



Pflugerville Athletic Complex Study

December 2013

DRAFT



Purpose & Need

In today's culture, youth sports are regarded as some of the key means of physical and character development. Across the country, participation in youth sports continues to grow and this is especially true in growing communities like Pflugerville. As more youth register, athletic organizations continue to expand in terms of number of teams, number of participants, and games played each week. This growth has overwhelmed the capacity of existing sports fields in Pflugerville, necessitating the consideration of current and future needs and ways to expand capacity to accommodate growth.

The purpose of this study is to explore the current usage and capacity of Pflugerville's existing sports fields and anticipate needs over the next five to ten years and beyond. In addition to a quantitative analysis, input from individual athletic associations and the general public was gathered in order to identify the community's goals and priorities for expanding the city's supply of sports fields.

The Focus of this Study

This study focuses on determining the need for additional youth baseball, football, soccer, and softball facilities in Pflugerville. While there are other outdoor sports (such as lacrosse) that are experiencing increased interest, these four sports constitute the majority of youth athletes in the community, each year registering more than 2,500 participants combined.

CHAPTER 1 INTRODUCTION

While there are opportunities for other sports in Pflugerville, this study focuses on needs for baseball, football, soccer, and softball.

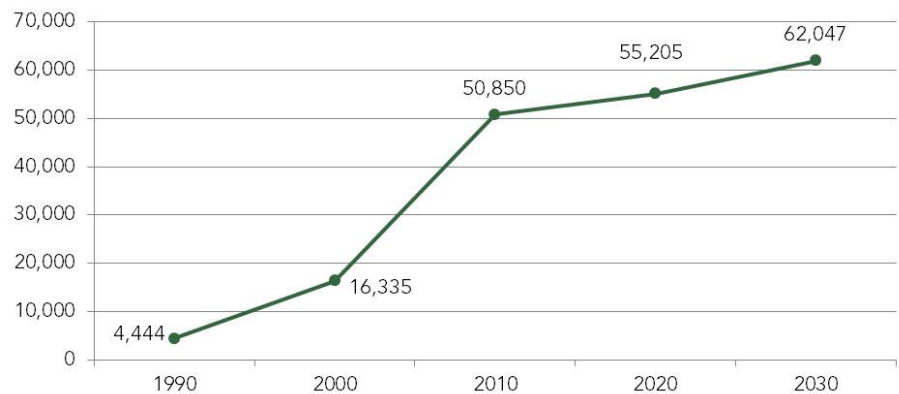
There is also a significant level of interest across the community for expanding opportunities for indoor sports and activities, such as basketball, swimming, weight training, and cardiovascular exercise. However, the nature of assessing the need for additional indoor recreation space is significantly different than doing so for outdoor sports. Assessing these needs will require a separate study.

Pflugerville’s Growth & Demographics

Pflugerville is a growing city, having nearly doubled in population over the last decade. The current population is estimated at 51,691 with 17,404 households. The community experienced a growth boom between 2000 and 2010, more than tripling in population size. While the community is home to residents of all ages and life stages, Pflugerville is generally considered to be a young city, with a median age of 33.8 and more than 30% of the population being under the age of 18. Approximately half of all households include children, with an average family size of 3.35 people¹.

Figure 1.1 – Population Growth

This figure illustrates historical population growth in Pflugerville and forecasted future population levels.



Pflugerville’s population growth has outpaced construction of new sports facilities.

Considering that most of Pflugerville’s sports facilities were developed more than a decade ago (Wells Point Soccer Complex was developed in 1999) prior to or at the beginning of Pflugerville’s growth boom, it is easy to recognize that the community’s growth and demand for youth sports has outpaced the capacity of the City’s fields. In addition, the participation of children and teenagers in multiple sports simultaneously is a growing trend in Pflugerville and across the country. The implication is that the City is faced with more youth participating in sports while also experiencing more demand from each individual participant.

¹Population and household data source: City of Pflugerville estimates.
All other demographics data source: 2010 Census



Benchmark Cities

In order to supplement the analysis of Pflugerville’s sports field needs with real-world analogues, a number of benchmark cities were chosen for comparison. These benchmark cities are used in this document in two ways; first, to compare overall sports facility level of service on a per-capita basis and second, to analyze and compare each city’s primary sports complex. Benchmark cities were chosen with the following goals in mind:

- Being similar in population size to Pflugerville.
- Having the same general pattern of growth as Pflugerville—either currently or historically.
- Providing good quality and functional athletic facilities comparable to those envisioned for Pflugerville.
- Having active sports leagues/associations that use city-owned facilities.
- Being located in Central Texas or in a similar regional context.

The following cities were chosen for this exercise¹:

Round Rock (pop. 104,664)

Although significantly larger than Pflugerville, Round Rock was chosen because of its close proximity and reputation for youth sports. It is also relevant that Round Rock was at one point in time the same size as Pflugerville is today. Studying how Round Rock provided facilities to meet the needs of a growing population provides an example of how Pflugerville might develop new facilities in keeping with its continuing growth.

Georgetown (pop. 49,562)

Georgetown is similar in population to Pflugerville. Although its athletic complexes are smaller than what is envisioned for Pflugerville, its size, proximity, and the reputation of its facilities bear comparing to Pflugerville.

The Colony (pop. 37,653)

A northern suburb of Dallas, The Colony has a reputation for high levels of youth sports participation. Its Five Star Sports Complex is highly regarded across the region, state, and country as a site for small to medium tournaments.

Mansfield (pop. 57,627)

Located southeast of Fort Worth, Mansfield is very similar in size to Pflugerville. A quickly growing community, Mansfield has high-quality parks and sports facilities, including Big League Dreams (a multi-sport complex built as a public/private partnership).

Grapevine (pop. 47,385)

Just north of DFW Airport, Grapevine is a dynamic community with a strong sense of culture and community. Its newly-renovated Oak Grove Park sports complex integrates natural open space and connectivity via an extensive trail network.

Benchmark analysis provides insight into the successes and shortcomings of other communities.

¹Other Central Texas cities were evaluated for inclusion as benchmark cities. However, these other cities were found to not be comparable to Pflugerville due to demographics, growth patterns, or quality and function of sports facilities and programs.

Trends

An assessment of trends in youth sports helps to guide the analysis contained within this study, as well as the City of Pflugerville’s decision-making process for determining priorities for future sports facility development.

Demographic Shifts

Hispanic population growth means increased demand for soccer fields and other sports facilities.

The Hispanic population is the largest growing demographic group in Texas and much of the United States. Along with this general population increase comes an increase in the number of families and number of children per family. In the Austin-Round Rock Metropolitan Statistical Area in 2010, the under-18 Hispanic population was greater than the under-18 non-Hispanic white population.

One of the effects of the shifting demographic composition of Central Texas (and the State as a whole) is the influence of the Hispanic population on sports participation rates and subsequent demand for facilities. This primarily manifests itself as significant increases in participation in soccer for youth and adults. However, while soccer is experiencing the most significant growth, the increase in Hispanic participation in youth sports may very well create increased demand for many other sports.

Privatization



New models for sports facilities have benefits, but also trade-offs.

Many cities across the country are relying on private sports facilities to meet the demand of growing participation or are developing facilities as public/private partnerships. Approaches such as these provide ways to meet the demand for additional fields and practice areas despite limited public financial resources. Privatized or public/private partnership facilities can also serve as means to attract tournaments (and related tourism dollars) while also helping communities to maintain a high quality of life.

Privatized and public/private partnership facilities typically provide a higher level of initial quality and more amenities for guests, such as more comfortable spectator seating and more food and beverage options. However, these facilities often have higher user fees to offset increased operational and maintenance costs and less-flexible scheduling. The decision to rely on private facilities or to enter into a public/private partnership must be made in consideration of these trade-offs.



High School Participation Trends

The National Federation of State High School Associations (NFHS) records the number of high school students participating in sport activities every year. These trends can have an influence on the types of programs that are offered by a city's parks and recreation department. A city can focus on offering youth leagues in the same sports for those that are interested from an early age; as well as offer different teen sports so that services are not duplicated by the athletic opportunities offered by the school system. Either way, the following information indicate general shifts in participation amongst youth in various sports activities.

NFHS annually tracks high school sports participation across the country.

The top ten sports for **girls in Texas** for the 2011/2012 season (the most recent data available) by number of students participating are ranked below:

- ⊖ 1. Basketball – Approximately 22% of all high school girls participating in sports play basketball. While this sport has seen a decline in the number of overall participants since 2007, there was an uptick in participation this season.
- ⊖ 2. Track and Field – On a national scale, this sport was the most popular girls' sport. However, it is only the second-most popular in Texas and has generally been declining in the number of participants since 2007.
- ⊕ 3. Volleyball – This sport experienced a significant drop in participation in the 2004/2005 season, but has steadily increased since.
- ⊕ 4. Fast Pitch Softball – This sport has remained stable since 2007, experiencing slight increases in participation most years.
- ⊕ 5. Soccer – This sport has been growing constantly over the past half-decade. A significant increase in participation this season moved Soccer above Cross Country on this list for the first time.
- ⊖ 6. Cross Country – While there was an increase in participation this season, this sport has otherwise decreased in overall participation every year since 2007, with the most significant drop in participation experienced in 2010/2011.
- ⊕ 7. Tennis (individual) – This sport has experienced minor to moderate levels of increased participation over the past decade.
- ⊖ 8. Team Tennis – Texas is one of only eight states that have Team Tennis programs (and at least twice the participation of any other state). A significant increase was experienced for a number of years in the mid-2000s, but it has stabilized with slight declines in the past few years.
- ⊖ 9. Swimming and Diving – This sport has had steady growth in participation since 2003. Although there was no change in participation this season, it has otherwise experienced the highest percentage growth of all the sports in this list.
- ⊖ 10. Golf – This sport has a tendency to slightly fluctuate in the number of participants every year. Some years it will increase, while other years it decreases.

⊕ These symbols (used on this page and the following page) indicate whether the trend is for participation in each sport to increase, decrease, or remain relatively constant.

⊖

⊖

The top ten sports for boys in Texas for the 2011/2012 season (the most recent data available) by number of students participating are:

- ⊖ 1. Football – This sport has the highest number of participants (approximately 35% of boys that participate in sports) and has experienced relatively stable rates of participation with minor fluctuation since 2003.
- ⊖ 2. Track and Field – Similar to the girls sport, this has experienced a decrease in participation every year since 2007.
- ⊖ 3. Basketball – This sport has experienced a decrease in participation every year since 2008.
- ⊕ 4. Baseball – This sport has had a slight increase in the number of participants every year since 2003.
- ⊕ 5. Soccer – This sport has experienced an increase in participation every year since 2008 with significant increases in the 2006/2007, 2007/2008, and 2011/2012 seasons.
- ⊖ 6. Cross Country – This sport has experienced significant decreases in participation every year since 2007.
- ⊕ 7. Tennis (individual) – This sport experiences steady growth, with some fluctuation in participation within the last few years.
- ⊕ 8. Team Tennis – Texas has nearly as many participants as all other high school Team Tennis programs in the country combined. This sport has had significant increases in participation in the past few years.
- ⊕ 9. Golf – This sport fluctuates in participation every few years, but has generally experienced an overall increase.
- ⊕ 10. Wrestling – This sport has seen an increase in participation nearly every year since 2005. However, in the 2010/2011 season, it was surpassed by Swimming and Diving as the 10th most popular boy’s sport in Texas high schools (the first time Swimming and Diving made it on the top 10 list). A surge in participation in the 2011/2012 season earned Wrestling a place on this list once again.

Summary

In conclusion, it appears that team sports traditional to American culture—including football, baseball, and softball—will continue to maintain their popularity. In addition, demographic changes and increased interest in soccer amongst youth of all ethnic groups will likely result in continued increases in participation and facility demand. Especially in the past few years, accommodating the growth of these sports has often been facilitated by implementing alternative models for facility provision, including relying on the private sector and engaging in public-private partnerships.



