



PFLUGERVILLE TRAILS MASTER PLAN & PARKS DEVELOPMENT PLANS

Executive Summary

Trails Master Plan & Undeveloped Parks Study

This Executive Summary will briefly explain the purpose of the document, the current state of trails and fourteen (14) undeveloped parks in Pflugerville, the desire for additional trails and development of these parks, a brief summary of the potential fiscal impact of this document and finally the benefits of these amenities to the City of Pflugerville and its residents.

Purpose of the Trails Master Plan & Undeveloped Parks Study

Pflugerville... Where Quality Meets Life is a simple yet powerful statement. It means that Pflugerville, Texas exemplifies a thriving community that has become a very desirable place to live, work and play. When residents are asked what it is they like about Pflugerville, it is many things. Sometimes the answer is the small town feel or the rich history. Many times though, the parks, open spaces and greenbelts are listed. Parks, open spaces and greenbelts are some of the most visible elements of Pflugerville, and can instill a strong sense of pride in its residents. A quality parks and recreation system demonstrates Pflugerville's commitment to the quality of life of its residents.

There are two (2) distinct portions of this document which each having their own purpose.

For the Trails Master Plan portion, the purpose is to identify potential trail corridors and connections and begin to quantify the number of segments and potential costs associated with development. The planning area of this document encompasses all of the City of Pflugerville as well as the areas included in the city's extra-territorial jurisdiction (ETJ). It is important to note that this Master Plan is merely a planning tool that identifies ideal alignments without regard to property ownership and detailed study of potential site and environmental factors. Future development of trail segments will require detailed design, engineered studies and may require, in some instances, land or easement acquisition.

For the Undeveloped Parks Study portion, the purpose is to develop Conceptual Plans for ten (10) projects. These projects cover all of the fourteen (14) undeveloped park properties that the City of Pflugerville has in its inventory. Conceptual Plans shown in this document were developed with detailed Site Analyses and several forms of Public Input. Future development of these projects will require refinement of concepts and detailed design.

Summary of the Current State of Trails and the Fourteen (14) Undeveloped Parks in Pflugerville

When it comes to trails, Pflugerville has been able to provide its residents with a great number of quality trails for many years. There are currently 43.65 miles of trails throughout Pflugerville. Some of the favorites are those that run along Gilleland Creek and pass through several of the City's well-loved parks like Pfluger and Gilleland Creek Parks. Trail surfaces and widths vary. Most segments (80%) are concrete, but there is a significant amount of decomposed granite in some areas like Lake Pflugerville and on the Heritage Loop Trail. Most trail widths are 10', but there are some that are only 6'.

The City of Pflugerville has an existing system of 71 parks, open spaces and greenbelts (21 developed parks, 14 undeveloped park properties and 36 greenbelts/trail corridors) for a total of 992.66 acres of parkland. The parks in Pflugerville range in size from small pocket parks that are less than one acre to community level parks like Pfluger Park which is almost 30 acres and the Randig Tract which is 116 acres. Most of the undeveloped parks have no development whatsoever, but a few do have some very basic amenities. These were included in the study in order for them to be enhanced so that they may provide a significantly higher level of service than what exists today.

Summary of the Desired Trails and Concepts of the Fourteen (14) Undeveloped Parks in Pflugerville

The desired Trails and Concepts for the undeveloped parks are based on a careful combination of site observations and analysis, public input, and input from the Pflugerville City Council, the Parks & Recreation Commission and City Staff.

The overarching goals of this entire planning process were:

- Walkability & Connectivity
- Well-Distributed Recreational Opportunities
- Community & Environment

The Trails Master Plan portion of the document proposes an additional 57.728 miles of trails that consists of main spine trails, loop trails and connectors. The proposed segments along with the existing trails create a comprehensive trail network that provides routes to and from important destination like parks or schools, "local" loops for exercise and very important connector trails that link all of these together.

Concept Plans for the undeveloped parks range from nature parks with small trailheads to larger community level parks with amenities like dog parks, sports fields, playgrounds and numerous other items. Existing context, both local and regional, existing natural features, as well as the perceived area needs went into the development of the park programming and concepts.



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Trails Master Plan & Undeveloped Parks Study

Summary of Cost Estimates

Conceptual cost estimates were generated for each priority trail segment and for ten (10) Concept Plans that cover all of the undeveloped parks. Each of these estimates includes somewhat detailed line items, construction contingency and “soft cost” estimates for a conservative opinion of probable cost at the conceptual plan level.

All trail segments and park development projects will require Engineering study and detailed design at which time they are undertaken.

Benefits of Parks and Recreation in Pflugerville

The Trails Master Plan & Undeveloped Parks Study is an important step in enhancing Pflugerville’s parks and recreation system. A quality parks and recreation system demonstrates Pflugerville’s commitment to providing a high quality of life for its residents. A quality parks and recreation system increases the quality of life by providing access to places for residents to exercise and play; increases mental and social well-being by providing green and open spaces; increases the property values of homes in close proximity to parks; stimulates economic development by attracting businesses and keeping residents and increases tourism.

Pflugerville, Texas... Where Quality Meets Life.

Pflugerville Priority Trails		
Conceptual Design Probable Costs		
Proposed Trail #35	Gilleland Creek Trail Grand Avenue Pkwy to Picadilly Dr.	\$ 551,000
Proposed Trail #38	Brookhollow Trail- Fill Gap at Brookhollow Park	\$ 20,000
Proposed Trail #39	Gilleland Creek Trail- Connect Dessau Center to Bohls Loop and fill gap between existing trail and bridge	\$ 149,000
Proposed Trail #45	Pfairways Trail	\$ 44,000
Proposed Trail #47	Kuemple Connector South - Fill Gap	\$ 174,000
Proposed Trail #53	Cambridge Estates Connector- Trail Extension	\$ 412,000
Proposed Trail #60	Railroad Ave Trail from Brookhollow Elementary to Pflugerville Pkwy	\$ 685,000
Proposed Trail #62	Pflugerville Parkway Trail - SH 130 to Lake Pflugerville	\$ 1,491,000
Proposed Trail #65	Heatherwilde Blvd - Great Basin Ave to Kingston Lacy Blvd	\$ 345,000
Proposed Trail #66	Heatherwilde Blvd - Kingston Lacy Blvd to Hwy 45	\$ 150,000
Proposed Trail #68	Highland Park Spine Trail	\$ 291,000
Proposed Trail #69	MoKan Trial - Pflugerville City Limits to Pflugerville Pkwy	\$ 1,193,000
Proposed Trail #76	Spine Trail - Heritage Loop to Hodde Ln	\$ 2,487,000
Proposed Trail #85	Hidden Lake Drive - Hidden Lake Crossing to Lake Pflugerville	\$ 273,000
Proposed Trail #86	Falcon Point Schools Trail - Kelly Ln to Falcon Point Park	\$ 673,000
Proposed Trail #94	Riojas Elementary School to Speidel Dr	\$ 386,000
Proposed Trail #95	Connect Trail at Blackhawk to Commons at Rowe Lane Trail	\$ 52,000
Grand Total		\$ 9,376,000

Pflugerville Parks	
Conceptual Design Probable Costs	
Black Locust Park	\$ 406,300
Highland Park / Highland Park North	\$ 2,467,000
Kelly Lane Park	\$ 1,332,600
Mansions at Stone Hill	\$ 1,911,200
Murchison Park / Mallard Pond Park	\$ 727,000
Pecan Park	\$ 709,600
Pfluger Heights Park	\$ 195,000
Picadilly Park	\$ 835,300
Springbrook Park	\$ 425,800
Swenson Park / Pfennig Fields / Kuempel Park	\$ 1,054,200
Grand Total	\$ 10,064,000



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City of
Round
Rock

City of
Hutto

Dell- Round
Rock Campus

Downtown
Pflugerville

Lake Pflugerville

Northeast
Metro Park

City of
Austin

MOKAN Trail

Gilleland Creek Trail

Brushy Creek

Legend

- Trails Existing or Proposed in Pflugerville
- Trails Proposed by Other Entity
- Existing Thoroughfares
- Proposed Thoroughfares
- City Limits
- ETJ Limits

*Note: Map for planning purposes only. Trail routes indicated should not be considered specific trail alignments. This map does not convey rights to the public to use any trail routes shown on this drawing, nor does it exempt any person from trespassing charges. This map does not exempt or supersede any development from adhering to city code or ordinance.

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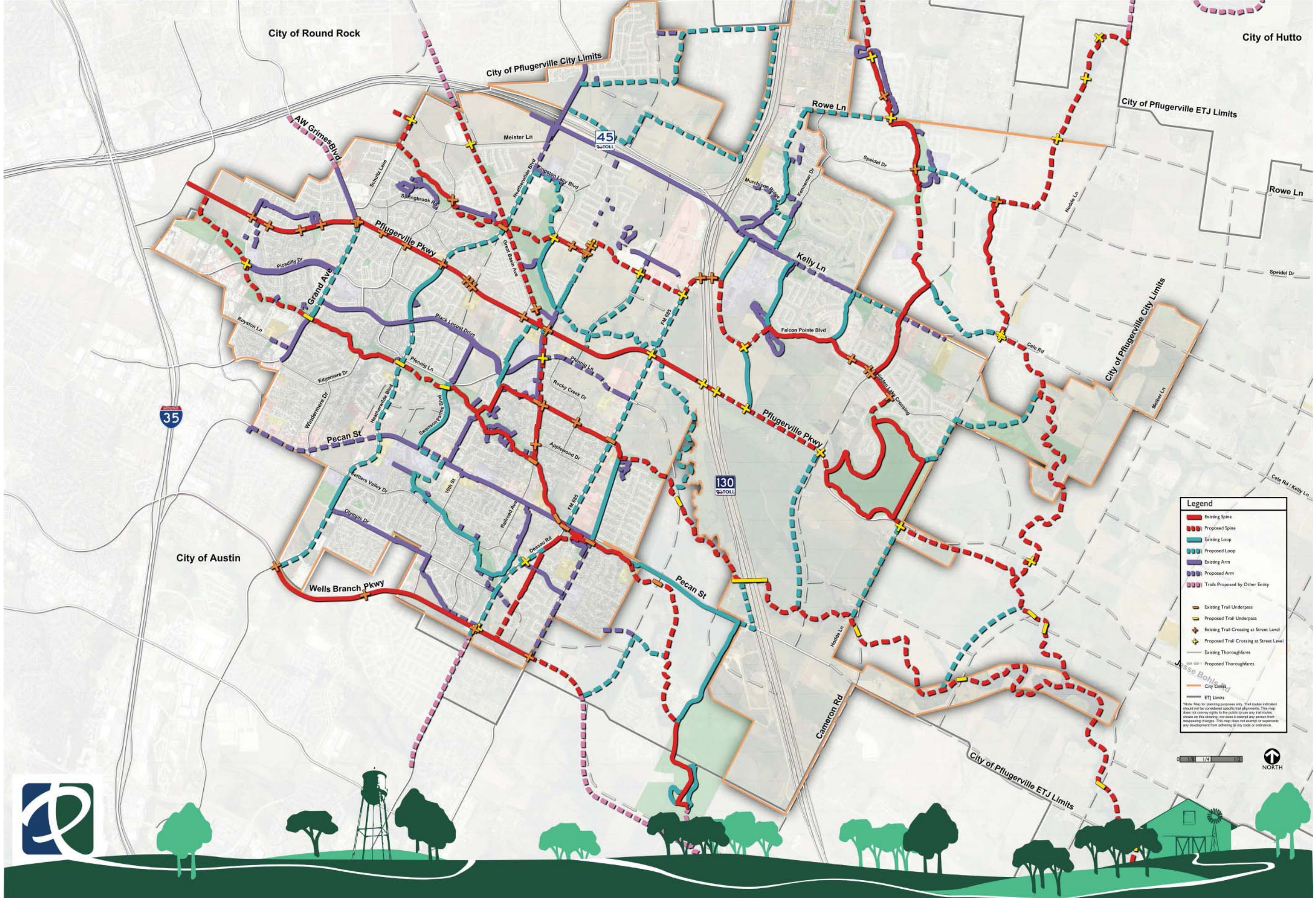
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NORTH



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City of Round Rock

City of Hutto

City of Pflugerville City Limits

City of Pflugerville ETJ Limits

Rowe Ln

Speidel Dr

Cele Rd / Kelly Ln

Legend

- Existing Spine
- Proposed Spine
- Existing Loop
- Proposed Loop
- Existing Arm
- Proposed Arm
- Trails Proposed by Other Entity
- Existing Trail Underpass
- Proposed Trail Underpass
- Existing Trail Crossing at Street Level
- Proposed Trail Crossing at Street Level
- Existing Thoroughfares
- Proposed Thoroughfares
- City Limits
- ETJ Limits

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NORTH



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Trail Corridor	Number	Priority	Name	Type	Property Entity	Trail Classification	Trail Composition	Length (in miles)	Width (in feet)
Cottonwood Creek									

Trail Corridor	Number	Name	Type	Property Entity	Trail Classification	Trail Composition	Length (in miles)	Width (in feet)
Wilbarger Creek West	EXISTING	12	Highland Park North Connectors	Internal Connectors		Concrete	0.48	10
		13	Highland Park Trails	Roadway / Park	Spine	Concrete	0.34	10
						Concrete	1.11	10
		29	Spring Trails	Watershed Park	Spine	Concrete	0.57	6
		30	Springbrook Glen Trail	Watershed Park		Concrete	0.61	10

PROPOSED		63	Spring Trail Extension	Watershed Park	Public Park	Spine	Concrete	0.38	10
				Roadway	Right Of Way	Spine	Concrete	0.24	10
		64	Spring Trail in Springbrook Park	Park	Public Park	Spine	Concrete	0.56	10
		65	* Heatherwilde Blvd - Great Base Ave to Kingston Lacy Blvd	Roadway	Right Of Way/Public Park		Concrete	0.58	
		66	* Heatherwilde Blvd - Kingston Lacy Blvd to Hwy 45	Roadway	Right Of Way		Concrete	0.3	
				Roadway	Right Of Way			0.23	
		67	Highland Park/ Highland Park North Connector	Internal Connectors	Right Of Way			0.03	
				Park	Public Park			0.47	
		68	* Highland Park Spine Trail	Park	Public Park	Spine	Concrete	0.45	10
		69	* Mokan Trial - Pflugerville City Limits to Pflugerville Pkwy	Linear Park	Right Of Way	Spine		1.88	
		70	Highland Park Trails Extension	Roadway / Park	Right Of Way		Concrete	0.26	
		71	Mansions at Stonehill Park Trail	Park	Public Park			0.45	
		72	Connect Highland Park to Stonehill Commercial	Linear Park / Roadway	Right Of Way/Public Park	Spine		1.31	
		73	Connect Stonehill Commercial to Pflugerville Pkwy	Roadway	Right Of Way		Concrete	0.91	
		74	Wilbarger Creek Trail - from Highland Park to Spine Connection	Watershed Park	Agricultural / Vacant & Undeveloped			2.53	
		75	Heritage Park Neighborhood Connector	Park	Public Park			0.05	
		76	* Spine Trail - Heritage Loop to Hodde Ln	Watershed Park	Agricultural / Vacant & Undeveloped	Spine		2.71	
		77	Pecan Street Trail connect to Wilbarger Creek Spine	Roadway	Right Of Way		Concrete	0.54	
		101	Spring Trails Connections to Residents and Springbrook Glen Trail	Watershed Park	Public Park			0.22	
		102	Loop Trail at Northwest Corner of 45 Toll and SH130 Intersection	Linear Park / Roadway	Agricultural / Right Of Way / Vacant & Undeveloped / Residential			4.99	
		103	FM 685 Trail	Roadway	Right Of Way / State Highway		Concrete	2.05	

Trail Corridor	Number	Name	Type	Property Entity	Trail Classification	Trail Composition	Length (in miles)	Width (in feet)
Wilbarger Creek East	7	Commons at Rowe Lane Trail	Watershed Park/ Roadway		Spine	Decomposed Granite	0.5	10
			Watershed Park/ Roadway			Decomposed Granite	0.63	10
			Watershed Park			Decomposed Granite	0.25	8
16	Lake Pflugerville	Internal Connectors			Concrete	0.15	10	
		Park		Spine	Decomposed Granite	2.9	10	
		Watershed Park			Concrete	0.49	10	
23	Trail at Blackhawk	Watershed Park		Spine	Concrete	0.72	10	
		Park			Concrete	0.52	10	
		Internal Connectors			Concrete	0.05	6	
EXISTING	24	Trails at Falcon Pointe	Roadway/ Park			Concrete	1.57	10
			Park			Concrete	0.2	6
			Park			Concrete	1	10
			Roadway			Concrete	0.31	6
			Roadway			Concrete	1.64	10
			Roadway		Spine	Concrete	0.57	10
			Park			Decomposed Granite	1.6	10
			Roadway		Spine	Concrete	0.25	10
			Roadway			Concrete	0.5	10
			Roadway		Spine	Concrete	0.73	10
			Roadway			Concrete	0.54	6
			27	Trails at Villages of Hidden Lake	Roadway		Spine	Concrete
28	Trails at Avalon	Roadway		Spine	Concrete	0.31	10	

PROPOSED	PROPOSED	92	Rowe Ln to Murchison Park	Linear Park	Single Family Residential			0.45	
		93	Stream connection from Cele Rd to Avalon Comm.	Watershed Park	Vacant and Undeveloped			0.68	
		94	* Riojas Elementary School to Speidel Dr	Watershed Park	Public Park / Vacant & Undeveloped	Spine		0.61	
		95	* Connect Trail at Blackhawk to Commons at Rowe Lane Trail	Park	Public Park	Spine		0.04	
		96	Rowe Ln from Trail 92 intersection to Trails at Blackhawk	Roadway	Right Of Way			0.69	
		97	Commons at Rowe Lane Trail to CR 138	Watershed Park	Vacant and Undeveloped	Spine		0.72	
		98	Connection from Hodde Ln/Weiss Ln to Trail at Blackhawk	Watershed Park	Vacant and Undeveloped			0.53	
		99	Speidel Dr - Winding Shore Ln to Harrier Flight Trail	Roadway	Right Of Way	Spine		0.73	
			From Harrier Flight Trail to City of Hutto/Brushy Creek Trail	Watershed Park	Right Of Way / Vacant & Unimproved	Spine		2.18	
		100							

Trail Corridor	Number	Name	Type	Property Entity	Trail Classification	Trail Composition	Length (in miles)	Width (in feet)
Pflugerville Parkway	EXISTING	19	Pflugerville Parkway Trail	Roadway	Spine	Concrete	4.55	10
		10	Heatherwilde Blvd Trail	Roadway		Concrete	0.52	10
		5	Cambridge Heights Loop	Park		Decomposed Granite	0.23	10
		4	Cambridge Heights Connectors	Internal Connector		Concrete	0.28	6
		31	Zola Park Trail	Park		Decomposed Granite	0.13	10
		32	Meadows at Cambridge Connectors	Internal Connector		Concrete	0.23	6

PROPOSED	PROPOSED	58	Heatherwilde Blvd Connect to Pflugerville Pkwy	Roadway	Right Of Way		Concrete	0.08	
		59	Kuemple Connector North to Pflugerville Pkwy	Linear Park	Vacant/Unimproved & Religious		Concrete	0.3	
		60	* Railroad Ave Trail from Brookhollow Elementary to Pflugerville Pkwy	Roadway	Right Of Way	Spine	Concrete	0.59	
		61	Pfennig Ln	Roadway	Right Of Way		Concrete	0.59	
		62	* Pflugerville Parkway Trail - SH 130 to Lake Pflugerville	Roadway	Right Of Way	Spine	Concrete	1.32	

Trail Corridor	Number	Name	Type	Property Entity	Trail Classification	Trail Composition	Length (in miles)	Width (in feet)
Gilleland Creek								

EXISTING	EXISTING	9	Gilleland Creek Trail West	Watershed Park	Public Park/ Private Park	Spine	Concrete	1.04	10
		22	Swenson Farms Blvd Trail	Roadway			Concrete	0.61	10
		21	Swenson Farm Connectors	Linear Park			Concrete	0.4	10
				Internal Connectors			Concrete	0.27	10
		2	Brookhollow Trail	Linear Park			Concrete	0.51	10
				Park			Concrete	0.68	10
		14	Kuemple Connector North	Roadway/ Linear Park			Concrete	0.31	10
		15	Kuemple Connector South	Roadway/ Linear Park			Concrete	0.41	10
		8	Gilleland Creek Trail	Watershed Park		Spine	Concrete	4.97	10
		18	Pfluger Park Loop	Watershed Park			Concrete	0.34	10

