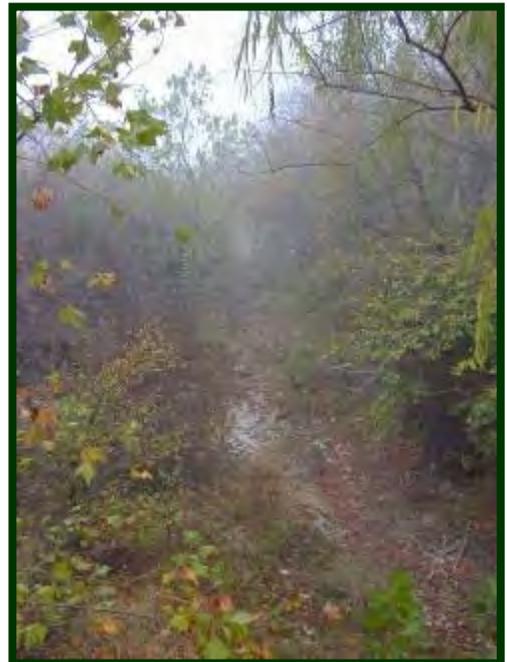
Being accessible means that everyone in the Village has park facilities nearby. It also means that everyone has an opportunity to find a facility that they can enjoy and use frequently. While this statement may seem to be very obvious, it is appropriate so as to mandate careful consideration if special interests propose facilities that are limited in the number of residents that can benefit from them. This situation occurs frequently.

2. Varied –

The system should offer a variety of experiences in the parks. These include features for the very active as well as contemplative elements for those who just want a quiet spot.

3. Facilities in the system should be

timeless – Everything that is built should be constructed with the long term in mind. Park elements should be built out of materials that convey a sense of permanence, and that will





always be there. Features that convey the history of Bee Cave can also add to the “timeless” feeling within each park.

4. **Extraordinary** – Because the system is new, Bee Cave has the opportunity to create parks that are truly different, and that set the Village apart. The Village will only build a few parks ever – those few parks should be extraordinary.



5. **Natural** – Parks in the Village should always convey the beauty of the Hill County setting that the Village exists in. Materials used in the parks should seem to belong and compliment the area.

6. **Linked together** – Parks in the Village should always be considered as a string of pearls that are linked together. When one goes from one park to another, subtle style references should quickly let one know that all of the parks and trails are part of one unique community.



7. **Sustainable** – Materials and design techniques should always emphasize sustainability. This value not only can result in lower operation costs, but conveys a sense of stewardship to all that visit the parks in the Village.

8. **Designed for Low maintenance** – To reduce the long-term operational impact, parks should be designed from the outset to reduce



maintenance. This principle fits in well with the goal of establishing natural and sustainable parks. Natural grass areas can flourish in many parks, and manicured lawns can be limited to key strategic areas. Irrigation requirements can often be reduced or altogether eliminated.

Key Design Principles for the Bee Cave Parks System

To follow the principles established above, the following key elements should be included in every park that the Village creates. These elements will create timeless and extraordinary parks. They may appear simple and matter of fact, but in reality are rarely found in most parks today.

1. Entrances to every park – Every park should have a defined and visible entrance feature. This conveys a sense of transition from the active and busy world around the park into the natural, peaceful and beautiful environment of the park. Entrances should invite visitors into a park, and should be similar enough to link different park settings together.



2. Strong and beautiful architecture – Park architecture is often the most visible feature in any park. As such, it should be designed to stand out, to have a prominent position in the park, and to serve as one of the defining elements of the park.







3. Views – Bee Cave has view opportunities that are rare in most other communities. All parks should emphasize those view opportunities with overlooks and contemplative places to enjoy the views.



4. Shade – As an integral park feature, shade is often overlooked in parks today. Both natural shade and built features such as pergolas and shade shelters should be frequently incorporated into every park.

5. Art – Because of fears of vandalism, few parks incorporate art. Yet outdoor art can be very simple and durable, and yet convey a strong sense of sophistication. Art can help to create a sense of wonder and mystery, and can turn a very ordinary park setting into one that is truly memorable. It can be one of the least expensive ways to create truly extraordinary parks.



6. Native materials (cedar, rock, flagstones, stone walls) – Much of the architecture in the area surrounding Bee Cave is composed of naturally occurring materials such as limestone and cedar logs. Use of native materials conveys a sense of belonging and of permanence. Photographs illustrating the use of native materials are shown on the following page.

Village of Bee Cave
Parks, Trails, & Open Space Master Plan



Photographs from parks throughout Texas illustrate the use of native materials.



- 7. Include historical elements in each park** – simple elements that connect users of the parks to the history of Bee Cave should be included in each park. These can range from simple plaques or markers, to the use of materials or building techniques that convey historical references. For example, park structures could incorporate design features from the older historical buildings that have been preserved nearby.
- 8. Native Vegetation** – Vegetation that is adapted to the area’s weather and soils conditions can reduce maintenance and provide a strong sense of belonging and permanence.
- 9. Unobtrusive Parking** – Parking should never be a dominant visual feature in a park. It should be placed for convenience and accessibility, but should be split into multiple areas and should always have some screening.

Existing Parks in the Village of Bee Cave Today

The Village of Bee Cave currently has no formal parks within its town limits. The Village does have a small green space overlooking a pond near the current



Village Hall, but this space does not have any park facilities. Two other privately owned parks exist in the Village. One is a privately owned sports complex, owned and operated by the Lake Travis

Youth Association. The Association is considering a move from this site to allow for expansion. A three acre homeowner association park is located in the Falconhead neighborhood on the northwest side of the Village. Only 1.25 acres of that site is developed, with the remainder preserved as open space.



Types of Parks Planned for the Village's Park System

Park Types Recommended for Village of Bee Cave Parks System

Smaller Neighborhood Parks
Community Parks
Open Space or Nature Preserves
Overlook Parks
Trails and Linear Parks

Bee Cave is creating a "system" of parks that will fit together to provide many opportunities for recreation in the community. Those parks will vary in terms of size and the facilities that they offer, but also will share many common elements discussed above. The following levels of service and development recommendations should be used to guide the design and development of all new parks in the Village.

Key Needs based on the Population to be Served

The ultimate population of the Village is defined by its ordinances and land use strategies. The park system can then be tailored to the ultimate number of residents that it will serve. This allows Village leaders to know how much land is needed, and how much of any one type of facility is appropriate for the usage that is anticipated. Three types of park level of service or standards were used to analyze the park needs of the Village of Bee Cave. These are shown in Table 3.1. below.

TABLE 3.1

- **Spatial or Park Acreage Levels of Service** - defines the acres of park land needed, and are usually expressed as a ratio of park acreage to population.
- **Facility Standards or Levels of Service** - defines the number of facilities recommended serving each particular recreation need. Facility standards are usually expressed as a ratio of units of a particular facility per population size. For example, a facility standard for tennis might be one court for every 2,000 inhabitants of a city.
- **Development Standards** - define the general requirements for a specific recreation area or facility. These recommended standards are discussed in this section, and serve as beginning guides for the new parks to be built in the future.



A summary of the recommendations for each type of standard follows.

Neighborhood Parks in Bee Cave

Neighborhood parks provide the foundation for recreation. Ideally, they provide facilities and recreation space for the entire family, but are within easy walking or bicycling distance of the people they serve.

Each neighborhood parks in the Village will typically serve one neighborhood. For example Falconhead's park is a 3.92 acre, centrally located neighborhood site. Note that the actual developed portion of the park in Falconhead is just over an acre in size.

While many other communities recommend that neighborhood parks be a minimum of five acres in size, this plan recommends that neighborhood parks in the Village of Bee Cave should be between 1.0 and 3 acres in size. This smaller size is recommended since other larger parks, such as the "Central" park, will ultimately be readily accessible. The smaller size is also appropriate since the primary use of each neighborhood park will be the residents of that neighborhood in the Village.

As much as possible, neighborhood parks should be centrally located in the neighborhood that they serve. The park should be accessible to pedestrian traffic from all parts of the area served, and should be located adjacent to local or minor collector streets which do not allow high-speed traffic.

Facilities recommended for the smaller neighborhood parks in the Village are shown below. The first five elements were important to all neighborhoods responding to the survey, with the exception of shade pavilions. However, shade is recommended as a key design element in each park. Restrooms, while highly desired, are discussed on the following page.