The purpose of this chapter is to summarize the current state of youth athletics in Pflugerville. This includes identifying and describing the primary athletic leagues and associations as well as describing the existing sports facilities in the city.

Leagues & Associations

The primary baseball, football, soccer, and softball leagues operating in Pflugerville are described below. These leagues provided participation data and future growth plans that contributed to the development of the needs assessment that serves as the core of this study.

Austin Texans Soccer Club

The Austin Texans Soccer Club attracts participants primarily from Pflugerville (42% of players), Round Rock (23%), and Austin (23%), as well as other surrounding communities. The association provides a select soccer program for Under 11 through Under 19 ages, an advanced recreation program for Under 9 and Under 10 ages, and a recreation program for Under 5 through Under 8 ages. The Texans are affiliated with numerous leagues whose boundaries extend well beyond Pflugerville. The Texans compete with teams from across the region and the state, regularly playing games out of town as well as at Wells Point Soccer Complex. A lighted private practice facility at Hill Country Bible Church is owned and maintained by the Texans for their exclusive use. The Texans have approximately 350 players on 24 teams. The association expects to grow by more than 300% over the next five years.

CHAPTER 2 EXISTING CONDITIONS

Pflugerville Area Youth Soccer League

The Pflugerville Area Youth Soccer League (PAYSL) primarily serves youth within the Pflugerville Independent School District (PISD), although it includes a small number of participants from surrounding communities. PAYSL provides competitive programs for Under 11 through Under 17 ages and recreational programs for Under 4 through Under 19 ages. All of PAYSL's games are played at the Wells Point Soccer Complex, which serves as the home for the organization. PAYSL is the largest athletic league in Pflugerville, with more than 1,200 participants. The organization expects to grow by 3-5% per year over the next five to ten years and could grow to more than 1,750 participants by the year 2023.

Pflugerville Hawks (Football)

The Pflugerville Hawks athletic association serves youth in Pflugerville (80% of participants), Round Rock (15%), and other surrounding communities. While the organization also provides basketball and cheer leading programs, this study focuses on its football program, which serves approximately 170 participants in the Fall and 100 in the Spring. Pflugerville does not currently have any City-owned football fields suitable for game play, so the Hawks play games on school fields when they are available (PISD charges fees for the use of its fields). Practices are held in various locations, though seldom on purpose-built practice fields with lighting. The cost of renting game fields and lack of lighted practice fields are cited as barriers to growth. The Hawks have not reported an anticipated growth rate.

Pflugerville Little League (Baseball and Softball)

Pflugerville Little League (PLL) is unique in that all of its participants are Pflugerville residents. PLL has more than 400 participants on 38 teams. PLL's baseball program includes Tee Ball through Juniors leagues, depending on the season. The softball program includes Coach Pitch through Juniors leagues. Baseball practices and games are exclusively held at the Pflugerville Little League Complex at Pflugerville Elementary School. Softball practices and some games are also held at this location. Often, softball games are held in other cities since PLL's softball teams regularly play teams from around the region. The League expects to grow by 10-15% over the next five to ten years.

Pflugerville Youth Football League

The Pflugerville Youth Football League (PYFL) is a Pop Warner-affiliated organization. Of its more than 200 participants, 95% are enrolled in PISD schools while the remaining 5% are from Austin. The organization provides football and cheer leading programs to youth ages 5-12. In a situation similar to that of the Pflugerville Hawks, PYFL pays to use PISD football fields for games and does not have purpose-built practice space. PYFL plays all of its games in Pflugerville, typically at Westview Middle School. The league expects to grow by 10% per year.



Existing Sports Facilities

The City of Pflugerville owns and maintains 37 parks and open space areas. Today, game facilities are primarily provided at two of these parks—the Wells Point Soccer Complex and the Pflugerville Little League Complex. These provide practice and game fields for soccer and baseball/softball respectively. There are currently not any City-owned facilities providing game fields for football. Five City-owned parks provide dedicated space for practice, while several other City parks have open play areas suitable for practice during daylight.

The primary existing sports facilities in Pflugerville are listed on Table 2.1 below and shown on Map 2.1 on next page. Each facility is described on the following pages.

Table 2.1 – Existing City-Owned Sports Facilities

Facility Name	Baseball	Football*	Soccer	Softball	Multi-Use Practice**
Pflugerville Little League Complex	6			1	
Wells Point Soccer Complex			13		
Bohls Park					2 [†]
Cambridge Heights Park					1
Hidden Lake Park					1
Mirror Lake Park					1
Pfennig Park			3 ^{††}		
Pfluger Park					1
Austin Texans Practice Facility			2 [†]		

*There are currently not any City-owned football fields. Football leagues rent fields from PISD.

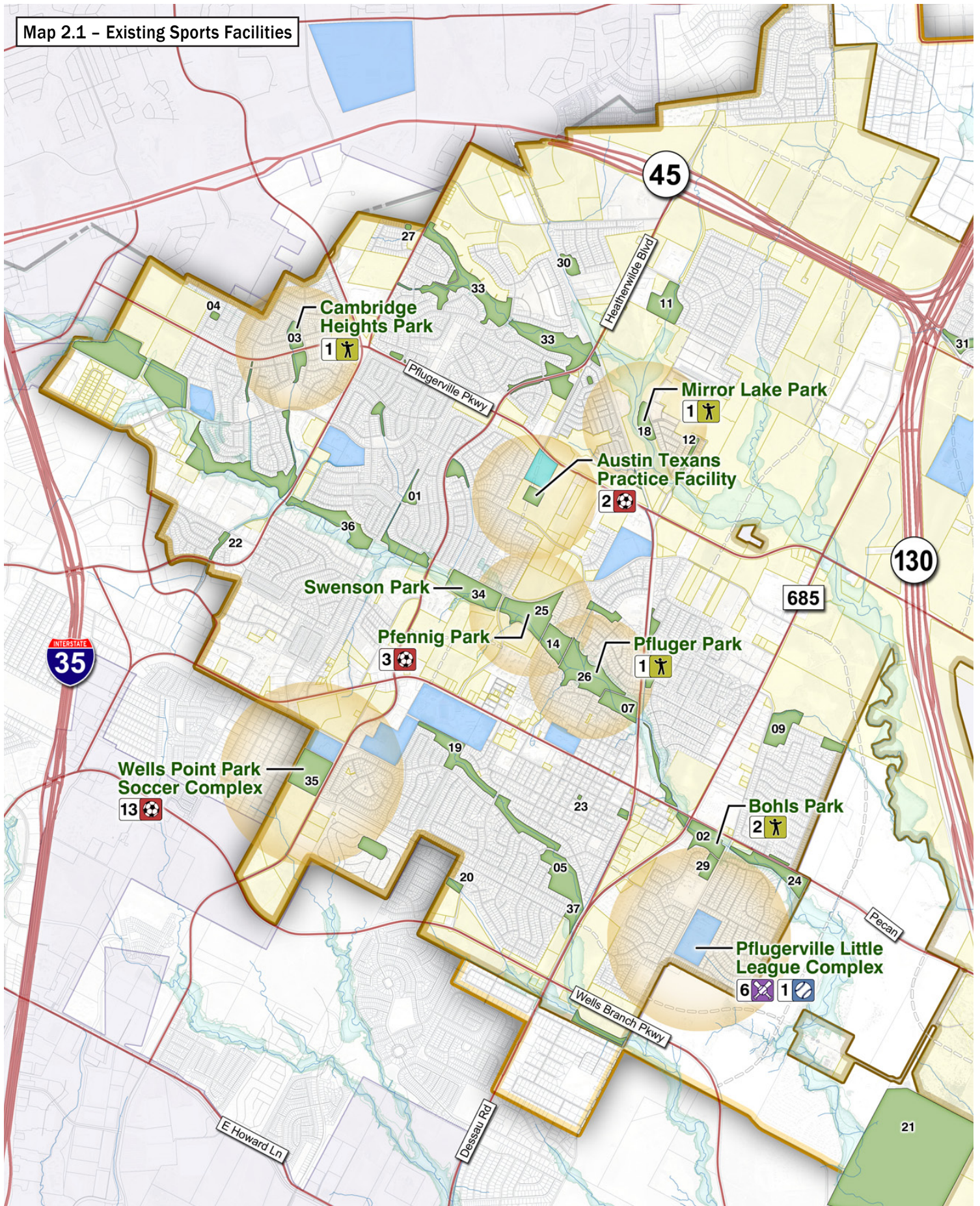
**Fields suitable for Football and Soccer Practice.

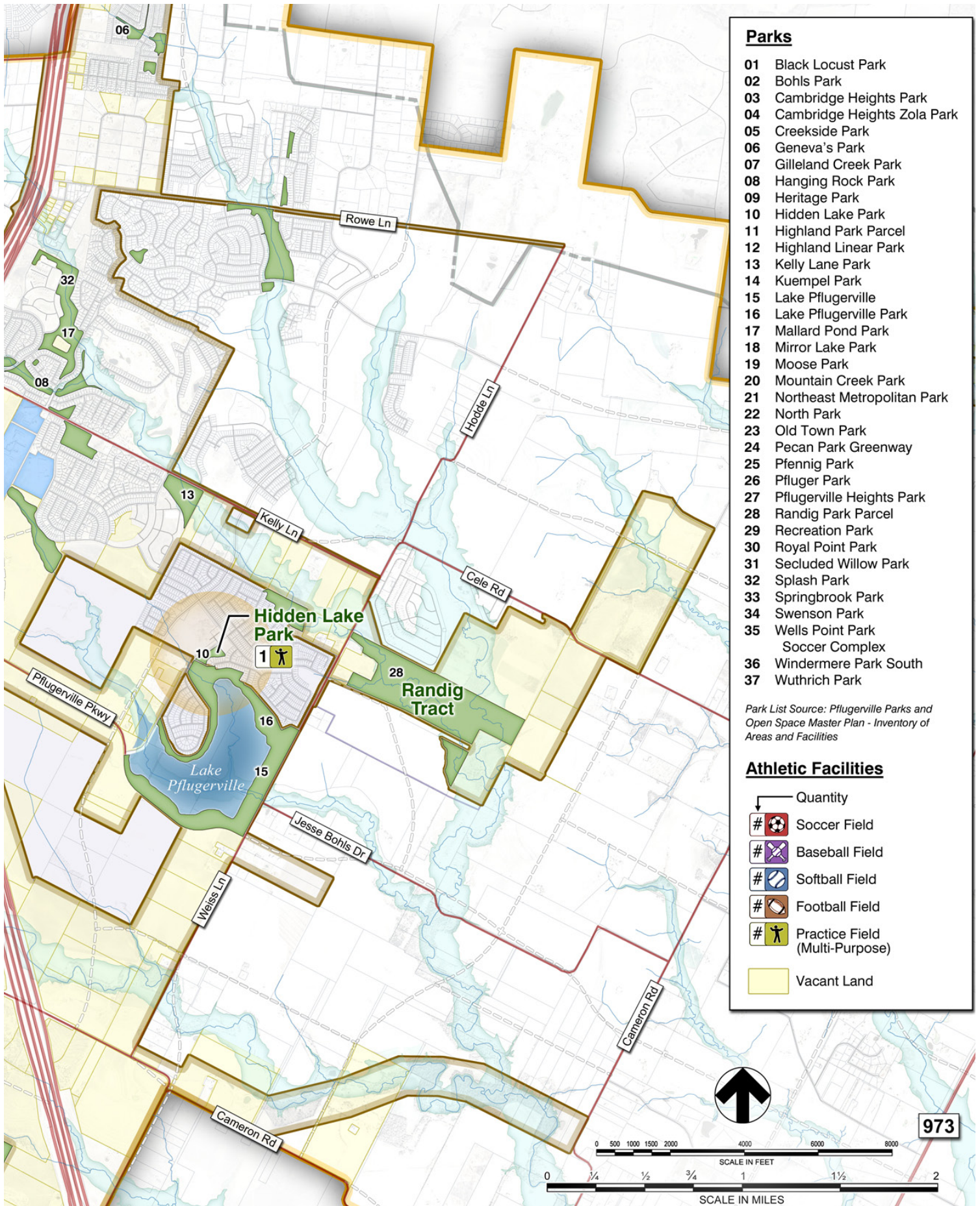
[†]Reserved for PAYSLS soccer practice.

