

**PARKS, RECREATION & OPEN SPACE MASTER PLAN**  
**for**  
**BRUSHY CREEK MUNICIPAL UTILITY DISTRICT**



**BRUSHY CREEK MUNICIPAL UTILITY DISTRICT  
PARKS, RECREATION AND OPEN SPACE MASTER PLAN**

**APRIL 5, 1995**

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## **EXECUTIVE SUMMARY**

## SECTION 1 - EXECUTIVE SUMMARY

Brushy Creek Municipal Utility District is located in southern Williamson County, north of the City of Austin and west of the City of Round Rock, Texas and lies in the extraterritorial jurisdiction of these two cities. The District currently encompasses 3,200 acres with 2,300 homes. Upon completion of development of the land within the District, there will be approximately 6,400 living unit equivalents (LUE's).

Brushy Creek MUD expects to triple its current population by the year 2010. The District's Board of Directors and Parks and Recreation Committee has acknowledged the need to plan for park and recreation facilities to meet the needs of the growing community and retained Richardson Verdoorn to prepare a Park, Recreation and Open Space Master Plan. The park plan is designed to build from the existing park facilities.

The purpose of this plan is to guide the development of the parks system for Brushy Creek MUD through the year 2010. The process employed to prepare this plan includes an inventory of available resources, analysis of growth trends and obtaining public input through questionnaires and two open forums. As a result of this process, five fundamental goals were established:

1. Acquire more parks
2. Provide more facilities
3. Devote more to maintenance
4. Coordinate joint development with other providers
5. Consider alternative funding sources for the development of the parks system

The resultant plan recommends the acquisition and/or development of facilities in order to meet the needs of the District's residents through 2010. Those facilities are:

PARK TYPE	COMMENTS
Neighborhood Parks	Three new neighborhood parks are proposed at the corner of Pepper Rock Drive and Great Oaks Drive, in Brushy Creek North and in the area south of 620 if that area developed as residential. Improvements are proposed for the existing neighborhood parks.
Community Park	One community park to be located on Great Oaks Trail adjacent to the proposed greenbelt. Facilities include: Phase One: swimming pool and bathhouse, pavilion, sports fields, playscape, parking. Phase Two: picnicking, tennis courts, trails, basketball/volleyball courts, sports fields, parking.

Greenbelts

Link neighborhoods with community facilities, such as schools and parks, and connect to the proposed regional greenbelt system along Brushy Creek.

Special Use Parks

After the wastewater treatment plant is abandoned, develop a park on the banks of Brushy Creek taking advantage of this significant natural resource.

# INVENTORY



## **SECTION 2 - INVENTORY**

### **Introduction**

Parks, recreation and open space facilities are provided by several different entities within the boundaries of Brushy Creek MUD. These facilities are shown on Figure 1.

### **Existing Parks**

The District currently owns five developed park sites, including Cat Hollow Park, Creekside Park, Shirley MacDonald Park, and Racine Woods Park. These facilities are outlined in more detail in Table 1.

### **Other Providers**

Round Rock Independent School District has two schools with developed recreational facilities in the District and is planning to build another elementary school to be completed by Fall of 1997.

There are also two homeowners associations parks. These facilities are described in Table 2. Table 3 shows the breakdown of the open space acreages of the various providers.

### **Recreational Programs**

Brushy Creek MUD does not operate any recreational programs. Sports programs are provided primarily by organizations in the City of Round Rock and other near by communities.

#### *Youth Sports*

Baseball and softball are organized by Sam Bass Youth Baseball, Kiwanis Little League, AABC Baseball, Town and Country and Sertoma Girls Softball Association. These leagues are based in Round Rock and use the facilities at Old Settlers Park.

Soccer is sponsored by Round Rock Soccer Association and use the fields at Voit Elementary School and Old Settlers Park. Cedar Country Youth Soccer Association and Town and Country also offer soccer.

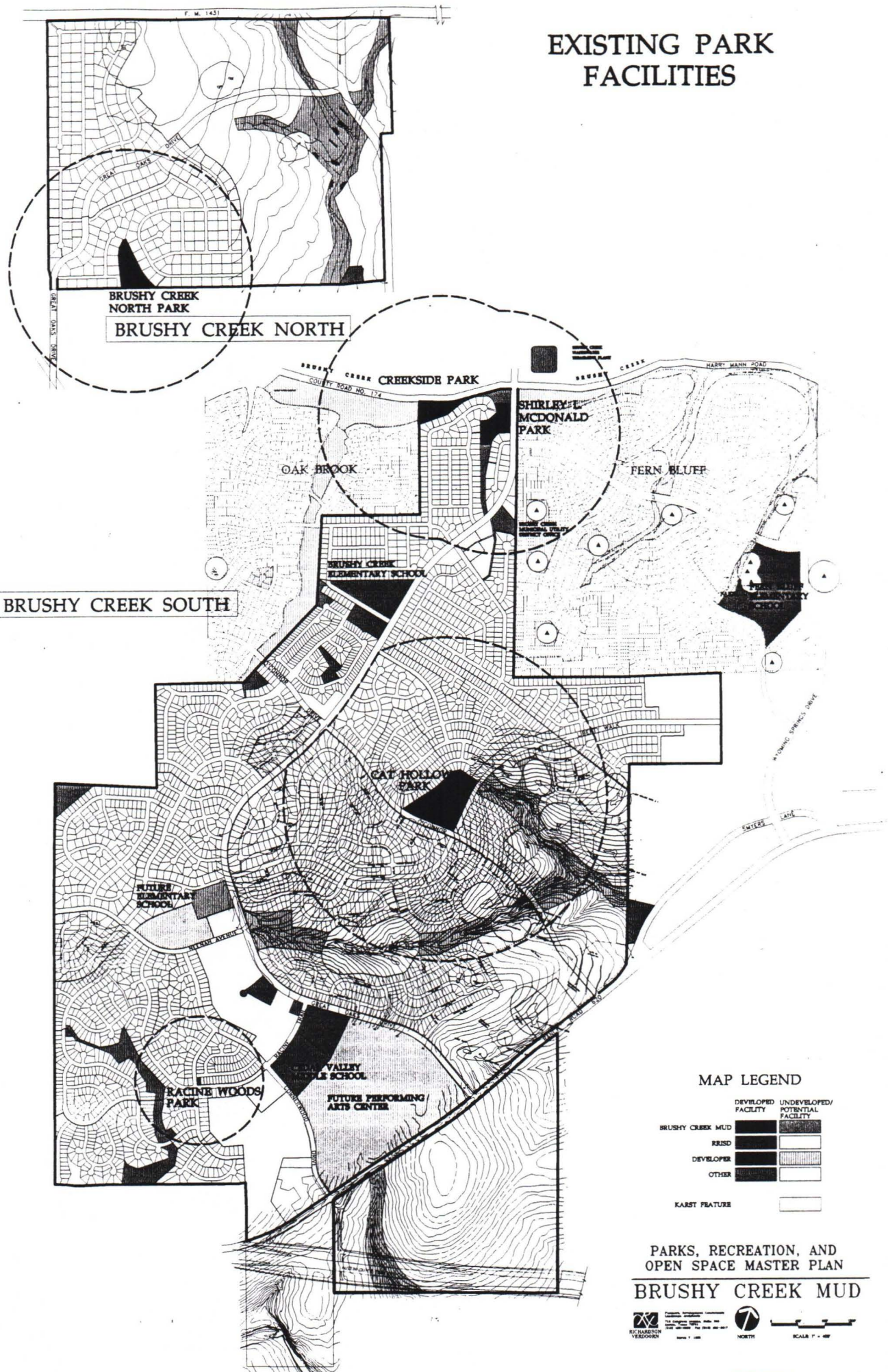
Pop Warner Football runs a football program at Buck Egger Park.

The City of Round Rock organized youth basketball using various school gymnasiums.

Swimming clubs include Texas Gold Swimming, Lonestar Aquatics, Round Rock Dolphins, and Brushy Creek Marlins. They use pools in Round Rock and Brushy Creek.



# EXISTING PARK FACILITIES



BRUSHY CREEK  
PARK LAND INVENTORY

PARK	SIZE	COMMENTS
1. Creekside Park (Brushy Creek Pool & Park)	3.55 Ac.	<ul style="list-style-type: none"> <li>- Pool w/ lap and diving areas, toddler pool, bathhouses, restrooms</li> <li>- Basketball court, tennis court, picnic tables (5) b-b-q grills (2), playscape swings</li> <li>- Parking</li> <li>- Shady spring-fed creek</li> <li>- Concrete stairs up bluff to neighborhood</li> <li>- Removed corner of the district, vandalism a problem</li> <li>- Fully developed park</li> </ul>
2. Shirley MacDonald Park (Duck Pond)	4.47 Ac.	<ul style="list-style-type: none"> <li>- Duck pond/fishing hole with interpretive signage</li> <li>- Playscape, swings, picnic tables (2), b-b-q grill, bridge, benches</li> <li>- Possible connection through drainage way to neighborhood</li> </ul>
3. Cat Hollow Park	11.76 Ac.	<ul style="list-style-type: none"> <li>- Pool with bathhouse, parking</li> <li>- Tennis court, basketball court, volleyball court, picnic tables (6), b-b-q grills (3), walking trail, benches, baseball diamond</li> <li>- Fully developed park, most used in district</li> </ul>
4. Brushy Creek North Park	4.67 Ac.	<ul style="list-style-type: none"> <li>- Playscape, volleyball court, shady picnic area</li> <li>- Large open area in drainage way with space for future development</li> </ul>
5. Racine Woods Park (Sinkhole Park)	0.25 Ac.	<ul style="list-style-type: none"> <li>- Shady sinkhole playscape, picnic tables (2), fenced</li> <li>- Nice small park, no space for further development</li> </ul>
TOTAL ACRES:		24.7 Ac.