1. Access to area jogging and exercise trails
2. Playground equipment with adequate safety surfacing around the playground



3. Two to three picnic areas with benches and picnic tables. Cooking grills can be considered if desired by the local neighborhood
4. Open areas for active unorganized play
5. A shade pavilions or gazebos
6. Security lighting
7. Full or half-court unlighted multi-purpose courts for basketball and volleyball (provided if desired by each individual neighborhood)
8. Unlighted tennis courts (provided if desired by each individual neighborhood)

Although heavily requested by residents in the citizen survey, restrooms are not recommended for smaller neighborhood parks in the Village of Bee Cave because they significantly increase maintenance and provide a location for illegal activities. However, each individual association that is directing the placement of parks in their area can elect to construct and maintain small restroom facilities if so desired.

No off-street parking is recommended for the neighborhood parks in Bee Cave as long as five to six on street spaces are located nearby. At least one wheelchair accessible space with a ramp and sidewalk into the park should be provided on the street adjacent to the park.

Recommended Neighborhood Park Level of Service

Most communities in Texas target a level of service that ranges from 1 to 3 acres for every 1,000 residents of the community. In the case of Bee Cave, with an ultimate population approaching 13,500 residents, the typical level of service would require 13 to 35 acres of neighborhood parks. Currently, the Village has approximately 2 acres of true neighborhood park space. Given that the Village will ultimately have other significant park opportunities, the deficiency in neighborhood parks is considered a priority, but should be addressed under the leadership of each individual HOA and with the support of the Village.

Existing Neighborhood Parks in Bee Cave

Currently, only Falconhead has a neighborhood park. In the citizen survey, residents from The Uplands, Bee Cave West, The Homestead and Meadowfox all indicated a strong desire for small, convenient, close by parks. However, given the finite resources of the Village, this plan recommends that smaller parks in those neighborhoods be developed by local homeowner associations. As a



function of policy, the Village can determine an appropriate percentage of contribution towards each park, and whether the Village will take on the maintenance costs of each park. A typical neighborhood park layout is shown below.



A Typical Neighborhood Park Layout



Community Parks in Bee Cave

Community parks are defined as larger parks that serve a group of neighborhoods or a portion of a community. Community parks are usually reached by automobiles, although residents adjacent to the park and trail users may walk or bicycle to it. A variety of recreational facilities are provided, including in some cases, lighted playing fields for organized sports, hike/bike trails and sufficient parking to accommodate participants, spectators, and other park users. The proposed “central park” site is an ideal example of a well located community park that has a variety of facilities.

A good community park should be large enough so it can provide a variety of facilities while still leaving open space for unstructured recreation and natural areas. The park should also have room for expansion, as new facilities may be required in the future. The central park site is ideally sized at just over 50 acres.

Recommended Community Park Level of Service

In Texas, community park service levels range from 4 to 6 acres of parkland for every 1,000 residents. Bee Cave can anticipate have a much higher ultimate ratio at around 7 to 8 acres of community parkland for every 1000 residents once the Central and the Galleria park sites are completed. Currently, there is no community park service in Bee Cave.

Location – Community parks should be accessible from major thoroughfares to provide easy access from different parts of the village. Because of the potential for noise and bright lights at night, community parks should be buffered from adjacent residential areas.

Facilities – recreation features to be located in the Village’s two major community parks, based on the Bee Cave survey results, should include:

1. Jogging, bicycle or nature trails, sometimes lighted for evening use
2. Restrooms
3. Picnic areas and pavilion(s)
4. Play equipment
5. Natural areas



6. Active free play areas
7. Lighted ball fields, suitable for organized competitive events (on a site by site basis, and only if appropriate to each location)
8. Lakes or ponds for water based activities
9. Other facilities as needed which can take advantage of the unique characteristics of the site, such as nature trails or fishing adjacent to ponds, swimming pools, amphitheaters etc.
10. Internal roads with a park-like character (no curbs, curved configuration, limited width)
11. Sufficient off-street parking based on facilities provided and size of park
12. Lighting for evening use
13. Gates for park closure if necessary
14. Major community wide facilities such as a community pool or community center (very long range, and only if appropriate)

Parking is based on the facilities provided and the size of park. The National Recreation and Parks Association (NRPA) recommends a minimum of five spaces per acre, plus additional parking for specific facilities within the park such as pools or ball fields. The specific amount of parking provided in a community park should be determined by the facilities provided in that park.

A typical community park layout using the "Central Park" site as a model to illustrate the size and types of facilities that might be placed in a community park is shown on the following page.



50 Acre Natural Central Park



Linear Parks

Linear parks are open park areas that generally follow some natural or man-made feature that is linear in nature, such as creeks, abandoned railroad rights-of-way or power line or utility corridor easements. Linear parks were the most requested type of park to be built in the Village.

Linear parks can serve to link or connect other parks in the local system, as well as the Village Hall, retail areas, libraries, and other major destinations. They can also be parks onto themselves, and can create very unique and interesting park environments.



*Little Barton
Creek corridor*

The Little Barton Creek corridor is perhaps the best example of a linear park opportunity in the Village of Bee Cave. A second opportunity occurs along the new Galleria Road extension from FM 2244 to RM 620.



New linear parks in Bee Cave should include the following facilities:

1. Natural surface trails, except in areas subject to flooding, where hard surface concrete trails are recommended
2. Entrance features using stone and wood gateways to convey a sense of entry
3. Connections to scenic overlooks, where these are feasible
4. Kiosks at entrances to indicate the layout of the trail
5. Small parking areas for eight to ten cars, if not located in a park where other parking is available
6. Natural looking stone or timber benches every two or three hundred feet along trails
7. Scenic resting areas, associated with benches
8. Wood fencing where necessary to encourage trail users to stay on the trail
9. Drinking fountains at trail entrances where appropriate





Special Purpose Parks

Special purpose parks are designed to accommodate specialized recreational activities. Because the facility needs for each activity type are different, each special purpose park usually provides for one or a few activities. Examples of special purpose parks include:

Currently, Bee Cave has no special purpose parks.

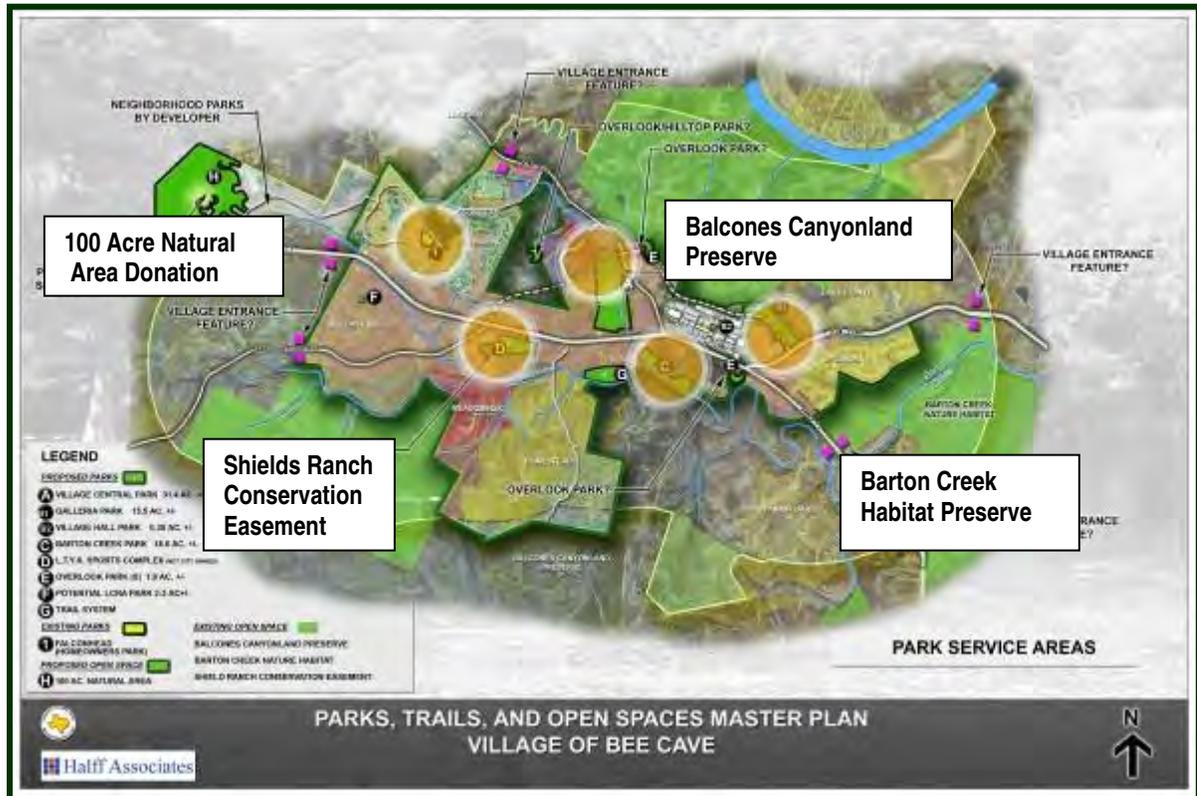
- Golf courses
- Athletic fields or complexes
- Nature centers or large natural preserves
- Swimming pool centers
- Skate Parks
- Tennis complexes

Athletic complexes and golf courses are the most common types of special purpose parks. The Lake Travis Youth Complex located along Highway 71 is an example of a special purpose park, but is privately owned and is not included in the park calculations for the Village. Overlook parks, if developed in Bee Cave, could be classified as special purpose parks. Currently, the Village of Bee Cave does not have any special purpose parks.