PROPOSED	PROPOSED	11	Heritage Loop Trail	Linear Park/ Roadway/ Park			Concrete	0.32	10
						Spine	Concrete	1.2	10
							Decomposed Granite	0.4	10
		1	Bohls Loop	Park			Decomposed Granite	0.36	12
	PROPOSED	34	Gilleland Creek Trail Picadilly Dr. to Pflugerville Pkwy	Park	City of Austin/ Private	Spine	Concrete	0.73	10
		35	* Gilleland Creek Trail Grand Avenue Pkwy to Picadilly Dr.	Park	Private Park/ Public Park	Spine	Concrete	0.78	10
		36	* Gilleland Creek Trail- Fill Gap at Swenson Park	Neighborhood Connection	Private Park		Concrete	0.17	6
				Park	Public Park/ Private Park	Spine	Concrete	0.54	10
		37	Brookhollow Trail- Connect Meadow Park South	Park	Public Park		Concrete	0.13	8
		38	* Brookhollow Trail- Fill Gap at Brookhollow Park	Park	Public Park	Spine	Concrete	0.03	10
		39	* Gilleland Creek Trail- Connect Dessau Center to Bohls Loop and fill gap between existing trail and bridge	Retail Center	Private	Spine	Concrete	0.12	10
		40	Gilleland Creek- Pedestrian Bridge crossing over Gilleland Creek in Pecan Park	Park	Public Park	Spine	Bridge	0.01	10
		41	Gilleland Creek Trail- Re-route off Pecan along Gilleland Creek to Northeast Metro Park	Park	Public Park/ Private/ County Park	Spine	Concrete	1.6	10

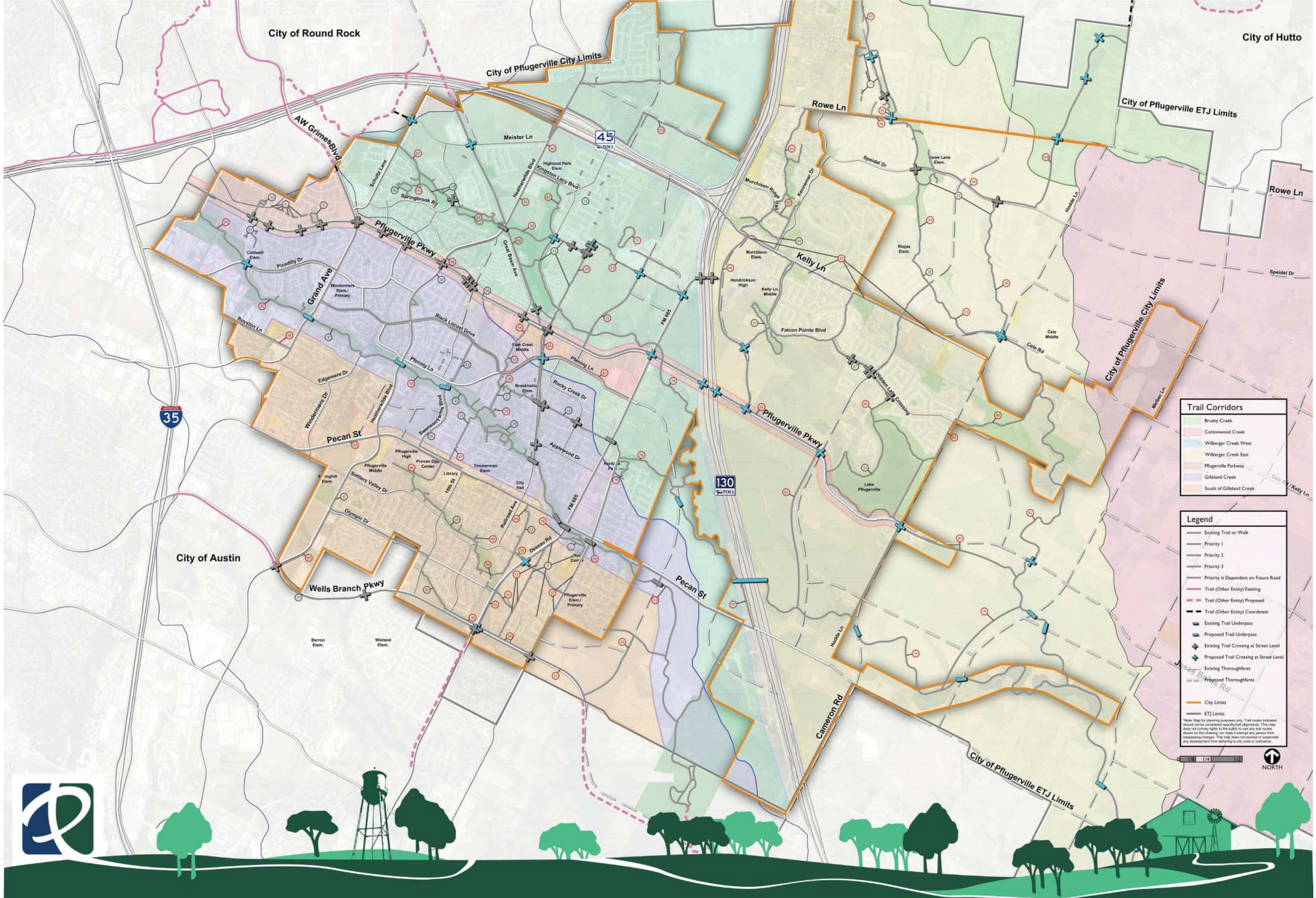
Trail Corridor	Number	Name	Type	Property Entity	Trail Classification	Trail Composition	Length (in miles)	Width (in feet)
South of Gilleland Creek								

EXISTING	EXISTING	20	Settlers Valley Trail	Watershed Park			Concrete	1.82	10
		17	Pfairways Trail	Linear Park			Concrete	0.67	10
		3	Cambridge Estates Connector	Linear Park		Spine	Decomposed Granite	0.29	10
				Internal Connector		Spine	Concrete	0.06	10
				Roadway		Spine	Concrete	0.07	10
		6	Club at Wells Point Trail	Roadway			Concrete	0.83	10
		25	Wells Branch Parkway Trail	Roadway		Spine	Concrete	2.27	10
							Decomposed Granite	0.36	10

PROPOSED	PROPOSED	26	Mountain Creek Trail	Park			Concrete	0.03	6
				Roadway			Concrete	0.05	10
	PROPOSED	42	Provide Sidewalk connection to Retail, Indoor Soccer Complex, and Religious Facility	Roadway	Right of Way		Concrete	0.6	6
		43	Pecan Street Pedestrian Sidewalks	Roadway	Right of Way		Concrete	Additional study needed	
		44	Heatherwilde Blvd.	Roadway	Right of Way		Concrete	Confirm w/ city	
		45	Pfairways Trail	Linear Park	Public Property		Concrete	0.05	10
		46	Settlers Valley Trail	School Connection	School		Concrete	0.33	8
		47	* Kuemple Connector South - Fill Gap	Linear Park	Private		Concrete	.008 (40 LF)	10
		48	Settlers Valley Trail- Fill Gap between neighborhood stub out and trail	Park	Public Park		Concrete	0.03	6
		49	Settlers Valley Trail- Connect Wuthrich Park to trail	Park	Private Park		Concrete	0.04	6
		50	Mountain Creek Trail- Connect to Wells Branch Blvd. Trail	Roadway	Right of Way		Concrete	0.23	10
		51	Dessaua Road- Standard sidewalk	Roadway	Right of Way		Concrete	0.84	6
		52	Olympic Drive- Standard Sidewalk	Roadway	Right of Way		Concrete	0.29	6
		53	* Cambridge Estates Connector- Trail Extension	Roadway	Right of Way	Spine	Concrete	0.25	10
				Linear Park	Public Park, Private	Spine	Decomposed Granite	0.5	10
		54	Wells Branch Blvd. Extension- Dessau to Immanuel Rd.	Roadway	Right of Way	Spine	Concrete	0.28	10
		55	Wells Branch Blvd. Extension- Immanuel Rd. to City Limits	Roadway	Right of Way	Spine	Concrete	0.6	10
		56	* Trail along future roadway connecting to Gilleland Creek Trail and Gatlinburg Neighborhood	Roadway	Right of Way/ Private		Concrete	1.23	10
		57	Immanuel Road- Standard Sidewalk	Roadway	Right of Way		Concrete	0.65	6

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Proposed Trail Priority

Trail Number: _____
Trail Location: _____

Trail Priority = (Prior Commitments A(.10) + Demand B(.30) + Connectivity C(.30) + Feasibility D(.30)) x 100

10% Prior Commitments

- Funded?
4 = Fully Funded
2 = Partial Funding
0 = No Funding
- Design Stages?
4 = CD
3 = Design
1 = Planning
- Alternate Route Already Available?
4 = No
2 = Yes, but poor conditions
0 = Yes

0.00 Prior Commitments A = Section Total/12

30% Demand

- Close to Schools?
8 = 2+ schools within 1/4 mile radius
6 = within 1/4 mile
4 = within 1/2 mile
2 = within 1 mile
0 = None within 1 mile
- Close to Existing Parks?
4 = 2+ parks within 1/4 mile radius
3 = within 1/4 mile
2 = within 1/2 mile
1 = within 1 mile
0 = None within 1 mile
- Close to Rec Centers?
4 = Adjacent to Rec Center
3 = within 1/4 mile
2 = within 1/2 mile
1 = within 1 mile
0 = None within 1 mile
- Close to Future Parks?
4 = 2+ Parks within 1/4 mile radius
3 = within 1/4 mile
2 = within 1/2 mile
1 = within 1 mile
0 = None within 1 mile
- Close to Major Destination (Library, Lake Pflugerville, Downtown/Pecan)
4 = Adjacent to Major Destination
3 = within 1/4 mile
2 = within 1/2 mile
1 = within 1 mile
0 = None within 1 mile
- Close to Bus Stops?
2 = within a CAMPO growth center
1 = within 1/2 mile of Future Stops planned in Project Connect
0 = Not near a proposed bus route

0.00 Demand B = Section Total/26

30% Connectivity

- Fills Gap in Existing Trail system
4 = connects 2 existing Trail Systems
2 = connects 2 existing trails
0 = Not Existing Trail system related
- A part of the Spine System
4 = Within a proposed spine system
2 = Feeder into proposed spine system
0 = Not Spine Related
- Land Use Connection
4 = Connection to School/Park/Public Land Use
3 = Connection to Commercial Land Use
2 = Residential Connection
1 = Other Land Use Connection

0.00 Connectivity C = Section Total /12

30% Feasibility / Cost

- Crossings Needed?
4 = Barrier Free
3 = Local Road Crossing
2 = Collector Roads or Stream Crossing
1 = Highway or Major Waterway Crossing
- Land Ownership
4 = City, County, or Federal Land
3 = Commercial Land or Interested Public/Private Partnership
2 = Residential Land
1 = Ownership unsure
- Road Association
4 = Fits into a future Planned ROW (unbuilt) or Not on a road system
3 = Room was left in ROW for Future Trail
2 = A trail will just barely fit in Existing ROW
0 = No Room for a trail in ROW
- Investment/Cost Estimate
4 = <\$25k
3 = \$25-50k
2 = \$50-100k
1 = \$100-250k
0 = >\$250k

0.00 Feasibility D = Section Total/12

Trail Priority = 0.0



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Existing and Proposed Trailheads

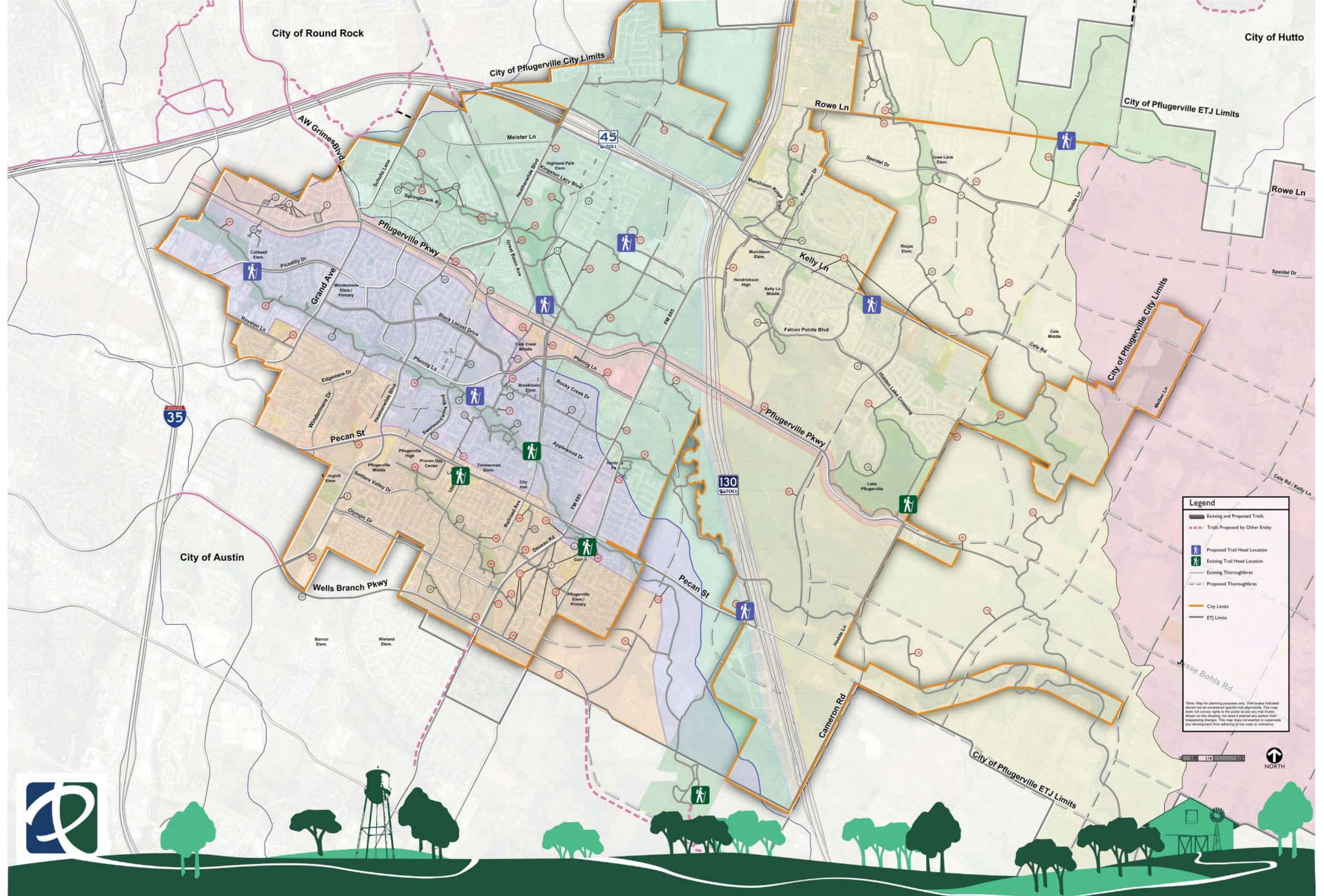
Existing Trail Head Locations (some improvements may need to be made to the facilities):

- Gilleland Creek Park (Off of Railroad Ave): Existing Parking, Pool Facilities, and a Trail Map are found in the park. The point is along the Gilleland Creek Trail and across the street from the Heritage Loop Trail. Many spine trail corridors are easily accessible from this point.
- Recreation Center (Near Bohls Park): Gilleland Creek trail runs adjacent to the Rec Center. The existing center has parking, restrooms, and is home to many existing activities.
- Pflugerville Library: A gathering point that is accessible to Pecan Street, Pflugerville High School, and Settlers Valley Trail. The library offers opportunities for public restrooms and is a large gathering point for people on the south side of town/ south of Gilleland Creek.
- Lake Pflugerville: A point of recreation, trails, and community for many people in Pflugerville. Additional parking and restrooms are planned for the area. This is already a connection point for many Pflugerville residents.
- Northeast Metro Park: Many types of recreation fields are found in the area. There are trails, playgrounds, shelters, grills, restrooms, drinking fountains, and parking found in the park. The park is intended as a regional park for the Austin Area and is suited to hold larger youth events and tournaments. The Gilleland Creek Trail connects to the park and will eventually be the connections to City of Austin Trails.

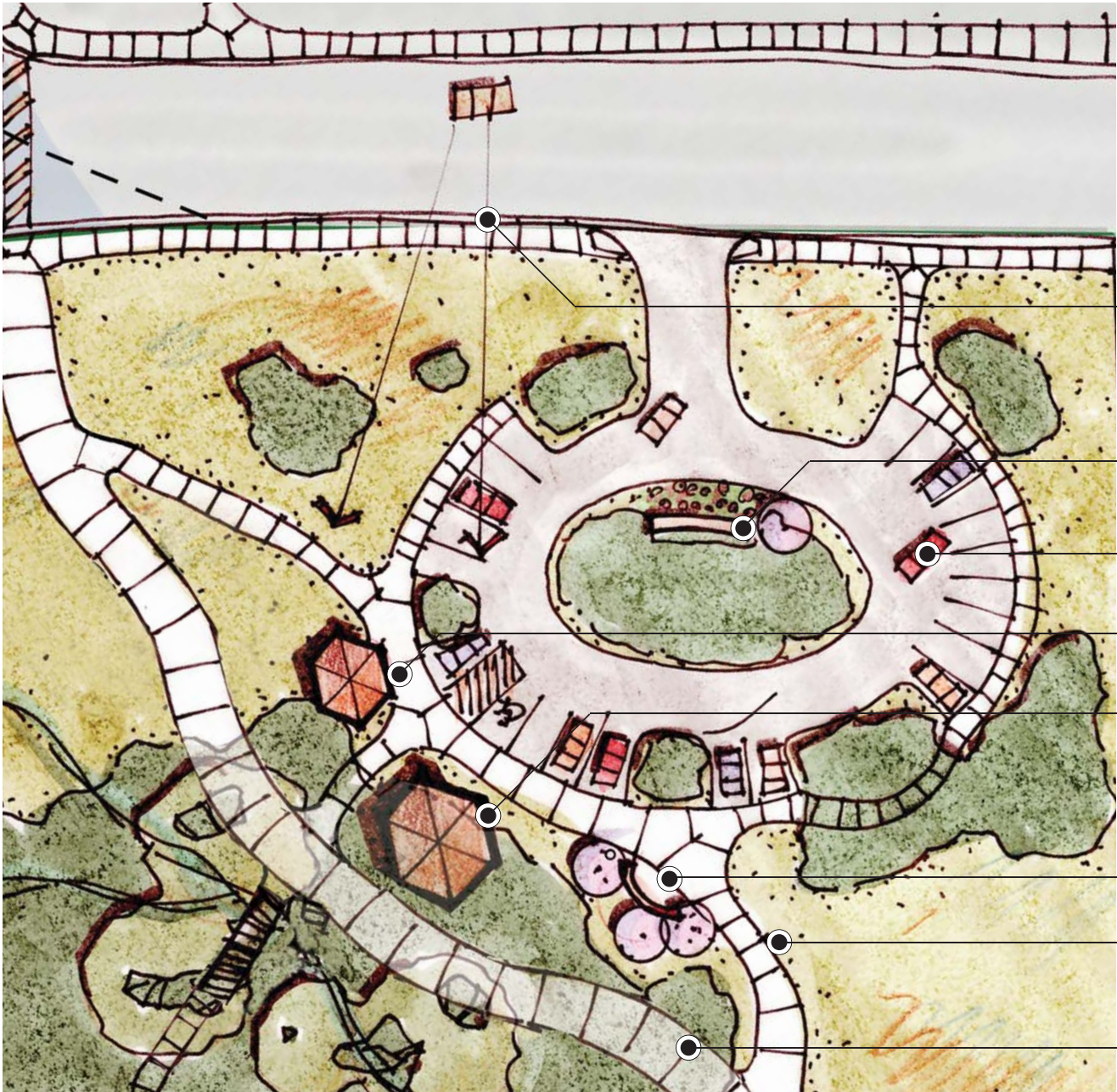
Proposed Trail Head Locations:

- Picadilly Park: A proposed trail head would serve as a starting point for the Gilleland Creek Trail that runs through downtown Pflugerville. It is also within close proximity to the Pflugerville Parkway trail. Parking, trails, signage, and restrooms are proposed for this park.
- Kuempel Park: Gilleland Creek trail is expected to be one of the highest trafficked trails in Pflugerville. It is set apart from the road system and stretches from one side of Pflugerville to the City of Austin trails. Gilleland Creek Park is an existing park that already gets a lot of use, so Kuempel would help balance the activity at Gilleland Creek Park. It is also a location of future restrooms, drinking fountain, parking and ball fields. This location is also near the split of the Gilleland Creek Spine Corridor. This allows multiple spaces for people to go.
- South Highland Park: The MoKan Trail Corridor and Pflugerville Parkway Corridor intersect very near Highland Park. A trail head offers options of trails to choose from and is highly accessible to North Pflugerville residents.
- Mansions at Stonehill Park: The park is near a proposed spine corridor that connects City of Round Rock trails across SH 130 through Falcon Point Schools and to Lake Pflugerville. The trail head is easily accessible from the commercial shopping area and the Highland Park North neighborhood.
- Kelly Lane Park: Kelly Lane is highly accessible for people from the surrounding neighborhoods and people traveling to get to the park/trail head. The park is in close proximity to an east/west Spine Corridor (Round Rock to Lake Pflugerville) and a north/south Spine Corridor.
- Rowe Ln: The trail head is along a north/south spine corridor that connects up to Brushy Creek, the City of Hutto, and Pflugerville ETJ. There is easy access to Lake Pflugerville that creates connections to the rest of the city. This is a huge connection to trails that extend across the north side of the metropolitan area.
- Pecan Street and SH 130: This trail head would serve as a regional location for people to access. There is also talk of a park & ride for Pflugerville. Utilizing the same infrastructure for a park & ride and trail head would be ideal. The trails would be within easy distance the Northeast Metro Park's trail head, access to downtown Pflugerville, and access to an ideal trail crossing under SH 130.