^{††}Hosts small-sided games for younger ages.

[‡]Full-sized field equivalents; used for practice only.

Map 2.1 - Existing Sports Facilities





Individual Facility Descriptions

The following section describes the existing sports facilities in Pflugerville, identifying the unique opportunities and challenges associated with each.



Pflugerville Little League Complex

The Pflugerville Little League Complex is one of the oldest sports facilities in the city. It is adjacent to Pflugerville Elementary School on land owned by PISD and is exclusively used and maintained by Pflugerville Little League for baseball and softball programs. The complex contains seven diamonds of varying types. Six of these feature grass infields and are intended for baseball use while one has a “skinned” or clay infield and is intended for softball use. Field sizes vary from teeball-sized to diamonds with 90’ baselines suitable for Senior League play.

There are several challenges with this facility. First, the Complex is showing its age in the form of out-dated (and in some cases damaged) bleachers, lighting, and shade structures. There is a general lack of organization within the Complex; the fields and amenities seem to have been randomly placed and are not connected by paved walkways of any sort. The Complex currently houses only one skinned infield diamond, meaning that only one softball game can be played at a time. This, coupled with the varying field sizes and disorganization of the site means that the Complex is not suitable to host tournaments. All of these challenges contribute to a negative perception of this facility amongst the public. It can be presumed that this does or will hamper growth of baseball and softball participation.



Being located on land owned by the school district, the possibility exists in the future for PISD to reclaim the land, thereby removing the Complex and leaving the Little League without any baseball or softball fields. Barring this, the Complex is still challenged by the fact that there is no room for expansion.





Wells Point Soccer Complex

Pflugerville's primary soccer facility, Wells Point is home to PAYS�, serving as the site of the organization's clubhouse, games, and most practices. In addition, Wells Point occasionally hosts Austin Texans games. Wells Point features 13 soccer fields of various sizes. Two of these fields are full-sized, one is sized for Under 12 play, and the remaining 10 are various sizes for Under 6 to Under 10 play.

Wells Point is in good condition and is well maintained, considering the Complex is used for games as well as practices (a situation that causes significantly increased wear and tear on fields). The primary challenges associated with this facility relate to its lack of flexibility and inability to expand. As previously mentioned, the Complex features fields sized for age-specific play. While the smaller of these fields effectively serve their purpose during daylight hours, they cannot be used for regulation play by some of the older age groups. The result is that the two full-sized fields are the only full-sized fields possible in this park without removing trees and other fixed objects, as well as potentially having to regrade the land. Considering there is typically a higher demand for full-sized fields, this situation results in over-use of the full-sized fields by older age groups. This—along with the Complex's limited parking¹—also affects the ability of the Complex to host tournaments.

An additional challenge to consider is the fact that many of the fields at Wells Point are not permanently lighted, limiting the hours of play and overall capacity of the Complex. Today, only one of the full-sized fields and the Under 12 field have permanent lighting. Portable lights are used for illuminating other fields when needed. However, these devices cast light at a much more shallow angle, potentially impacting visibility for players and spectators.



¹Wells Point currently has 13 parking spaces per field. A new parking lot (currently under construction) will provide shared parking with the adjacent property and will increase this figure to 19 spaces per field. Soccer complexes intended for tournament use typically provide 20 to 30 spaces per field.



Bohls Park

Bohls Park functions as a general neighborhood park (containing a walking trail, playground, pavilion, and sand volleyball court), as well as a small practice facility with two practice soccer fields. As far as league and association use, these practice fields are reserved for used by PAYS� on weeknights during the season. Although out-dated, lighting is provided for these fields, allowing practices to extend beyond dusk. Much of the park borders a neighborhood, so any consideration of updating or changing lighting should factor in impacts to the surrounding houses. While there is limited parking within Bohls Park (nine spaces), it is adjacent to (and connected by a trail) the Recreation Center and its parking.

Cambridge Heights Park

This small neighborhood park, located at the intersection of Pflugerville Parkway and Marfa Lights Trail, has an open grassy area that serves as a multi-purpose practice field. This field does not have any goals, uprights, or lighting, so practice activities are limited by the equipment able to be brought in each day by the coaches.



Hidden Lake Park

This small park is located in the northeastern part of the City. Its amenities include a loop trail and a single multi-purpose practice field that includes combination soccer goals and football uprights (however, the soccer goals do not have nets). This facility is generally not utilized for league practices, potentially due to its distance from the core of the City. However, another challenge is that the adjacent parking lot is on the property of the local homeowner association's (HOA) amenity center and is restricted to use by members of the HOA. On the other hand, on-street parking is available adjacent to the field.

Mirror Lake Park

This park, located on Pflugerville's north side off of Kingston Lacy Boulevard, primarily consists of open space and a detention pond. The park also has a multi-purpose practice field that includes soccer goals. Ample on-street parking is available, but there are not any pavilions or other covered, shaded structures nearby.



Pfennig Park

This park has, in the past, been used for practice by soccer and football teams. However, it is currently predominately used for the Austin Texans' small-sided games for younger age groups. This park does not have any lighting or bleachers and has few permanent structures (a fence and a handful of benches). Moveable goals allow the large grassy area to be delineated as three small soccer fields.

The lack of spectator seating (other than the few benches) and lighting limits the use of this park. The current seating and any future seating should be connected by sidewalks. Furthermore, the park lacks off-street parking. Currently, parking is provided on-street along Pfenning Lane. Finally, the addition of more fields is limited by existing trails, which could be re-routed to provide the needed space for an additional two fields (this may also require some drainage modifications).



Pfluger Park

Pfluger Park is part of Pflugerville's series of parks and open spaces along Gilleland Creek. This park is predominately trails and open spaces, but also contains a multi-purpose practice field. This field includes football uprights, a backstop for baseball and softball practice, a storage shed, and lighting. The surrounding wooded areas give the practice field a secluded character, which also limits its accessibility. Parking for this field is limited and is more than 400' away, which creates challenges for moving equipment. In addition, while lighting is provided for the field, it is outdated and is not optimized. Namely, the lights are not effectively spaced to illuminate the entire field.

Austin Texans Practice Facility

The Austin Texans Practice Facility was developed by the organization on land provided by the Hill Country Bible Church located on Pflugerville Parkway. This facility includes the equivalent of two full-sized soccer fields, but is broken into smaller areas for the purposes of practice. The field areas are lighted and are maintained by the Texans, who are the exclusive users of the facility. Considering the number of teams that comprise the Texans and practice here, these fields are heavily used.





Understanding the priorities, preferences, and needs of the community is an important step in the process of determining whether new sports facilities should be developed. For this study, face-to-face meetings were held with youth sports leagues and associations as well as the general public. In addition, an online survey was completed by 523 respondents.

CHAPTER 3 COMMUNITY INPUT

Public Meetings

Two public meetings were held as part of the first phase of this project. These meetings facilitated discussion between Parks and Recreation Board members, City staff, league and association representatives, members of the general public, and the consultant.

Focus Group Meeting – November 29, 2012

The intent of the initial public meeting was to learn in greater detail the needs of Pflugerville's youth sports leagues and associations as well as the challenges faced by each organization. Some of the challenges discussed include a lack of suitable practice space for football, the limited capacity at Wells Point Soccer Complex, and the high costs associated with renting fields from PISD and Travis County (at Northeast Metro Park) for games. In addition, the general disrepair of the Pflugerville Little League Complex was cited as a concern.

Face-to-face meetings with youth sports leagues and the general public, as well as an online survey, provided insight into the community's priorities.

The group also discussed desired amenities and characteristics of a future multi-sport complex. The importance of basic amenities such as restrooms, concession stands, and seating was discussed. In addition, suggestions were made to include space for holding large events and ensuring the ability to host tournaments. Providing space for other sports/activities—such as indoor soccer, a second recreation center, lacrosse, and others—was also suggested.

Finally, it was deemed important that a new complex serves as the primary sports complex in the City by providing multiple types of fields and a variety of amenities. This would be convenient for families with multiple children participating in sports at the same time and would provide activities for children not participating in sports during their siblings' practices or games.

Community Meeting – March 28, 2013

A community meeting provided an opportunity for the general public to review and comment on the analysis performed during this study. In addition, representatives from each league also attended. Several of the comments and suggestions from the previous Focus Group Meeting were repeated or expanded upon.

Great concern over the condition of the Pflugerville Little League Complex was expressed. Meeting attendees stated that this facility either needs to be completely overhauled or replaced by a new multi-sport complex elsewhere in the City. People stated that the condition of the facility has resulted in their sending their children to other cities to play baseball and softball.

Football practice space and City-owned game fields are desperately needed in Pflugerville. The only option for football games is to pay significant fees to rent PISD fields. In the winter months, leagues (with their combined 600 participants) have to pay PISD for lighted fields for practice.

Finally, the emergence of lacrosse as a popular sport was again discussed. Meeting attendees believe it is important to be prepared for the expected future demand for this sport by including fields that can be used for lacrosse in a future multi-sport complex.





Online Survey

An online survey was conducted between November 16, 2012 and January 19, 2013. In total, the survey received 523 responses. The following describes the highlights of the survey.

Respondent Characteristics

Respondent tenure as a resident of Pflugerville ranged from less than one year to more than 10 years. The majority of respondents (51.4%) were between the ages of 36 and 45. Furthermore, 93% were between 26 and 55 years old. Only two respondents were younger than 18 and only two were 65 or older. The overwhelming majority (86.7%) have children living at home (approximately half of all respondents have children between the ages of 10 and 14).

League & Association Affiliation

More than half of all respondents (58.1%) belong to an athletic league or association in or around Pflugerville. Respondents were asked to provide the name of all the leagues and associations of which they are members; the two largest responses were PAYS� and Austin Texans (292 and 286, respectively).



58.1% of respondents were affiliated with a league or association.

Overall Satisfaction

The survey asked respondents to state how satisfied or dissatisfied they are with the quality of sports and athletic fields in the City. Overall, 49.3% stated that they are satisfied or very satisfied¹. In addition, respondents were asked to state their degree of satisfaction or dissatisfaction regarding a number of other factors.



49.3% of respondents were satisfied with the quality of sports and athletic fields in Pflugerville.

Respondents were **most** satisfied with:

1. Overall safety of parks
2. Number of parks
3. Maintenance of parks
4. Quality of parks
5. Location/distribution of parks

Respondents were **least** satisfied with:

1. Number of practice areas
2. Location/distribution of practice areas
3. Quality of practice areas
4. Number of youth athletic fields
5. Number of adult soccer fields²

¹Dissatisfied and Very Dissatisfied totaled 39.2% and 11.5% had no opinion.

²There was less satisfaction with the number of adult soccer fields than with the number of youth soccer or youth baseball fields.