Because they are built to meet specific demands or opportunities, no level of service is developed for special purpose parks.



Natural Area Parks or Preserves



Large areas that preserve key natural assets in a city are an important part of the parks system. Bee Cave's unique location near Barton Creek places the Village in one of the most ecologically sensitive areas of Central Texas.

Natural preserves or undevelopable open space almost surround the Village and include over 1,000 acres of nature preserves. These include the Shield Ranch Conservation Area, the Barton Creek Habitat Preserve, and a portion of the Balcones Canyonland Preserve owned by the Trust for Public Lands. Each of these is in all likelihood preserved for the foreseeable future, but little or no public access will be available. The lack of public access to the area's conservation lands emphasizes the



need for linear parks and other natural areas within the Village boundaries that are accessible to Village residents.

In addition, a 35 acre buffer corridor consisting of 300' from each bank of Little Barton Creek is also preserved but remains in private ownership. The Village of Bee Cave will also receive a 100 acre preserve tract located on the western edge of the Village. This rugged tract of land will be left in an undeveloped state with the exception of nature trails and a permeable access parking area along Highway 71.

The total amount of preserve lands in or within one mile of the Village totals almost 3,000 acres. This is equivalent to almost 600 acres of nature preserves for a population of 5,000 Bee Cave residents. This ratio is among the highest anywhere in Texas.

Levels of Service for Specific Park Facilities

The Needs Assessment also provides target levels of service for a variety of types of facilities. For example, for a population of 5,000, a total of four tennis courts might be sufficient to allow use by those residents who enjoy tennis. These levels of service are intended to guide the Village in building facilities, and should be reviewed and modified if the use levels change. The levels of service are shown in Table 3.2 on the following page.



**Table 3.2 - Major Recreation Facility Needs in Bee Cave
(for an Ultimate Population of 13,500)**

Facility Type	Target Level of Service (1)	2010(Pop. Estimate 5,000+/-)		2016 (Potential Pop. of 10,000+/-)	
		Needed	Deficit/Surplus	Needed	Deficit/Surplus
Competitive Facilities					
Soccer Fields (Competitive)	1/2000 pop.	3 Fields	(-3 Fields)	5 Fields	(-5 Fields)
Baseball (Competitive)	1/3000 pop.	2 Fields	(-2 fields)	3 Fields	(-3 Fields)
Softball (Competitive)	1/7,500 pop.	1 Field	(-1 Field) (not enough fields needed To warrant construction)	1 Field	(-1 Field) (not enough fields needed To warrant construction)
Football (Competitive)	1/5,000 pop.	1 Field	(-1 Field) (can be combined with soccer field)	1 Field	(-1 Field) (can be combined with soccer field)
Soccer (Practice Fields)	1/2000 pop.	2 to 3 Fields	(-2 to 3 fields)	4 to 5 Fields	(-4 to 5 Fields)
Baseball/Softball (Practice Fields)	1/1,500 pop.	3 Backstops	(-3 Backstops)	6 Backstops	(-6 Backstops)
Other Recreation Facilities					
Basketball	1 / 2500 pop.	2 Courts	(-2 Courts)	4 Courts	(- 4 Courts)
Sand Volleyball	1 / 5,000 pop.	1 Sand Court	(-1 Court)	2 Sand Courts	(-2 Courts)
Recreation Ctr.	1 / 25,000	0 Centers	0 Centers	0 Centers	0 Centers
Swimming Pools	1 / 20,000 pop.	0 Pools	Not currently needed	0 Pools	No pools to be provided Consider splash area
Golf Courses	18 holes / 25,000	n/a	n/a	n/a	n/a
Playgrounds	1 / 3,000 pop.	1 large Playground	(- 1 Playground)	2-3 Playgrounds	(- 3 Playgrounds)
Tennis Courts	1 / 3,000 pop.	2 Courts	(- 2 Courts)	4 Courts	(- 4 Courts)
In-Line Hockey	1 / 50,000 pop.	n/a	n/a	n/a	n/a
Large Pavilions	1 / 2,000 pop.	2 to 3 Pavilions	(- 2 to 3 Pavilions)	4 Pavilions	(- 4 Pavilions)
Paved Trails	1 to 2 miles per 5,000 pop.	1 + Miles	(- 1 to 2 Miles)	2 to 4 Miles	(- 2 to 4 Miles)
<p>Note: Based on population projections for the Village of Bee Cave from Village Comprehensive Plan</p> <p>(1) General goals for comparison purposes only. Standard allow Village staff and officials to establish general target service levels.</p>					



Potential Parks for the Village

The Needs Assessment indicates that the Village needs both neighborhood and community park space, and lacks almost every single category of park facility. These needs can be addressed by developing lands that the Village either controls or will soon control. These opportunities for park development are addressed in this section, and will provide the framework for the entire park system for the Village. The map on the following page indicates potential park sites and opportunities in Bee Cave. Facilities to be included in each park, based on Village resident responses, are described on the following pages.

**Table 3.3
Potential Sites to Create the Bee Cave Parks System**

	Park Type	Park Site Name	Park Acreage
A	Community Park	Village Central Park	50 acres +/-
B.1	Community Park/ Neighborhood Park	Galleria Park (two tracts to be separated by the new Galleria Road)	30 acres +/-
B.2	Special Purpose Park	Village Hall Park at the Galleria	0.30 Acres +/-
C	Linear Park	Barton Creek Park	18.8 acres +/-
D	Special Purpose Parks	Overlook Parks or overlook features at private developments	4 total = 4.0 acres +/-
E	Open Space Preserve	100 Acre Nature Preserve Lands	100 acres +/-
F	Neighborhood Park / Special Purpose Athletic Park	L.T.Y.A. Sports Complex (not city owned)	Only if acquired
G	Neighborhood Park	Potential LCRA Park	2 to 3 acres +/-
H	Neighborhood Park	Existing and Future Neighborhood Parks in new developments	5 acres +/-
	Linear Parks	Linear Parks and Trails Corridors throughout Bee Cave.	50 acres +/-
Total Potential Park Acreage			260 Acres



A

Village Central Park Site 50 Acres +/-



View of the shallow swale that runs along the east edge of the site

The "central park" site was recently donated to the Village as part of the development of the Galleria Shopping Center. The site has a rolling character on its west and southern edges, and is flatter in the center portion of the site.

A shallow creek bed parallels the eastern edge of the site. The site is long and linear, and will be accessed from R.M. 620 and a future extension of Hamilton Pool Road on its northern edge. The site is mostly open, with a few large trees in the southern portion of the site.



Two alternative concepts for the site were prepared to develop order of magnitude cost estimates. Those concepts are shown on the following pages.



View of the site looking east from the adjacent Target parking lot.



“Central” Park: Natural Concept with Potential Pond

The “natural concept maintains the natural appeal of the landscape and treats the park like a large “meadow” for events and active play, but adds a pond (if feasible) along the low swale zone to serve as the defining element of Bee Cave’s most significant park.



The initial phases of the park would create access and a small lake.

“Central” Park: Active and Natural Concept

The active concept creates spaces for active organized sports, and envisions this park as the central place for all park activities in Bee Cave. The park would have pavilions, trails, a central play area and baseball fields.