Destination Trailheads



- Maintain view corridor from street to restroom location
- Park Identity Signage
- Parking
- Restroom
- Shelter
- Trail signage and trash receptacle
- Connecting trail
- Primary trail

Trail Access Point



Trailhead Access Points

Wayfinding signage, seating opportunities, and a resting point offer places for people to stop along the trail. Creates natural points for pedestrians and cyclists to gather.





Shelter



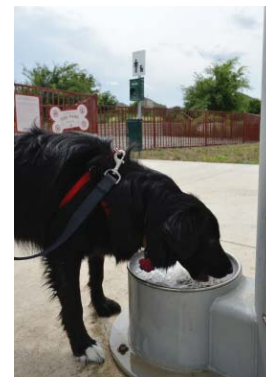
Benches and Trash Receptacles



Parking



Water



Exercise or Stretch Equipment



Maps and Signage

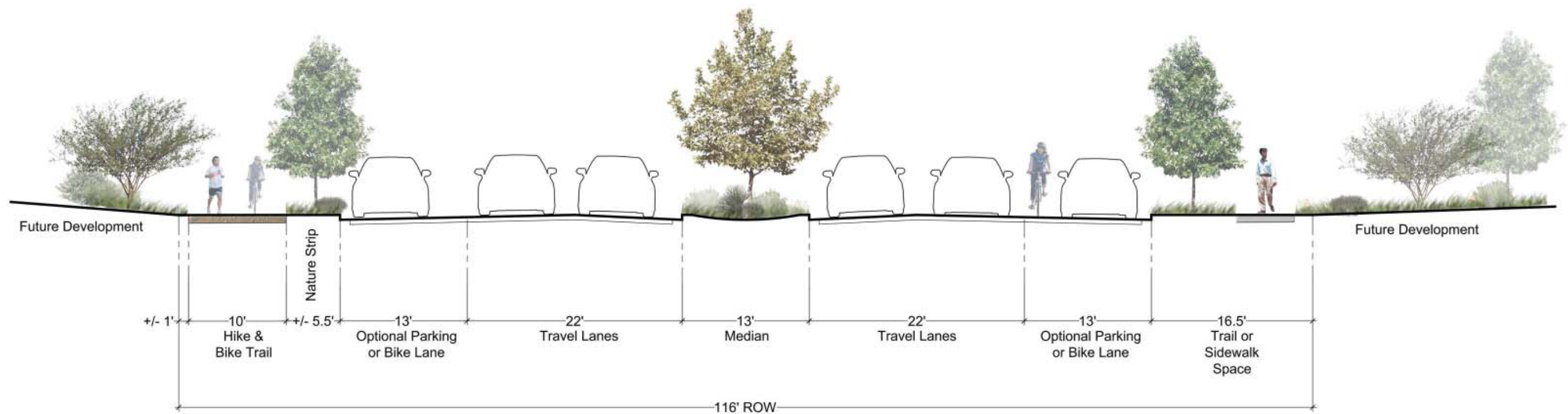


Restrooms



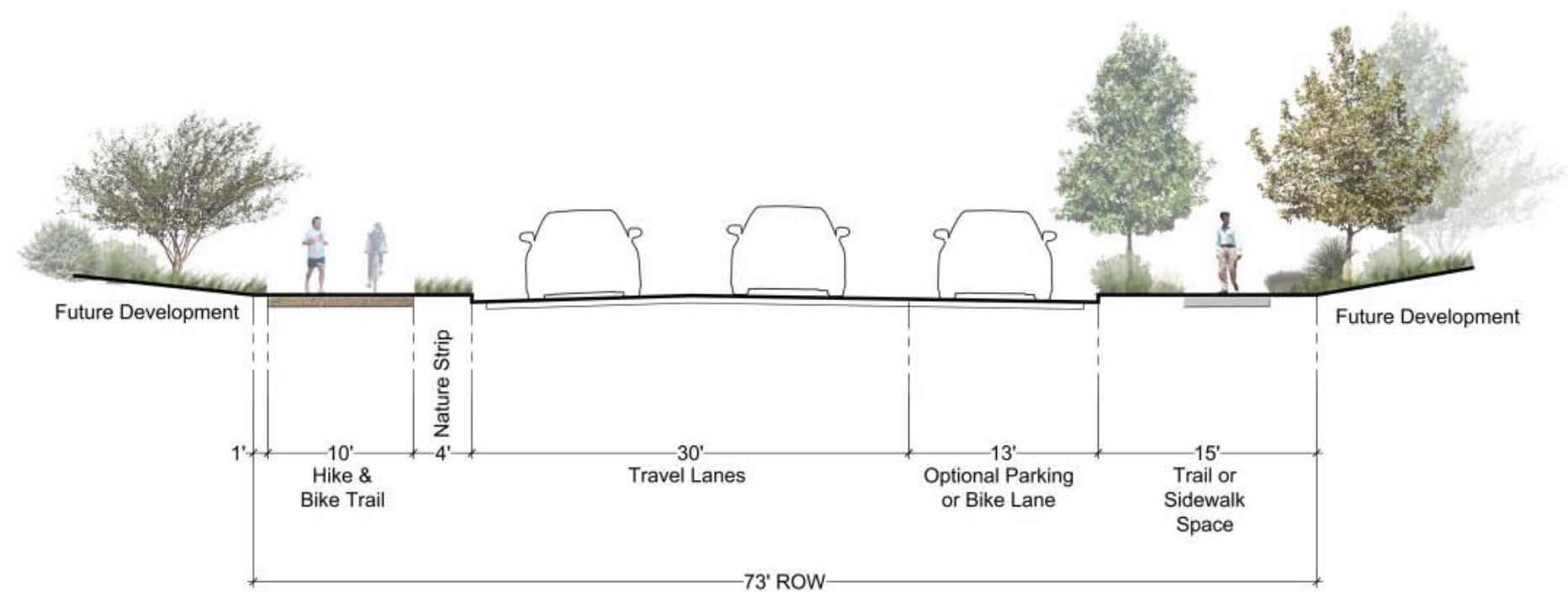
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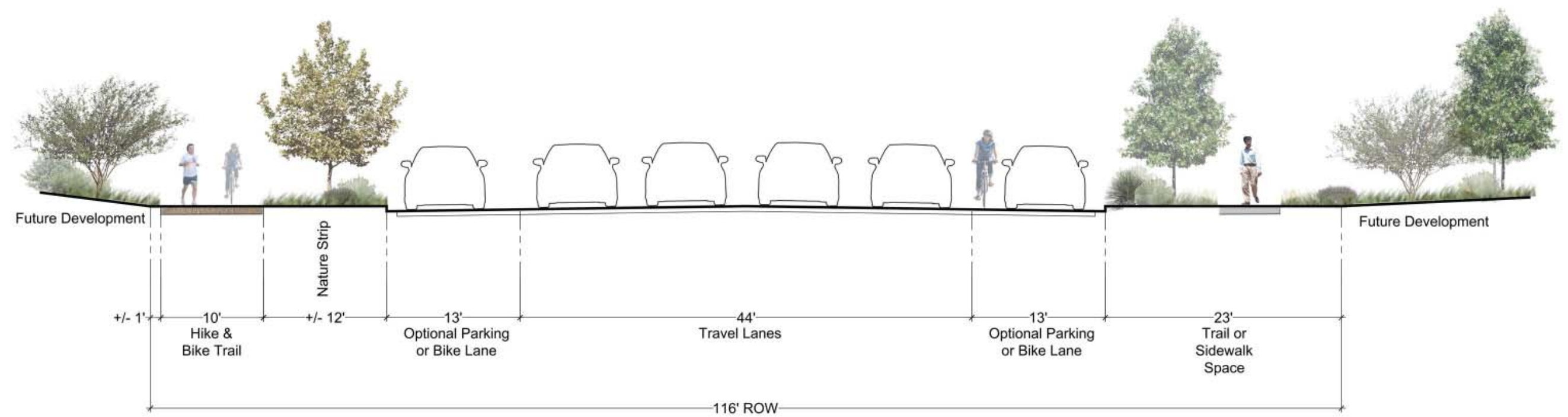
Pflugerville Trails - Arterial
(4-lane) Street Section
January 16, 2014





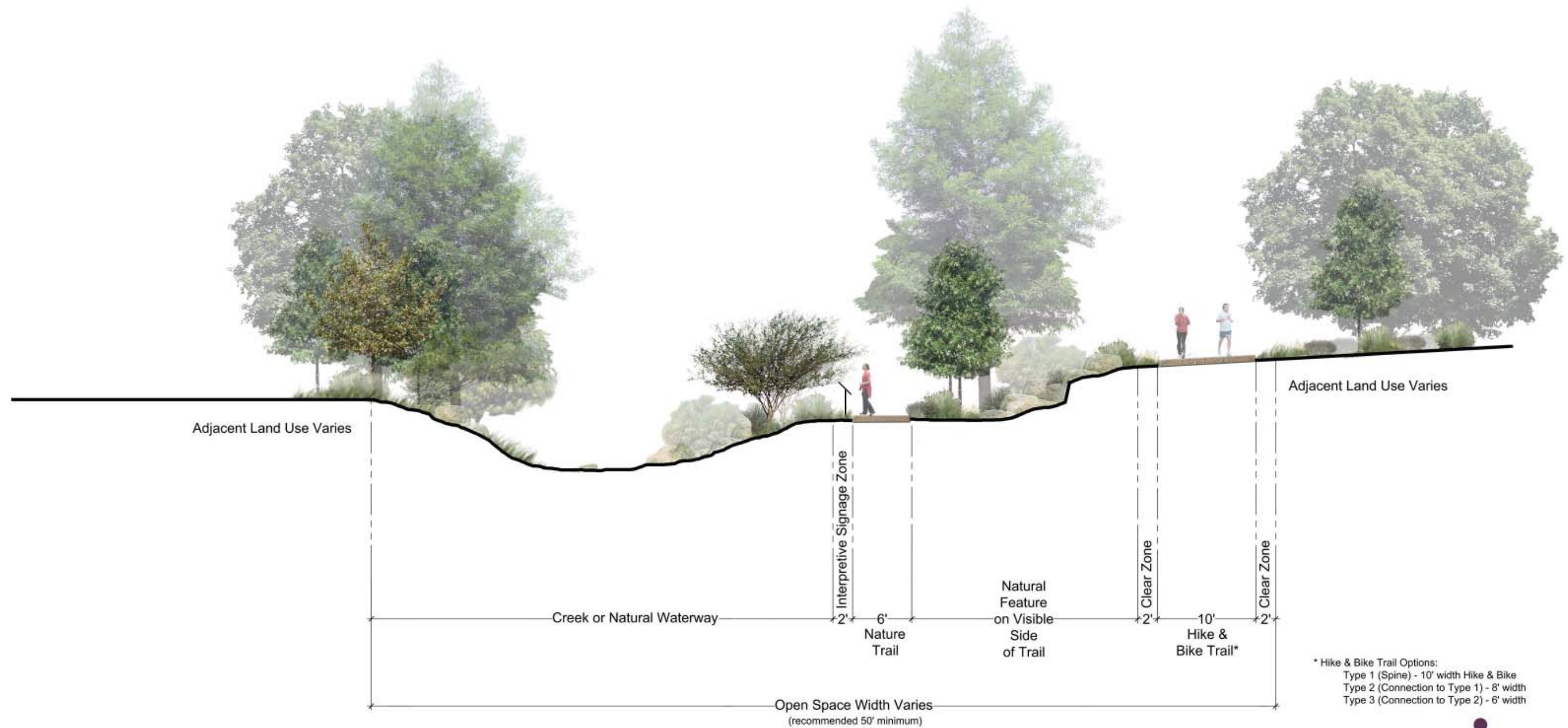
*Pflugerville Trails - Collector
Street (2-Lane) Section
January 16, 2014*





*Pflugerville Trails - Collector
(4-lane) Street Section
January 16, 2014*

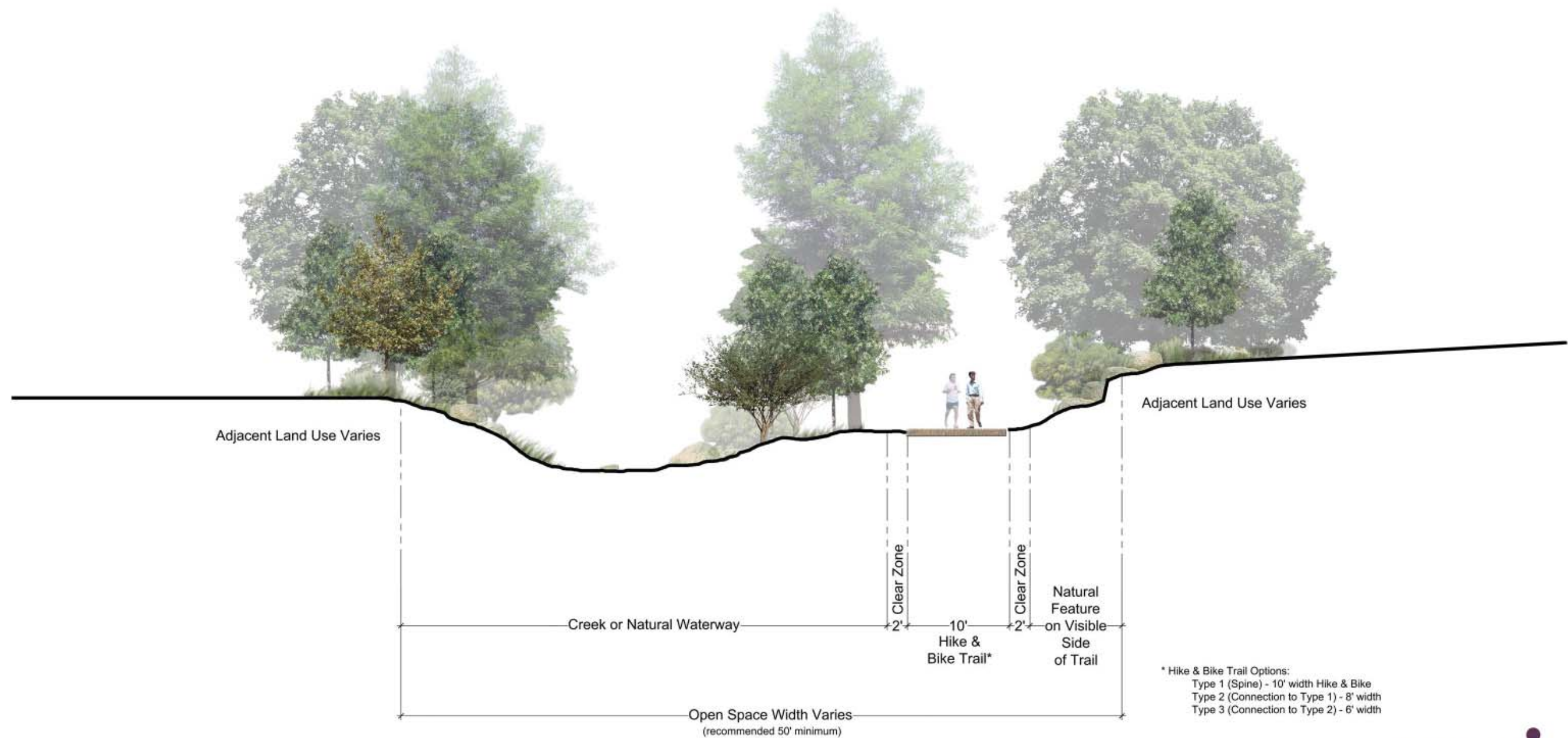




**Pflugerville Trails -
Nature Trail**
January 16, 2014

0 2.5 5 10





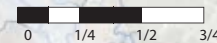
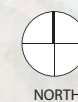
*Pflugerville Trails -
 Park Trail
 January 16, 2014*

0 2.5 5 10

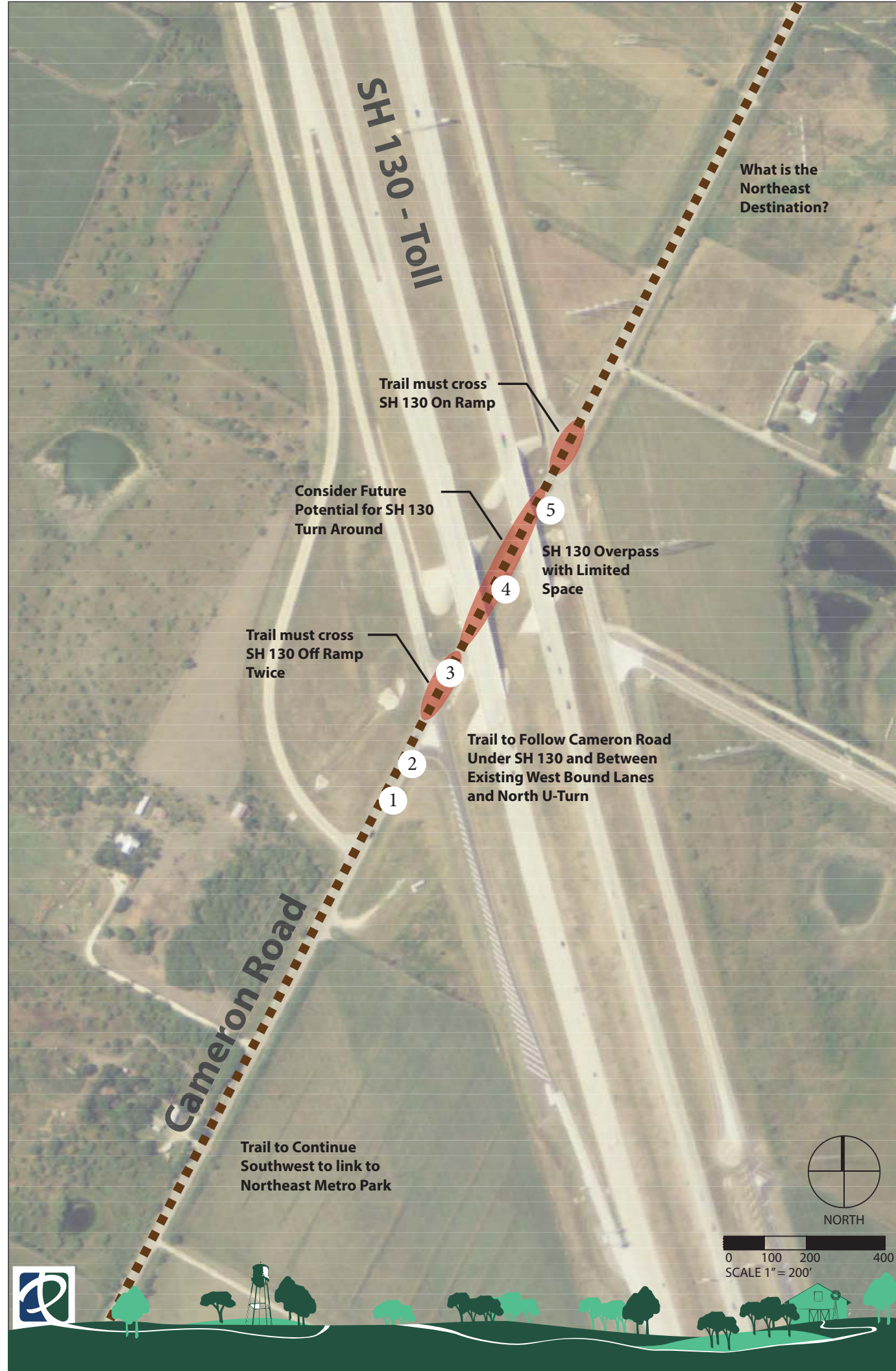


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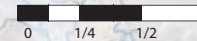