Table 1



PARK AND RECREATION FACILITIES  
BY OTHER PROVIDERS

PROVIDER	FACILITY	COMMENTS
1. Round Rock Independent School District	Brushy Creek Elementary School	Playfield with backstop, playscapes, swings, running track, soccer fields, parking
	Cedar Valley Middle School	Lighted football field with tract and bleachers, two baseball diamonds, two soccer fields
2. Homeowners Associations	The Woods of Brushy Creek	Swimming pool, bathhouse parking
	The Village of Brushy Creek	Play equipment, open playfields

Table 2



BRUSHY CREEK  
PARK LAND AND OPEN SPACE ACREAGE

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	<u>Developed</u>	<u>Undeveloped</u>
Brushy Creek MUD	24.7 Ac.	28.9 Ac.
RRISD	17.6 Ac.	85.6 Ac.
Developer/Homeowners Associations	<u>2.2 Ac.</u>	<u>144.0 Ac.</u>
Total Acres	44.5 Ac.	258.5 Ac.

Table 3

### *Adult Sports*

The City of Round Rock Recreation Department has year round softball for men, women, and co-ed teams. It also sponsors an adult soccer league that plays at Green Slopes Park, adult basketball league that uses C.D. Folks Middle School, flag football at Buck Egger Park, and a volleyball league at Old Settlers Park. *Folkes*

### **Planning Implications**

Brushy Creek MUD has a nucleus of a good community-wide park system. The District has nearly 25 acres of developed parkland. The District has no active program in place for developing park land, nor does it have facilities adequate to serve the projected community population.

Coordination and cooperation with other recreational providers will continue to be important. Budget limitations of the District must be acknowledged. Other sources of recreational opportunities should be utilized whenever possible.

## **TRENDS ANALYSIS**

## SECTION 3 - TRENDS ANALYSIS

### Introduction

A description of park and recreation trends and local demographic and growth trends are included in this section. Park planning implications of those trends are discussed.

### Park Classification

Park classification standards have been developed nationwide to address function, area, population served, resources and location of parks. These are general guidelines only and are modified to meet the needs of the individual community. Typical park-type descriptions are indicated in Table 4.

### Park Functions

A parks system typically includes space and/or provides facilities for multiple functions. These functions may occur in separate parks, but more often a single park will contain a combination of several.

- Recreation - space for traditional park activities such as ball fields, playscapes, picnicking, sports courts and parking.
- Conservation - space to preserve and protect natural resources; for example, floodplains along streams or endangered species habitat. These areas can have recreational functions, such as nature study and trail systems.
- Amenity - space to be enjoyed for its aesthetic beauty (landscape, views, etc.), rather than active use.
- Reserve - space should be included in parks to allow room to meet future recreational needs of residents.
- Maintenance - space for storage of maintenance equipment and recreational equipment should be provided.

### National Recreation Trends

Demand for park and recreational facilities has never been higher nationwide. There are many reasons for this, among them a mobile society that is exposed to diverse recreational opportunities nationwide, increasing fitness awareness, and demand for after school and summer programs by working parents. Trends in society influence the leisure and recreation industry and ultimately dictate what will be provided.



## Mini-Parks

Mini-parks are small neighborhood parks where children can play and adults can congregate and relax in a pleasant setting. The parks are not designed for organized play but provide a common ground where neighbors can meet on a casual day-to-day basis. As local play areas, mini-parks are intended to serve a residential area with a special need such as play apparatus for children, a meeting place for senior adults.

Functional Characteristics	Basic Concepts	Future Directions
<ul style="list-style-type: none"><li>• Size: 1 acre or less</li><li>• Service area: 1/4 mile radius</li><li>• Acres/1000 Population: .25 to .5 acres</li><li>• Location: within neighborhoods in close proximity to apartment complexes, townhouse development or housing for the elderly</li><li>• Function: Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens</li></ul>	<ul style="list-style-type: none"><li>• Reflect neighborhood character and use patterns - new localism philosophy</li><li>• Noise and lighting should be non-intrusive</li><li>• Minimize vehicular intrusion, no off-street parking, not accessible by mass transit</li><li>• Specialized to meet need of particular age group</li><li>• Emphasis upon simplicity, safety, and flexibility in design and management concepts</li></ul>	<ul style="list-style-type: none"><li>• Participatory design process: user maintenance programs</li><li>• More use of unstructured open space areas, simple design concepts</li><li>• Increased attention to demographic characteristics and population densities rather than geographic location</li></ul>

Table 4

## Neighborhood Parks

Neighborhood parks typically provide limited areas for active recreation. Examples include multi-purpose playfields for baseball and soccer, and courts for sports such as basketball and tennis. Playground equipment, such as playscapes and gym bars, is usually provided. More passive uses such as picnicking and hiking trails are also provided for. The parks should be attractive and an asset to the surrounding neighborhood. Where possible, natural features such as creeks and groves of trees should be incorporated to enhance the park-like setting.

Neighborhood parks should be easily accessible to the residential areas they serve. Ideally, they are located in the geographic center of a neighborhood, within easy walking or biking distance of residents. They may be developed in conjunction with a school site.

Functional Characteristics	Basic Concepts	Future Directions
<ul style="list-style-type: none"><li>• Size: 10 - 15 acres</li><li>• Acres/1000 Population: 2 to 2.5 acres</li><li>• Area served: 1/4 to 1/2 mile radius (major roadways are barriers)</li><li>• Location: at or near neighborhood center in collector level street</li><li>• Function: unstructured active and passive recreational opportunities</li></ul>	<ul style="list-style-type: none"><li>• Park serves local residents only; restroom facilities typically are not provided</li><li>• May contain a small parking lot</li><li>• Lighting should be minimal</li><li>• Park should be an attractive amenity to the neighborhood</li><li>• May contain a pavilion to accommodate small gatherings</li><li>• Leave portion of park in natural area for unstructured play</li></ul>	<ul style="list-style-type: none"><li>• Multi-purpose spaces allow flexibility, help accommodate future needs</li><li>• Built facilities (gazebos, shelters, pavilions, maintenance buildings, etc.) have design theme in character with setting, neighborhood</li><li>• May be planned/built in conjunction with schools</li><li>• Citizen participation in decision process</li></ul>

**Table 4**

## Community Parks

The community park provides recreational opportunities of a size and scale or degree of specialization which could not ordinarily be located at the neighborhood levels. Community parks also serve several neighborhoods, usually four to six. Essentially, these are family recreation centers with programs and facilities for all age groups.

Community education and recreation, as well as year round athletic activities, are introduced at the community park level. Facilities for active play include items such as tennis courts, a swimming pool, athletic fields, tot lots and children's play areas. In addition to facilities for active play, natural landscape areas and improved landscaped areas are necessary for passive relaxation to maintain the character of a park.

Functional Characteristics	Basic Concepts	Future Directions
<ul style="list-style-type: none"><li>• Size: 20 - 100 acres</li><li>• Area Served: four or more neighborhoods</li><li>• Location: Accessible to major thoroughfare and coordinated with greenbelts where possible</li><li>• Function: provides both indoor and outdoor facilities, active and passive recreational opportunities, design oriented to opportunities that respond to major community recreation facilities and/or open space preservation acquirements.</li></ul>	<ul style="list-style-type: none"><li>• Park should be sensitive to surrounding community and activities should reflect the character and needs of the community</li><li>• Park should emphasize a wide variety of facilities serving a diversity of user groups</li><li>• May include revenue generating facilities</li><li>• Access and high visibility are important considerations</li></ul>	<ul style="list-style-type: none"><li>• Locational criteria should emphasize accessibility: population density, pedestrian concentrations, possible linkage with school site</li><li>• Emphasis on theme oriented parks: lifetime sports center, ethnic orientations, natural resource-based areas</li><li>• Emphasis upon joint use with other public institutions. Citizen participation in the design process</li></ul>

Table 4

## Regional/Metropolitan Parks

The regional/metropolitan park generally serves the entire population of a community or region. The park is usually located in an area of unique natural beauty, or is characterized by unusual cultural attributes, or has particularly good potential for improvements. Emphasis is placed on protection of the highest quality and/or most fragile landscapes to provide natural settings for the recreational needs of the region.

Functional Characteristics	Basic Concepts	Future Directions
<ul style="list-style-type: none"><li>• Size: 200+ acres</li><li>• Area Served: entire metropolitan area, 1 hour driving time</li><li>• Acres/1,000 Population: 5.0 to 10.0 acres</li><li>• Function: provides a specialized recreational areas and facilities of a more regional nature, such as environmental study, hiking, major sports facilities, botanical gardens, etc. This type of park is generally characterized by outstanding natural beauty or unique environmental attributes.</li></ul>	<ul style="list-style-type: none"><li>• Type of recreational use is usually defined by natural resources attributes</li><li>• Park may accommodate virtually any type of recreational activity</li><li>• Revenue generating activities are generally associated with this type of park</li><li>• Access and high visibility are important considerations</li></ul>	<ul style="list-style-type: none"><li>• Innovation in park design: increased diversity in type of recreational experiences</li><li>• Increases use of mass transit or shuttle systems for improving public access</li><li>• Use of fees and charges to offset high maintenance costs</li><li>• Emphasis on environmental interpretation programs to introduce urban residents to environmental values: self-guided trails, wayside exhibits, observation platforms, etc.</li><li>• More orientation to natural resource management responsive to zoned and classified environmental systems</li></ul>

Table 4



## Greenbelts

Greenbelts are linear parks or environmental corridors which can be located along drainage ways and washes. Utility corridors and boulevards can also serve as greenbelts. The greenbelt may serve multiple functions: linking separate attractions, serving as an alternate transportation corridor, providing linear buffers throughout the neighborhoods, acting as a transition zone between different land uses, conserving resource values and hydrologic functions of the community drainage system. Activities that are conducive to greenbelts or greenways are walking or hiking, bicycling, horseback riding, running or jogging.