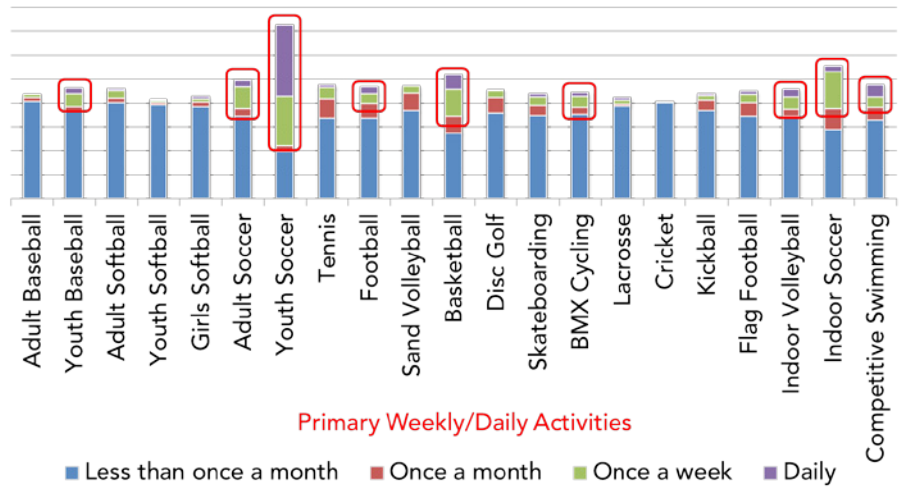
Frequency of Participation

The survey asked respondents how frequently they participate in a number of activities (see Figure 3.1). The results of this question indicate that respondents regularly participate in three of the four sports that are the focus of this study—baseball, football, and soccer. Few respondents regularly participate in softball, perhaps because of limited opportunities. In addition, several indoor sports (including basketball, indoor volleyball, indoor soccer, and competitive swimming) are shown to be very popular amongst respondents.

How frequently do you or any member of your household participate in the following activities?

Figure 3.1 – Frequency of Participation

This figure illustrates the frequency with which survey respondents participate in a variety of activities. Taller aggregate bars indicate a greater number of respondents participating in that activity. In this figure, youth soccer has more participants than any other activity. A greater presence of purple and green in the bars indicates that respondents engage in the activity daily or weekly. Bars that are mostly blue indicate that respondents seldom engage in the activity.



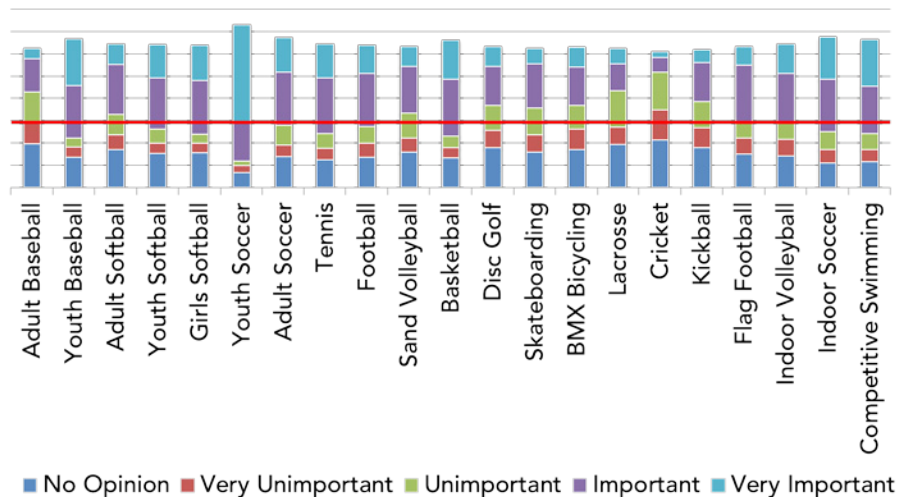
Importance of Providing or Expanding Facilities

Respondents were asked to give their opinion on how important or unimportant it is to expand or provide facilities for the same list of activities.

How important or unimportant do you think it is for the city to provide or expand the following activities in Pflugerville?

Figure 3.2 – Importance of Providing or Expanding Facilities

This figure illustrates how important or unimportant survey respondents feel it is to provide or expand facilities to support a number of activities. The height of the aggregate bar in this figure is irrelevant. What is relevant is whether the aggregate of No Opinion, Very Unimportant, and Unimportant responses extend above the red line. For activities where this is the case (that is, the green bar extends above the red line), said activity does not have the support of the majority of respondents. In this case, expanding facilities for baseball, football, soccer, and softball does have the support of the majority of respondents.





The following lists show the ranking by importance of the activities discussed in this question. As previously noted, a significant portion of the survey respondents are affiliated with one or more of the athletic organizations in Pflugerville. Therefore, two lists are shown to demonstrate the differences in opinion between respondents affiliated with a league or association and those that have no affiliation.

**Most Important Activities
(All Responses)**

1. Youth Soccer
2. Youth Baseball
3. Basketball
4. Competitive Swimming
5. Indoor Soccer
6. Girls Softball
7. Tennis
8. Youth Softball
9. Adult Soccer
10. Football

**Most Important Activities
(Without League Responses)**

1. Youth Soccer
2. Youth Baseball
3. Girls/Youth Softball (tie)
4. Tennis
5. Basketball
6. Football
7. Competitive Swimming
8. Adult Softball
9. Skateboarding
10. Flag Football

Comparing these lists demonstrates that respondents not affiliated with a youth sports league or association place a higher level of importance of softball, tennis, and football. The prominence of softball in this list indicated a latent demand for expanded softball opportunities and facilities.

Important Amenities in a Future Sports Complex

In addition to the sports fields themselves, amenities are important components of sports complexes. Restrooms, shade, trails, and other amenities provide comfort and interest for parents and siblings of sports participants.

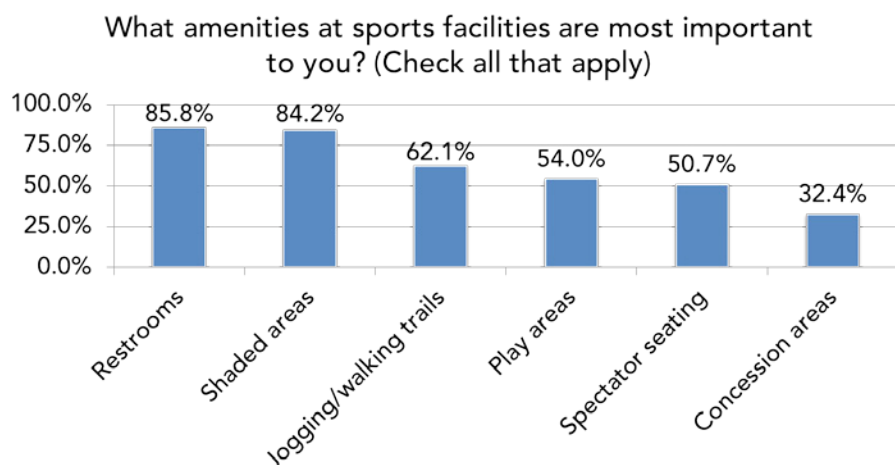


Figure 3.3 - Importance of Amenities

This figure ranks the importance—according to survey respondents—of various amenities that could be included in a future multi-sport complex.

Summary of Community Input

The following points comprise a summarization of the community input element of this phase of the project.

- **Strong Support for Expanding Facilities for Baseball, Football, Soccer, and Softball** – Input received during the public meetings and the results of the online survey align to show that the community as a whole supports developing new facilities for these four sports, as well as others.
- **Latent Demand for Softball** – Although few of the community members that provided input have children participating in softball, there is a strong level of support for building new fields, especially amongst those not currently affiliated with a league or association.
- **Significant Need for Lighted Practice Fields** – Practice space that is lighted (to allow practice in the winter and after dusk) is the greatest immediate need for several of Pflugerville’s leagues and associations. This is especially true for the football leagues.
- **Football Relies on PISD Pay-to-Use Fields** – The fees that football leagues have to pay to use PISD fields are a significant challenge that may pose a barrier to future growth. The preferred solution is to provide football fields at a new multi-sport complex.
- **Emergence of Lacrosse** – Although this sport did not gain a majority support in the online survey, participants in the public meetings suggested that lacrosse will grow in popularity in the coming years and that a new multi-sport complex should include the flexibility to accommodate the sport in the future.
- **Adult Sports** – There was a fair amount of demand demonstrated in the online survey for adult sports in Pflugerville—namely soccer and softball. While demand was not high enough to fully justify purpose-built facilities for adult sports, the opportunity exists to design new youth sports facilities to be usable by adults.



The needs assessment portion of this phase of the project is based on determining the supply of sports fields of various types, enumerating demand based on participation within each sports league and association, and estimating the utilization of existing facilities. In addition, in this chapter the levels of service (fields per capita) of the benchmark cities listed in Chapter 1 are compared with that of Pflugerville.

CHAPTER 4 NEEDS ASSESSMENT

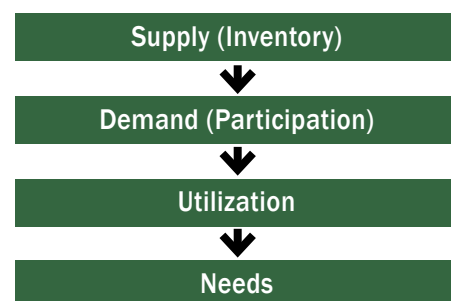
Supply

Inventory

The inventory of sports facilities in Pflugerville consists of fields owned by the City, Pflugerville ISD, Travis County (Northeast Metropolitan Park), homeowner associations, and the Austin Texans (private practice facility). Table 4.1 provides an inventory of the number of fields by owning entity. Not included in this table are three soccer fields planned for Swenson Park (near Pfennig Park)¹.

Calculating Supply

This inventory is translated into supply (as practice/game units or “PGUs”) by calculating the number of hours per week available at each facility for practice or games. Several factors influence the calculation of PGUs, including time of sunset, the presence of lighting (which allows games or practice past dusk), and Pflugerville’s “culture of use.” Culture of use is a term that reflects the habits



The Needs Assessment methodology.

¹According to the 2011 Parks, Recreation and Open Space Master Plan

and preferences of leagues and associations in a community. For example, in Pflugerville many leagues do not play games or hold practices on Sunday mornings and some do not play games or hold practices on Sundays at all. Another example of Pflugerville’s culture of use is that most game fields are also used for practice, which increases the supply, but causes additional wear and tear on these facilities. Table 4.2 illustrates the available PGUs in Pflugerville.

Table 4.1 – Sports Facility Inventory of Playing Fields

Owner	Baseball	Football	Soccer	Softball	Multi-Use Practice
City of Pflugerville			16*		6
Pflugerville Little League**	6			1	
Austin Texans (Practice Facility)			2†		
Pflugerville ISD††		5			16
Travis County (NE Metro Park)	8		18		
HOAs					3
Total	17	5	36	1	25

*Includes age-specific fields (that is, fields that are not full-sized).

**On PISD land.

†Full-sized field equivalents; used for practice only.

††Only includes PISD fields that are available for use by youth sports leagues and associations

Table 4.2 – Sports Facility Supply (Available Practice/Game Units*)

Owner	Baseball	Football	Soccer	Softball	Multi-Use Practice
City of Pflugerville			588		90
Pflugerville Little League**	266			49	
Austin Texans (Practice Facility)			38		
Pflugerville ISD†		171			240
Travis County (NE Metro Park)	392		714		
HOAs					3
Total PGUs (in hours)	658	171	1,340	49	333
Total PGUs (in hours) (Excluding PISD, Travis County, & HOAs)	266	0	626	49	90

*PGUs in hours.

**On PISD land.

†Only includes PISD fields that are available for use by youth sports leagues and associations



Availability of Supply

It is important to recognize that not all of the PGUs listed in Table 4.2 are dedicated to Pflugerville leagues and associations. School teams have priority regarding the use of Pflugerville ISD facilities, so not all of the PGUs shown are available for non-school use. In addition, many organizations share use of Northeast Metro Park. Furthermore, Pflugerville’s youth sports organizations typically have to pay fees to use these facilities.