Point I



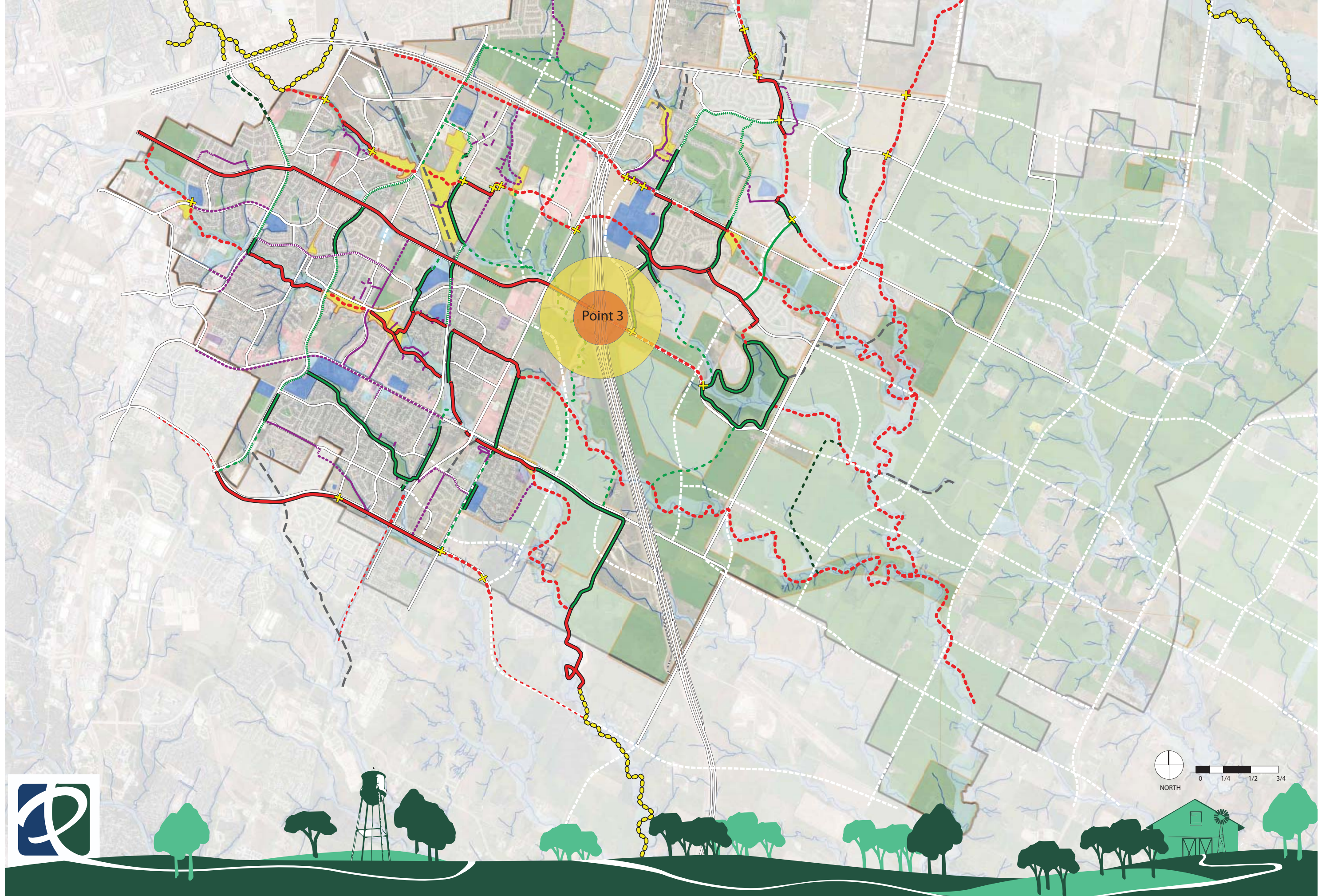


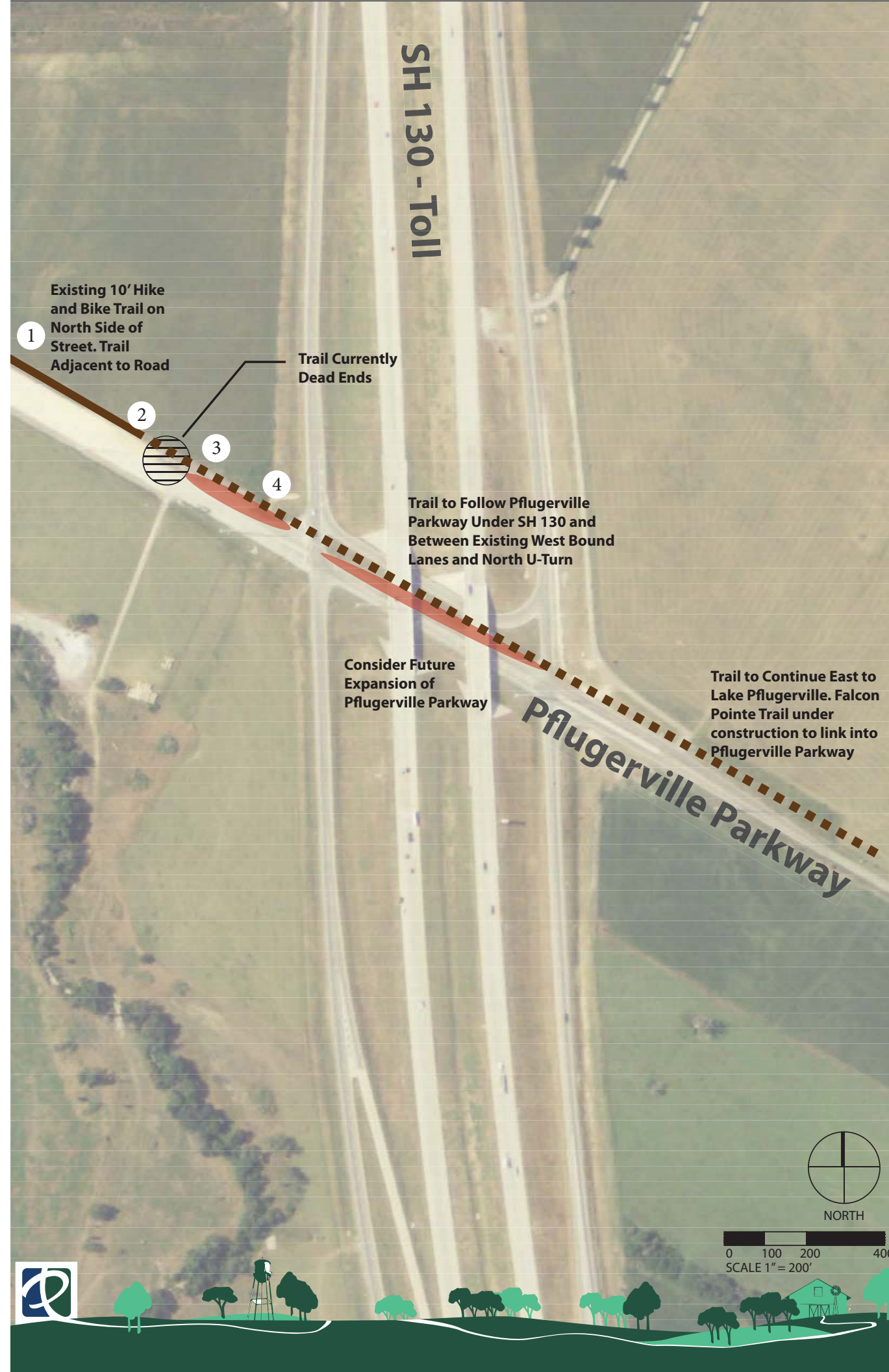


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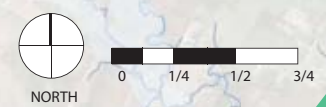
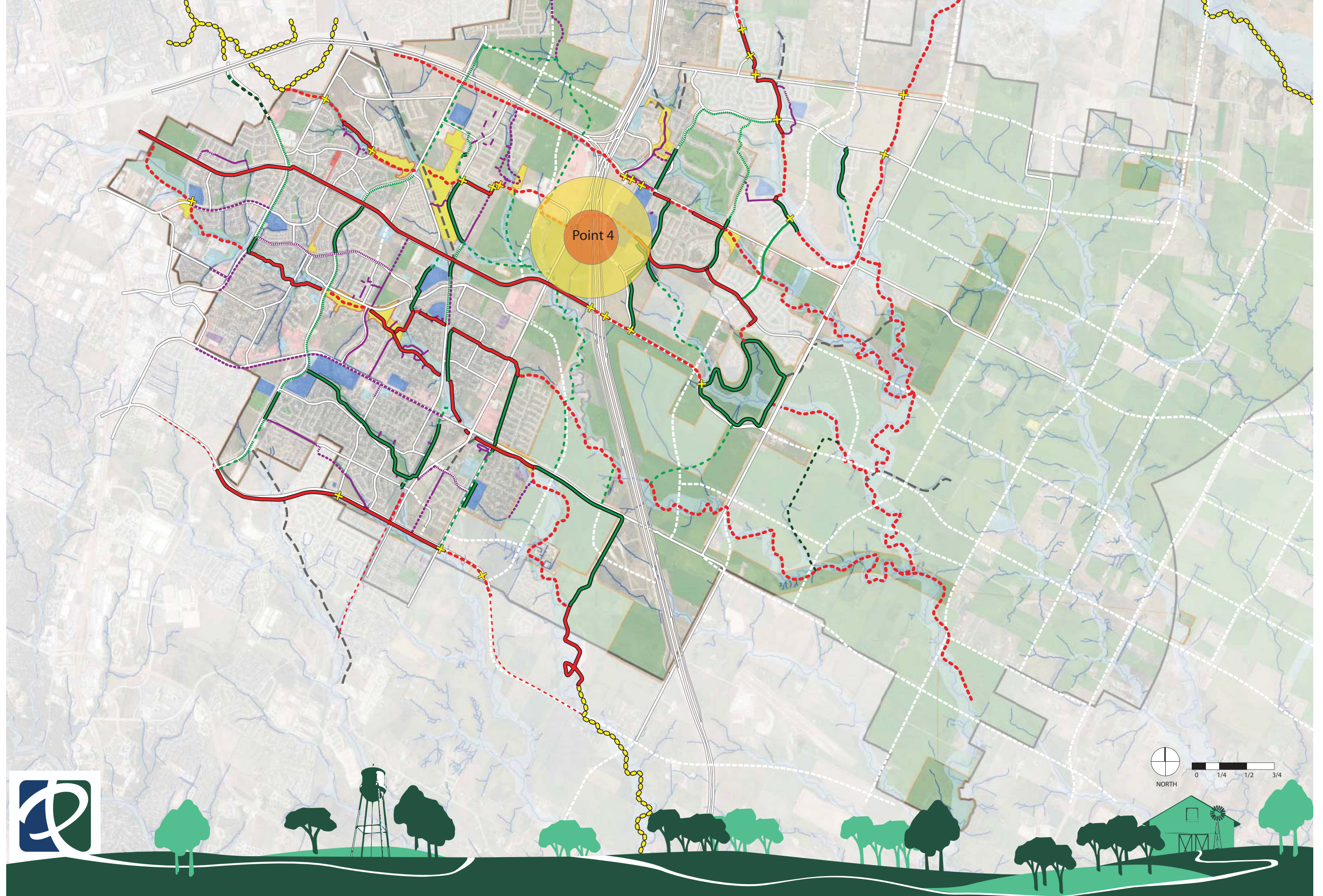