Functional Characteristics	Basic Concepts	Future Directions
<ul style="list-style-type: none"><li>● Size: varies in width and length but needs to be of sufficient width to protect and provide maximum use</li><li>● Location: primarily along drainage ways and washes: also along streets, railroad or utility corridors or other available public land</li><li>● Function: provides a linear outdoor open space, linking neighborhoods, recreational opportunities and, where possible, other functional areas of the community (museums, shopping centers, major employment centers, etc.)</li></ul>	<ul style="list-style-type: none"><li>● Greenbelt serves as both a linear park and a transportation corridor</li><li>● Conserves important natural resources values and hydrologic functions of the community drainage system</li><li>● Development usually includes hike and bike trails, horseback riding, as well as nodes for passive activities</li><li>● Focal point of residential areas: gives character, shape and identity</li><li>● Serves as a buffer between urban development and fragile natural environments; preserves habitat corridors</li></ul>	<ul style="list-style-type: none"><li>● Increased emphasis upon linkage between various types of pedestrian nodes and leisure opportunities</li><li>● Increased coordination with pedestrian, bicycle and transportation plans</li></ul>

Table 4

## Special Use Parks

Special use parks provide a place for different types of recreation. Activities may be of a single type, such as a golf course, botanical garden, arena, zoo, outdoor theater, or marina, or the focus may be on areas of natural, historic, cultural or archeological significance.

This category also includes more urban types of open spaces such as plazas or squares in commercial areas or along major thoroughfares. These spaces provide informal public gathering spaces and typically provide amenities such as outdoor furnishings and plantings.

Functional Characteristics	Basic Concepts	Future Directions
<ul style="list-style-type: none"><li>• Size: varies according to use</li><li>• Areas served: community wide</li><li>• Location: around resource</li><li>• Function: provide public access to a unique recreational opportunity or areas of other significance</li></ul>	<ul style="list-style-type: none"><li>• Design of park should reflect park's basic function</li><li>• User fees may be appropriate for some activities</li><li>• Management of the resource should be geared to long term protection</li></ul>	<ul style="list-style-type: none"><li>• Increased environmental awareness, resulting in more demand for nature oriented recreational opportunities</li><li>• Joint development with other public or private entities to spread costs</li></ul>

Table 4

## Local Recreation Trends

In order to determine the types of recreational activity in demand locally, public input was sought. Using a combination of individual questionnaires and a public forum, people were asked about what they desired in parks in general, and how they have used parks recently. A description of that process and its results is included in the Needs Assessment section.

## Demographics

The District encompasses 3,200 acres with 2,300 homes. Upon completion of development of the land within the District, there will be approximately 6,400 living units equivalents.

Round Rock Independent School District uses the following figures to calculate student population:

For each single-family home:

.4	elementary school student
.175	middle school student
<u>.175</u>	high school student
.75	total school age children per home
<u>2.0</u>	adults
2.75	total population per home

Using these figures, the current and projected District populations are:

Current Population -	$2,300 \times 2.75 = 6,325$
Population at Build-out -	$6,400 \times 2.75 = 17,600$

Round Rock Independent School District calculated growth in the Brushy Creek Elementary School at 7% based on the 1993-1994 school year. This may be a conservative figure.

At 7% growth rate, the District would be built out in about fifteen (15) years; at a 10% growth rate, total build-out could be completed in about ten (10) years. Therefore, the target planning horizon for the Parks Master Plan is between the years 2005 and 2010.

## Standards for Park Development

Standards for parks, recreation and open space facilities developed by the National Recreation and Park Association are intended to serve as a guide to planning a park system - not as an absolute blueprint. Sometimes more than one component may occur within the same site, particularly with respect to special uses or greenbelts within a larger park.

A specific assessment of parkland needs is based on Brushy Creek's project 2010 population of 17,600 is contained in Table 5, Section 5, Page 3.

# **NEEDS ASSESSMENT**



## SECTION 4 - NEEDS ASSESSMENT

### Introduction

To prepare goals and objectives for a park system which reflect the desires and priorities of the community, an extensive public input process was conducted using a public forum and a questionnaire.

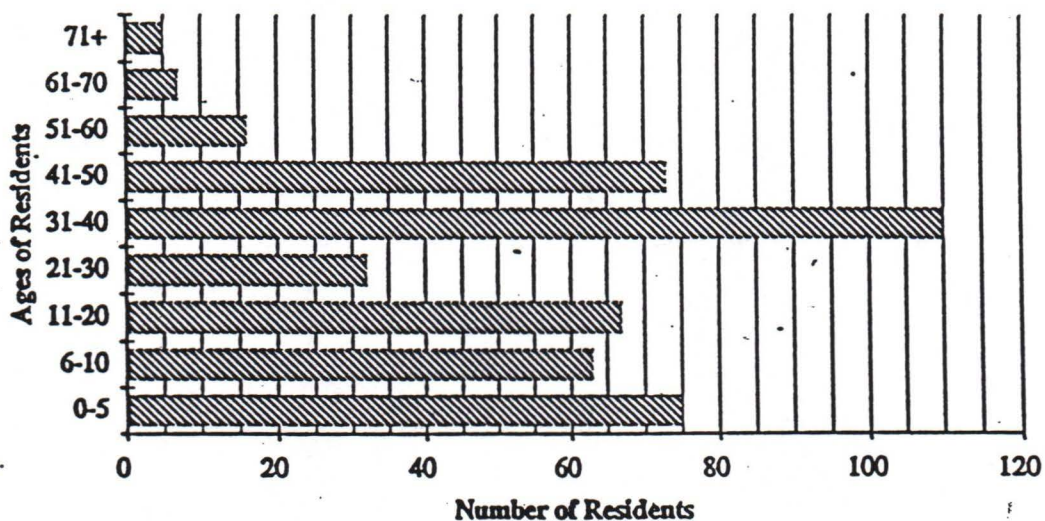
### Public Participants

Public input into the planning process was obtained early on to identify park and recreation preferences and needs, and to identify issues and trends. A two pronged approach, using mailed questionnaires and an open forum for discussion, was used to insure inclusion of all those who wished to express their views. Information gathered became the basis for establishing master plan goals and objectives.

A parks questionnaire was sent to the 2300 Brushy Creek utility customers. It was designed to gather background demographic data, find out what residents desire in a parks, determine what concerns they may have, and find out how they actually use parks now. A total of 140 questionnaires were returned, a response rate of 6.1%.

### Questionnaire Results

The results of the questionnaire indicate that most of the respondents have lived in Brushy Creek for less than 10 years. The average length of residents is 4.3 years. Many of the respondents were families with young children. The average family size is 3.4 people. The chart below shows the ages of those responding.



When asked to list specific park activities or programs that are most important to their households, the following resulted:

Pools/Swim Lessons	122	Quietude	35
Walking/Dog Walking	86	Tennis/Racquetball	22
Hike/Jogging/Bike Trails	83	Volleyball Courts	13
Playscapes	76	Basketball Courts	13
Open Areas/Picnicking	62	Baseball/Softball Fields	8
Soccer/Sports Area	55		

When asked what are the most important concerns about the parks, residents listed these:

Fire Ants/Bees	93	Loitering/Teen Hangout	11
Vandalism	91	Overcrowding	8
Maintenance of Park/Fields, Litter	40	Upkeep of Playscapes	7
Weeds/Landscaping	36	Park Location (too far)	7
Proper Lighting/Safety	27	Traffic Problems	6
Noise	22		

When asked what is your favorite park/program, respondents note Cat Hollow Park as the favorite park, and swimming and swimming lessons the favorite activities.

Detailed questionnaire results and a copy of the questionnaire are included in the Appendix.

## Forum I Results

Forum I was held February 7, 1995 at Brushy Creek Elementary School. Invitations were included in the questionnaire which was mailed to the 2300 Brushy Creek utility customers. Additional announcements were sent home with Brushy Creek and Old Town Elementary students. Forty-four participants were given an overview of Brushy Creek growth trends, existing park facilities and potential open space areas. With a discussion guide, they were broken up into six tables to determine their vision of the future park systems. A copy of the discussion guide and detailed forum results are included in the Appendix.

All of the tables reported that the current parks and facilities were not adequate. Forum members wanted more pools, larger pools, tennis courts, sports/soccer fields, covered pavilions, restrooms, walking/jogging trail system. The existing parks were said to be too dispersed and not within walking distance of several neighborhoods. Maintenance, general upkeep and vandalism were thought to be major problems. One group stated that as the population triples by the year 2010, the park acreage should quadruple. Several of the groups thought that there should be more playscapes for toddlers/playschool age children. They also stated a need for facilities for children age 11-20 such as recreation centers, in part as an effort to defer the vandalism problem.

Next, the groups were asked to rank the most important priorities for park facilities keeping in mind Brushy Creek's limited resources.



### *1st Priority - Acquire More Parks*

Virtually the entire group agreed (5 of the 6 tables) that acquisition of more parks was top priority. The remaining table ranked acquisition as its second priority. The areas listed as most need parks were Woods and the Meadows and a pool and tennis courts in Brushy Creek North.

### *2nd Priority - Provide More Facilities*

Four of the six tables agreed that more facilities should be provided. The remaining two tables ranked this item third. The following facilities were listed:

- swimming pools/larger pools with covered areas
- soccer
- baseball fields
- walking/jogging/bike trails
- physical fitness circuit trail
- tennis courts
- basketball courts
- covered pavilions/gazebos
- restrooms
- water fountains
- playscapes
- recreation center

### *3rd Priority - Devote More to Maintenance*

Three of the six tables ranked maintenance as their third highest priority. One table ranked it as their first. Items of particular importance included:

- fire ants
- water quality at the Duck Pond
- vandalism
- mowing/weeds/upkeep
- landscaping
- graffiti
- more lighting
- repair tennis courts
- repair playscapes
- safety

The other items ranked as lower priorities included preserving natural areas, providing recreational programs and a fill-in-the-blank "other" category. Informative comments included were as follows:

- Preserving natural areas
  - use areas for walking trails/greenbelts/quietude
  - work in cooperation with Fern Bluff, the City of Round Rock and Williamson County to develop Brushy Creek greenbelt

- Recreational programs
  - swimming lessons, Red Cross Water Safety Certificate Training
  - tennis lessons
  - arts and crafts
  - softball teams for adults and children
  - volleyball teams for adults and children
  - concerts in the park
  - soccer
- Other
  - joint development with other districts (particularly Fern Bluff)
  - joint use with Round Rock schools
  - explore other means of funding
  - pressure developers to fulfill previously promised parks and provide new ones.
  - several groups stated that they would support moderate tax increase to improve and expand park system

## **Forum II Results**

On March 9, 1995, a second forum was conducted to review the preliminary goals and plan. Issues were considerably refined, but the fundamentals of the plan remained intact. Forum II results are detailed in the Appendix.