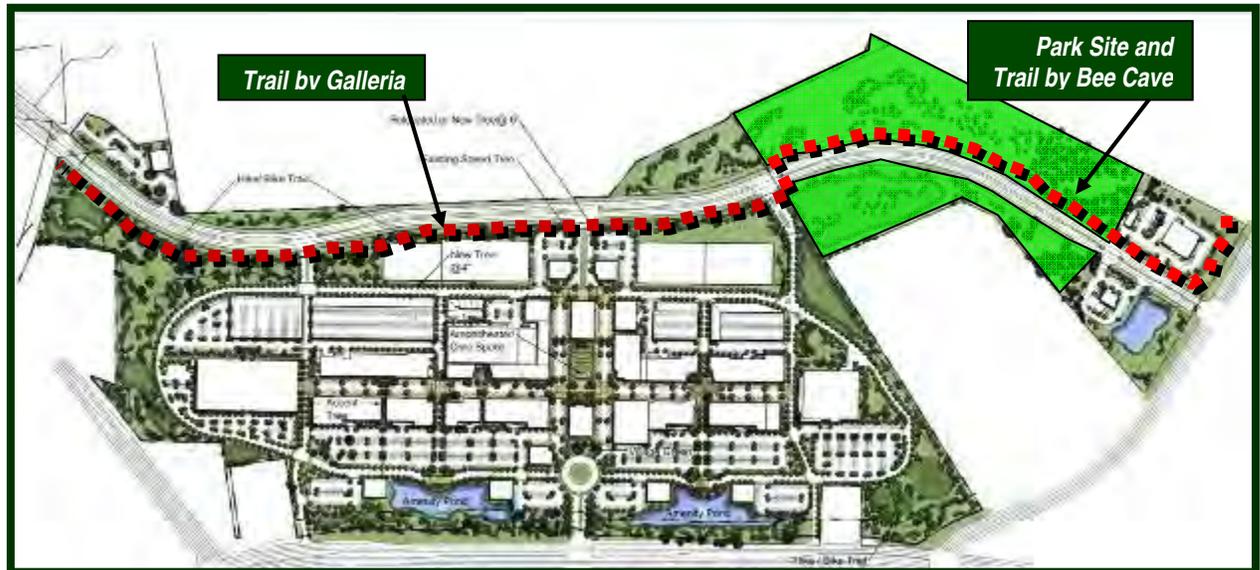
The active concept includes ball fields and a large play area.

Recommended Features for the Central Park site

1. Natural trails	4. Large playground area	7. Undeveloped preserved natural areas
2. Restrooms	5. Two to three shade pavilions	8. Basketball and sand volleyball courts
3. Picnic areas (multiple clusters of three tables)	6. Large meadow for activities	9. Lake or pond (future phase if feasible)



B1 Galleria Park Site



The Galleria Park site is a portion of the Galleria development site that will be donated to the Village. The site will be divided into two sections by the future Galleria Road. While the southwestern portion will be relatively small and can be left in a natural state, the northern portion of the site is well suited to active sports and a small neighborhood park site for residents in the Uplands. Trails will also run along the edge of the new Galleria Road and through the park site to eventually connect to FM 2244.

The Galleria Park site is conceived as a possible location for local youth sports if the LTYA facility is moved out of Bee Cave. Both an active and a more natural concept were prepared to determine what types of features might fit on the site. The flat and open nature of the site lends itself to soccer fields, while the wooded southern portion can be used for a playscape and picnic areas.

Recommended Features for the Galleria Park site		
1. Soccer fields (unlighted)	4. One medium sized pavilion raised on a small hill above the site	7. Meadow for open play
2. Baseball backstops for practice	5. One Basketball court	8. Trails around the park site
3. Small to medium playscape	6. Re-establishment of trees on the site	9. Restroom building and Parking along the Galleria Road



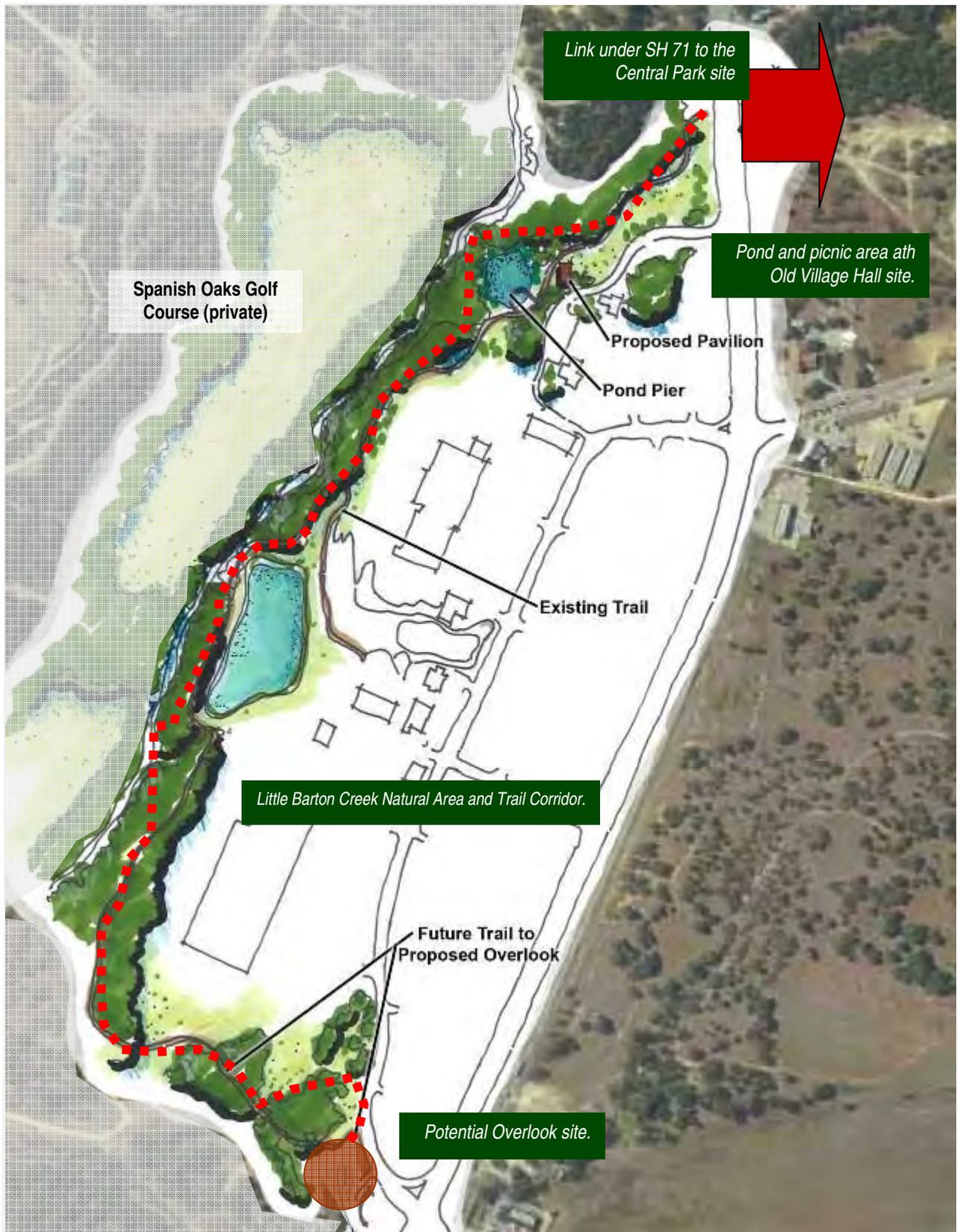
Little Barton Creek Park

Natural areas along Little Barton Creek behind the newly developed shops at the Galleria can create a 3,500 ft. long natural area and trail corridor. These areas are subject to flooding and cannot be developed, and preserve significant natural beauty. The corridor could link an overlook site at SH 71 and FM 2244 to the pond site near the old Village Hall site, and eventually could link to the new central park site by crossing under Hwy.71.