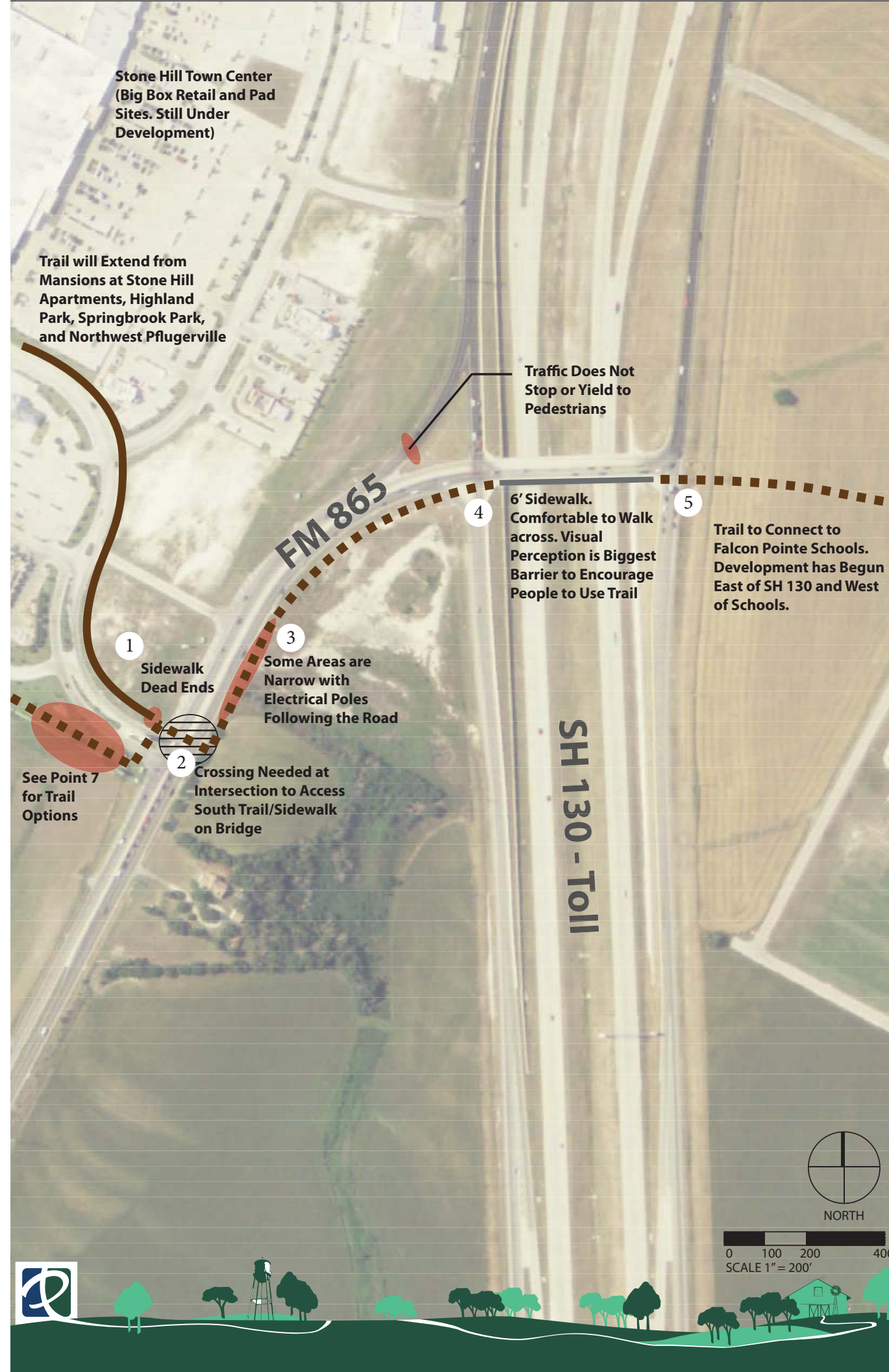




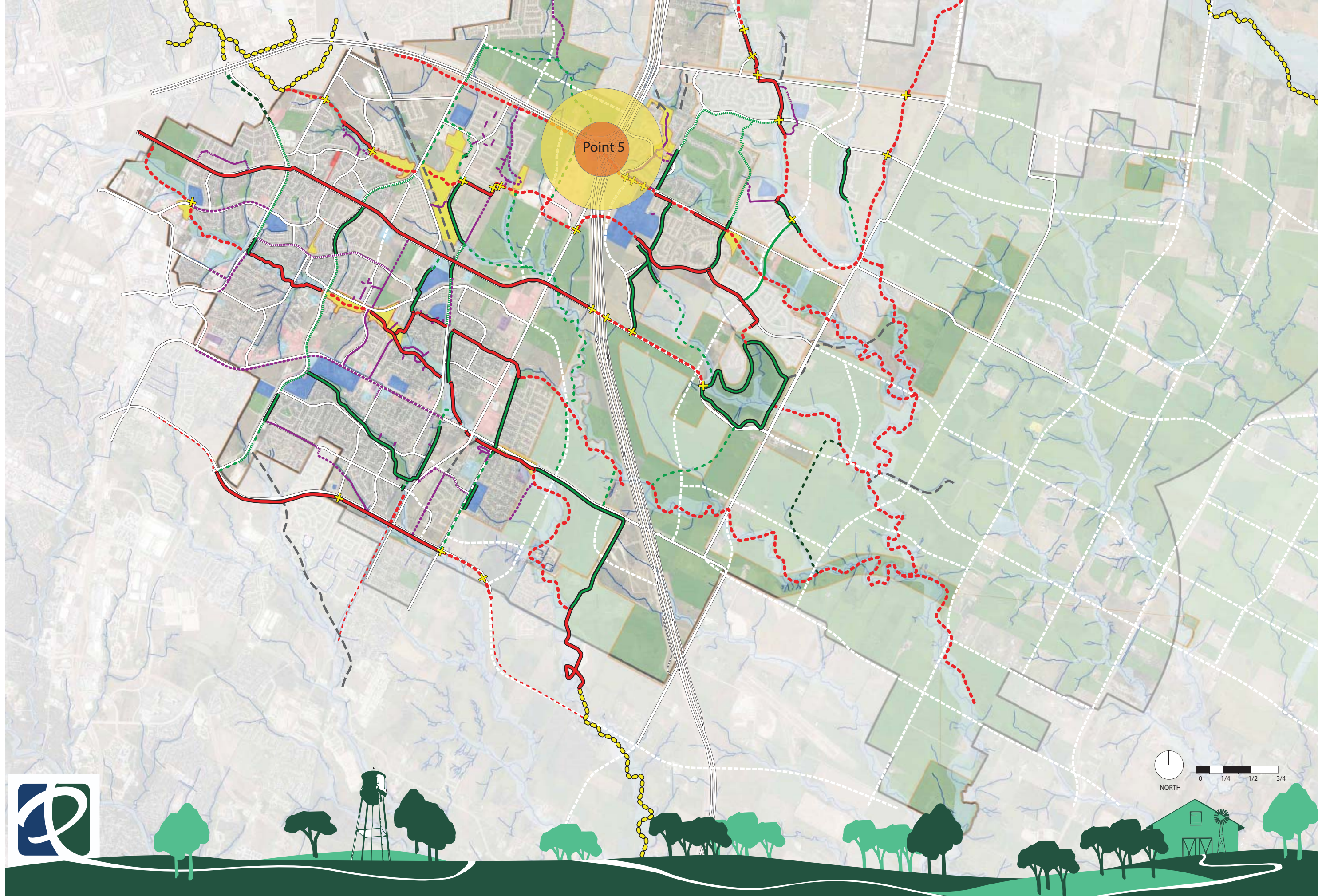




Point 4





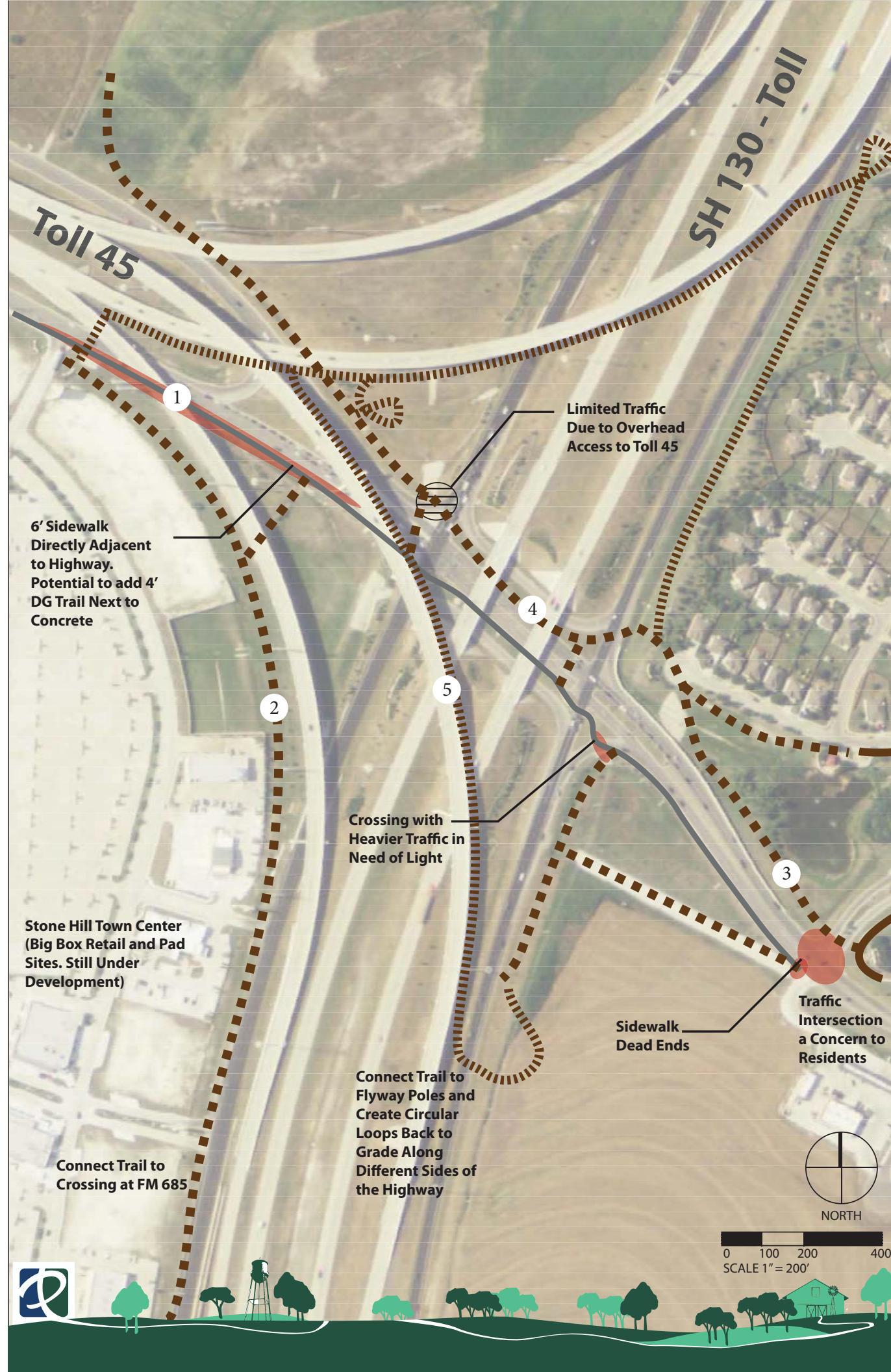


Point 5

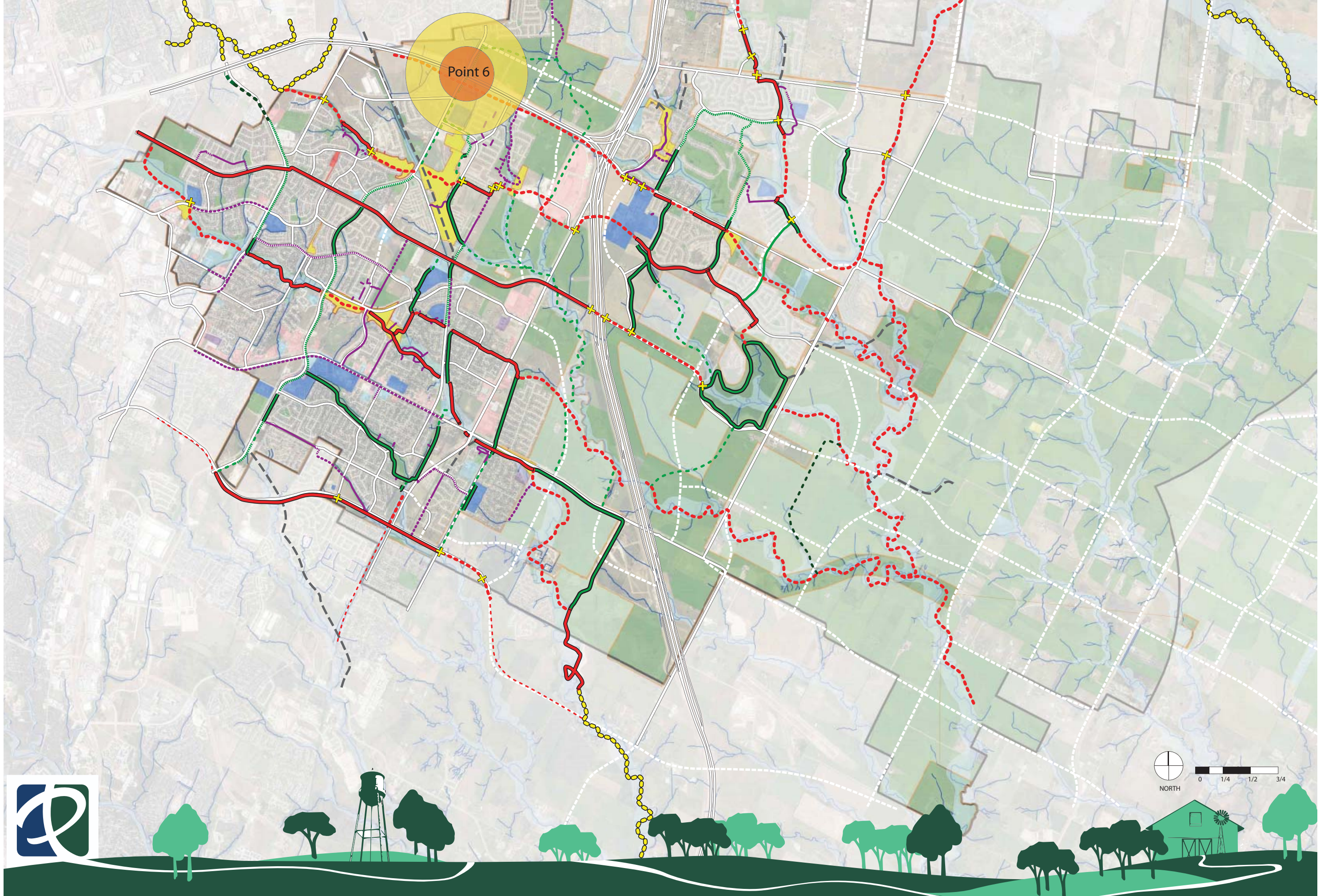


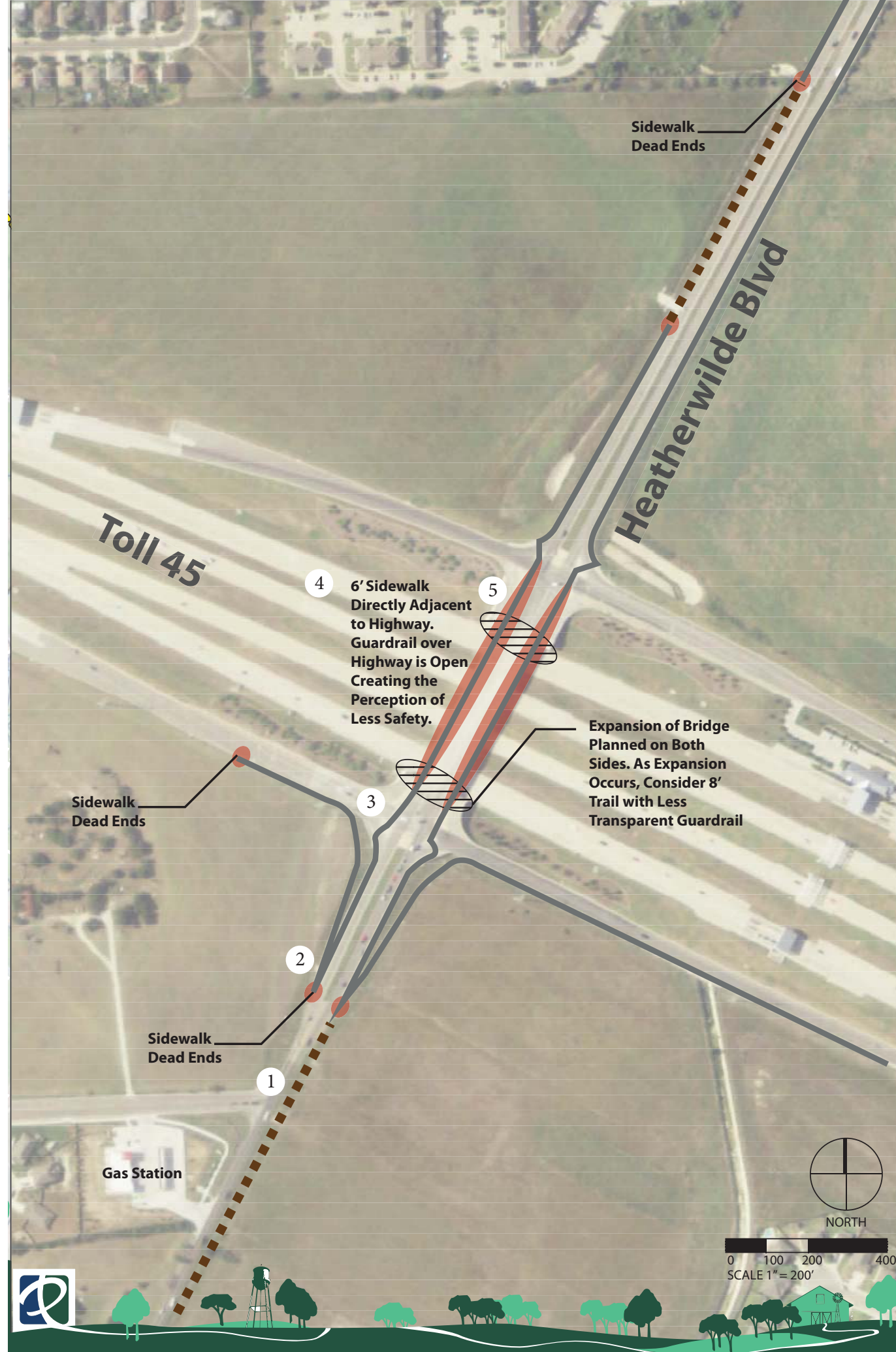
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Point 5

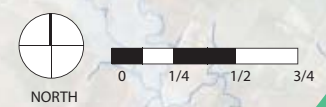
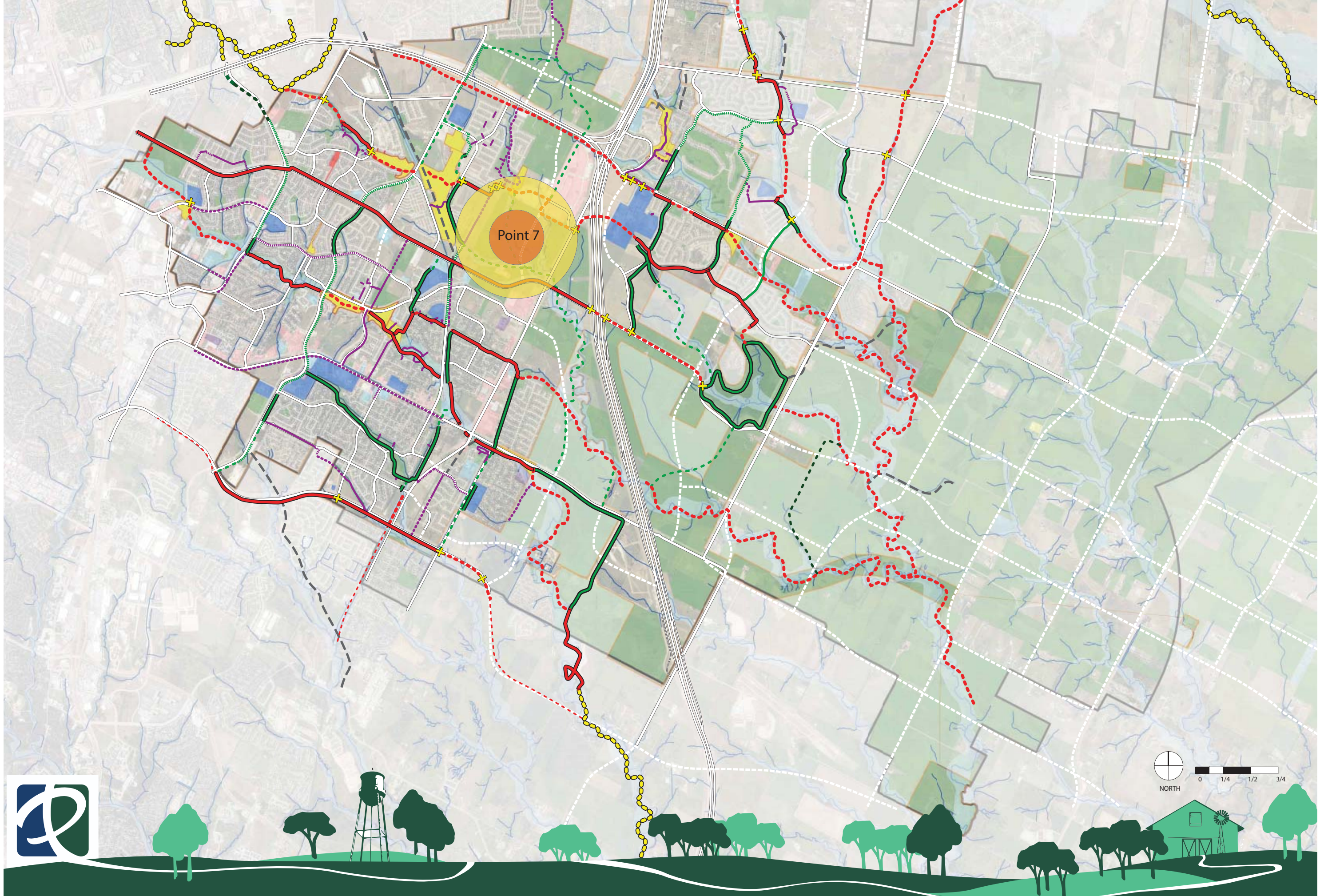