## **Public Participation Summary**

The public input received from questionnaire, Forum I, and Forum II revealed that people felt the existing parks are not adequate and that acquiring more parks is a high priority. Facilities determined to be most needed included sports fields, larger pools, tennis courts, basketball/multi-purpose courts, hike and bike trails in natural areas, covered pavilions, restrooms and water fountains. Maintaining and improving existing parks is a priority and should include safety and vandalism issues, a fire ant control program and upkeep of existing facilities.

## **Goals and Objectives**

Information gathered during the public participation process, combined with an analysis of the existing facilities, area growth trends, formed the basis for preparation of the goals and objectives to guide the park system development through the year 2010. These are listed in order of priority.

### *1. Acquire More Parks*

- a. Provide more neighborhood parks of 10 or more acres in unserved and underserved areas including the Woods of Brushy Creek, the Meadows of Brushy Creek and Brushy Creek North.



- b. Develop a community park to serve the entire District including:
    - larger swimming pool
    - sports fields for soccer and/or baseball
    - pavilions
    - open space/picnic areas
    - facility for teenagers/recreation center
    - tennis courts
    - basketball courts
    - restrooms
  - c. Develop a greenbelt trail system
    - use greenbelt to provide walking/jogging trails, bicycle trails exercise course
    - build trails along creek and drainage corridors where possible
    - connect neighborhoods with destination points such as parks and schools
    - provide loop trails within larger parks
    - access trails via local streets; cross major streets at protected locations
    - develop interpretive program in karst areas
2. *Provide More Facilities*
- a. New Parks - see item 1 above
  - b. Existing parks
    - update facilities - playscapes, pools, tennis courts
    - add covered pavilions and gazebos, restrooms, water fountains
    - provide handicapped accessibility
3. *Devote More to Maintenance*
- a. Address safety, vandalism and graffiti issues.
  - b. Institute fire ant control program
  - c. Clean up duck pond and provide for water quality control.
  - d. Develop new larger parks instead of dispersing more smaller parks as larger parks cost less per acre to maintain.
  - e. Develop a maintenance zoning system within the parks system which would establish a hierarchy of the maintained areas. Higher use areas would be receive a greater proportion of maintenance dollars than less-used areas.
  - f. Design a specific maintenance program for karst areas to preserve and protect.

4. *Coordinate Joint Development with Other Providers*

- a. Fern Bluff
- b. Round Rock Independent School District
- c. Round Rock Parks Department
- d. Williamson County

*Austin Parks Department*

5. *Consider Alternative Funding Sources for Developing Parks System*

- a. Participate in joint actions with other providers
- b. Apply for Texas Parks and Wildlife matching funds
- c. Explore joint public/private development such as an agreement that the Developer donates the land, the District pays for the park development and a User Association (ie. Soccer Club) maintains the facility.
- d. Moderate tax increases
- e. Institute user fees

# MASTER PLAN

## **SECTION 5 - MASTER PLAN**

### **Introduction**

The Parks, Recreation, and Open Space Master Plan for Brushy Creek MUD consists of four fundamental components: Neighborhood Parks, Community Parks, Greenbelt Parks, and Special Use Parks. The need for each of these components was determined through the application of standards and refined through considerable public input. The plan, moreover, addresses both new park development and existing park redevelopment.

### **Park Standards Applied to Brushy Creek**

Applying national park classification standards to the Brushy Creek Municipal Utility District is useful for determining the types and sizes of parks needed. These standards were applied to the projected Brushy Creek population of 17,600 in the year 2010. Results are shown on the Park Standards table. Generalized standards such as these do not take into account individual community characteristics and values, such as those gleaned from the public input process. Population based standards also neglect the geographic configuration and major barriers of the District.

Applying service radii from the existing park facilities helps to show which areas of the District are not served. The five existing developed District parks with their varying service radii are shown on the Existing Park Facilities map (Figure 2). Only Cat Hollow Park fully meets the criteria of a neighborhood park and is shown with a half mile service radius. Creekside Park, together with Shirley McDonald Park, serve as a neighborhood park with a full range of recreational facilities but, because of their smaller sizes, they are shown with smaller service radii. Brushy Creek North park has limited facilities and is only about four and a half acres so it too is shown with a smaller service radii. Racine Wood Park is classified as a mini-park with a service radius of less than a quarter mile.

As a result, the underserved areas of the District are primarily those neighborhoods west of Great Oaks (including the Woods of Brushy Creek and the Meadows of Brushy Creek) and Brushy Creek North. The undeveloped area south of 620 should also be considered underserved if it develops as residential.

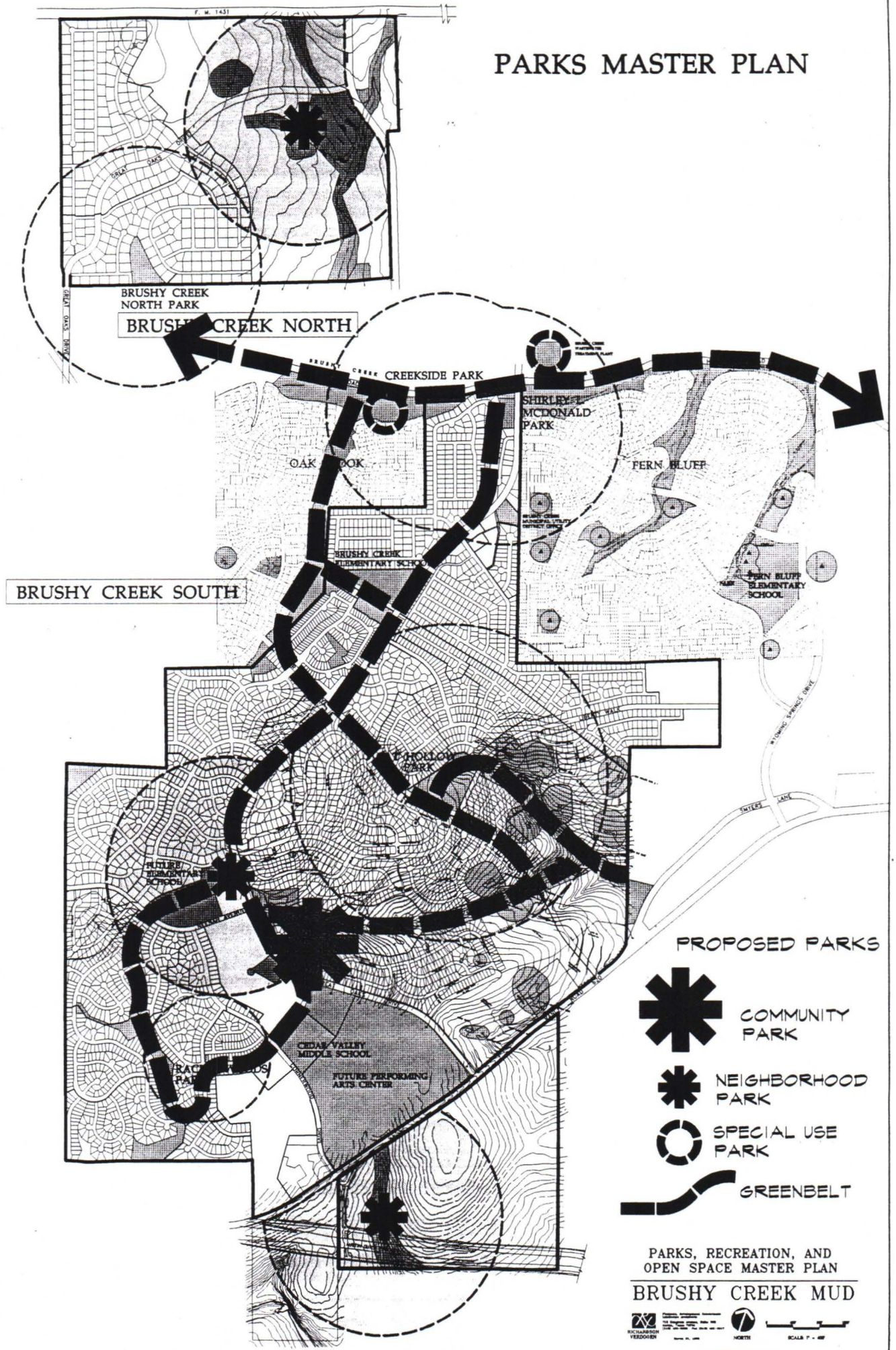
No community scale parks exist within or adjacent to the District so all of Brushy Creek is underserved for this type of park.

### **Park Siting Criteria**

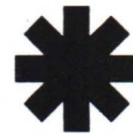
Locating new parks is a combination of art and science. Though everyone want the amenities they offer, no one wants the traffic and noise they can generate right next door. By carefully siting parks and taking advantage of unique natural, cultural or historic features, the opportunity exists to make the park more than just the sum of its parts. The following are physical factors to consider during the site selection process. Of course, non-site related considerations such as cost and willing sellers are equally important. Sites should be assessed for any impact on endangered species habitat, and appropriate clearances secured.