Recommended Features for the Little Barton Creek Natural Corridor site

1. Natural surface trails (subject to periodic flooding)	3. Nature viewing pier at the existing pond site	5. Picnic tables and benches
2. Entrance feature and Interpretive signs	4. Central picnic pavilion near pond	6. Connection to overlook site (may be privately owned)



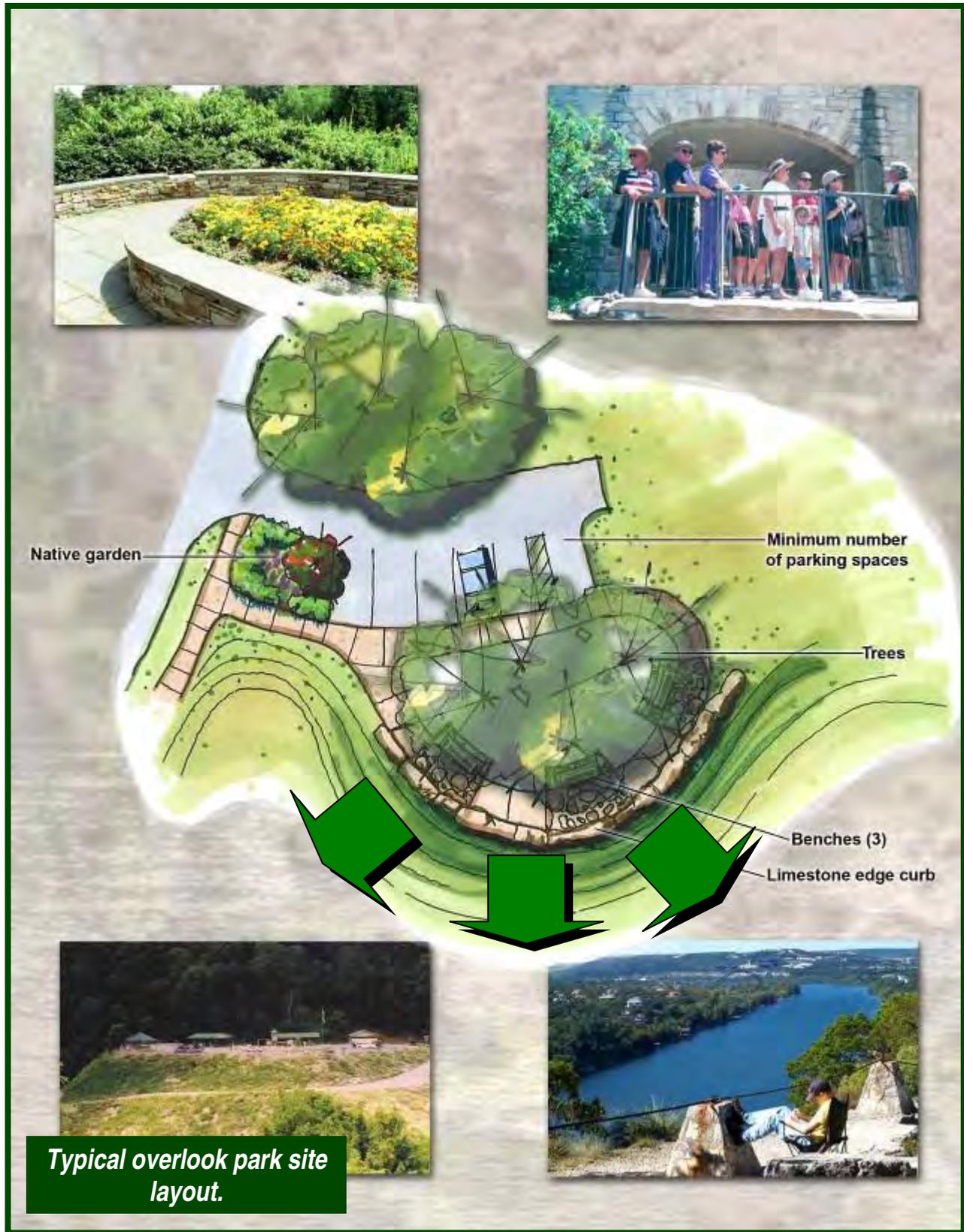


D

Overlook Parks

The development of overlook parks was a key recommendation of the 2000 Park section of the Comprehensive Plan. Bee Cave has several sites that provide one of a kind long range views that are rare in most of the state. These “overlook” parks can be simple and easy to develop, but will be some of the most unique areas in central Texas and much of Texas. The Lady Bird Johnson Garden area overlooking Town Lake illustrates the kind of serenity and character that can be achieved in the right setting. Up to four potential overlook sites throughout the Village have been identified on the Parks Master Plan map. Two of those can be jointly developed with private sources, and can even be maintained as part of restaurants or other private uses.





Typical overlook park site layout.





100-Acre Natural Area

The potential donation of a 100-acre natural area on the western fringe of the Village will provide a buffer zone along Highway 71. The site will be preserved in its natural state, and limited access will be provided with nature trails. The high point on the site offers the opportunity for an overlook site with picnic benches and a small shade shelter. Policing of the site should be considered, especially to avoid nighttime use of the site.



Two alternative access points were considered, with access from Highway 71 preferred. A pervious parking lot surface should be provided, along with gates for closing the site at dusk. Construction of features for this site should be a medium to long term time frame.



G

A Trail System for Bee Cave

Trails were the single most requested recreation facility as part of the citizen survey. Trails serve a variety of age groups and provide places for both active and passive recreation uses. The Village has many potential corridors for trails, ranging from drainage areas to trails adjacent to new thoroughfares.

Six major trail corridors are shown in the proposed trail plan for the Village on the following page. Most of the trail corridors should include decomposed granite trail surfaces, with the understanding that natural surfaces will require frequent grooming to prevent ruts. Trail entries, kiosks and signs are recommended to create a uniform look for the trail system as it is developed. The images on this page illustrate the type of character that can be created in a first-class trail system.





Recommended Trail Corridors

Little Barton Creek Corridor – The Little Barton Creek corridor follows the north side of Little Barton Creek from Highway 71 behind the back of the Shops at the Galleria site and ending at Highway 71 and FM 2244. The trail surface will be decomposed granite.

West Barton Creek Corridor to Hamilton Pool Road – Although the Little Barton Creek corridor is protected from future development, most of the corridor remains in private ownership. Over time, the Village should continue to seek agreements to acquire an easement to develop a nature trail from the Old Village Hall to Hamilton Pool Road. The new trail is approximately 3,000 linear feet in length.

Galleria Road Trail Corridor – Extends northward from F.M. 2244 to R.M. 620 along the new Galleria Road. Up to one mile of trail would be included. Two thirds of the trail corridor will be built by the Galleria. The remaining trail from the edge of the Galleria to RM 620 on the west and to FM 2244 will be built by Bee Cave. The trail will be a decomposed granite surface. Consideration should be given to providing wide outside shoulders for bike lanes along the new Galleria Road.

Central Park Trail Corridor – The corridor will extend north and south through the new central park site, and will cross under Highway 71 to connect to the Barton Creek trail corridor. The corridor is approximately 3,000 linear feet in length and follows a natural drainage corridor, and will have a natural decomposed granite surface.

Hamilton Pool Road Extension Trail – If Hamilton Pool Road is extended to the northeast to connect to the Galleria Road at FM 620, a trail corridor should be provided along one side of the road. Up to an additional 20' of right of way will be required, subject to confirmation as more detailed design occurs.



Highway 71 Trail Corridor – Long term, a trail corridor could be developed along drainage corridors on the south side of Highway 71 from Hamilton Pool Road to the western edge of the Village. Acquisition of easements or right of way would be required for portions of the corridor.

Recommended Features of the Bee Cave Trail System		
1. Natural surface trails (some subject to periodic flooding)	3. Trail entry features and entry signs	5. Periodic picnic tables and benches
2. Interpretive signs	4. Bicycle racks, trash receptacles, emergency call boxes and trail parking	6. Overlook features where appropriate



Land Acquisition for Parks/ Open Space

Mitigation funds will be available for use by Bee Cave to acquire area lands. The purpose of these funds is to protect lands that are imminently in danger of development in or near the Village boundaries. A number of alternative sites have been looked at, each having particular advantages and disadvantages. Prioritization recommendations shown here focus on both mitigation value as well as long term community value in the form of trail or nature corridors.

LTYA Sports Complex Property – If available for purchase, consideration could be given to acquiring the LTYA 30 acre tract along Highway 71. The property does have commercial value, and could be developed with a significantly higher level of impervious cover, but would require a change of zoning and Village approval.

If acquired, the lands could continue to be used as sports facilities with fewer lighted fields, or could be gradually returned to a more pastoral park appearance. With retention of the sports fields, other sports fields might not have to be built in the Central Park or the Galleria Park sites.

The cost of acquiring the land may be significant, given its access to Highway 71 and visibility from the highway. It is probable that the overall cost would exceed the mitigation funds that are available.



Rear portion of the LTYA property includes a large soccer field and adjacent parking and picnic areas.



Consideration could be given to acquiring the rear portion of the site for use as soccer fields and a playground site. A total of 5 to 7 acres might be sufficient to accomplish these goals. This option should be investigated by staff before making the final determination as to whether or not a portion of the site should be pursued.



Recommended Acquisition Priority – Medium for a portion of the site, low for the entire site.