Therefore, the total supply (in PGUs) excluding PISD, Travis County, and HOA facilities is the more relevant figure. This represents the supply of facilities that do not require per-use fees and are dedicated to Pflugerville’s youth sports organizations.

Distribution of Supply

Map 4.1 on the next page shows the location and distribution of the sports facilities in Pflugerville. Map 4.2 on the following pages shows the location and distribution of facilities that are provided by the City of Pflugerville or are dedicated for use by one of the sports organizations in the community¹. The contrast between these two maps illustrates the relatively small portion of sports facilities in Pflugerville that are available for free use by the community’s youth sports organizations.

While there are many sports fields in Pflugerville, only those owned by the City or a sports organization are available for free use.

Comparison with Benchmark Communities

Table 4.3 compares level of service between Pflugerville and its benchmark communities. In the Pflugerville column, this table only includes facilities provided by the City of Pflugerville, the Pflugerville Little League Complex, and the Austin Texans’ Private Practice Facility. Level of service is a factor of population per field. The fewer people per field (that is, the lower the number), the higher the level of service.

Table 4.3 illustrates that Pflugerville’s level of service for baseball, football, soccer, and softball fields is lower than the average level of service of the benchmark cities. Its level of service for practice fields is also lower, if Round Rock and Mansfield (both of which include ISD fields) are removed from the equation.

¹The Pflugerville Little League Complex is maintained and operated by the Pflugerville Little League for their exclusive use, but is on land owned by PISD.

Table 4.3 – Level of Service Comparison (Ratio of Fields to Population)

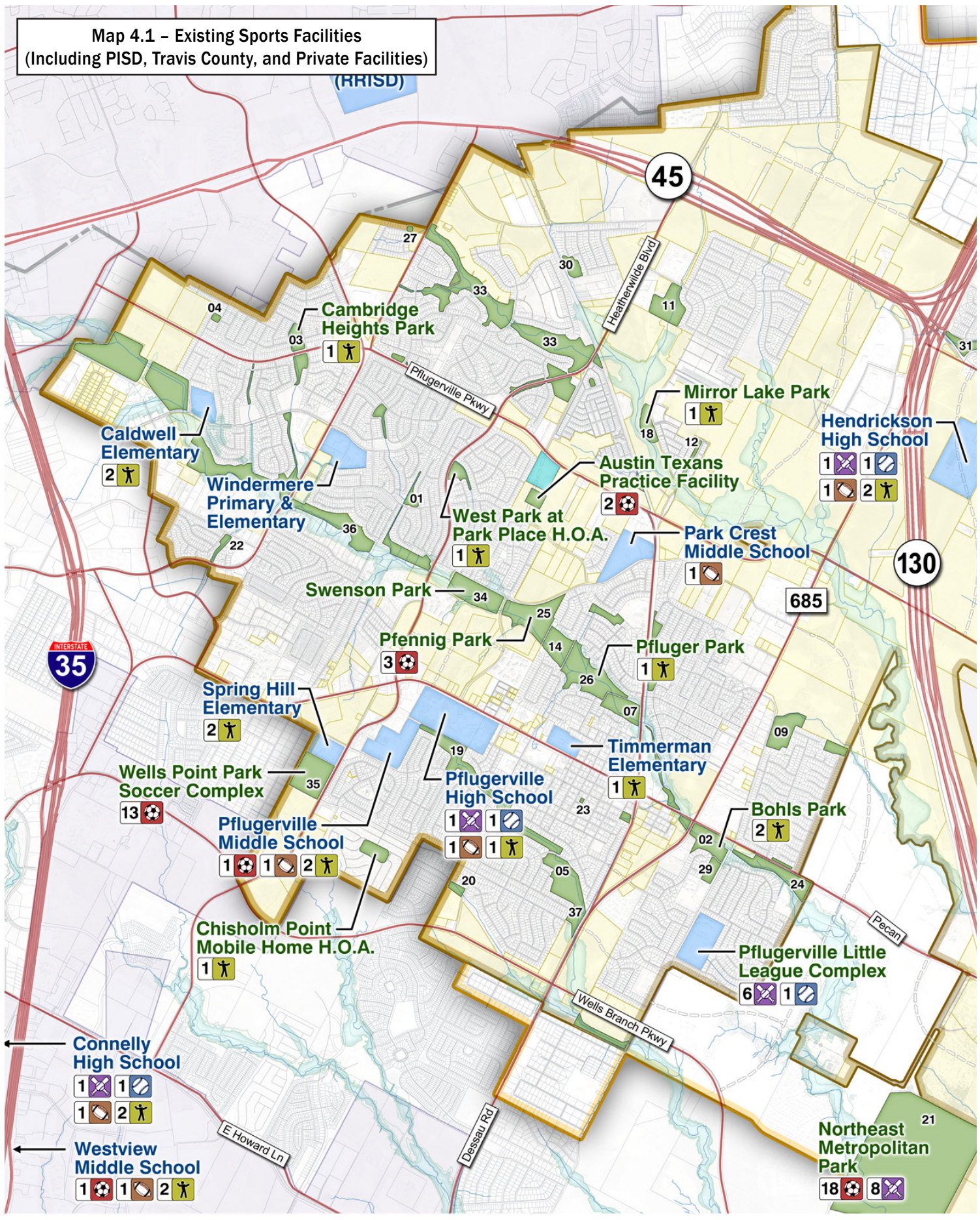
Facility Type	Pflugerville	Average LOS*	Round Rock	Georgetown	The Colony	Mansfield	Grapevine
Baseball	1/8,532	1/4,111	1/4,475**	1/5,933	1/3,621	1/2,480*	1/4,046
Football	0	1/20,935	1/8,550**	0	1/19,914	1/31,000	1/24,276
Soccer	1/4,266 [†]	1/4,126	1/3,240**	1/4,747	1/3,064	1/5,167	1/4,413
Softball	1/51,691	1/11,097	1/7,835**	1/6,781	1/19,914	1/4,769	1/16,184
Multi-Purpose Practice Fields	1/8,532	1/9,595	1/2,613**	1/11,867	1/19,914	1/1,442*	1/12,138

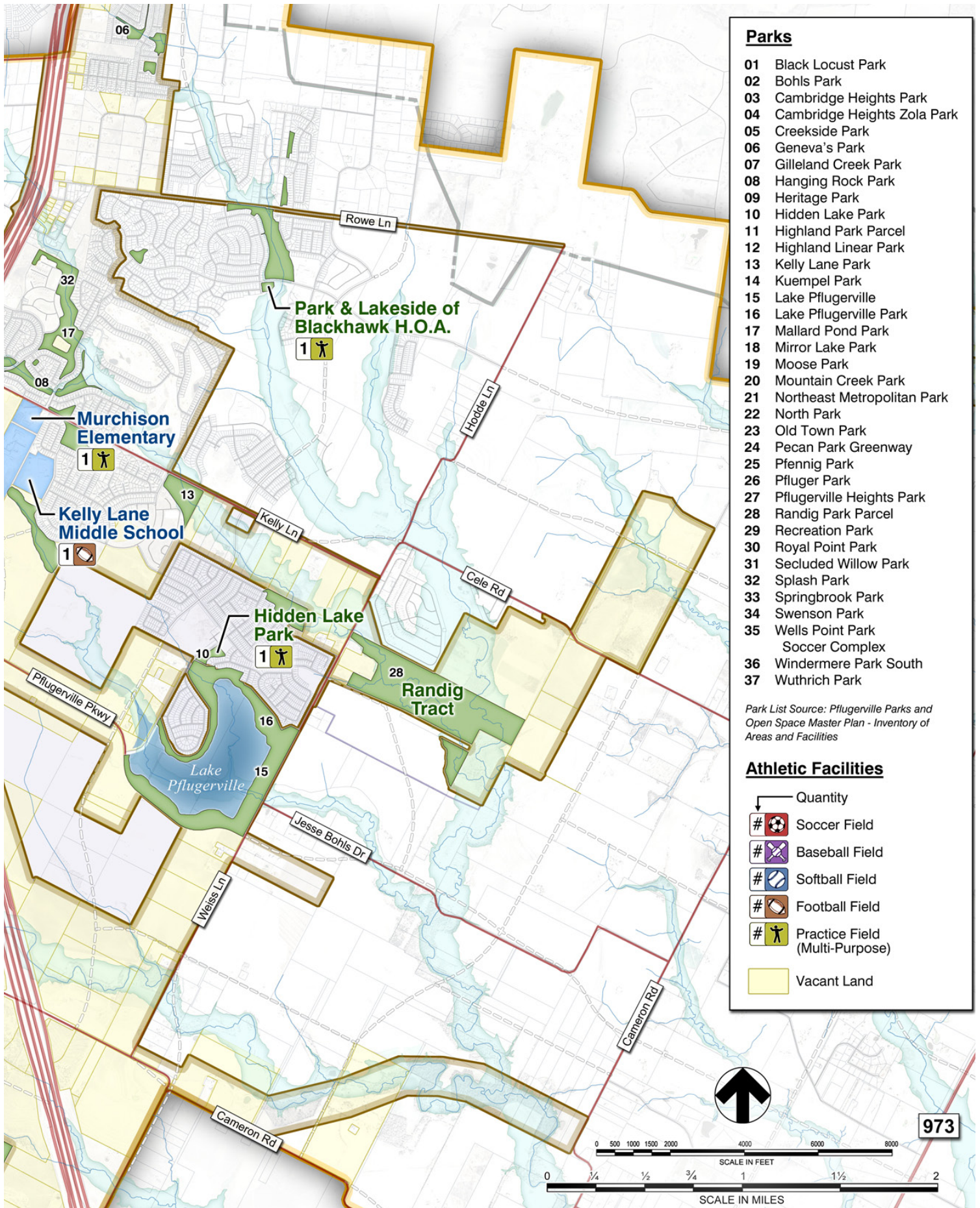
*Average of Benchmark Cities, not including Pflugerville.