# PARKS MASTER PLAN



PROPOSED PARKS



COMMUNITY PARK



NEIGHBORHOOD PARK



SPECIAL USE PARK



GREENBELT

PARKS, RECREATION, AND  
OPEN SPACE MASTER PLAN

BRUSHY CREEK MUD



Richardson-Verdover  
PLANNERS  
1000 N. GILBERT  
SUITE 100  
DALLAS, TEXAS 75207  
TEL: 214-343-1100  
FAX: 214-343-1101



SCALE 1" = 400'

FIGURE 2

## Park Standards

PARK TYPE	DESCRIPTION	SERVICE AREA	RECOMMENDED SIZE	ACRES/ 1000 POP	DESIRABLE LOCATION	BRUSHY CREEK NEED <sup>1</sup>
Mini-Park	Small area with special focus, such as serving tots or handicapped	less than 1/4 mile from users	1 ac. or less	depends on special population	near served population	not recommended
Neighborhood	Area for active recreational uses such as play fields, sport courts, playscapes, picnicking, etc.	1/4 - 1/2 mile radius	10 ac.	2 ac.	centered within neighborhood; near schools	10 ac <sup>2</sup> (2-10 acre parks) <sup>2</sup>
Community	Intense recreational uses, such as athletic complexes, swimming pools	1 - 2 mile radius	25 - 40 acres or larger	5 - 8 ac.	On collector or arterial level roads; away from neighborhoods	114 acres (1 park)
Special Use	Natural resources based area	community wide	varies	n/a	At unique natural resource (e.g., karst)	as occurs
Greenbelt	System for recreational travel. Links parks, neighborhoods, schools, etc.	varies	width is critical	varies	Along creeks, utility easements, or other public land	as needed for linkage
Regional/ Metropolitan Park	Large facility with variety of recreational opportunities, both organized and otherwise	several communities (1 hour drive)	200+ acres	5 - 10 ac.	contiguous to natural resources	not recommended

<sup>1</sup>Brushy Creek need is based on a project planning area population of 17,600 in the year 2010. Acreages per 1000 population are based on national averages.

<sup>2</sup>Numerical standards indicate need for one additional 10 acre neighborhood park; geographic distribution suggests need for two additional 10 acre neighborhood parks.

Standards shown are from "Recreation, Park and Open Space Standards and Guidelines", a publication of the National Recreation and Park Association.

**TABLE 5**



### *Neighborhood Parks*

- 10-15 acres desirable; 5 acres minimum
- at least 3 acres of developable land, in a suitable configuration for active recreation uses (for example, site should have these attributes: utilities, relatively flat, out of the 100-year flood plain, shaped so that recreational uses fit, etc.)
- locate parks central to the neighborhoods they serve
- plan parks in conjunction with schools where possible
- good visibility with frontage on neighborhood collector streets is desirable; avoid frontage on arterial or freeway level streets
- include natural features such as trees, creek corridors, etc. where possible
- plan for sidewalks in park proximity

### *Community Parks*

Community Parks are an intensive land use which generate considerable traffic, noise and light. Siting should be done with the same considerations given to commercial or light industrial uses. Residential neighborhoods are unsuited as neighbors to community parks without adequate buffering of noise and light and mitigation of traffic impacts.

- good visibility and frontage on a commercial collector or arterial street
- a central location with proximity to residential areas is desirable
- utilities should be present or readily available
- site should have ample flat area to accommodate the program elements; 2% - 5% slopes are ideal
- include natural features such as trees, creek corridors, etc. where possible
- where possible, plan in conjunction with a school campus or other community facility to reduce land costs, share parking, etc.
- plan for sidewalk connections from residential areas

### *Greenbelts*

- locate along linear features such as creek corridors, utility easements, railroad R.O.W., etc.
- terminate the greenbelt at a destination point such as a park or school, if possible where parking is available

- interconnect greenbelts to provide a network of linked trails, providing loops whenever possible

#### *Special Use Parks*

- locate in conjunction with a significant resource - natural, cultural or historic

### **Proposed Park Plan**

Results of the Inventory, Trends Analysis, and Needs Assessment show two areas where park needs are greatest: providing neighborhood park facilities and providing a community park to serve the entire District.

Additionally, Brushy Creek has the opportunity to link its existing and proposed parks as well as schools, churches and other open spaces by developing a greenbelt system. This greenbelt would link the District to the proposed regional greenbelt along Brushy Creek. As a part of this regional greenbelt system, the District also has an opportunity to develop a special use park at the site of the existing wastewater treatment plant when it is abandoned.

Specific recommendations for new park facilities are given for each type of park followed by recommendations for the existing parks.

### **Mini-Parks**

Mini-parks are not recommended due to their high maintenance costs in relation to the number of people they serve.

### **Neighborhood Parks**

Two or three new neighborhood parks are recommended for Brushy Creek to provide recreational facilities to currently underserved areas.

The Meadows and Woods of Brushy Creek neighborhoods would be served by the development of a neighborhood park at the corner of Pepper Rock and Great Oaks Drives. See the Master Plan. A five-acre site has been identified by an area developer to become a park/recreational facility. The site is adjacent to a future elementary school site which is scheduled for completion by Fall, 1997. Planning the two facilities concurrently would prove mutually beneficial. The site has good accessibility and visibility and is located centrally between the two neighborhoods. This site appears to be very developable in that it is fairly level and not in a flood plain area. This is an important factor since five acres is the minimum recommended size for a neighborhood park; ideally, the park should be ten acres.

Another neighborhood park is recommended for Brushy Creek North as that area, currently in the planning stages, develops. A third neighborhood park would be needed in the area south of RR 620 if it develops as residential. The sites selected on the Master Plan are schematically shown to be developed adjacent to potential greenbelts. Actually site selection should follow the criteria discussed in the Park Site Criteria Section.



## **Community Park**

One community park is needed to serve the District. The site shown on the Master Plan borders the proposed greenbelt through Cat Hollow and has very good accessibility from Great Oaks Drive. This site is near both the Cedar Valley Middle School and the proposed elementary school. The park would be a highly visible entry feature for the District and a considerable source of community pride.

The recommended minimum size for a community park is 25 developable acres with 40 or more acres preferred. For this site, at least 25 acres should be acquired above the 100-year flood plain and outside the karst feature setback zones. The flood plain and karst zones have limited development potential but they would extend the park visually and act as a buffer from the neighborhoods which will develop to the north.

The recreational activities included in the community park should be comprehensive. Of high importance is a swimming pool large enough to accommodate the projected population. It should be designed for both recreational and competitive swimming and include support facilities such as ample decking, parking, bathhouse, concessions, etc. Building one larger modern community pool is more cost effective than building and maintaining several smaller pools in the neighborhood parks.

The community park should also include tennis courts, basketball courts, playscape equipment, picnic areas, a covered pavilion, trails, sports fields, and adequate parking.

One attractive, well developed community park can become the flagship of the entire park system. It can provide a permanent home to community events and activities and be a rallying point around which community-wide recreational needs can be focused.

## **Greenbelts**

Greenbelt parks give people the opportunity to walk or bicycle along creek corridors and other linear features. Floodplains and public utility easements can serve functions other than their primary use and be put to recreational uses. Trails can link neighborhoods with destinations such as parks, schools, and churches.

The proposed greenbelt system makes use of the floodplains and drainage easements through Cat Hollow, The Woods of Brushy Creek, and adjacent to Shirley McDonald Park. The linkages are completed by using sidewalks and/or bike lanes along the main roadways, including Great Oaks and O'Conner Drives. The greenbelt then links to the proposed regional greenbelt along Brushy Creek which is planned to eventually reach east through Round Rock and west to Cedar Park.

Another possible connection is shown along Bridge and Hillside Drives to connect with the drainage easement in Oak Brook. This is outside the boundaries of the District, and it is not yet known if trails will be developed along this easement. If these trails are developed, they would complete a loop that includes Brushy Creek Elementary, Creekside Park and Shirley McDonald Park.

All of the proposed and existing parks and schools in the District are included in the greenbelt system. Crossings of the major roadways are important for knitting the greenbelt system and must be carefully designed to promote safety.



No connections are shown to Brushy Creek North or to the area south of RR 620. The separation of Brushy Creek North by a developed neighborhood and the crossing of County Road 175 make a linkage to the rest of the District difficult. The flood plain area in the undeveloped portion of the District could become a linkage into proposed Onion Creek Greenbelt which is shown on the Round Rock General Plan.

The area south of RR 620 is similarly difficult to connect to the greenbelt system. RR 620 is a major roadway and, even with the existing signal at Cornerwood, a pedestrian crossing would not be recommended. The flood plain area could possibly connect to the Lake Creek Greenbelt also projected by City of Round Rock depending on the land uses that develop.

### **Special Use Parks**

Special use parks are based on the concept of promoting conservation and preservation while providing public access to areas of unique natural resources. The area which is now occupied by the wastewater treatment facility is proposed as a special use park when the facility is abandoned. It is located on Brushy Creek and could become as a shady picnic and fishing area. The development potential is limited due to the flood plain restrictions along the creek.

Another special use park is shown just outside the District in the Oak Brook neighborhood. This area is also in the flood plain of Brushy Creek so it has many development restrictions. Being immediately adjacent to Creekside Park, the continuation of this open space becomes important to the District.

### **Existing Park Redevelopment**

The public input process revealed that maintaining and updating Brushy Creek's existing parks is a priority.

Public safety is a primary issue. A program to address safety, vandalism and graffiti issues should be developed. Adding safety lighting, increasing security patrols and closing off parking lots after hours are first steps. But to get to the root of the problem, other cities have found that group activities for teenagers can have a positive effect on vandalism problems, especially when they are given a part in the planning of the programs. Examples of successful programs include the Youth with Goals Program, the High Adventure Program (developed by the Austin Nature Center), the Graffiti as Art Program (sponsored by the Dougherty Arts Center), as well as arts and crafts programs and sports programs.