Trail Corridor Lands at Hwy. 71 and the Barton Creek Corridor –

Acquisition of a trail corridor along drainage areas leading from the southern end of the central park site to Highway 71 should be considered. The actual gap is between 500 and 700 feet, and would occur mostly along drainage corridors that might be more difficult to develop. This corridor would strengthen the link between neighborhoods north of 71 and homes in the Homestead, Meadowfox and other areas south of Highway 71.

Recommended Acquisition Priority – High, but only if determined to be feasible.



Little Barton Creek Corridor Lands – Properties along Little Barton Creek have been identified as a long term natural corridor, and in fact cannot be developed. Acquisition might focus on larger tracts that include key portions of the creek corridor, so as to protect the watershed and allow controlled access to natural trails along the creek. In the short term, these lands may be difficult to acquire, but consideration should be given to reviewing if any are currently



available. Acquisition along this corridor would meet the requirements of the mitigation funds if developable lands were acquired.

Recommended Acquisition Priority - High



Zone for potential long term acquisition along Little Barton Creek between Hamilton Pool Road and the Shops at the Galleria.

Hamilton Pool Road Lands – Properties along Hamilton Pool Road have also been considered as potential mitigation acquisitions. These properties would not add park assets to Bee Cave, but could preserve unique tracts at the confluence of Little Barton and other tributaries in the area.

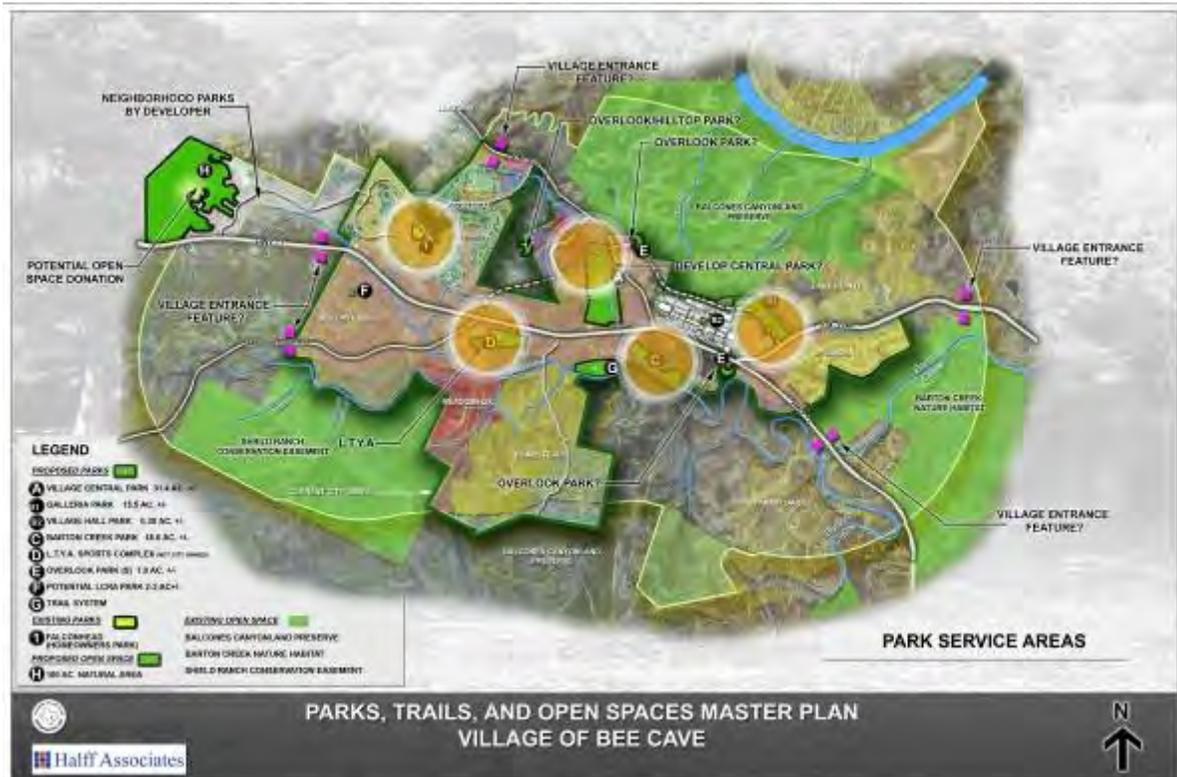


Recommended Acquisition Priority – Medium to Low

Prioritization recommendations are discussed in the Implementation section in the next chapter.

Chapter 4: Implementation Recommendations





Chapter 4

Implementation Recommendations

The park needs of the Village and recommendations to address those long term needs are described in Chapter 3 of this report. Those needs include developing the new central community park and developing key linear park and trail corridors. The acquisition of land strategically before it is consumed by new development is also a key recommendation of the plan. This chapter prioritizes the parks needs of the Village and recommends a series of actions to begin to address those needs. These actions are recommendations that will guide the staff and Board of Aldermen over the next five to ten years, and should be revisited and updated on a regular basis.



Highest Priority Needs - The prioritization shown in this section is based on information received from public input as well as from the needs assessment formed from facility & acreage levels of service.

The criteria used to prioritize the park facilities needs in Bee Cave are as follows:

- Level of need based on citizen input from a community wide basis – needs were in top ten listed as important by Bee Cave citizens;
- Level of need based on direct citizen input from public comments;
- Level of service needs established by comparing target levels to actual levels;
- Opportunities for recreation facilities based on existing physical conditions in or near Bee Cave.

Areas of deficiency meeting all or most of the criteria shown above were ranked as high priority elements, and are slated to receive the highest level of attention over the next five to ten years.



Table 4.1 Key Needs Summary	
<p><u>Needs based on Citizen input (Survey)</u></p> <ul style="list-style-type: none"> ▪ Trails ▪ Picnic areas ▪ Playgrounds ▪ Restrooms in parks ▪ Preserve natural areas ▪ Athletic facilities ▪ Pavilions or shelters ▪ Lighted areas for evening use ▪ Outdoor basketball/tennis courts ▪ Area for events or gatherings ▪ Community center 	<p><u>Needs based on available natural resources in or near Bee Cave</u></p> <ul style="list-style-type: none"> ▪ Linear park corridors along creeks and drainage ways ▪ Acquisition of vista areas for overlooks
<p><u>Needs based on Standards Assessment</u></p> <ul style="list-style-type: none"> ▪ Development of park sites to provide parkland – community parks ▪ Neighborhood park sites – as part of development ▪ Trails ▪ Play areas ▪ Picnic facilities ▪ Baseball and soccer fields ▪ Pavilions 	<p><u>Needs based on Meeting Input</u></p> <ul style="list-style-type: none"> ▪ Equestrian trails ▪ Community swimming pool (long term) ▪ Community center (long term)

Implementation Strategy

The following implementation strategy is recommended to address the Village’s key recreation highest priority over the next five years. These actions include many of the high priority facility needs listed above. Recommendations are ranked in one of the three categories listed below.

- **Short Term Implementation** - List of top priority items to be completed or initiated over the next five to ten years.
- **Medium Term Implementation** - List of recommendations to be initiated or completed in next five to fifteen years.



- **Long Term Implementation** - List of recommendations to be initiated in ten years or longer. While these actions may take longer to initiate, planning for these items should continue.

The tables on the following pages indicate the priority levels based on the time frames shown above. These may vary as circumstances and funding constraints occur.

Recommendations for the next five years include:

1. Development of the initial portion of the Central Park site
2. Development of the Galleria park site
3. Development of the Little Barton Creek corridor, from Great Divide to the area behind the Shops at the Galleria



Funding Sources

Funding strategies will differ for each type of facility. However, the majority of the funding required to address the Village's park needs must come from local sources, primarily bond funding and sales tax revenue. Some park, open space, and trail projects may be able to contend for federal and state funds. This section provides brief descriptions of these funding implementation assistance opportunities.

Key Village-Generated Funding Sources

4B Sales Tax Revenue – Revenue generated from 1/4 cent of the Village sales tax allocation will be a major source of recreation facility construction. This funding is administered through the Bee Cave Economic Development Corporation. To the extent possible, this revenue source should be used to fund facility construction. This fund source can be used to cover some operational or maintenance costs, but should not be the major source of operations revenue.

General Fund Expenditures – These funds will be primarily used for improvements to existing parks and facilities. Some funding should be set aside annually to cover operational costs. An initial amount of \$100,000 to \$150,000 should be budgeted annually for general operations and repairs. As the "Central" park, the "Galleria" park and the Little Barton Creek linear park sites are completed, the annual operational budget should be increased. The annual amounts needed may be in the range of \$200,000 to \$300,000, but should be confirmed based on actual designs for each of the sites.