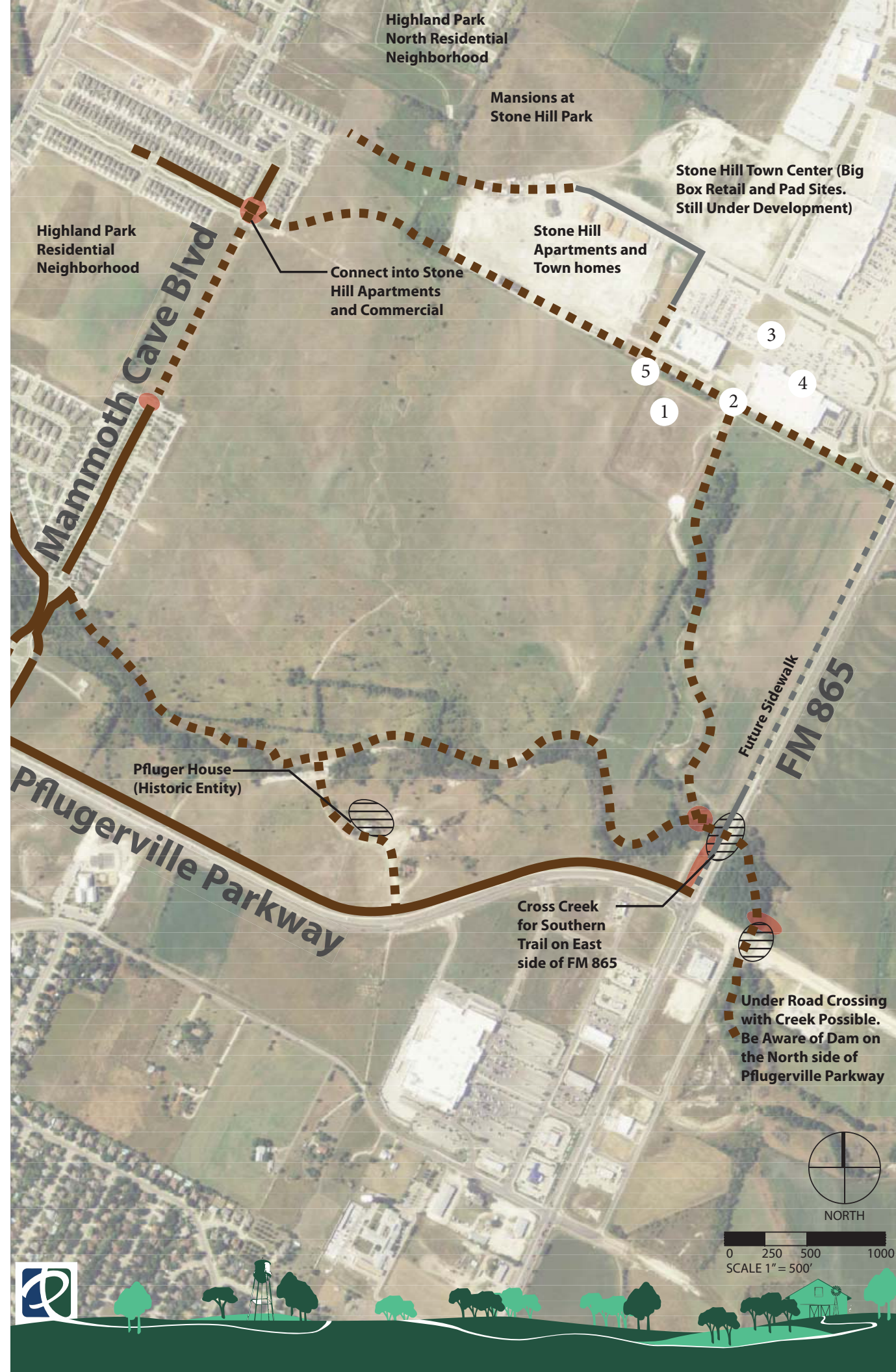




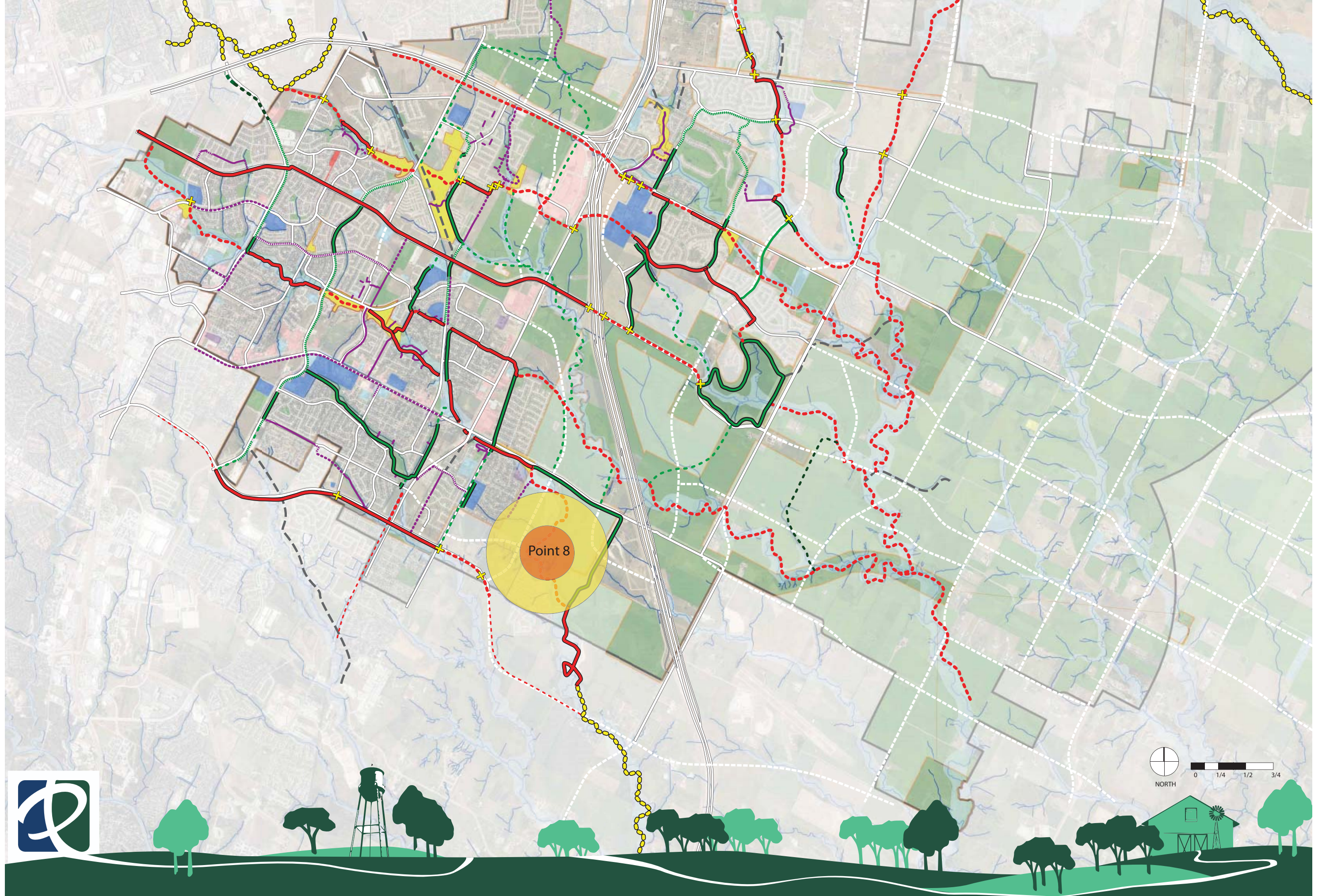










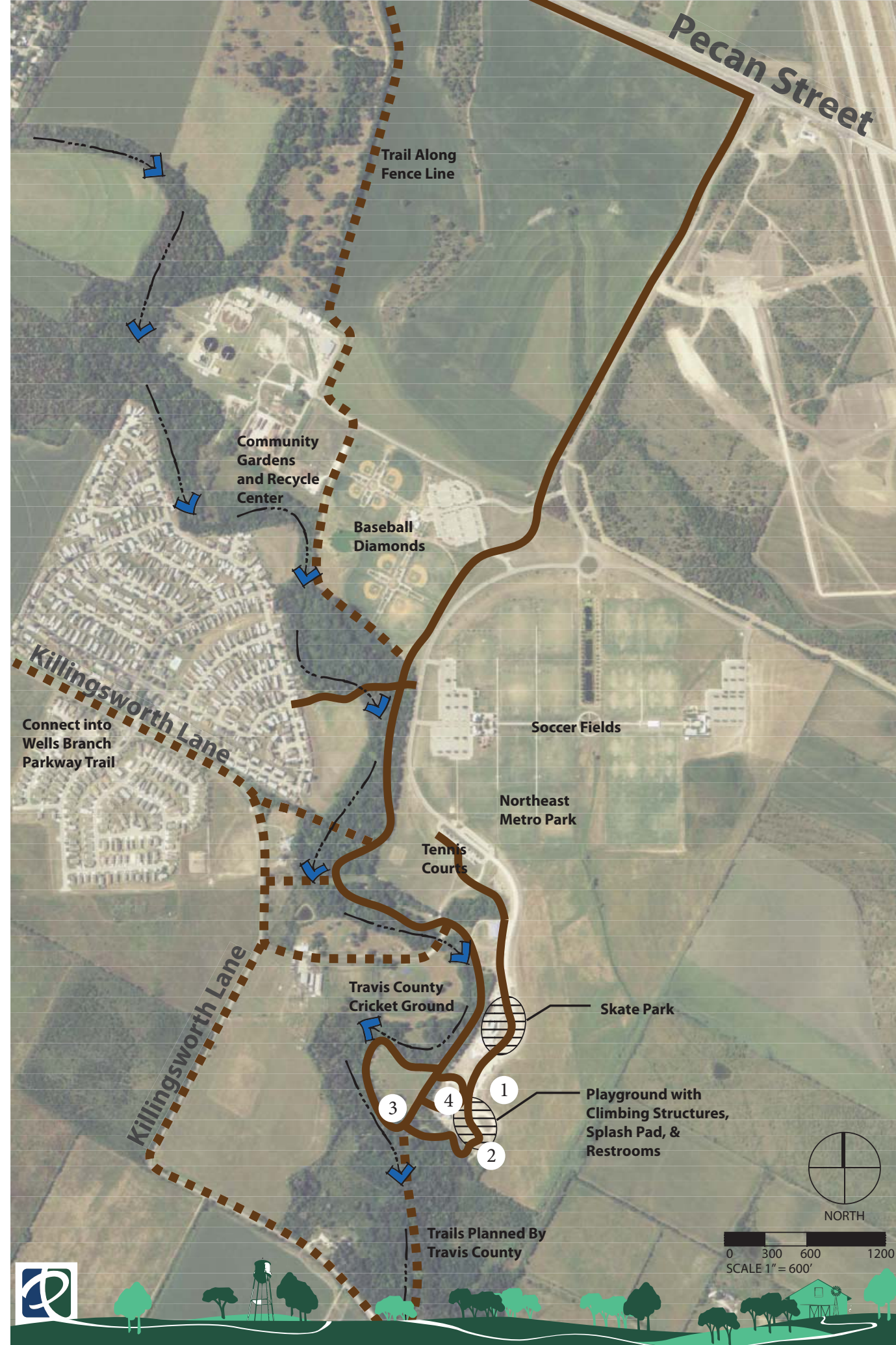


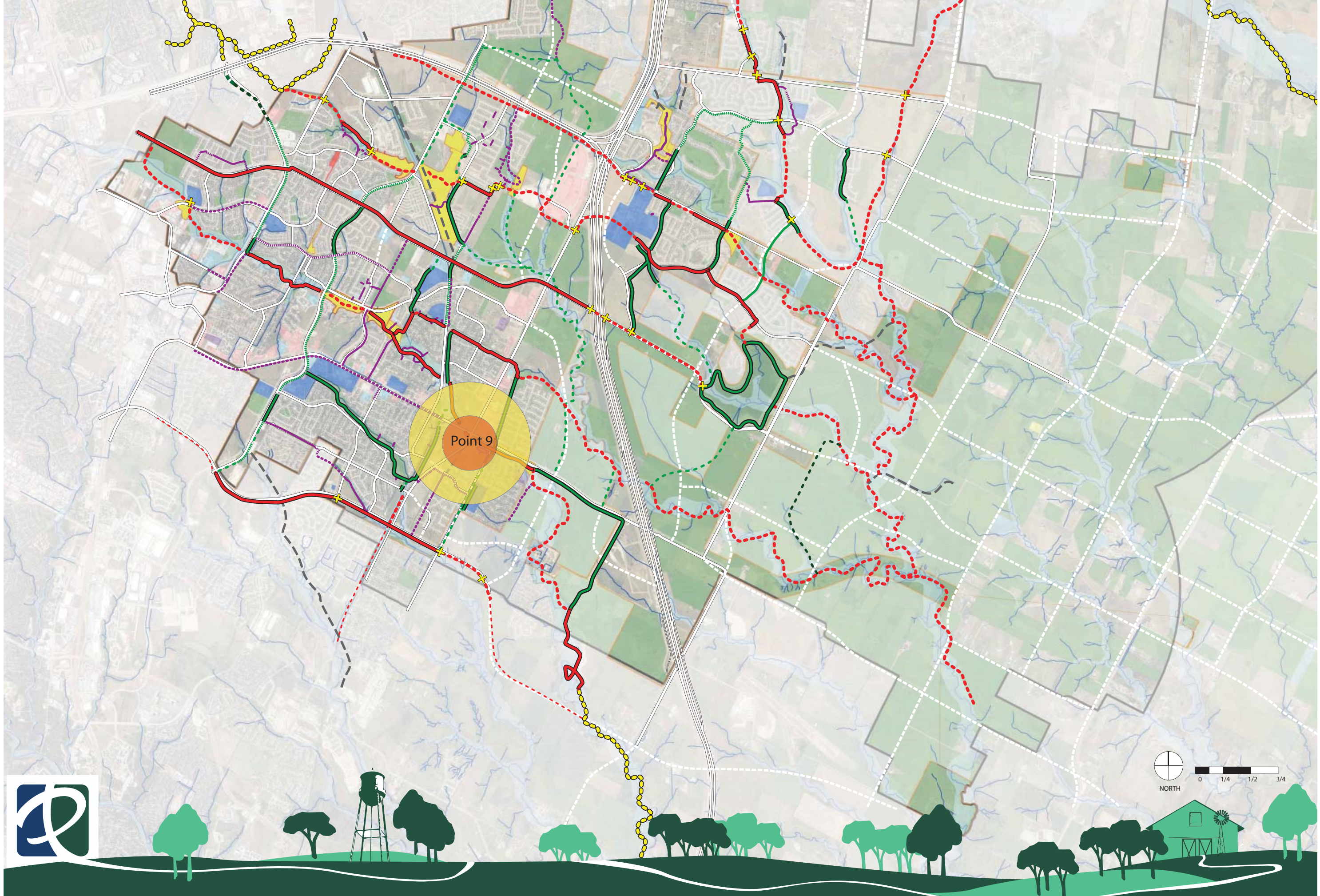
Point 8

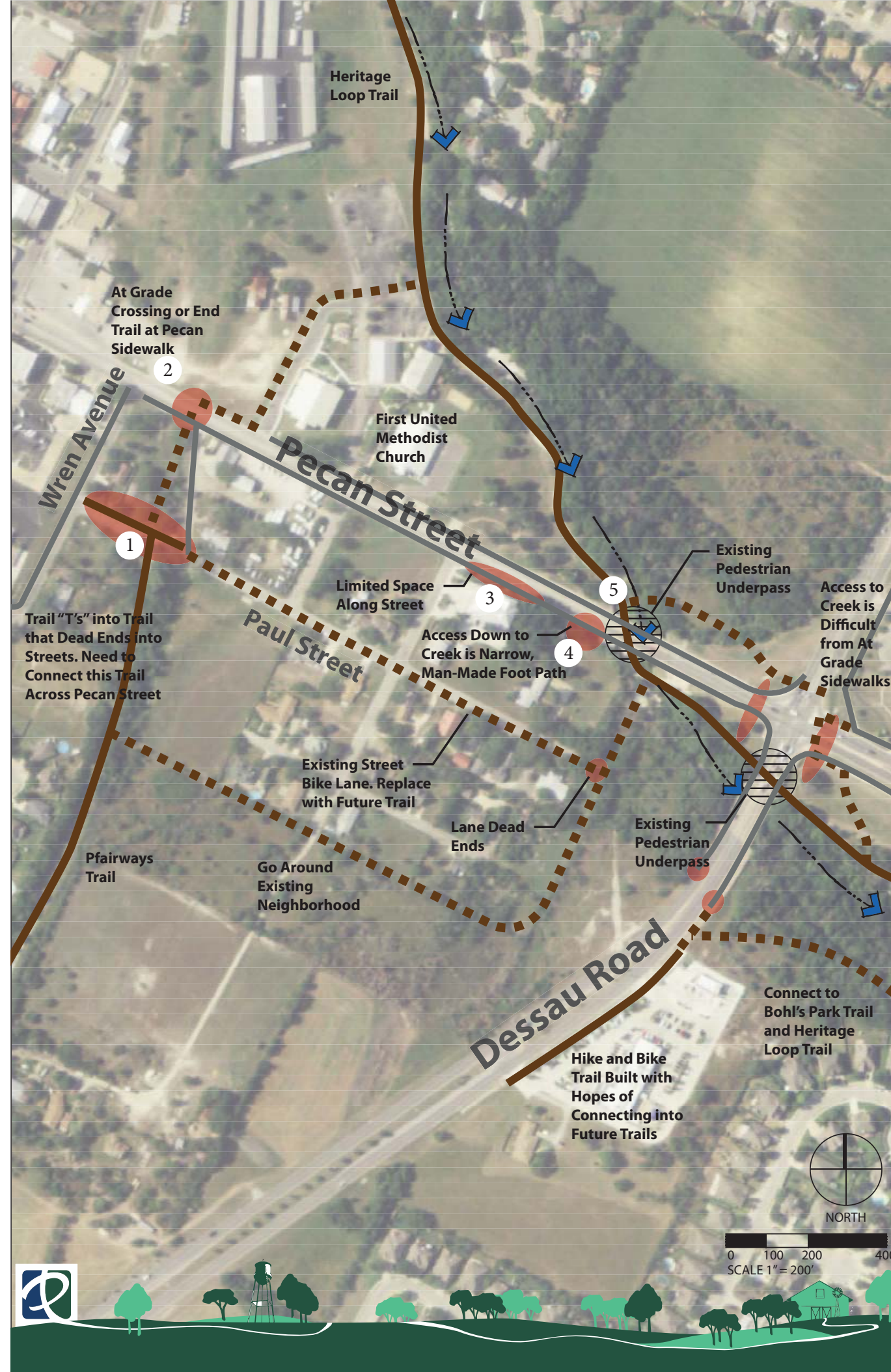


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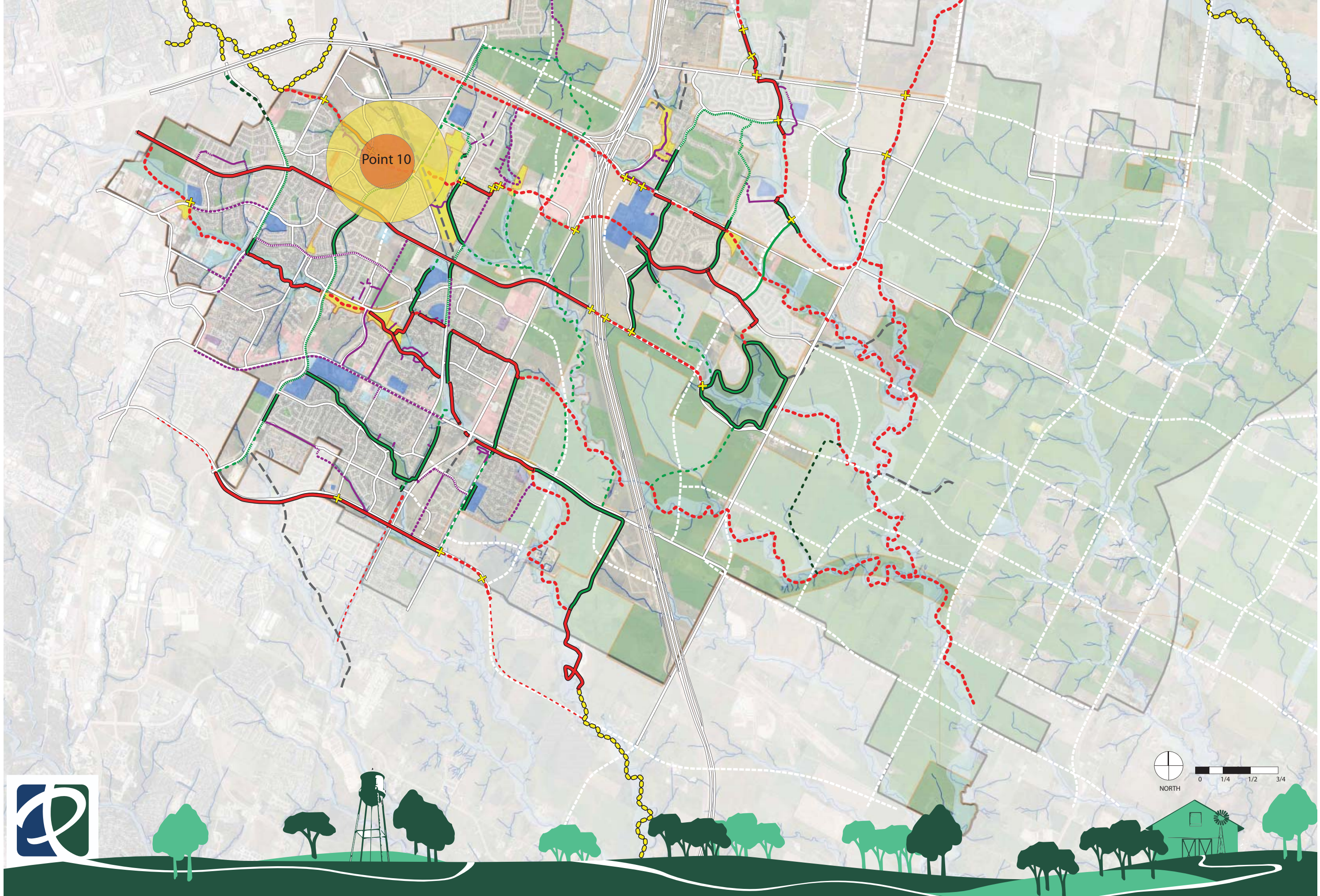
Point 8













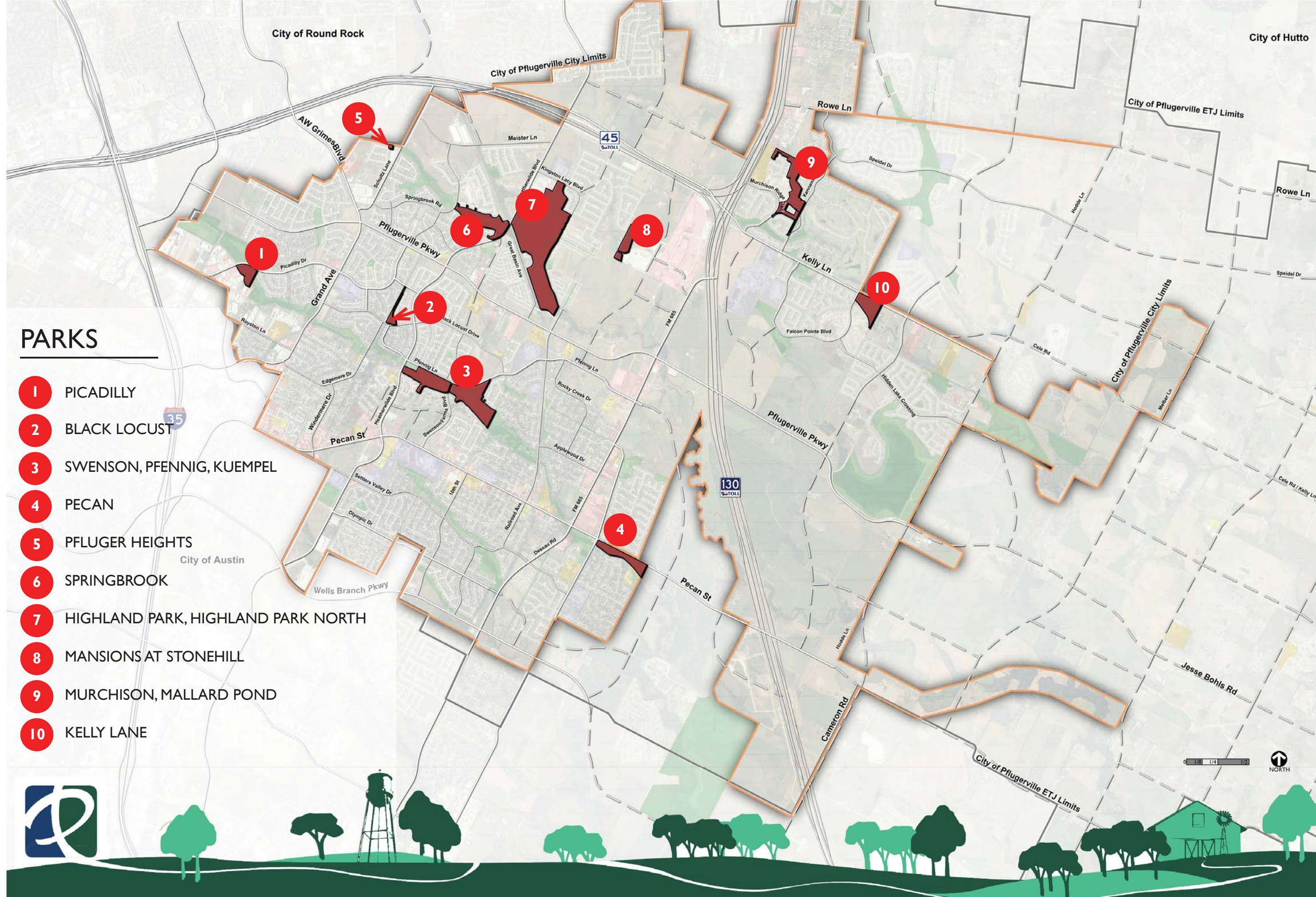


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PARKS

- 1 PICADILLY
- 2 BLACK LOCUST
- 3 SWENSON, PFENNIG, KUEMPEL
- 4 PECAN
- 5 PFLUGER HEIGHTS
- 6 SPRINGBROOK
- 7 HIGHLAND PARK, HIGHLAND PARK NORTH
- 8 MANSIONS AT STONEHILL
- 9 MURCHISON, MALLARD POND
- 10 KELLY LANE



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Pflugerville Trails Master Plan & Parks Development Plans
Park Programs

- Baseball Field(s)
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- Boat Launch
- Bocce
- Community Garden
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- Fishing
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Creeks

Electric ESMT

PUE

Water ESMT

Wastewater ESMT

100 yr Floodplain

Parks and Open Space

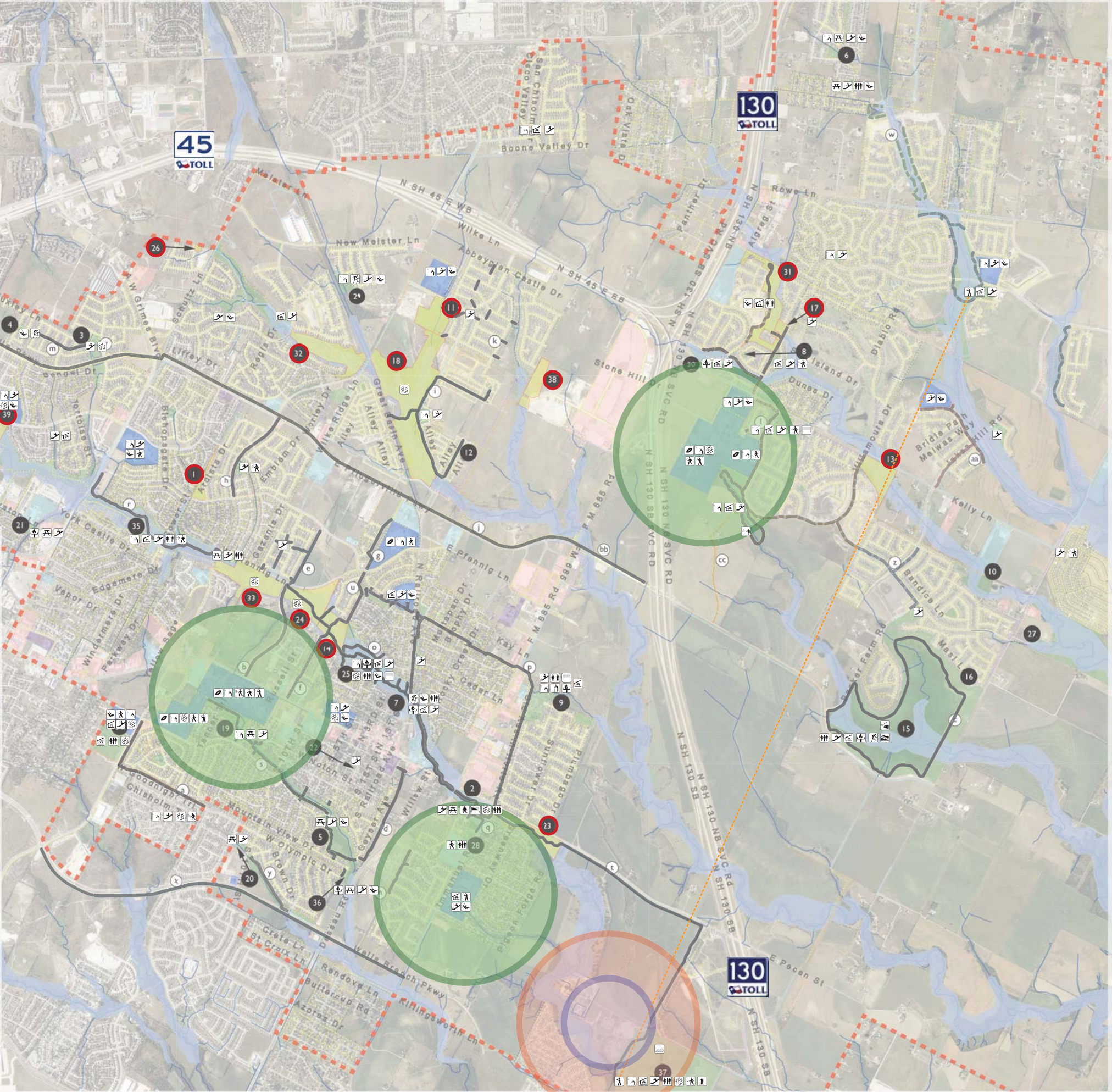
Parks in Contract

Commercial - Office (Medical and Professional), Shopping Centers, Retail and Service