Maintenance of the existing and future parks needs to be approached in a comprehensive manner. A maintenance zoning system would establish a hierarchy of maintained areas. Higher use areas would receive a greater proportion of maintenance dollars than less-use areas. Specific maintenance programs would be developed for karst areas to preserve and protect them. An aggressive fire ant control program should be instituted.

The facilities at the existing parks do require continual maintenance and updating. All the playscape equipment should be safety inspected periodically and repaired. The fall-zones beneath the playscapes should meet current safety standards published by the U.S. Consumer Product Safety Commission. Accessibility issues should be addressed in all parks to meet the current Americans with Disabilities Act.

Specific recommendations for each of the parks are:

*Creskide Park*

- Have pool assessed by pool professional to determine cost of pool refurbishing. Evaluate the projected life of the pool and projected maintenance costs.
- Resurface tennis court and add more vandal resistant lighting.
- Repair and replace playscape equipment and fall surface as required.
- Improve accessibility.
- Add vandal resistant water fountain.
- Improve landscaping at Harry Mann Road frontage and at pool area.

*Shirley McDonald Park*

- Cleanup duck pond and improve water quality.
- Repair and replace playscape equipment and fall surface as required.
- Improve accessibility connections to adjoining neighborhood.

*Cat Hollow Park*

- Improve fall surface material at playscape.
- Add vandal resistant water fountain.

*Brushy Creek North*

- Regrade and reseed detention area so it can be used as an informal playfield.
- Repair and replace playground equipment and fall surface as required.
- Add vandal resistant water fountain.

*Racine Woods Park*

- Repair and replace playground equipment and fall surface as required.

# **IMPLEMENTATION**



## SECTION 6 - IMPLEMENTATION

### Introduction

The park master plan is designed to meet the leisure needs of Brushy Creek Municipal Utility District through the year 2010. Actions required to meet that goal, as well as potential sources of funding, are covered in this section.

### Phasing

A five year schedule of acquisition and development reflecting community priorities is shown below. Projects are phased so that Brushy Creek can take full advantage of available funding services.

Land acquisition should be emphasized in the early years in order to acquire land while it is still available. Moreover, development of any facility should occur when the time is right, regardless of the phasing schedule. For instance, development of the neighborhood park in Brushy Creek North should coincide with the projected residential development of that area. Similarly, the greenbelt parks should be acquired and developed as the surrounding neighborhoods are developed.

### 1995

- acquire\* community park site
- acquire\* neighborhood park site at Pepper Rock and Great Oaks Drives
- acquire\* greenbelt park land and other neighborhood park sites as development progresses
- prepare preliminary design for neighborhood park in conjunction with RRISD elementary school planning
- evaluate and repair playscapes in existing parks
- evaluate and repair swimming pool in Creekside Park
- grade playfield in Brushy Creek North Park
- cleanup duck pond and provide water quality control program

why wait?

### 1996

End of July 1995

- apply for TPWD Grant 1/31/96 for neighborhood park at Pepper Rock Drive
- prepare construction documents for neighborhood park at Pepper Rock Drive

- prepare preliminary master plan for community park
- acquire\* greenbelt land and other neighborhood park sites as development progresses
- resurface tennis courts and upgrade lighting
- continue playscape improvements
- improve accessibility at Shirley McDonald and Creekside Parks
- add water fountains at all parks ?
- upgrade landscaping at Creekside Park

#### **1997**

- begin construction of neighborhood park at Pepper Rock Drive
- apply for TPWD Grant 1/31/97 for Phase 1 of the community park
- prepare construction drawings for Phase 1 of the community park
- acquire\* greenbelt land and neighborhood park land as development occurs

#### **1998**

- begin construction of Phase 1 of the community park
- apply for TPWD 1/31/98 for Phase 2 of the community park
- prepare construction drawings for Phase 2 of the community park
- acquire\* greenbelt land and neighborhood park land as development occurs

#### **1999**

- begin construction of Phase 2 of the community park. Completion of community park - Summer 1999
- prepare master plan for greenbelt park

### **Future Projects (To Occur When the Opportunity Arises)**

- neighborhood park in Brushy Creek North as neighborhood expands
- special use park at wastewater treatment plant site when plant is abandoned
- develop greenbelt parks as development occurs

\*Acquisition of parkland must follow the TPWD schedule to be considered as matching funds.

**BRUSHY CREEK PARKS MASTER PLAN**  
**Five-Year Development Schedule**

Project	1995	1996	1997	1998	1999	Total	Assumptions
<b>I. DEVELOPMENT OF NEW PARKS</b>							
<b>Pepper Rock Neighborhood Park</b>						\$850,000	
Preliminary Plan and Grant Application	\$25,000						Design Fees
Construction Documents		\$75,000					Design Fees
Construction			\$750,000				Matching grant for \$375,000
<b>Community Park</b>						\$2,245,000	Total does not include land acquisition
Preliminary Plan and Grant Application Phase 1		\$30,000					Design Fees
Construction Documents Phase 1			\$100,000				Design Fees
Construction - Phase 1				\$1,000,000			Matching grant for \$500,000
Grant Application Phase 2			\$15,000				Design Fees
Construction Documents Phase 2				\$100,000			Design Fees
Construction Phase 2					\$1,000,000		Matching grant for \$500,000
<b>Total</b>	<b>\$25,000</b>	<b>\$105,000</b>	<b>\$865,000</b>	<b>\$1,100,000</b>	<b>\$1,000,000</b>	<b>\$3,095,000</b>	

**TABLE 6**

Note: All costs are shown for planning purposes only.



**BRUSHY CREEK PARKS MASTER PLAN**  
**Five-Year Development Schedule**  
**Page 5**

Project	1995	1996	1997	1998	1999	Total	Assumptions
<b>II. REDEVELOPMENT OF EXISTING PARKS</b>							
Evaluate, replace, repair playscapes	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000	\$30,000	
Repair swimming pool at Creekside Park	\$20,000					\$20,000	
Study water quality improvements for duck pond	\$10,000					\$10,000	Cost to be determined by study
Grade and seed playfield at Brushy Creek North	\$5,000					\$5,000	
Resurface tennis courts and upgrade tennis lighting at Creekside		\$10,000				\$10,000	
Add water fountains at all parks (4)		\$8,000				\$10,000	
Improve access and landscaping at Shirley McDonald and Creekside Parks			\$5,000			\$5,000	
<b>Total</b>	<b>\$45,000</b>	<b>\$23,000</b>	<b>\$10,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$90,000</b>	
<b>Grand Total</b>	<b>\$70,000</b>	<b>\$128,000</b>	<b>\$875,000</b>	<b>\$1,105,000</b>	<b>\$1,005,000</b>	<b>\$3,185,000</b>	

**TABLE 6**

Note: All costs are shown for planning purposes only.

## **Funding**

A combination of funding mechanisms can be used to implement the parks system. Several different types of matching grants are available and should be actively pursued as a way to augment funding.

### *User Fees*

User fees can be charged to the consumers of certain facilities and services, particularly those which require revenue for operations and maintenance. These costs, as well as debt service, can be defrayed for facilities such as the community swimming pool and group gathering areas (pavilion for example). Fees generated this way are voluntary; those who do not use the facility do not pay. Fees should be fair and equitable, not prohibitive.

### *Texas Recreation and Parks Account Program*

This program provides 50% matching fund assistance for the acquisition and/or development of public recreation areas and facilities. The Texas Parks and Wildlife Department uses a project priority scoring system to determine if a project meets local needs. Availability of funds determines size of awards, up to a maximum of \$500,000 per award. Applications may be made twice each year. Recipient communities must first spend their own money and then seek reimbursement. Grant funded projects must be permanently dedicated to public use. Continuing operation and maintenance must be provided by the recipient.

### *Fishery Management Assistance Program*

This program provides management consultation for fisheries in private waters and management of fisheries and habitat for public waters in the state.

### *Project Wild Program*

This is a supplementary education program emphasizing wildlife and environmental awareness in the money currently from grades K through 12.

### *Foundations*

Tax-exempt, non-profit organizations may be established with private donations. Philanthropic concerns, business associations, or groups of private individuals may establish a foundation to solicit donations. The focus of the foundation may vary widely from environmental preservation to promotion of the arts. If a local government has an area of concern or wishes to encourage activities in which it cannot take the lead, it may be possible to arouse sufficient interest in the community to establish a foundation. The type of donations and amount contributed will vary depending on the interest of potential contributors in the particular activity sponsored. A park and recreation plan may include some aspects, such as cultural activities or facilities, which may be appropriate for foundation support.

### *Builders*

Request that the home builders of Brushy Creek contribute a per unit fee for park development.

## Maintenance and Operation Projections

While the Parks Master Plan focuses on acquisition and development of new parks and the improvement of existing facilities in Brushy Creek, the District must also be prepared to operate and maintain the planned parks system as it develops. Improving maintenance was, in fact, identified as a goal during the public participation process. Considering the limited resources of the District, a maintenance hierarchy should be developed. Higher use areas should receive a greater proportion of the maintenance dollars than less used areas. The maintenance program should be re-evaluated on a regular basis to compare the dollars spent to satisfactory results that respond to the needs of the residents.

### Annual Operations and Maintenance Budget Estimate for Developed Parks System Plan - Year 2010

Item	Estimate	Comments
Current 1995 Parks Budget	\$210,000	Actual Budget = \$206,366 Includes salaries, employee costs, utilities, equipment costs, repairs, pool operating expenses, grounds maintenance for approximately 30 acres
Future Developed Parks		Includes 35 additional acres of high use/well maintained developed parkland (neighborhood and community)
• Grounds Maintenance	\$35,000	35 acres @ \$1,000 per acre Includes mowing twice monthly, pest and weed control, trimming, pruning, etc.
• Sports Fields	\$-0-	Assume Soccer Association will maintain fields at community park
• Swimming Pool	\$50,000	Includes operating and staffing costs at community park
• Facilities Upkeep	\$20,000	Includes maintenance and repair of new playscapes, sports courts, pavilions, trails, picnic areas



<u>Item</u>	<u>Estimate</u>	<u>Comments</u>
<b>Greenbelt Parks</b>		
• Grounds Maintenance	\$60,000	6 miles of greenbelt @ \$10,000 per mile Includes twice monthly mowing, pruning, trail maintenance
• Maintenance of Natural Areas	\$75,000	150 acres @ \$500 per acre Includes seasonal mowing and maintenance of natural areas, karst areas, drainage and detention areas
<hr/>		
<b>Total Operations and Maintenance per Year</b>	<b>\$450,000</b>	

**TABLE 7**

This projected operations and maintenance budget is stated in 1995 dollars and is intended as an estimate of annual costs for a fully developed system in 2010.