Bond Funds – Recent bond issues in other central Texas cities for park and open space preservation needs have been successful, and point to a continued desire for increased spending on quality of life items in the fast



growing cities of the area. Bond sales referendums for park related expenses can be considered in the future if needed.

Partnering with Developers and Private Land Owners - May be possible as the remaining lands are developed in Bee Cave. The development community can be asked to provide close in amenity features, much as Falconhead has done in the recent past. The building of neighborhood based park facilities by developers and Homeowner associations should be encouraged, with the understanding that Village standards for long term durability should be used.

Key Grant Funding Sources

Grants can provide a significant source of additional funding for parks, but should not be considered as the primary source for park construction.

TPWD - Texas Recreation and Parks Account (TRPA) - TPWD is the primary source for park grants in Texas and in addition provides funding for recreational trails. Up to a 50 percent match can be obtained, up to \$500,000, for new park and trail facilities. A separate grant program targets indoor recreation facilities. Grant applications that stress joint funding and support from two or more local entities may have a greater chance in contending for the TRPA grants. The Village should take an aggressive stance in pursuing partnerships with other communities, the Lake Travis Independent School District and other non-profit recreation providers.

While the fund has been greatly reduced over the past few years, levels of funding may be increased when the Texas State Legislature meets again in 2007. The Village should continue to track this funding source and evaluate each major project for its grant potential.



LCRA Partners in Parks Program - Funding from LCRA is often used as a local match for TPWD funds. - These funds allow for development of a significant number of types of facilities, and have a stable revenue source, so are generally available. It is probable that Bee Cave could qualify for grant assistance. Up to \$200,000 can be granted at one time.

Future rounds of transportation enhancement funding (NEXT-TEA) - NEXT-TEA was recently re-authorized by Congress. They provide the funding mechanism for federal transportation programs for the next 6 years. While the program is complex and requires adhering to Texas Department of Transportation standards, the 80% funding match is among the best possible grant opportunities anywhere. The Village should budget for a minimum local match of 20%, but can enhance the chances of a successful grant by increasing the match to 25 or 30%.

Recreational Trails Program (RTP) - These funds can be spent to construct new recreational trails, improve/maintain existing trails, develop/improve trailheads or trailside facilities, and acquire trail corridor/easements. It is a cost reimbursement program. Projects may range in total cost between \$5,000 and \$100,000.

Environmental Protection Agency - This source can provide funding for projects with money collected in pollution settlements, or with funding targeted at wetland and habitat preservation or reclamation.

Foundation and Company Grants - These grants can assist in direct funding for projects, while others exist to help citizen efforts gets established with small seed funds or technical assistance.

Grants for Greenways - This is a national listing that provides descriptions of a broad spectrum of both general and specific groups who provide technical and financial support for greenway interests.



Partnering with Volunteer Groups - These can be helpful when constructing nature, bike and equestrian trails. Their efforts can be used as part of the required match for the Recreational Trails program. There are a variety of sources for volunteers including user groups, local residents, corporate community service initiatives, and business and civic support groups.

Plan Updates

The 2006-2016 Bee Cave Parks Trails and Open Space Master Plan is a guide to be used to develop the existing system for future needs over the next 5 to 10 years, with the ultimate life of this plan being 10 years. However, during that time frame changes will occur that impact the recommendations of the master plan. For example, the population may increase more rapidly than projected, the community may indicate a special need for a facility not listed in the recommendations, or development of some of the recommendations listed in this master plan will occur. A review and update of this master plan by Village staff should be conducted every year or when a significant change does occur. These updates can be published in short report format and attached to this master plan for easy use. Three key areas for focus of these periodic reviews are as follows:

- **Facility Inventory** - New facilities should be added to the parks inventory, as well as any significant improvements to LTISD, Travis County Parks or facilities by major private entities that could influence recreation in Bee Cave.
- **Public Involvement** - As mentioned previously, this master plan reflects current population and attitudes as expressed by the citizens of Bee Cave. However, over time those attitudes and interests may change as the Village grows. Periodic opinion surveys are recommended to provide a current account of the



attitudes of the citizens and to provide additional direction from the public on issues that may arise.

In order to make an accurate comparison of the changes in attitudes and interests, it is recommended that future surveys follow the general format of the citizen survey conducted in this master plan. An interval of every four years is recommended, and may be combined with other Village-wide citizen satisfaction surveys.

- **Action Plan** - As items from the action plan discussed earlier in this section are implemented, updates should be made to this prioritized list to provide a current schedule and priority list for Village staff.



Village of Bee Cave: Parks, Trails, and Open Space Master Plan

Central Park Concept: Natural with Water (Phase I)

Potential Development Cost

Item	Type	Quantity	Unit	Unit Price	Amount
1	Two-Lane Park Asphalt Road	2,000	SY	\$50	\$ 100,000
2	Asphalt Parking Spaces	60	Spaces	\$2,000	\$ 120,000
3	Decomposed Granite Trail	5,050	LF	\$150	\$ 20,000
4	Park Sign	1	EA	\$5,000	\$ 5,000
5	28' x 40' Rectangular Pavilion with Restroom	1	EA	\$300,000	\$ 300,000
6	24' Octagonal Pavilion	1	EA	\$50,000	\$ 50,000
7	Turf Meadow Grading	162500	SF	0.25	\$ 40,625
8	Meadow (Turf)	6000	CY	10	\$ 60,000
9	Pond (Maybe built in future phase)	1	EA	\$500,000	\$ 500,000
10	Playscape	1	EA	\$75,000	\$ 75,000
11	Bocce Ball Courts	2	EA	\$10,000	\$ 20,000
12	Site Grading Allowance	1	LS	\$100,000	\$ 100,000
13	Site Lighting Allowance	1	LS	\$75,000	\$ 75,000
14	Site Furnishings Allowance (picnic tables, etc.)	1	LS	\$50,000	\$ 50,000
15	Site Landscape Allowance (trees, turf, etc.)	1	LS	150000	\$ 150,000
Subtotal Construction Cost					\$ 1,665,625
Design, Testing, Survey, Misc. Cost Allowance (15%)					\$ 249,844
Contingency at Pre-Design Level (20%)					\$ 383,094
Total Phase I					\$ 2,298,563

Note: Order of Magnitude Estimate only, without detailed design.

This estimate is intended only to establish a range of potential costs for this construction effort.

This cost shown are in 2006 dollars.



Village of Bee Cave: Parks, Trails, and Open Space Master Plan

Central Park Concept: Natural with Water (Phase II)

Potential Development Cost

Item	Type	Quantity	Unit	Unit Price	Amount
1	Two-Lane Park Asphalt Road	2,500	SY	\$50	\$ 125,000
2	Asphalt Parking Spaces	60	Spaces	\$2,000	\$ 120,000
3	Decomposed Granite Trail	2,750	LF	\$150	\$ 20,000
4	24' Octagonal Pavilion	1	EA	\$50,000	\$ 50,000
5	Playscape	1	EA	\$75,000	\$ 75,000
6	Sand Volleyball Court	2	EA	\$15,000	\$ 30,000
7	Site Lighting Allowance	1	LS	\$75,000	\$ 75,000
8	Site Landscape Allowance	1	LS	\$150,000	\$ 150,000
9	Site Irrigation	1	LS	\$150,000	\$ 150,000
10	Disc Golf Course	1	LS	\$15,000	\$ 15,000
<hr/>					
Subtotal Construction Cost					\$ 810,000
<hr/>					
Design, Testing, Misc. Costs (15%)					\$ 121,500
Contingency at Pre-Design Level (20%)					\$ 186,300
Total Phase II					\$ 1,117,800

Note: Order of Magnitude Estimate only, without detailed design.

This estimate is intended only to establish a range of potential costs for this construction effort.

This costs shown are in 2006 dollars.



Village of Bee Cave: Parks, Trails, and Open Space Master Plan

Central Park Concept: Active (Phase I)

Potential Development Cost

Item	Type	Quantity	Unit	Unit Price	Amount
1	Two-Lane Park Asphalt Road	1,760	SY	\$50	\$ 88,000
2	Asphalt Parking Spaces	50	Spaces	\$2,000	\$ 100,000
3	Decomposed Granite Trails	4,500	LF	\$150	\$ 675,000
4	Concession Stand/Restrooms	1	EA	\$300,000	\$ 300,000
5	Playscape	1	EA	\$75,000	\$ 75,000
6	Small Baseball Field	2	EA	\$75,000	\$ 150,000
7	Site Lighting Allowance	1	LS	\$75,000	\$ 75,000
8	Site Landscape Allowance	1	LS	\$150,000	\$ 150,000
9	Site Irrigation	1	LS	\$150,000	\$ 150,000
Subtotal Construction Cost					\$ 1,763,000
Design, Testing, Misc. Costs (15%)					\$ 264,450
Contingency at Pre-Design Level (20%)					\$ 405,490
Total Phase I					\$ 2,432,940

Note: Order of Magnitude Estimate only, without detailed design.