**Includes non-city-owned facilities.

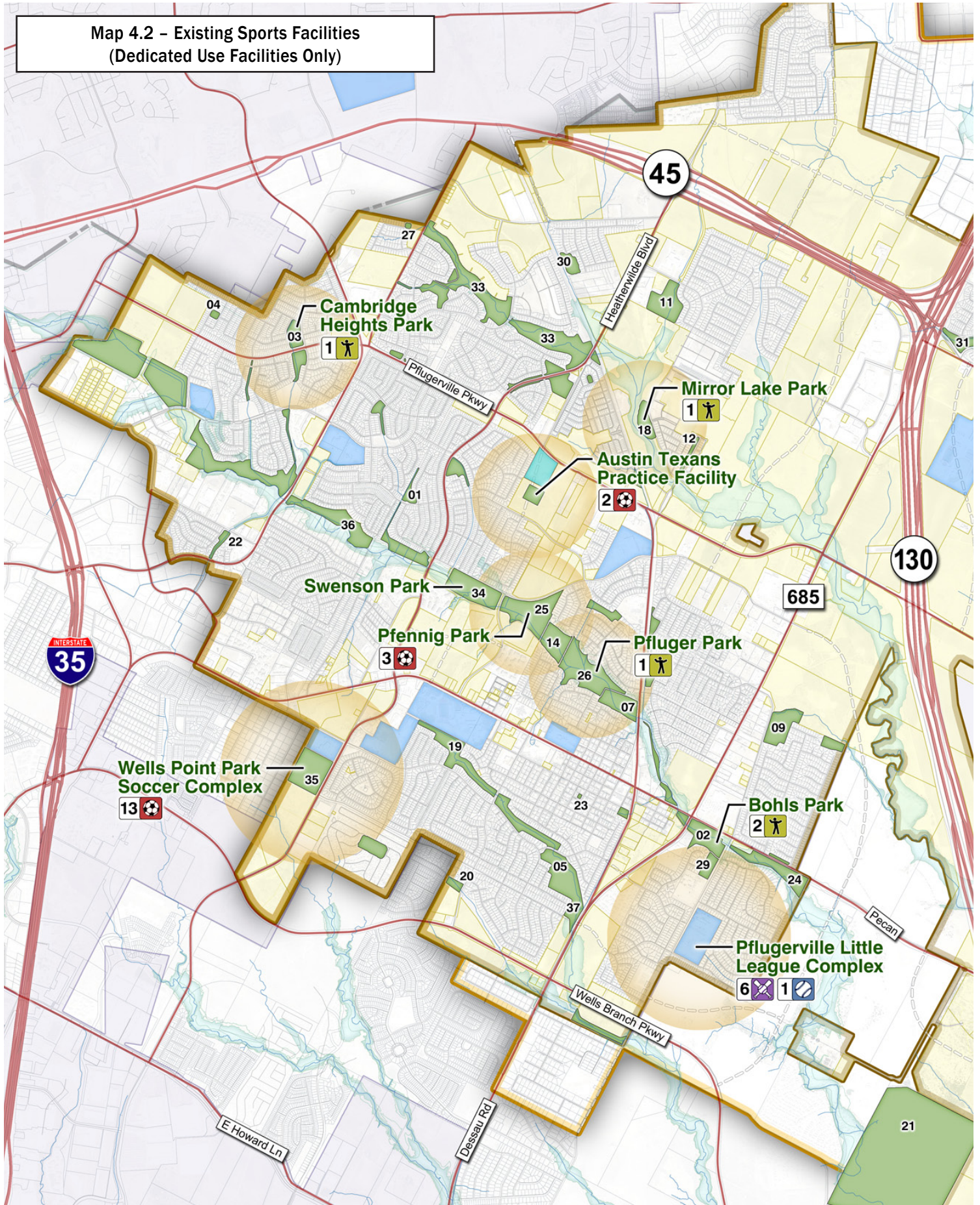
[†]Based on calculating full-sized field equivalents of smaller age-specific fields (U4 and U6 fields equal one-third of a full-sized field; U8 fields equal one-half of a full-sized field).

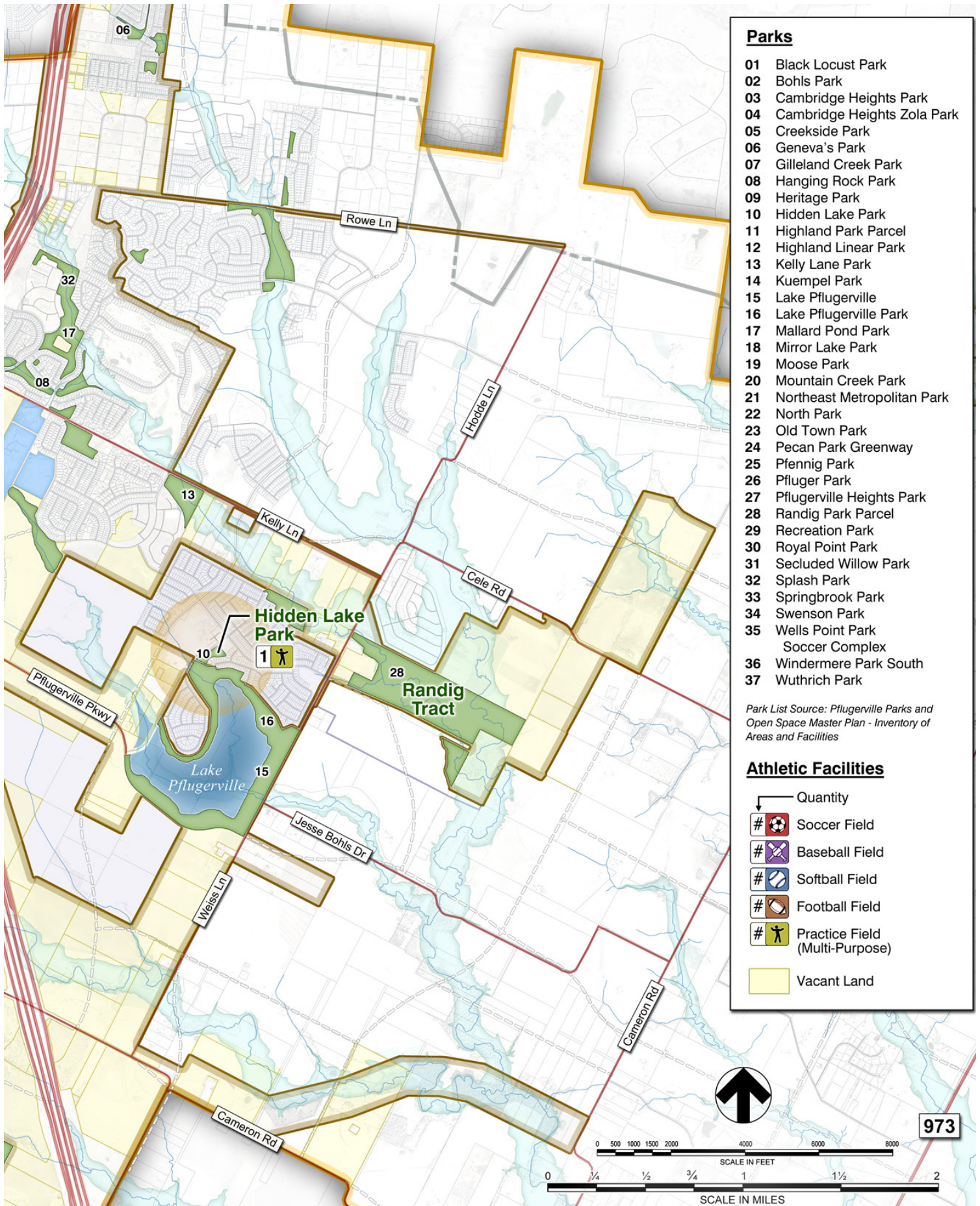
**Map 4.1 - Existing Sports Facilities
(Including PISD, Travis County, and Private Facilities)**





Map 4.2 - Existing Sports Facilities
(Dedicated Use Facilities Only)





Demand

Demand for youth sports facilities is a factor of participation levels in Pflugerville’s leagues and associations. Requests for information were sent to all known baseball, football, soccer, and softball organizations in order to gain this information.

Participation

Sports organizations were asked to provide—for each age group—the number of participants, number of teams, number per week and length of practices, and number per week and length of games. Depending on the season, responding youth sports organizations reported as many as 2,500 participants combined across all four sports.

Calculating Demand

This information allowed demand—as a factor of PGUs—to be calculated. For example, the equations shown in Figures 4.1 and 4.2 illustrate the demand for soccer field space for PAYSL’s Under 13 Boys program. Combined, there is a total of 8.1 PGUs needed for this particular program each week (5 PGUs for practice and 3.1 PGUs for games). This translates to one field for 8.1 hours each week, two fields for 4.05 hours, or any other combination in which the number of fields multiplied by the hours available equals 8.1.

Figure 4.1 – Practice Demand Equation

$\text{Practice Demand} = ([\text{Number of Teams}] \times [\text{Number of Practices per Week}] \times [\text{Length of Practice}]) / [\text{Number of Teams per Field}]$ $\text{Practice Demand} = (4 \times 2 \times 1.25\text{hrs}) / 2 = 5.0 \text{ PGUs}$

Figure 4.2 – Game Demand Equation

$\text{Game Demand} = (([\text{Number of Teams}] / 2) \times [\text{Number of Games per Week}] \times [\text{Length of Game}]) \times [\text{Turnover Factor}]$ $\text{Game Demand} = ((4/2) \times 1 \times 1.25\text{hrs}) \times 1.25 = 3.1 \text{ PGUs}$
--



Demand was calculated for each division or age group within each sport. The total demand by sport for the 2013 seasons is shown in Table 4.4.

Table 4.4 – Sports Facility Demand – Both 2013 Seasons (PGUs*)

Season	Baseball	Football	Soccer	Softball
Spring (Practice)	43.0	4.0	204.0	16.0
Spring (Game)	60.0	11.3	115.6	25.0
Spring Total	103.0	15.3	319.6	41.0
Fall (Practice)		26.7	204.0	
Fall (Game)		21.3	115.6	
Fall Total		48.0	319.6	

*Practice/Game Units in hours.

Future demand for the year 2023 was calculated based on the growth anticipated by each sports organization over the next decade. The results of these calculations are shown in Table 4.5.

Table 4.5 – Sports Facility Demand – Both 2023 Seasons (PGUs*)

Season	Baseball	Football	Soccer	Softball
Spring (Practice)	57.0	10.4	505.5	21.2
Spring (Game)	79.4	29.3	171.1	33.1
Spring Total	136.4	70.9	676.6	54.3
Fall (Practice)		69.3	505.5	
Fall (Game)		55.2	171.1	
Fall Total		124.5	676.6	

*Practice/Game Units in hours.

Utilization

Utilization determines whether the supply of sports facilities is adequate for current and future demand. Utilization is calculated by comparing demand PGUs with supply PGUs. If current and future demand is less than supply, then the number of fields in Pflugerville may be adequate. However, in order to reduce wear and tear on fields, thereby reducing maintenance costs, it is recommended that fields operate at no more than 80% capacity. Therefore, if demand PGUs exceed 80% of the supply PGUs, additional fields are needed.

Tables 4.6 and 4.7 show generalized sports facility utilization based on current and forecasted 2023 participation rates.

Table 4.6 – Sports Facility Utilization – 2013 Seasons*

Season	Baseball	Football	Soccer	Softball
Peak Season (Practice)	16%	**	72%	33%
Peak Season (Game)	23%	**	43%	51%
Combined Peak Season Utilization	39%	**	115%	84%

*Only includes City-owned fields and facilities dedicated to the use of youth sports organizations (Pflugerville Little League Complex and the Austin Texans' Private Practice Facility).

**There are not any City-owned football fields currently.

Table 4.7 – Sports Facility Utilization – 2023 Seasons*

Season	Baseball	Football	Soccer	Softball
Peak Season (Practice)	21%	**	264%	40%
Peak Season (Game)	30%	**	95%	67%
Combined Peak Season Utilization	51%	**	359%	107%

*Only includes City-owned fields and facilities dedicated to the use of youth sports organizations (Pflugerville Little League Complex and the Austin Texans' Private Practice Facility).

**There are not any City-owned football fields currently.

As is shown in Tables 4.6 and 4.7, the supply of baseball fields is adequate for current and future demand. Notwithstanding, the condition of the existing baseball fields is generally poor and needs to be addressed. However, the supply of dedicated-use football, soccer, and softball¹ fields is not adequate and there is an immediate need for additional fields to increase the supply.

Gameday Utilization

In addition to considering the total utilization for practice and game units, it is important to study the utilization of individual field types for game use in consideration of future demand. Several organizations hold games only on Saturdays and Sundays. As such, this increases the demand for game fields beyond what may be apparent when simply considering total supply PGUs over the course of a seven-day week.

¹The supply of softball fields is deemed inadequate for current demand because it exceeds the recommended 80% utilization maximum.



Needs

Based on the condition of existing sports facilities, existing and future demand, and the current supply of fields, needs have been identified for baseball, football, soccer, and softball.

Baseball/Softball

Baseball and softball needs are discussed together since both sports are in the domain of one organization (Pflugerville Little League). While the demand for softball fields currently exceeds the supply within the community, the most significant factor creating a need for new baseball and softball fields is the current condition of the Pflugerville Little League Complex. The aged and generally disorganized facility has no room for expansion. Furthermore, it is on land owned by Pflugerville ISD, which may be reclaimed for school use at any time.