Schools - Public and Private

Religious Facilities

Municipal Facilities



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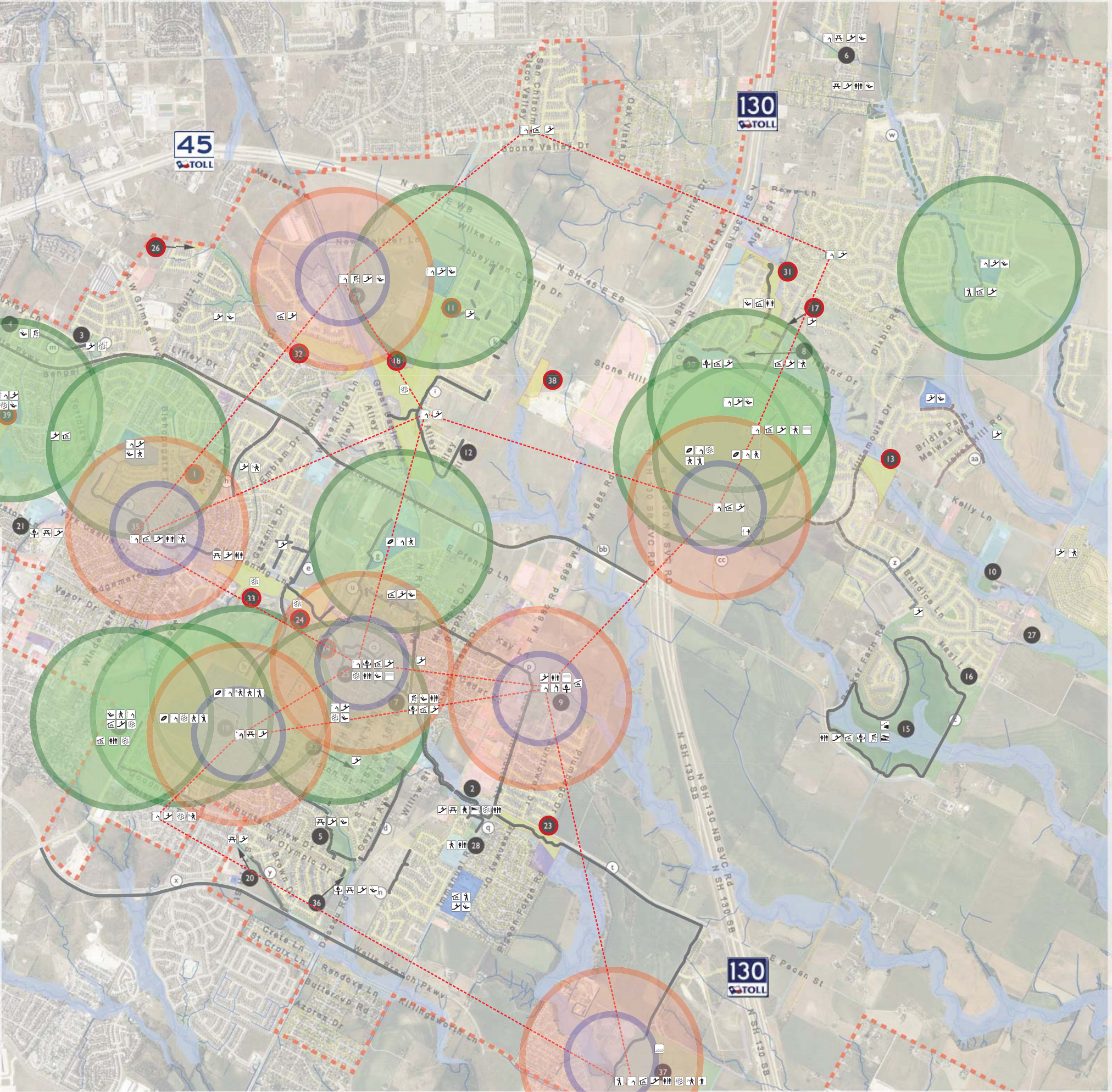
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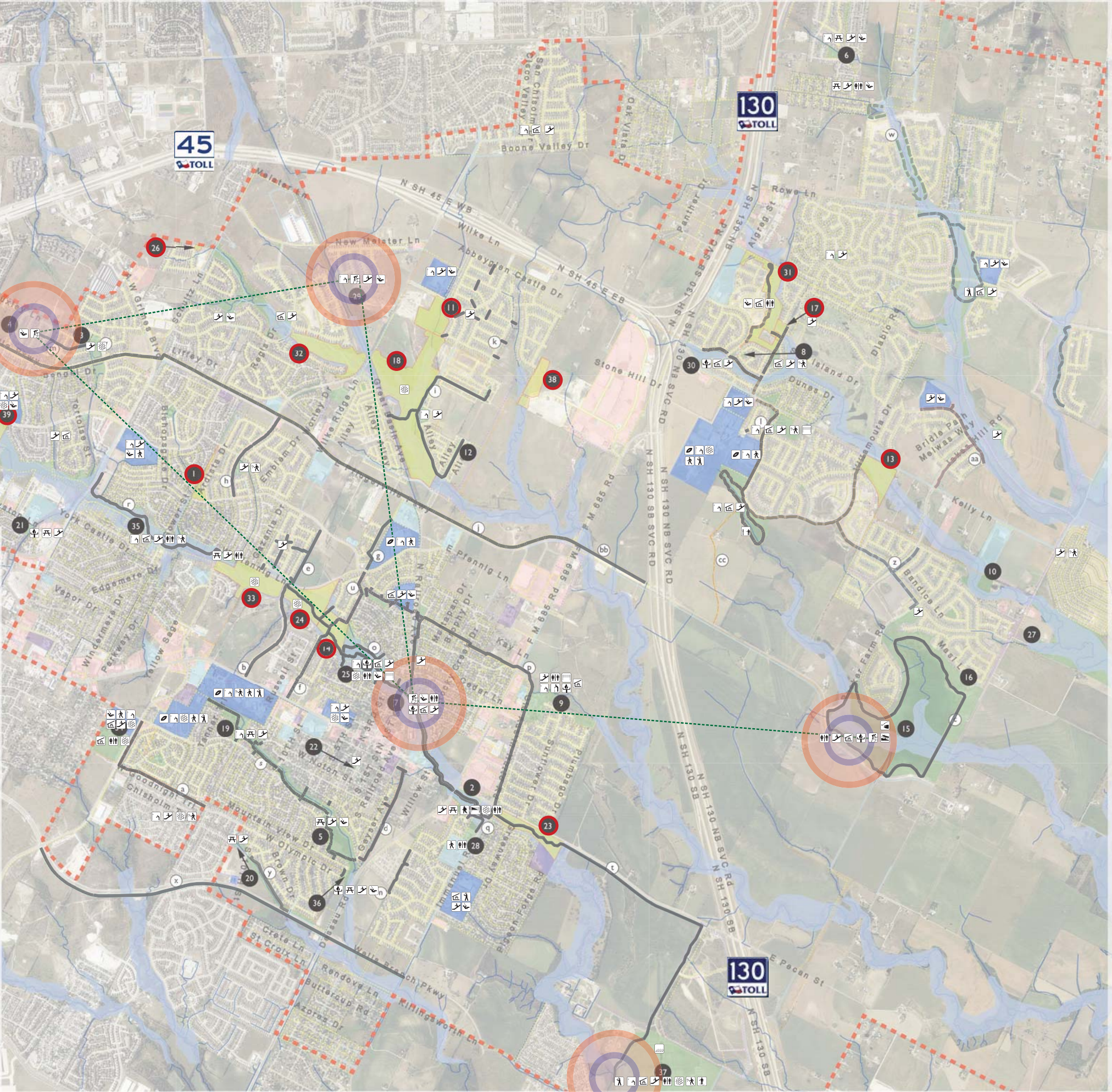


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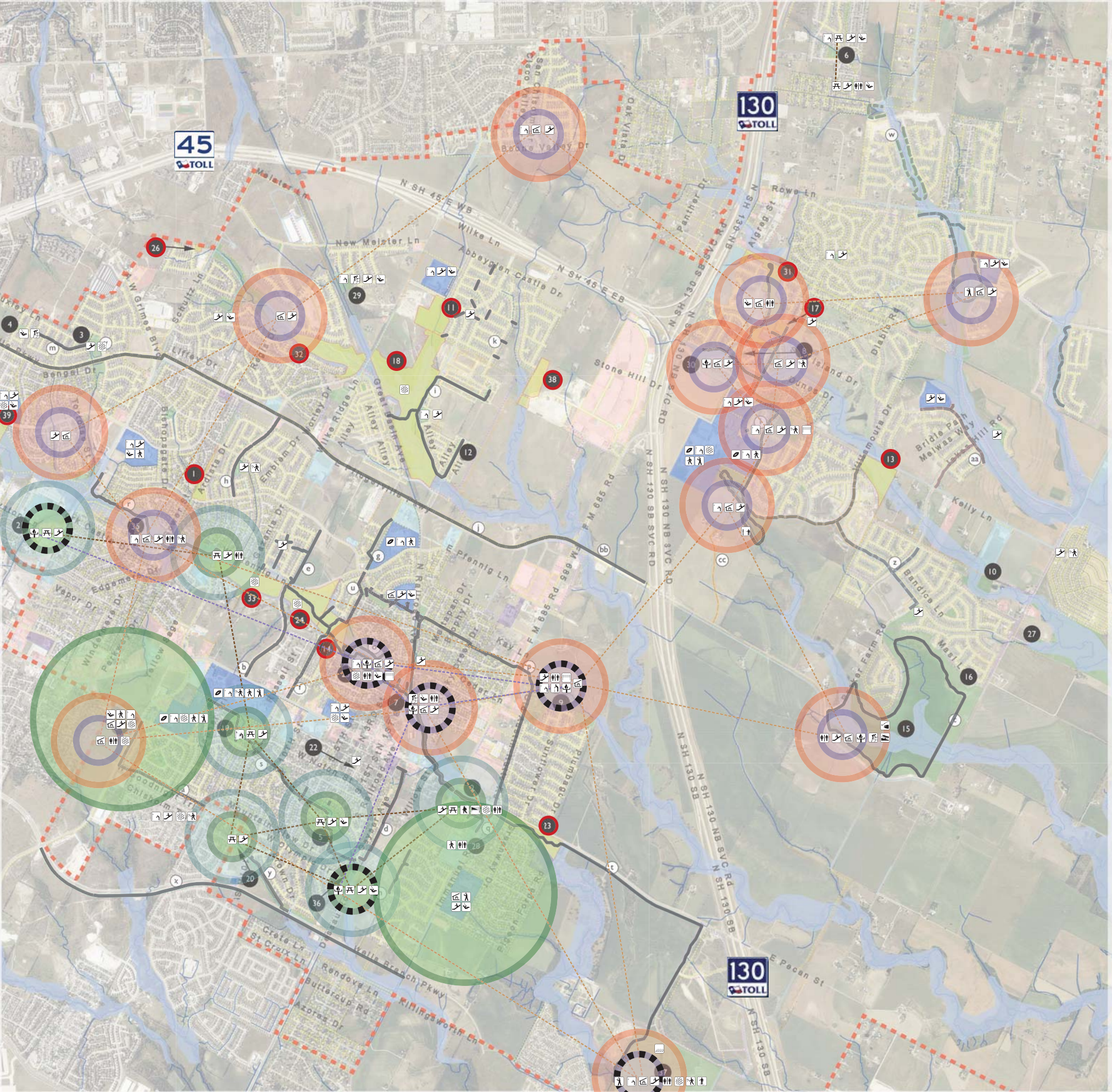
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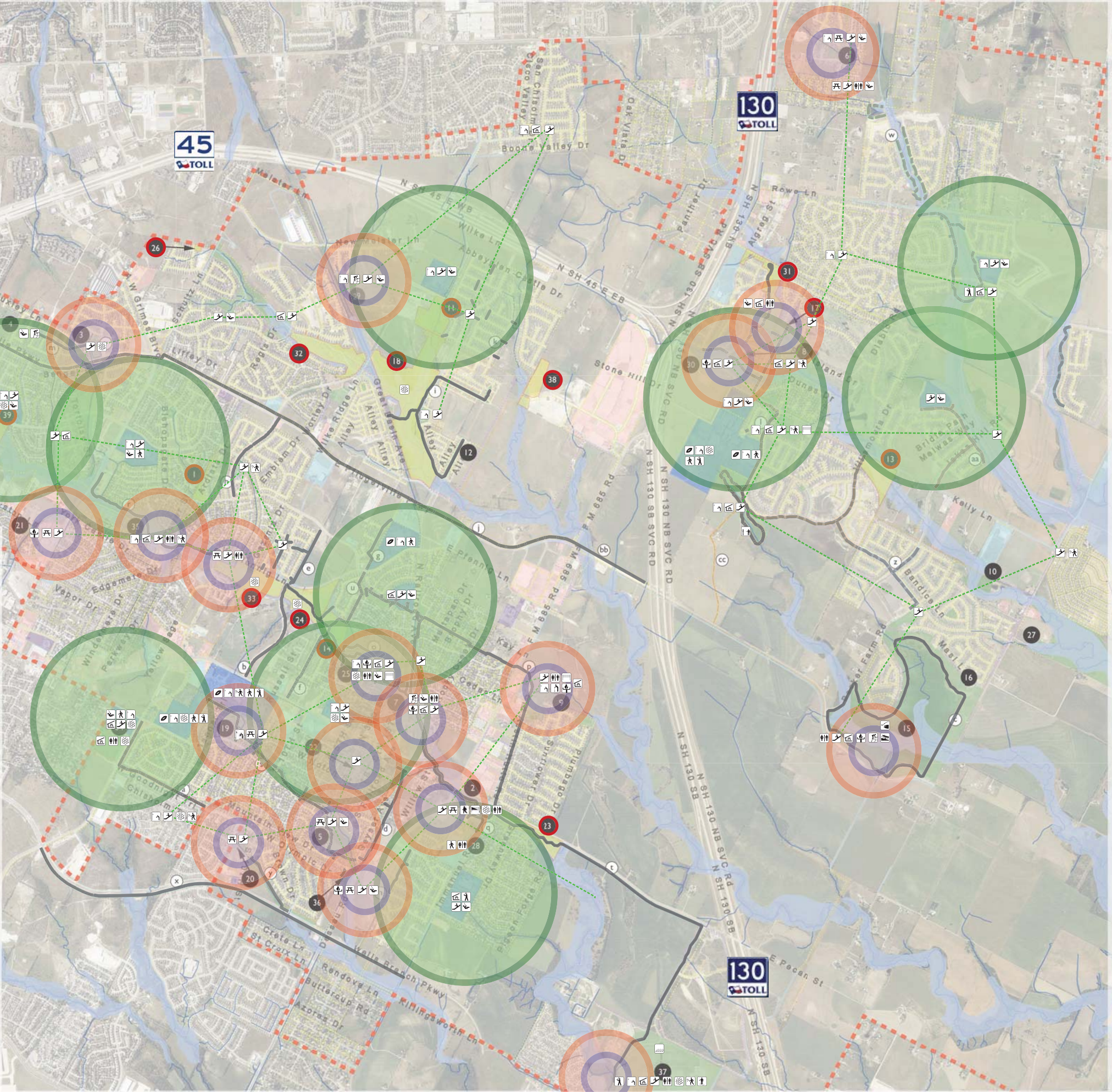


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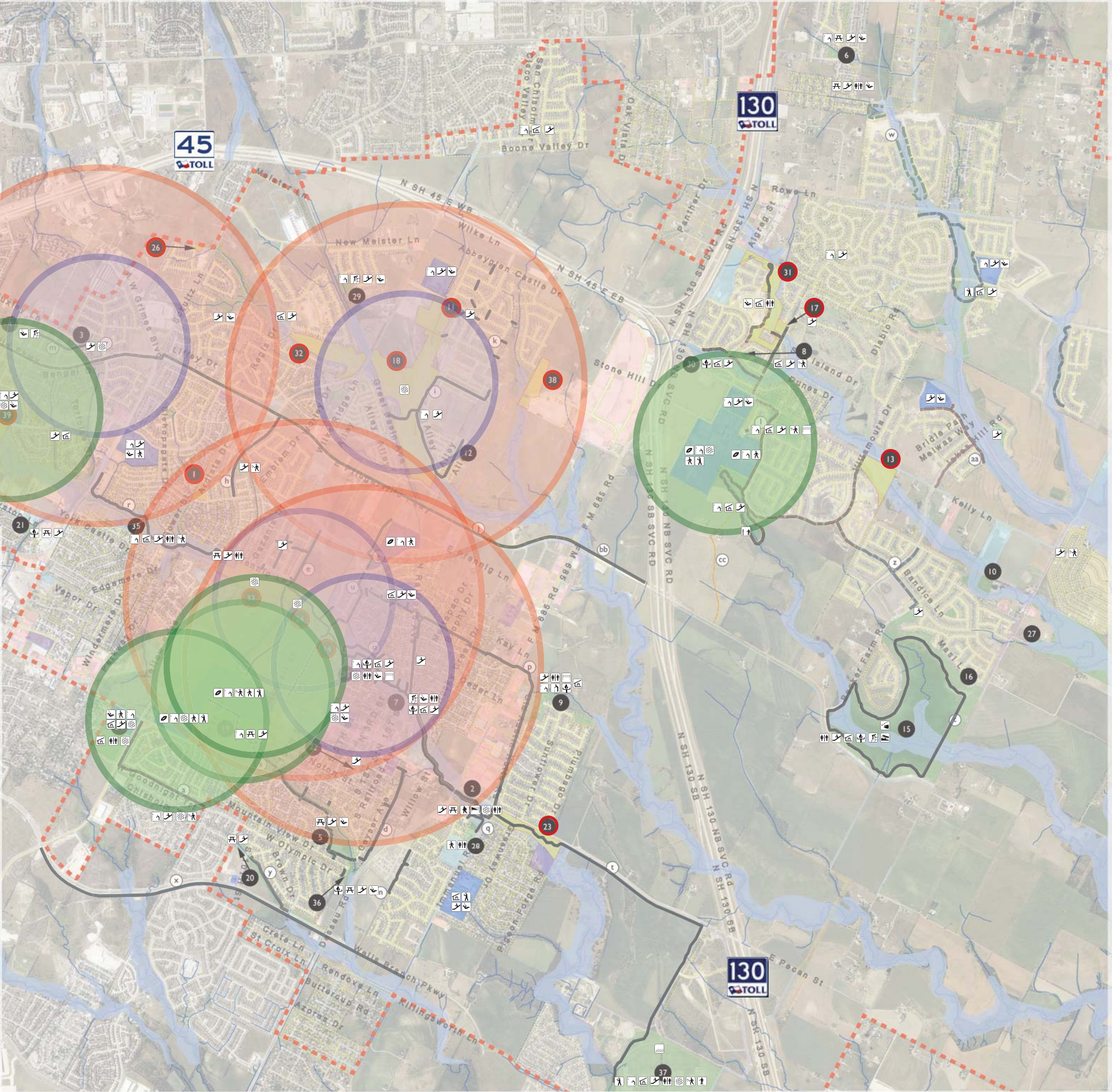


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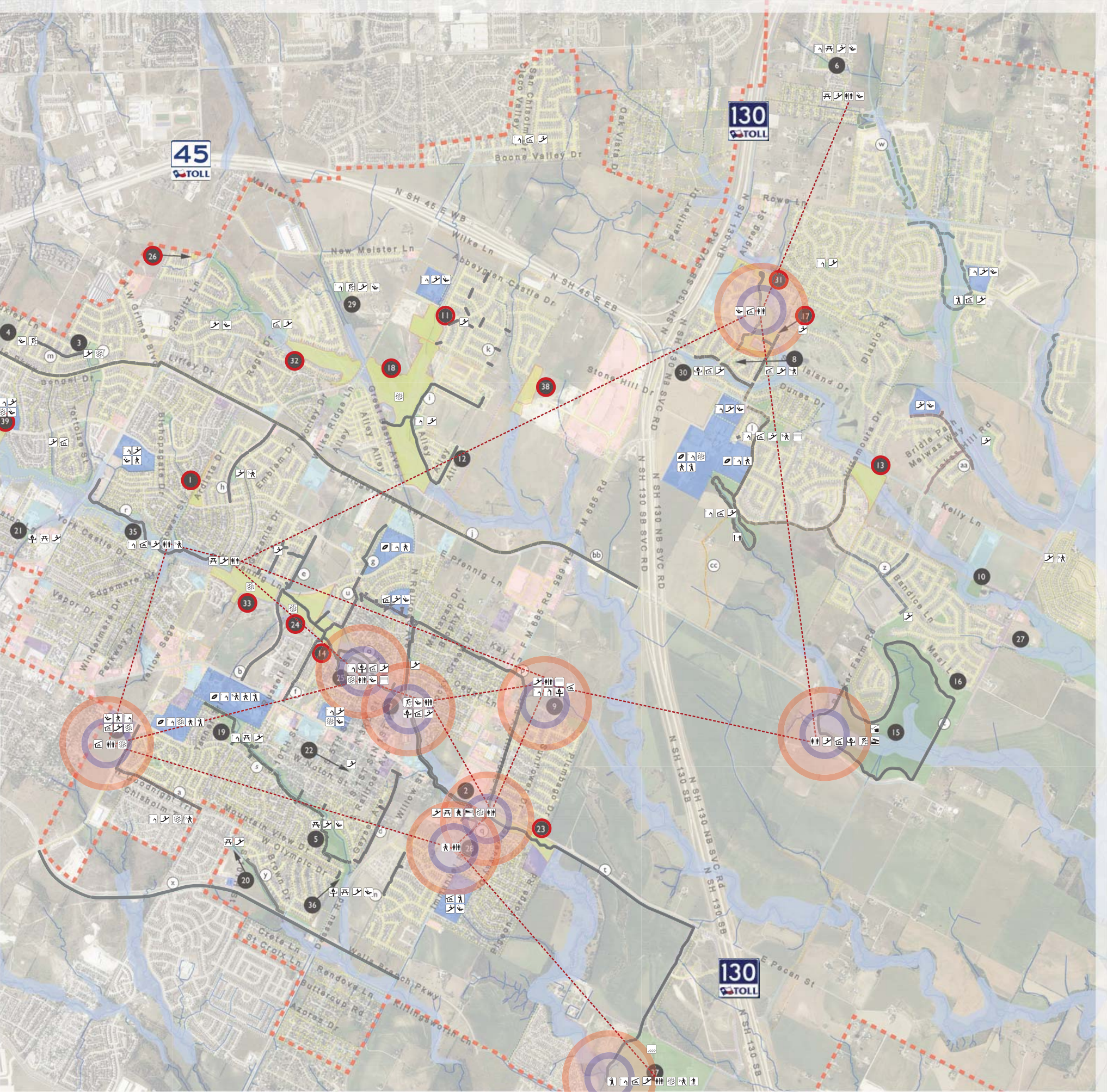