This estimate is intended only to establish a range of potential costs for this construction effort.

This costs shown are in 2006 dollars.



Village of Bee Cave: Parks, Trails, and Open Space Master Plan

Central Park Concept: Active (Phase II)

Potential Development Cost

Item	Type	Quantity	Unit	Unit Price	Amount
1	Two-Lane Park Asphalt Road	3,133	SY	\$30	\$ 93,990
2	Asphalt Parking Spaces	125	Spaces	\$2,000	\$ 250,000
3	Decomposed Granite Trails	2,550	LF	\$150	\$ 382,500
4	24' Octagonal Pavilion	2	EA	\$50,000	\$ 100,000
5	Playscape	1	EA	\$75,000	\$ 75,000
6	Large Baseball Field	1	EA	\$150,000	\$ 150,000
7	Small Baseball Field	1	EA	\$75,000	\$ 75,000
8	Overlook	1	EA	\$10,000	\$ 10,000
9	Site Lighting Allowance	1	LS	\$75,000	\$ 75,000
10	Site Landscape Allowance	1	LS	\$150,000	\$ 150,000
11	Site Irrigation	1	LS	\$150,000	\$ 150,000
Subtotal Construction Cost					\$ 1,511,490
Design, Testing, Misc. Costs (15%)					\$ 226,724
Contingency at Pre-Design Level (20%)					\$ 347,643
Total Phase II					\$ 2,085,856

Note: Order of Magnitude Estimate only, without detailed design.

This estimate is intended only to establish a range of potential costs for this construction effort.

This costs shown are in 2006 dollars.







Village of Bee Cave: Parks, Trails, and Open Space Master Plan

Galleria Park Concept: Natural Potential Development Cost

Item	Type	Quantity	Unit	Unit Price	Amount
1	Two-Lane Park Asphalt Road	1,600	SY	\$50	\$ 80,000
2	Asphalt Parking Spaces	70	Spaces	\$2,000	\$ 140,000
3	Sidewalk (concrete)	6,700	SF	\$10	\$ 67,000
4	Decomposed Granite Trail	1,770	LF	\$150	\$ 265,500
5	30' x 40' Pavilion	1	EA	\$50,000	\$ 50,000
6	40' x 50' Pavilion/Restrooms	1	EA	\$200,000	\$ 200,000
7	Basketball Court	1	EA	\$0	\$ -
8	Playscape	1	EA	\$75,000	\$ 75,000
9	Site Grading Allowance	1	LS	\$100,000	\$ 100,000
10	Site Lighting Allowance	1	LS	\$75,000	\$ 75,000
11	Site Furnishings Allowance (picnic tables, etc.)	1	LS	\$50,000	\$ 50,000
12	Site Landscape Allowance (trees, turf, etc.)	1	LS	150000	\$ 150,000
13	Park Sign	1	EA	\$5,000	\$ 5,000
Subtotal Construction Cost					\$ 1,257,500
Design, Testing, Survey, Misc. Cost Allowance (15%)					\$ 188,625
Contingency at Pre-Design Level (20%)					\$ 289,225
Total					\$ 1,735,350

Note: Order of Magnitude Estimate only, without detailed design.

This estimate is intended only to establish a range of potential costs for this construction effort.

This costs shown are in 2006 dollars.



Village of Bee Cave: Parks, Trails, and Open Space Master Plan

Galleria Park Concept: Active Concept Potential Development Cost

Item	Type	Quantity	Unit	Unit Price	Amount
1	Two-Lane Park Asphalt Road	1,100	SY	\$50	\$ 55,000
2	Asphalt Parking Area	80	Spaces	\$2,000	\$ 160,000
3	Decomposed Granite Trail (8' Wide)	1,770	LF	\$100	\$ 177,000
4	24' x 24' Pavilion/Restrooms	1	EA	\$200,000	\$ 200,000
5	Basketball Court	1	EA	\$50,000	\$ 50,000
6	Soccer Field (Intermediate, unlighted)	3	EA	\$30,000	\$ 90,000
7	Site Grading Allowance	1	LS	\$50,000	\$ 50,000
8	Site Lighting Allowance (for security only)	1	LS	\$75,000	\$ 75,000
9	Site Furnishings Allowance (picnic tables, etc.)	1	LS	\$50,000	\$ 50,000
10	Site Landscape Allowance (trees, turf, etc.)	1	LS	\$150,000	\$ 150,000
11	Two backstops (Baseball Practice)	2	EA	\$10,000	\$ 20,000
12	Park Sign	1	EA	\$5,000	\$ 5,000
Subtotal Construction Cost					\$ 1,082,000
Design, Testing, Survey, Misc. Cost Allowance (15%)					\$ 162,300
Contingency at Pre-Design Level (20%)					\$ 248,860
Total					\$ 1,493,160

Note: Order of Magnitude Estimate only, without detailed design.

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Village of Bee Cave: Parks, Trails, and Open Space Master Plan

Little Barton Creek Park						
Potential Development Cost						
Item	Type	Quantity	Unit	Unit Price		Amount
1	Park Sign	1	EA	\$5,000	\$	5,000
2	Pier over Pond with Small Pavilion	100	LF	\$1,000	\$	100,000
3	Decomposed Granite Trails (6' wide, includes small benches, some drainage	100	LF	\$1,000	\$	100,000
4	24' X 30' Pavilion	1	EA	\$50,000	\$	50,000
5	Pond Aeration	1	LS	\$10,000	\$	10,000
6	Miscellaneous Furnishing Allowance (benches, bike racks, mile markers)	1	LS	\$30,000	\$	30,000
7	Trail Interpretive Signs	3	EA	\$2,500	\$	7,500
Subtotal Construction Cost					\$	302,500
Design, Testing, Administration, Misc. Costs (15%)					\$	45,375
Contingency at Pre-Design Level (20%)					\$	69,575
Total					\$	417,450

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Village of Bee Cave: Parks, Trails, and Open Space Master Plan

Overlook Park

Potential Development Cost

Item	Type	Quantity	Unit	Unit Price	Amount
1	Driveway	1	EA	\$5,000	\$ 5,000
2	Asphalt Parking Spaces	5	Spaces	\$2,000	\$ 10,000
3	Stone Walkway (10' X 50')	500	SF	\$15	\$ 7,500
4	Sidewalk (concrete)	1000	SF	\$10	\$ 10,000
5	Benches	3	EA	\$1,500	\$ 4,500
6	Site Lighting Allowance	1	EA	\$5,000	\$ 5,000
7	Site Landscape Allowance	1	EA	\$25,000	\$ 25,000
8	Site Irrigation	1	EA	\$15,000	\$ 15,000
9	Park Sign	1	EA	\$5,000	\$ 5,000
Subtotal Construction Cost					\$ 87,000
Design, Testing, Administration, Survey, Misc. Cost Allowance (15%)					\$ 13,050
Contingency at Pre-Design Level (20%)					\$ 20,010
Total (each)					\$ 120,060

Note: Order of Magnitude Estimate only, without detailed design.

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Village of Bee Cave: Parks, Trails, and Open Space Master Plan

100-Acre Natural Area

Potential Development Cost

Item	Type	Quantity	Unit	Unit Price	Amount
1	Sign	1	EA	\$5,000	\$ 5,000
2	Gravel Parking Area	20	Spaces	\$1,000	\$ 20,000
3	Nature Trail (1 mile)	5,280	LF	\$20	\$ 105,600
4	Overlook (Wall, Benches)	1	LS	\$50,000	\$ 50,000
5	Small Pavilions	2	EA	\$20,000	\$ 40,000
6	Gate with Remote Control Access	1	EA	\$10,000	\$ 10,000
Subtotal Construction Cost					\$ 230,600
Design, Testing, Administration, Misc. Costs (15%)					\$ 34,590
Contingency at Pre-Design Level (20%)					\$ 53,038
Total					\$ 318,228

Note: Order of Magnitude Estimate only, without detailed design.

This estimate is intended only to establish a range of potential costs for this construction effort.

This costs shown are in 2006 dollars.