The development of new baseball and softball fields would give Pflugerville Little League a new home and a fresh start, helping the organization attract more participants. It would also provide the opportunity to increase the supply of softball fields (diamonds with clay infields) to meet current and projected demand.

Baseball/ softball needs include (4) new baseball fields, (4) new softball fields, and converting the existing Little League Complex to a practice facility.

New Facilities

Based on current and projected demand, trends, and best practices, there is a need for a new baseball/softball complex on land owned by the City of Pflugerville. This complex should include:

- (4) Lighted Diamonds with Skinned Infields (for Softball)
- (4) Lighted Diamonds with Grass Infields (for Baseball)

These facilities would allow Pflugerville Little League to capture the latent demand for softball (identified during the online survey; see chapter 3), host small tournaments, and provide flexibility for various age ranges to play. Specifically, skinned infield diamonds have changeable baselines, so they can be used for younger baseball play, youth softball, and adult softball.

Existing Facility

A major overhaul of the existing Little League Complex would be needed for continued game use. This would include new lighting, fencing, bleachers, concession buildings, and parking. However, considering the relative impermanence of the complex due to its placement on ISD land, it is recommended that the City should not rely on the supply of baseball and softball fields contained in this facility in the future. Assuming new fields are constructed elsewhere, this complex could be used as a practice-oriented facility until the ISD needs the land. This would reduce wear and tear on the new fields.

*Football needs include
(4) new lighted fields and
lighted practice space.*

Football

Currently, football leagues in Pflugerville pay to use middle school football fields for games (and for practices during winter months) since there are not any City-owned fields. These costs add up to several thousand dollars per year, which is paid by participants in the form of registration fees and fund raisers. Football is the only sport that requires teams to pay to use game fields.

New Facilities

Based on current and projected demand, trends, and best practices, there is a need for new football fields on land owned by the City of Pflugerville.

- (4) Lighted Football Fields

By providing these new facilities, football organizations in Pflugerville would no longer rely on school fields and would be on a more equal footing with the baseball/softball and soccer organizations. This could potentially lower registration fees and/or improve the quality of football programs. Locating four fields together would allow leagues to consolidate game days from many locations to one. The recommended four lighted football fields would be used for games and practice, although it is recommended that at least one but preferably two fields be reserved for game use only.

Existing Facilities

Pfennig Park currently hosts small-sided soccer games for younger divisions of the Austin Texans. Assuming new soccer fields are provided (see the following section), this park could be converted to provide practice space for football organizations. Such space could also be used by soccer organizations in the spring season. Ideally, an off-street parking lot and lighting would be added to this location to maximize its functionality. However, the proximity and potential impacts to the adjacent neighborhood should be considered.



Soccer

Soccer organizations are currently exceeding the capacity of the fields in Pflugerville. Organizations are able to exceed the capacity of the fields by practicing and playing games earlier and later than is preferred and by placing more teams on each field during practices. The Austin Texans, currently at 202% of capacity of the two fields at their private practice facility, contribute greatly to this situation. This in turn causes a significant amount of wear on the turf grass. In order to meet current demand and accommodate projected demand and league growth, additional soccer fields are needed.

Soccer needs include (6 to 10) new fields and upgrades to the Wells Point Soccer Complex.

New Facilities

Based on current and projected demand, trends, and best practices, there is a need for new soccer fields on land owned by the City of Pflugerville.

- (6 to 10) Lighted Full-Sized Soccer Fields

If games are to be played on Saturdays and Sundays, six new fields will meet the current and projected 10-year needs. This will allow Wells Point to function primarily as a practice facility. If the desire exists to play on Saturdays only while also repurposing Wells Point as a practice-only facility, ten new fields will be necessary.

It is recommended that all new soccer fields be constructed as full-sized fields, rather than age-specific fields like what is found at Wells Point Soccer Complex. This approach will determine light-spacing; the layout of paved walkways; and the placement of buildings, vegetation, and other fixed objects. The purpose of this approach is to provide flexibility. Older age groups cannot play on fields designed for younger players (for example, Fields 3-13 at Wells Point). However, full-sized fields can be re-striped and divided into smaller fields for younger age groups. This allows rotation of age groups amongst fields, which is valuable considering older players tend to cause more wear and tear than younger players.

Existing Facilities

The construction of new fields (in a location yet to be determined) provides the opportunity to convert Wells Point to a practice-oriented facility that would still provide the option for game use while also potentially providing opportunities for adult soccer on Fields 1 and 2. Even if this facility is only used for practice, it is still recommended that the lighting on Fields 1, 2, and 3 be upgraded to improve visibility and the experience of the player during evening games and practices.

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Priorities & Culture

Developing facilities to meet the community's needs for new baseball, football, soccer, and softball fields (as described in Chapter 4) must be undertaken in a manner that reflects and supports the community's priorities and sports culture. Several considerations arise, including whether to build new facilities or refurbish those that exist; whether to strive to attract regional, state, and national tournaments; and to what level organizations that compete across the region should be supported in Pflugerville.

The approach best suited for the community at this point in time is to develop new facilities to meet current needs and future growth while repurposing existing facilities to serve new missions. Providing adequate facilities for baseball, football, soccer, and softball is a priority in order to provide equality between the four sports and reduce or eliminate reliance on school district facilities and property. It is a goal to better serve all youth sports organizations in Pflugerville, not just those that are part of leagues wholly contained within the city limits.

It is not the desire for Pflugerville at this time to develop sports facilities to compete with cities like Round Rock to attract large tournaments. Rather, the City will provide a unique array of quality facilities and amenities tailored to the specific needs and preferences of its residents. This decision could be summarized as "choosing quality over quantity" and provides the opportunity to attract smaller tournaments that fit within Pflugerville's vision for sports tourism growth.

CHAPTER 5 CONCLUSIONS

...develop new facilities to meet current needs and future growth while repurposing existing facilities to serve new missions.

This is one example of how the community's needs could be met...

Potential Development Scenario

Based on the analysis performed and described in Chapter 4, there is a need for new sports facilities and for renovation of existing facilities. A potential approach to meeting Pflugerville's needs over the next decade or longer is described on the following pages. This is one example of how the community's needs could be met; other approaches will be explored in later phases of this study. Generalized cost estimates for each action are provided. These costs reflect an order of magnitude, are at a pre-design level, and are expressed in 2013 dollars. They do not include any necessary land acquisition costs.

New Multi-Sport Complex

Ideally, all new sports fields would be provided in a centralized location in the form of a new multi-sport complex. Such a facility would allow families with multiple children playing sports to remain in one general location on a game day. It would also allow an overall reduction in the amount of paved parking needed since the peaks of the baseball/softball and football seasons typically do not overlap. It is likely that such a facility would be developed as a two-phase project (although three or more phases are possible), as described below.

Fields

Phase 1 would include (14) lighted fields:

- (4) Diamonds with Skinned Infields (for Softball)
- (6) Full-Sized Soccer Fields
- (4) Football Fields

Phase 2 would include (8 to 10) lighted fields:

- (4) Diamonds with Grass Infields (for Baseball)
- (4 to 6) Full-Sized Soccer Fields

Amenities

Phase 1 would include the essential amenities for a multi-sport complex:

- (2) Concession/Restroom Structures
- Walking Trails and Circulation Paths to Access Fields
- (1 to 2) Children's Play Areas
- (450 to 650) Parking Spaces
- Shade Structures and Trees

Phase 2 would include additional amenities to account for the increased capacity of the complex:

- (1) Additional Concession/Restroom Structure
- Additional Walking Trails and Circulation to Access Phase 2 Fields
- (300 to 400) Additional Parking Spaces
- Additional Shade Structures and Trees



Land

Phase 1, as described above, would require at least 80 acres of developable land with minor topographical relief. This land should have adequate access with multiple points of entry. Natural features and vegetation may require expanding the site beyond the size needed for just the sports facilities.

Phase 2, as described above, would require at least 40 acres in addition to the 80 acres needed for Phase 1, resulting in an overall facility size of 120+ acres.

Cost

The estimated cost for Phase 1 of a new multi-sport complex would be \$10,000,000. Phase 2 would cost an estimated \$5,500,000. These estimates do not include the cost of land acquisition.

Wells Point Soccer Complex Enhancements

With the provision of new soccer fields at a new multi-sport complex, the demand on the Wells Point soccer fields will decrease. This presents the opportunity to convert Wells Point to a practice-oriented facility that would still provide the option for game play. With the decreased demand, this facility could also serve as a location for adult soccer (which received much interest during the online survey) on Fields 1 and 2. It is recommended that the lighting on Fields 1, 2, and 3 (the two full-sized fields and the Under 12 field, respectively) be upgraded. New lighting will improve visibility for players and negate the need for the portable generator-powered lighting that is currently used.

Cost

The estimated cost for enhancements to Wells Point Soccer Complex is approximately \$375,000.

Pfennig Park Repurposing

Pfennig Park has three undelineated practice fields that are currently used by the Austin Texans for small-sided soccer games played by younger divisions. The provision of new soccer fields at a new multi-sport complex would provide space for these soccer games, freeing up Pfennig Park to serve as a practice facility primarily for football use in the fall and open to soccer use in the spring. Necessary improvements include adding football upright goal posts for kicking practice and paved walkways in order to provide accessibility for the disabled in accordance with Texas Accessibility Standards. Additional improvements that would enhance the functionality of this park include a small off-street parking lot, drinking fountains, and lighting to extend the hours available for practice. It is important to consider the potential impacts to the adjacent neighborhood when deciding whether to construct a parking lot or add lighting.

Cost

The estimated cost for repurposing Pfennig Park to a high-quality practice facility is approximately \$1,000,000.

Pflugerville Little League Complex Maintenance

Considering the current state of repair of the Pflugerville Little League Complex and the impermanence of its location on land owned by the school district, the replacement of this facility by a new multi-sport complex is warranted. However, in the interim period between now and when a new complex is completed, Little League will need to continue using this facility. Basic maintenance—including fixing broken lights, mending fencing, repairing bleachers, and maintaining landscaping—is recommended for immediate implementation. An additional storage shed or yard would also benefit the complex by providing a home for the various maintenance implements that currently reside visibly in the center of the complex. Once the new multi-sport complex is completed, these improvements would allow the Little League Complex to continue being used as a practice-oriented facility until the ISD reclaims its land.

Cost

The estimated cost for performing basic maintenance at the Pflugerville Little League Complex is approximately \$400,000. The expenditure of this large sum of money may not be practical or in the best interest of the public if this is considered a temporary site that the ISD will reclaim.



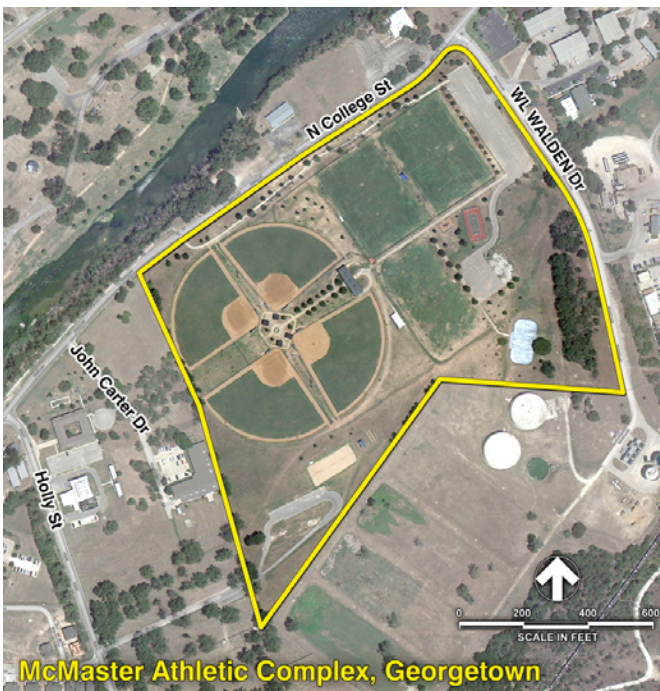
Benchmark Facilities

The benchmark cities chosen for this study each have at least one multi-sport complex that is considered exemplary in quality, functionality, or efficiency. One facility from each benchmark city is profiled on the following pages as examples of how a new multi-sport complex in Pflugerville could be developed.