## **APPENDIX**

Brushy Creek Municipal Utility District  
Parks, Recreation and Open Space Master Plan  
Individual Questionnaire Results

Public input into the park planning process was obtained in part through distribution of a questionnaire. Twenty-four hundred (2400) questionnaires were sent out to Brushy Creek utility customers. The response rate was 6.1% with a total of 140 questionnaires returned. Results of the survey are summarized here.

1. How long have you lived in Brushy Creek?

(years)	<1	1	2	3	4	5	6	7	8	9	10	+10
	15	19	30	18	4	16	4	1	2	3	11	17

2. How many people in your family?

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>&gt;7</u>	
	6	21	32	59	15	7			
(ages)	<u>0-5</u>	<u>6-10</u>	<u>11-20</u>	<u>21-30</u>	<u>31-40</u>	<u>41-50</u>	<u>51-60</u>	<u>61-70</u>	<u>71+</u>
	78	73	74	32	113	82	19	8	5

3. What are specific park activities that are most important to your household?

Pools/Swim Lessons	122	Basketball Courts	13
Walking/Dog Walking	86	Baseball/Softball Fields	8
Hike/Jogging/Bike Trails	88	Landscape/Scenery	5
Playscapes	76	Fishing/Duck Pond	3
Open Areas/Picnicking	62	Indoor Facilities	2
Soccer/Sports Area	55	Batting Cages	1
Quietude	35	Music/Bandstand	1
Tennis/Raquetball	22	Putting Green	1
Volleyball Courts	13	Shuffleboard Courts	1

4. What are your important concerns about the parks?

Fire Ants/Bees	93	Open Space For Free Play	4
Vandalism	91	Unsupervised Children	2
Maintenance of Park/Fields	40	Leaks/Litter in Duck Pond	2
Weeds/Landscaping	36	More Soccer/Volleyball Fields	2
Proper Lighting/Safety	27	Clubhouse	1
Noise	22	Wildlife Cruelty	1
Loitering/Teen Hangout	11	Vagrants	1
Overcrowding	8	Homeowner Costs	1
Upkeep of Playscapes	7	Pool Hours Too Short	1
Park Location (Too Far)	7	Alcohol Use	1
Traffic Problems	6	Upkeep of Pool	1
Litter Control	6	Illegal Fireworks	1
Insufficient Parking	7	Upkeep of Tennis Courts	1
Access to Restrooms	5	Unattractive Equipment	1
Outsider Use of Facilities	4	Ample Bench Access	1
Equipment Safety	4	Excess Chlorine in Pool	1
Lots of Water Fountains	3	Facilities for ALL Ages	1
Loose Dogs	3	Proper Irrigation	1
Poor Lifeguard Supervision	3	Inadequate Facilities	1

5. What is your favorite park or program?

Cat Hollow	60	Old Settlers Park	1
Swimming/Swim Lessons	16	Shirley McDonald Park	1
Brushy Creek/Creeside	8	Brushy Creek North	1
Tennis Courts/Lessons	4	Basic Neighborhood Activities	1
Zilker	4	Round Rock Park	1
Playscape	3	Golf Course	1
Georgetown Playscape	2	Ashland Oregon City Park	1
Duck Pond	2	Free Play Areas in Parks	1
Whitebrush Loop Plyscp.	1	Fiesta Texas	1

Total Surveys Returned 140

# PARKS • PARKS • BRUSHY CREEK • PARKS • PARKS

## QUESTIONNAIRE & INVITATION

Brushy Creek Municipal Utility District recently hired a consultant to help plan for the future pa needs of the district. This questionnaire will be very helpful to us in determining your priorit **PLEASE RETURN BY JANUARY 16, TO BRUSHY CREEK MUNICIPAL UTILIT DISTRICT, 901 GREAT OAKS DRIVE, ROUND ROCK, TEXAS 78681-2506.**

1. How long have you lived in Brushy Creek? \_\_\_\_\_ years
2. How many people in your family? \_\_\_\_\_ What ages? \_\_\_\_\_
3. Please list the specific park activities or programs that are most important to your househo (e.g. volleyball, picnicking, bicycling, quietude, walking, swim lessons, pools, runnin playscapes.)

1st _____	4th _____
2nd _____	5th _____
3rd _____	6th _____
4. Please list your important concerns about the parks (e.g. noise, weeds, fire ants, vandalism, et

1st _____	4th _____
2nd _____	5th _____
3rd _____	6th _____
5. What is your favorite park or program? \_\_\_\_\_
6. Any other comments about the parks in or near Brushy Creek? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**YOU ARE ALSO INVITED TO ATTEND A MEETING TO DISCUSS PARKS, TUESDA FEBRUARY 7, FROM 7 P.M. TO 9 P.M., AT BRUSHY CREEK ELEMENTARY SCHOO 3800 STONEBRIDGE.**

- ☐ Yes, we will attend. \_\_\_\_\_ How many?
- ☐ No, I cannot attend.



**Brushy Creek Municipal Utility District  
Parks, Recreation and Open Space Master Plan  
Forum I Results**

Forum I was held February 7, 1995 to seek public input on the future park system for the District. The 44 participants were given an overview of Brushy Creek and a discussion guide which is included. The results of the Forum are summarized here.

1. Are current parks and facilities adequate?

All tables reported that current parks and facilities were not adequate. Needs and deficiencies mentioned included:

- inconvenient distance to travel; need parks within walking distance.
- need more swimming pools
- need more sports fields
- need more tennis courts and need to improve existing
- need covered pavilions/gazebos
- existing facilities not expandable
- need more play equipment for pre-school age children
- need access to restrooms
- parkland should quadruple as population triples
- need hike and bike trails
- need facilities for 11-20 year olds

2. Brushy Creek has limited resources in terms of land and money. Rank the most important priorities (1 = highest; 6 = lowest)

The number in brackets beside each item indicates overall ranking of importance.

[1] a. Acquire more parks (where?)

Five of the six tables ranked "a." as most important.

- Woods of Brushy Creek
- Meadows of Brushy Creek
- North Brushy Creek
- Area south of 620 - soccer complex
- Joint venture with Fern Bluff along the creek
- Woodside at Cat Hollow

[2] b. Provide more facilities (what type?)

Four of the six tables ranked "b." as second, one table ranks it as first.

- multi-sports/soccer fields
- pools
- covered pavilion
- tennis court
- lighting
- walking trails with circuit training

- restrooms
- rollerblade/bicycle veloway
- water fountains
- playscapes for preschool age children
- recreation center (for ages 11-20)

[3] d. Devote more to maintenance (specifics?)

Three of the six tables ranked "d." third, one table ranked it first.

- clean up duck pond
- graffiti
- fire ants
- vandalism
- landscape maintenance
- playscape repair and maintenance

The following items were ranked as less important.

e. Preserve natural areas (specifics)

One table ranked "e." as second most important, one table as third most important, one table as fourth most important, and three tables as last.

- areas for walking trails
- interpretative areas for karst features
- natural areas were the reason they moved here
- Federally mandated to preserve

c. Provide recreational programs (what types)

Two tables ranked "e." as fourth importance, four tables ranked it last.

- tennis lessons
- concerns in the parks
- swimming lessons, red cross certificates
- programs with RRISD
- softball for children and adults
- volleyball for children and adults
- soccer
- arts and crafts

f. Other

- pursue other funding or joint ventures
- security
- joint use of parks/school lands

# 1. Agenda

7:00 to 7:15	Welcome and Sign-in
7:15 to 7:30	Introduction to the Parks of Brushy Creek
7:30 to 8:15	Table Discussions
8:15 to 8:50	Table Reports
8:50 to 9:00	Wrap up



## 2. Brushy Creek Parks -- Facts and Figures

- Population

1995 - 6,325 people in 2,300 households

2010    17,600 people in 6,400 households (buildout)

- Parks - 1995

Brushy Creek Parks	Size	Facilities
Creeside Park (Brushy Creek Pool & Park)	3.35 ac.	Pool, bathhouses, basketball court, tennis court, picnic area, playscape, swings, parking, shady spring-fed creek
Shirley McDonald Park (Duck Pond)	4.47 ac.	Duck pond/fishing hole with interpretive signage, playscape, swings, picnic area, bridge, benches
Cat Hollow Park	11.76 ac.	Pool, parking, tennis court, basketball court, volleyball court, picnic area, walking trail, benches, baseball diamond
Brushy Creek North Park	4.67 ac.	Playscape, volleyball court, picnic area
Racine Woods Park (Sinkhole Park)	0.25 ac.	Shady sinkhole, playscape, picnic tables
<b>Total Acres:</b>	<b>24.5 ac.</b>	
Round Rock Independent School District	Acres	Facilities
Brushy Creek Elementary School	9 ac.	Playfield with backstop, playscapes, swings, running track, soccer field, parking
Cedar Valley Middle School	13 ac.	Lighted football field with tract and bleachers, two baseball diamonds, two soccer fields
<b>Total Acres:</b>	<b>22 ac.</b>	

Page 2 - Brushy Creek Parks - Facts and Figures

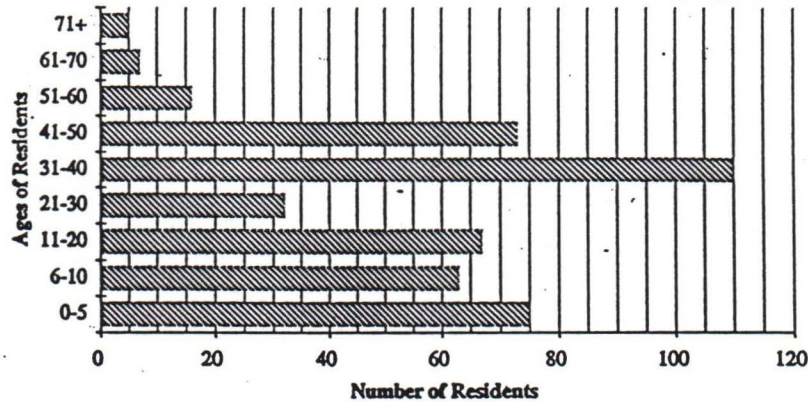
- Summary results of January 1995 questionnaire (131 responses)

1. How long have you lived in Brushy Creek?

less than 3 years	<u>60</u>	6 - 10 years	<u>22</u>
3 - 5 years	<u>35</u>	10 + years	<u>15</u>
average	<u>4.3 years</u>		

2. How many people in your family? Average Family Size = 3.4 people

What ages?



3. What are specific park activities that are most important to your household?

Pools/Swim Lessons	115	Quietude	32
Walking/Dog Walking	80	Tennis/Racquetball	20
Hike/Jogging/Bike Trails	80	Volleyball Courts	11
Playscapes	73	Basketball Courts	10
Open Areas/Picnicking	61	Baseball/Softball Fields	8
Soccer/Sports Area	50		

4. What are your important concerns about the parks?

Fire Ants/Bees	89	Loitering/Teen Hangout	9
Vandalism	86	Overcrowding	8
Maintenance of Park/Fields, Litter	44	Upkeep of Playscapes	7
Weeds/Landscaping	34	Park Location (too far)	6
Proper Lighting/Safety	24	Traffic Problems	6
Noise	19		

5. What is your favorite park or program?

Cat Hollow	57
Swimming/Swim Lessons	15
Brushy Creek/Creekside	8

Reminder: Forum II - March 9, at 7:00 @ Brushy Creek Elementary - Tell your neighbors

### 3. Discussion Guide

Step 1     Select a person to be the recorder...someone with good handwriting to record the consensus.

Step 2     Select a person to be the reporter...someone with a loud voice to report the findings.

Record and report only those issues where everyone agrees. If you can't agree, move on to the next question.

-----

#### Table discussion questions

1. Are current parks and facilities adequate? Why or why not?
  
2. Brushy Creek has limited resources, in terms of land and money. Rank the most important priorities (1 = highest; 6 = lowest)
  - a. Acquire more parks (where?)
  - b. Provide more facilities (what type?)
  - c. Provide recreation programs (what type?)
  - d. Devote more to maintenance (Specifics?)
  - e. Preserve natural areas (Specifics?)
  - f. Other
  
3. Any other concern or topic about the parks...(use the back to record).



**Brushy Creek Municipal Utility District  
Parks, Recreation and Open Space Master Plan  
Forum II Results**

Forum II was held March 9, 1995 to present the draft master plan to interested citizens for their review and comment. After a brief presentation, the participants were divided into three tables (A, D, E) and asked to discuss the proposed plan. The results of their discussions are summarized below. The discussions Guide and Preliminary Master Plan information are included as well.

1. Please examine the goals and objectives. Does it reasonably represent the parks program that the MUD should pursue?

Yes, all three tables agreed with the goals and objectives.

- Table D stated the development of neighborhood parks should be ranked as highest priority
- Table E stated that Goal #1 (acquire more parks) should also include Goal #4 (coordinate joint development with other providers) because to accomplish Goal #1, we must also have Goal #4.

2. Please examine the park plans. Do they accomplish the goals and objectives?

All tables said yes.

- Also need a teen/community center developed jointly with performing arts center, separate from the community park.

3. Brushy Creek only needs one large community park. Do you prefer one location over another? Why?

All tables preferred the site on Great Oaks adjacent to the Cat Hollow Greenbelt because it is more central, adjacent to greenbelt and has a more open feeling.

They felt the Performing Arts Center site was too close to 620 and that the two uses may interfere with each other.

4. Any other concern about the parks?

Table E prioritized development as follows:

1. acquire land now
2. make interim play fields on newly acquired land
3. neighborhood park near the school site on Neenah - working with school district
4. community park
5. greenbelts

Table A prioritized development as follows:

1. get commitments for land now

2. upgrade existing parks
3. park development in the following order:
  - Pepper Rock Drive at Great Oaks Drive
  - Brushy Creek North
  - Community Park
  - Greenbelt 1
  - Special Use Park
4. homeowners associations to become involved in funding
5. community fundraising events

# 1. Agenda

7:00 to 7:10	Welcome and Sign-in
7:10 to 7:30	Presentation of Draft Parks Plan
7:30 to 8:15	Table Discussions
8:15 to 8:50	Table Reports
8:50 to 9:00	Wrap up



## 2. Brushy Creek Parks -- Preliminary Master Plan

### Summary of Standards and Needs

PARK TYPE	DESCRIPTION	SERVICE AREA	RECOMMENDED SIZE	DESIRABLE LOCATION	EXISTING ACRES (# of facilities)	BRUSHY CREEK NEED <sup>1</sup>
<u>Neighborhood</u>	Area for active recreational uses such as play fields, sport courts, playscapes, picnicking, etc.	1/4 - 1/2 mile radius	10 ac.	centered within neighborhood; near schools	24 acres (4 parks)	1, 2 or 3 parks @ 10 acres each <sup>2</sup>
<u>Community</u>	Intense recreational uses, such as athletic complexes, swimming pools	1 - 2 mile radius	25 - 40 acres or larger	On collector or arterial level roads; away from neighborhoods	0(0)	114 acres (1 park)
<u>Special Use</u>	Natural resources based area	community wide	varies	At unique natural resource  (e.g., karst, creeks)	0(0)	as occurs
<u>Greenbelt</u>	System for recreational travel. Links parks, neighborhoods, schools, etc.	varies	width is critical	Along creeks, utility easements, or other public land	N.A.	as needed for linkage

<sup>1</sup>Brushy Creek need is based on a project planning area population of 17,600 in the year 2010 and NRPA standards.

<sup>2</sup>Numerical standards alone indicate need for one additional 10 acre neighborhood park; geographic distribution suggests need for two or three additional 10 acre neighborhood parks, depending on land use.

### Goals and Objectives

#### 1. *Acquire More Parks*

- a. Provide more neighborhood parks of 10 or more acres in underserved areas including the Woods of Brushy Creek, the Meadows of Brushy Creek and Brushy Creek North.
- b. Develop a community park to serve the entire District including:
  - larger swimming pool
  - sports fields for soccer and/or baseball
  - pavilions
  - open space/picnic areas
  - facility for teenagers/recreation center
  - tennis courts
  - basketball courts
  - restrooms

- c. Develop a greenbelt trail system
  - use greenbelt to provide walking/jogging trails, bicycle trails exercise course
  - build trails along creek and drainage corridors where possible
  - connect neighborhoods with destination points such as parks and schools
  - provide loop trails within larger parks
  - access trails via local streets; cross major streets at protected locations
  - develop interpretive program in karst areas

2. *Provide More Facilities*

- a. New Parks - see item 1 above
- b. Existing parks
  - update facilities - playscapes, pools, tennis courts
  - add covered pavilions and gazebos, restrooms, water fountains
  - provide handicapped accessibility

3. *Devote More to Maintenance*

- a. Address safety, vandalism and graffiti issues.
- b. Institute fire ant control program.
- c. Clean up duck pond and provide for water quality control.
- d. Develop fewer larger parks instead of more smaller parks.
- e. Develop a maintenance program based upon use.
- f. Design a specific maintenance program for karst areas to preserve and protect.

4. *Coordinate Joint Development with Other Providers*

- a. Fern Bluff
- b. Round Rock Independent School District
- c. Round Rock Parks Department
- d. Williamson County

5. *Consider Alternative Funding Sources for Acquiring and Developing Parks*

- a. Participate in joint actions with other providers.
- b. Apply for Texas Parks and Wildlife matching funds.
- c. Explore joint public/private program of acquisition, development, operation.
- d. Moderate tax increases.
- e. Institute user fees.

### 3. Discussion Guide

Step 1 Select a person to be the recorder...someone with good handwriting to record table consens

Step 2 Select a person to be the reporter...someone with a loud voice to report table consen findings.

Record and report only those issues where everyone agrees. If you can't agree, move on to the n question.

.....

#### Table discussion questions

1. Please examine the goals and objectives. Does it reasonably represent the parks program t the MUD should pursue?
2. Please examine the parks plans. Do they accomplish the goals and objectives?
3. Brushy Creek only needs one large community park. Do you prefer one location over anoth Why?
4. Any other concern or topic about the parks...?





RICHARDSON  
VERDOORN

## Letter of Transmittal

Attention: Mr. Dick Shackelford

To: Brushy Creek M.U.D.

901 Great Oaks Drive

Round Rock, Texas 78681

☒ We are sending you  
☒ attached or,  
☐ under separate cover, the following:

Date: April 6, 1995

No.: 941819

Delivered by: ☐ Mail  
☒ Messenger  
☐ Printer

Project Name: Brushy Creek Parks Master Plan

- ☐ Reproducibles
- ☐ Prints
- ☐ Specifications
- ☐ Contract Documents
- ☐ Information
- ☒ Report
- ☐

Description: Five (5) draft copies of the Parks,  
Recreation, and Open Space Master Plan  
for Board of Directors.

These are transmitted as  
checked below:

- ☐ Approved as noted
- ☐ Not approved, re-submit
- ☐ For your approval
- ☒ For review and comment
- ☐ For your files
- ☐ For your use
- ☐ As requested
- ☐ To be returned after loan
- ☐

By: Barbara Austin