With the exception of Old Settler's Park in Round Rock, the aerial images provided for each benchmark city facility are shown at the same scale for ease of comparison. Old Settler's Park is 75% of the scale of the other aerial images.

McMaster Athletic Complex – Georgetown

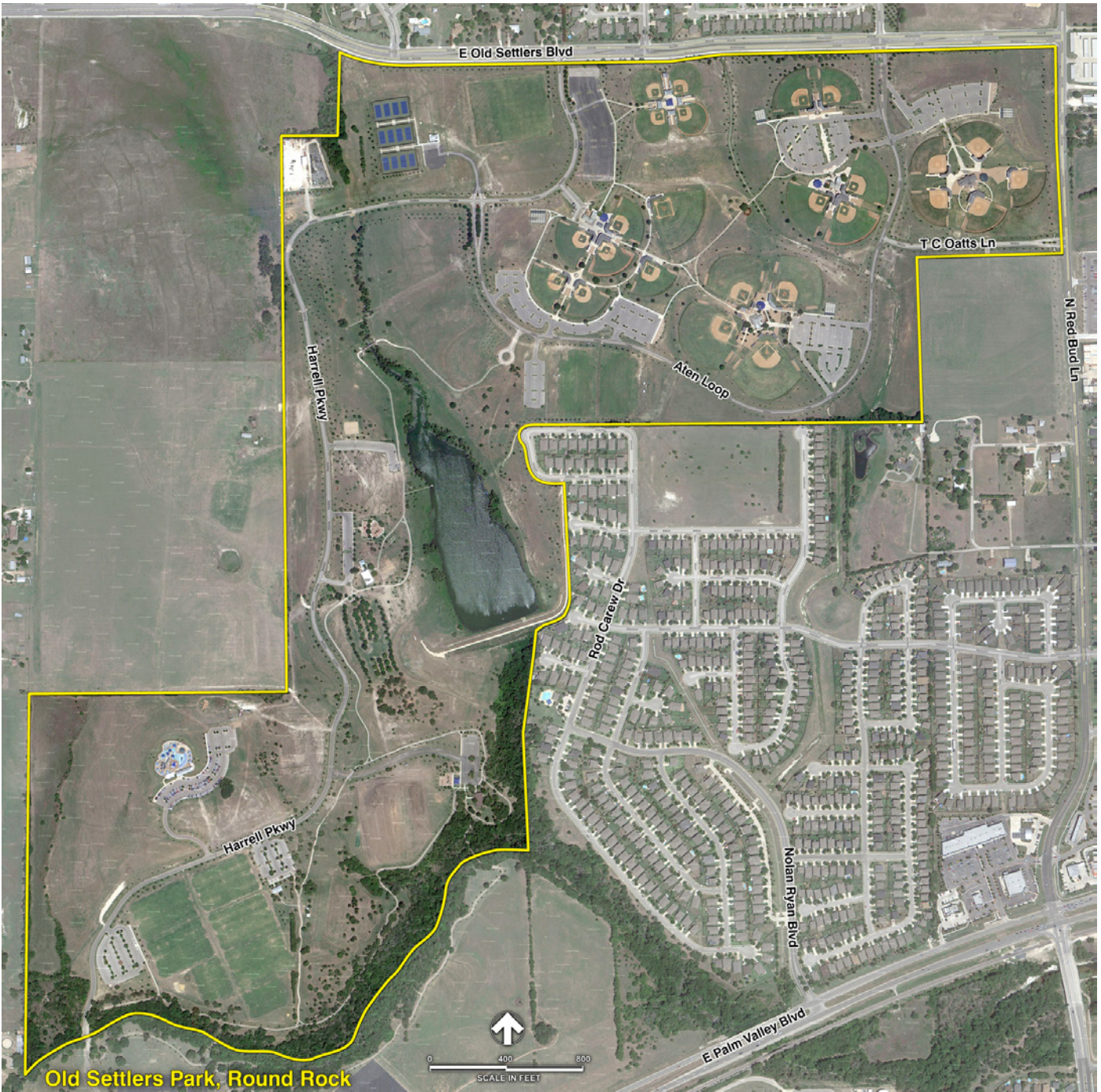
At just over 46 acres, Georgetown's primary multi-sport complex is relatively small by modern standards. However, it is a well-maintained and highly-utilized facility within the community. It provides 4 softball fields and 3 full-sized soccer fields. Baseball fields and additional soccer fields are located across the San Gabriel River at San Gabriel Park. This park is smaller than Phase 1 of the new multi-sport complex described on previous pages.





Old Settler's Park – Round Rock

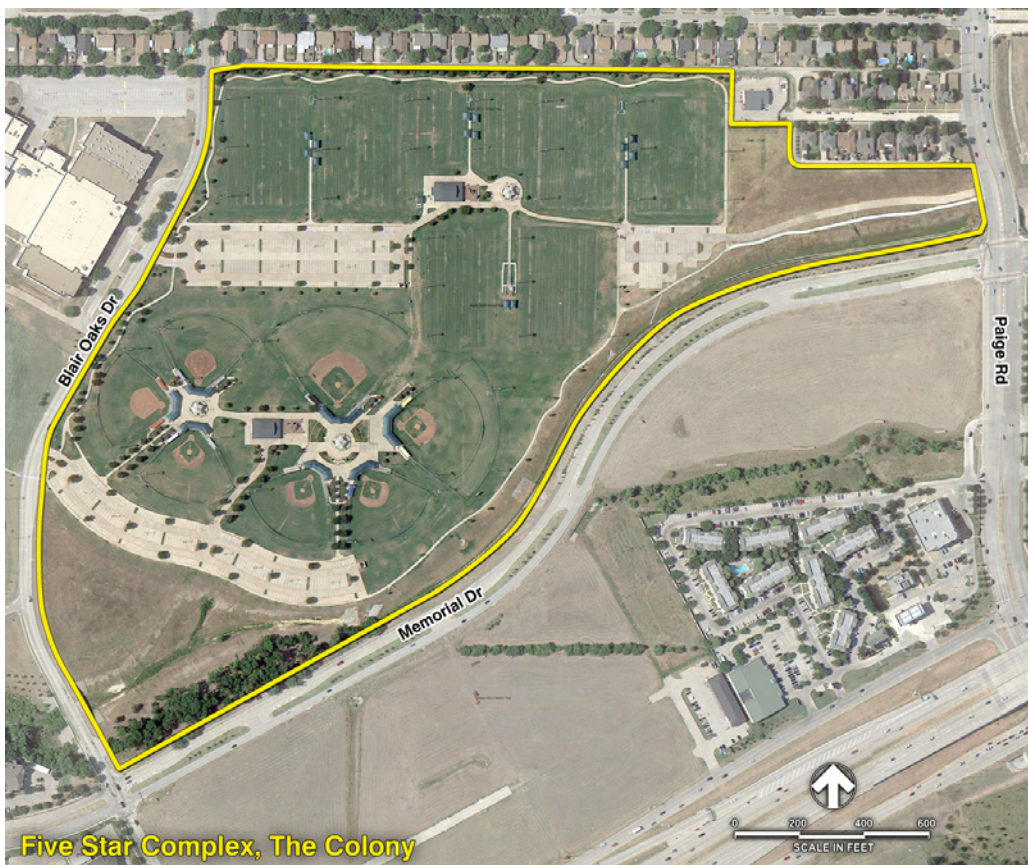
Located less than 10 miles north of Pflugerville, this is the largest complex in this benchmark comparison at 570 acres. It includes 20 baseball fields, 2 football fields, 7 soccer fields, and 5 softball fields. While significantly larger than the new multi-sport complex scenario described on the previous pages, this facility is a good example of the level of quality and diversity of sports desired for Pflugerville. As previously mentioned, the goal is not to compete with facilities like this, but to develop a quality facility that meets Pflugerville's specific needs.





Five Star Complex – The Colony

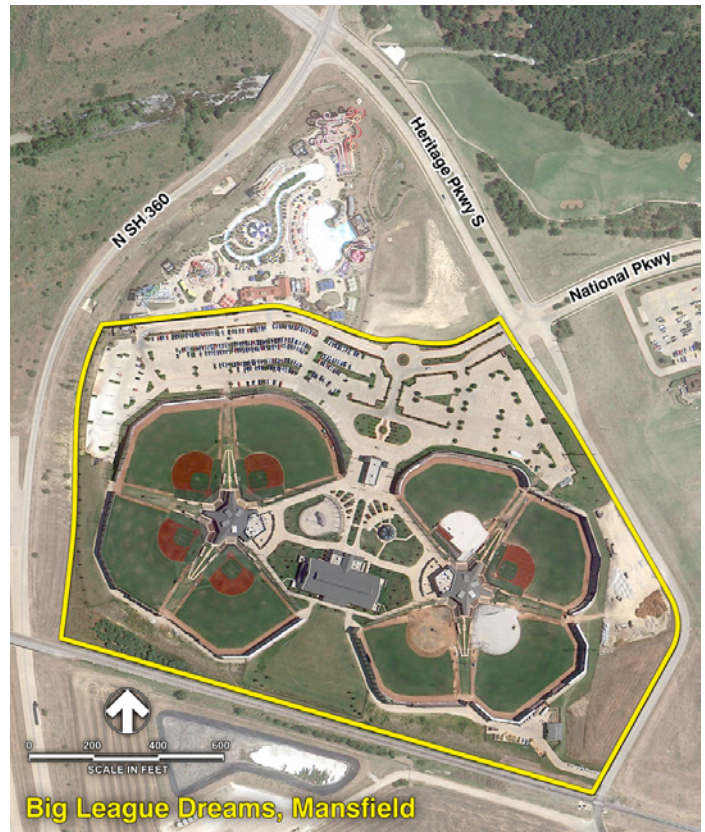
The Five Star Complex is a renowned multi-sport facility recognized at the regional, state, and national levels. It is 79.6 acres in size. Of the benchmark city sports complexes profiled in this study, this is the only one that includes fields for all four focus sports (6 baseball fields, 2 football fields, 6 soccer fields, and 1 softball field). Five Star represents an approximate scale and order of magnitude similar to Phase 1 of the new multi-sport complex described earlier in this chapter.



Five Star Complex, The Colony

Big League Dreams – Mansfield

This 40.3 acre facility is the result of a public-private partnership between the City of Mansfield and two concessionaires. One concessionaire is Hawaiian Falls, a water park operator (visible in the northern portion of the aerial map below). The other is Big League Dreams, a national company operating themed sports complexes across the country. These complexes have fields that replicate the look and feel of various major league ball parks. At the center of each cluster of fields are clubhouses that include full-service restaurants and bars. This facility is one of two in Texas (the other is in League City, near Houston). Big League Dreams in Mansfield provides 8 diamonds that can be used for both baseball and softball play and an indoor soccer field.





Oak Grove Park – Grapevine

In contrast with the other sports complexes profiled in this chapter, Oak Grove Park in Grapevine is on the shores of a large lake and includes a significant amount of open space (the park totals 228 acres in size). As a result, the various sports fields are distributed in clusters throughout the park. At the western end there are 3 adult softball fields, 7 soccer fields are located in the center of the park, and 9 baseball fields are located at the eastern end. Some shared use of the baseball fields (for youth softball) occurs. This park serves as an example of how sports facilities can be integrated into a beautiful, yet challenging natural environment.



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