Pflugerville Trails Master Plan & Parks Development Plans
Park Programs

- Baseball Field(s)
- Basketball Court(s)
- Boat Launch
- Bocce
- Community Garden
- Climbing Structure
- Disc Golf Course
- Fishing
- Grilling Station(s)
- Picnic Area(s)
- Restroom(s)
- Picnic Shelter(s) with tables
- Playscape(s)
- Skate Park
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- Swings
- Tennis Court(s)
- Track
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Pflugerville Trails Master Plan & Parks Development Plans
City of Pflugerville Parks

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- ETJ Limits
 - Creeks
 - Electric ESMT
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 - Wastewater ESMT
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City of Pflugerville Parks

- 1 Black Locust Park

21 North Park

2 Bohl's Park

22 Old Town Park

3 Cambridge Heights Park

23 Pecan Park Greenway

4 Cambridge Heights Zola Park

24 Pfennig Pfields

5 Creekside Park

25 Pfluger Park

6 Geneva's Park

26 Pfluger Heights Park

7 Gilleland Creek Park

27 Randig Park Parcel

8 Hanging Rock Park

28 Recreation Center

9 Heritage Park

29 Royal Point Park

10 Hidden Lake Park

30 Secluded Willow Park

11 Highland Park North

31 Murchison Park

12 Highland Linear Park

32 Springbrook Park

13 Kelly Lane Park

33 Swenson Park

14 Kuempel Park

34 Wells Point Park Soccer Complex

15 Lake Pflugerville

35 Windmere Park South

16 Lake Pflugerville Park

36 Wutrich Park

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Parks in Contract

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Office (Medical and Professional),
Shopping Centers, Retail and Service

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Public and Private

Religious Facilities

Municipal Facilities
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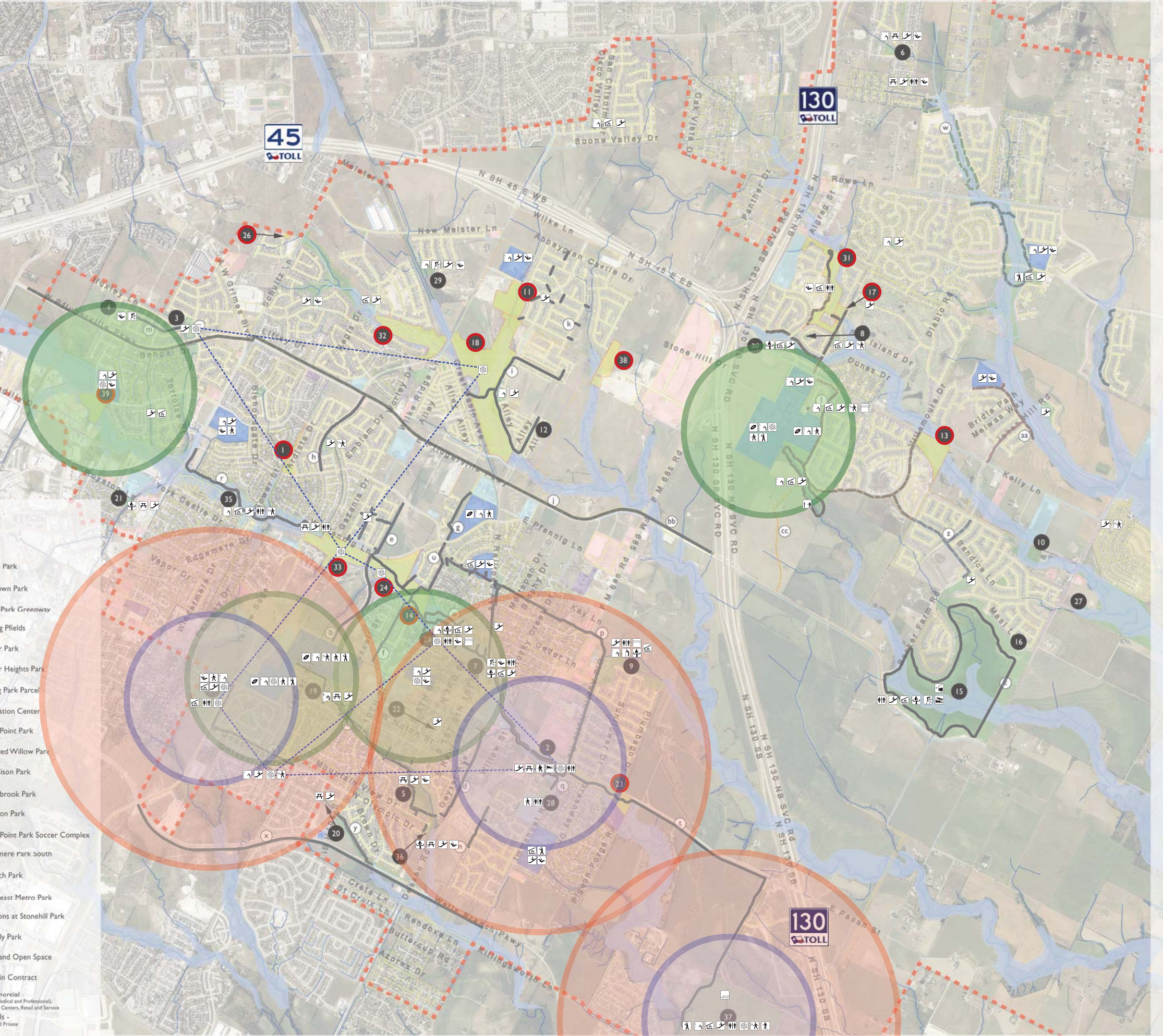
Electric ESMT

PUE

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100 yr Floodplain

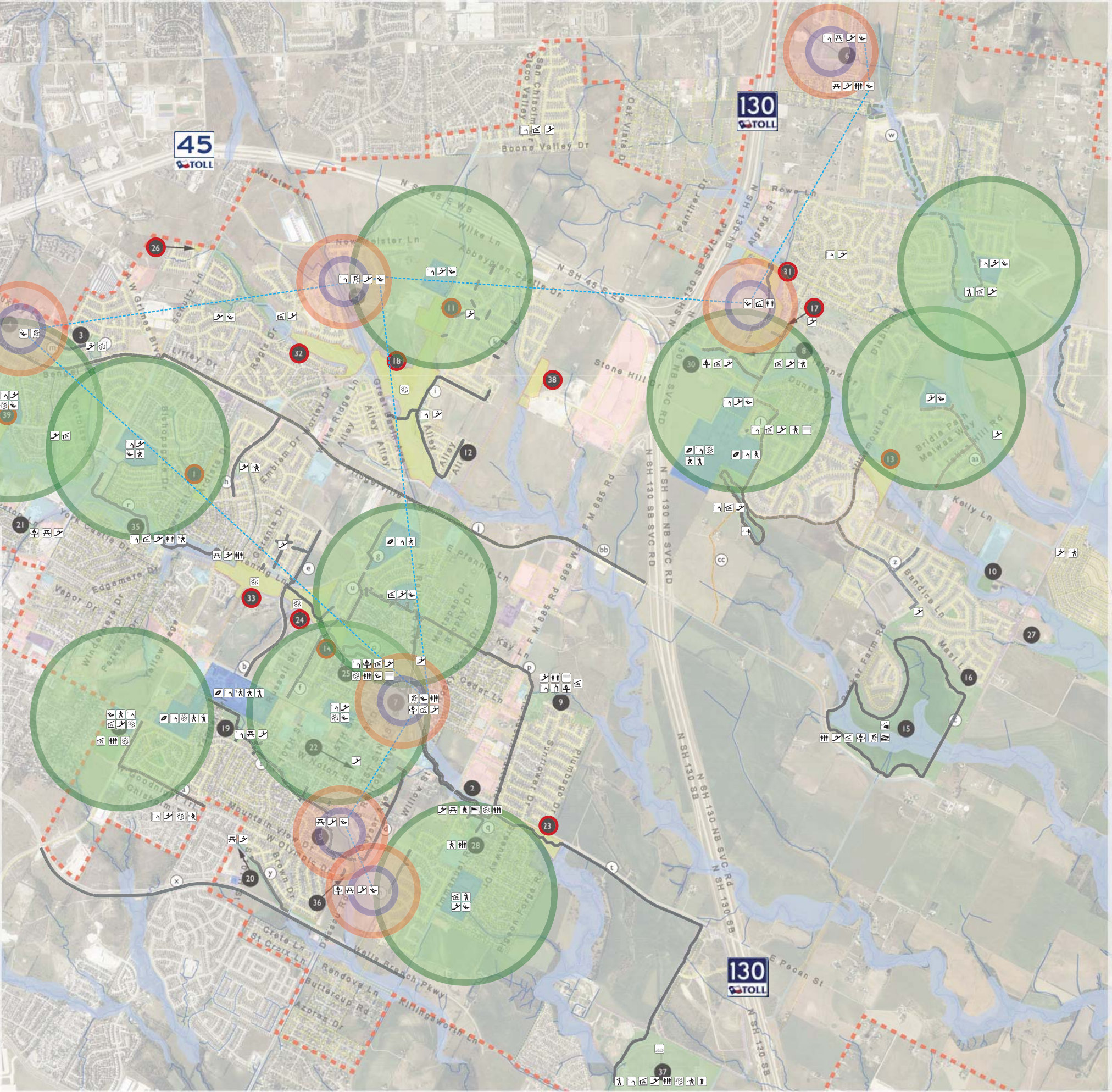


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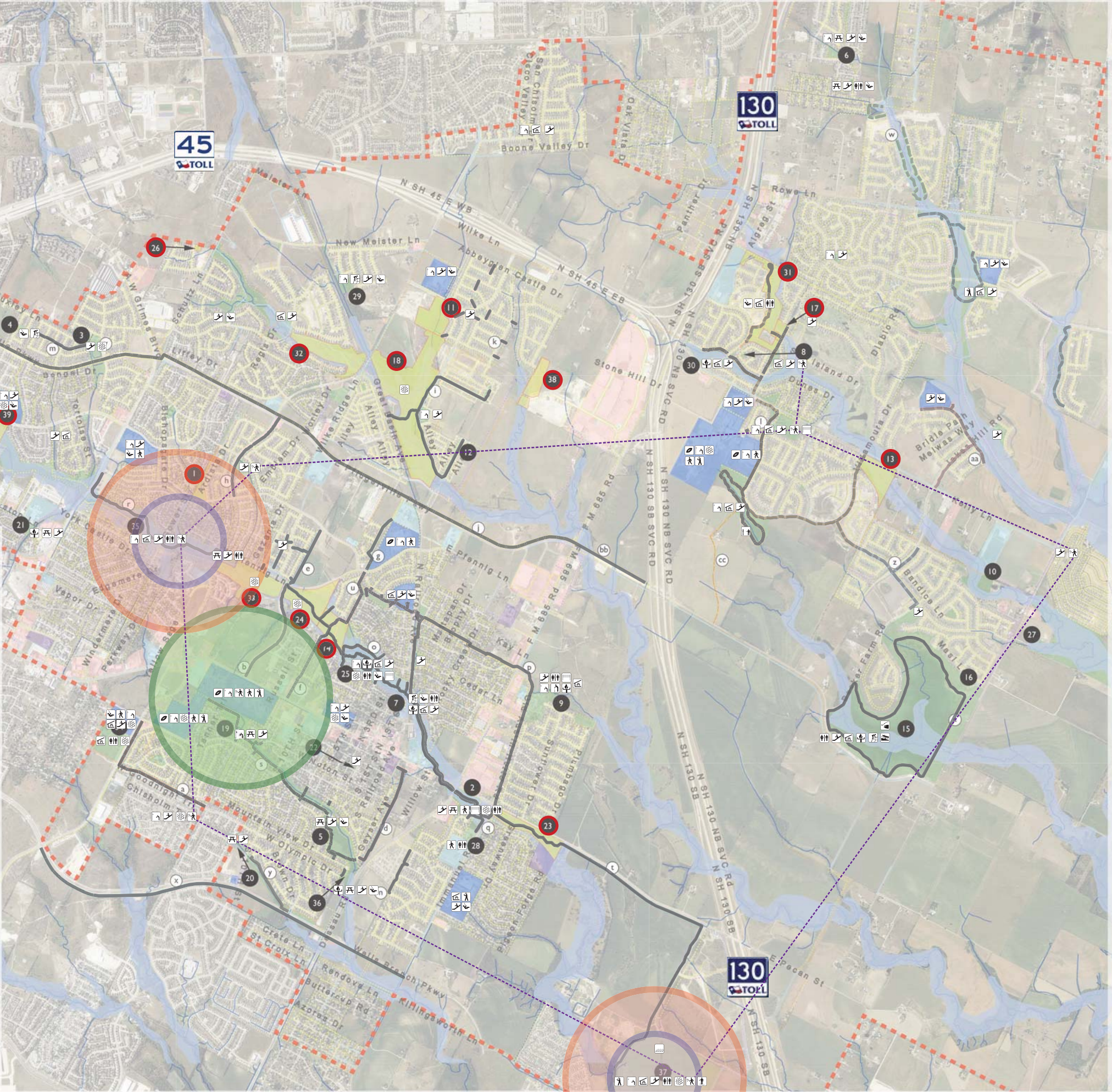


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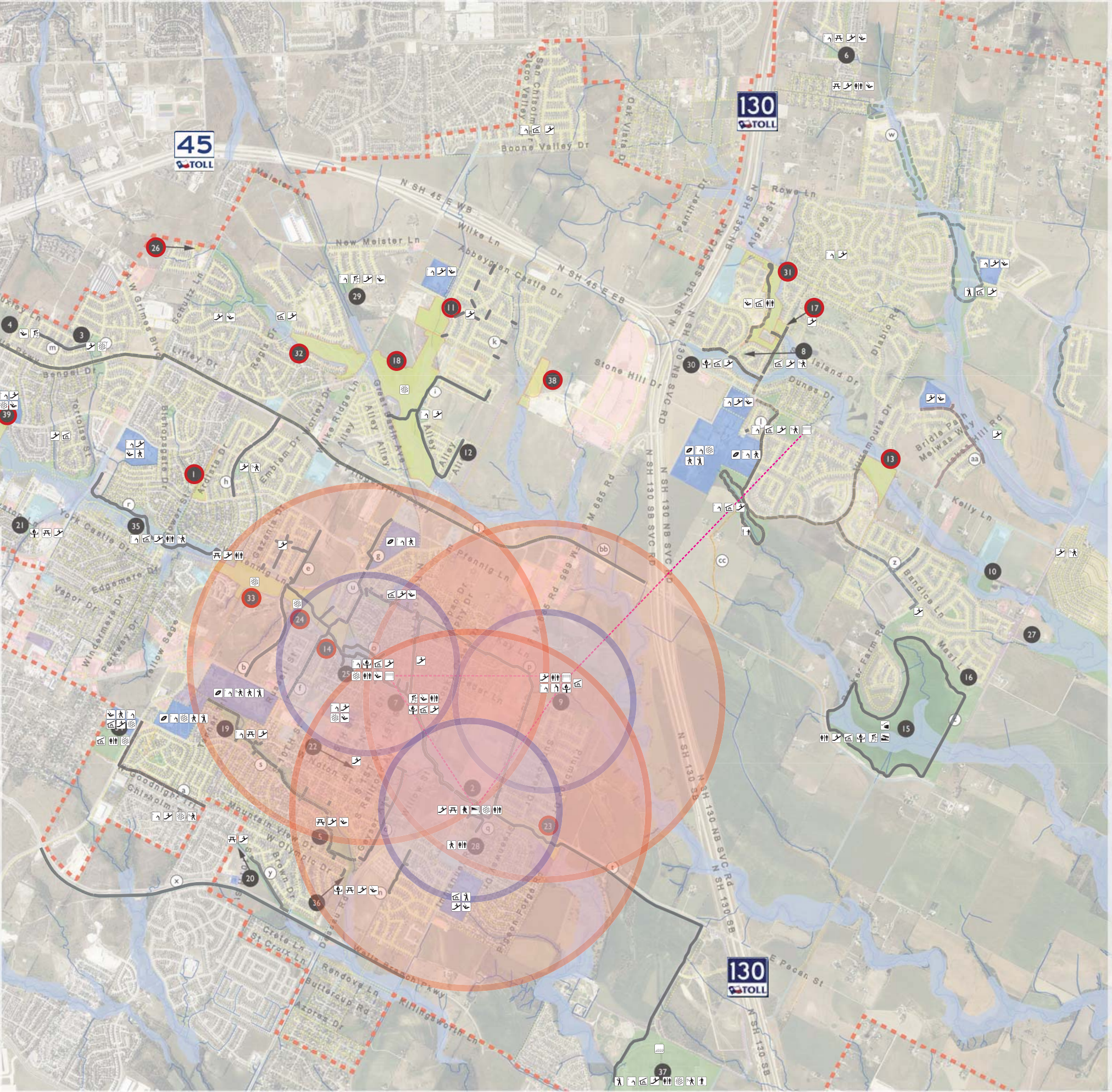


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- 1 Regional Connection Map
- 2 Trail Masterplan
- 3 Inventory of Trails (Existing + Proposed)
- 4 Trail Prioritization and Planning Areas Map
- 5 Trail Priority Methodology
- 6 Trailheads Map and Descriptions
- 7 Trail Graphic Sections
- 8 Trail Connections Exhibits
- 9 Park Locations Map
- 10 Park Programming Exhibits
- 11 Park Concept Development Plans with Public Input



THOUGHTS/ FEEDBACK FROM THE PUBLIC

Comments regarding existing/ proposed trail network

“I am a regular [trail] user... While I love the trail system and believe it is one of the best in Central Texas, I am troubled by its lack of connectivity at key points. For example, there is no truly safe way to cross 1825.”

“It would be nice to have some trails out in the Stone Hill Center. I live in the Mansions at Stone Hill and there are many of us with dogs who would use trails out there every day. I would also use the trails to get to the stores nearby without having to drive around. I think there is a definite need trails or sidewalks out there to encourage people to walk around. I have been out to other shopping centers around Austin that are nearby apartments/ neighborhoods and they have good trail systems/sidewalks that encourage people to stick around and check out the other stores in the area.”

“Emphasis on ‘walkability’ (Water park? Schools?) and “rideability” – to transit areas, shopping, to other trails”

“More trails and trail connectivity”

“Need water fountains on trails and some restrooms”

“Better bikeway to Lake Pflugerville from downtown”

“TREE’S TREE’S TREE’S.....please.....need lots of tree’s along the trails. There is no shade during the day to walk the trails.”

“[I would like to see] the proposed hike and bike trail out to Lake Pflugerville happen. Often I have wanted to ride a bike out to the lake, but do not feel comfortable riding on the narrow roadway that has no shoulder.”

“Maybe more trails towards downtown. It would be nice to have a nice trail system that would encourage more people to go to downtown. I’d like to see that area flourish. “

“... I’d like to see lighted trails with picnic tables. It is hard to get out and exercise in the winter when it’s dark before you get home from work, having a lighted trail system close to my house would be very beneficial. “

“The ability to walk or bike on a continuous uninterrupted path would be very valuable. It would be a great safety move by keeping residents off busy roads with no shoulders.”

“Can the ‘Walk’ signal at the intersection of Pflugerville Pkwy and Mammoth Cave/ Railroad be extended? A person can only walk approx. half way across Pflugerville Pkwy, before the ‘Don’t Walk’ signal starts flashing.”

“I would like propose some ideas for future trails in Pflugerville. I live in Falcon Pointe which has some really nice neighborhood trails. The only issue is that we are disconnected from Pflugerville due to the 130 toll road. It would be nice to have some connecting trails that would allow residents on the east side of 130 to safely cross over and access the existing Pville trails and shopping centers. I think it would be great for Pville to strive to be a bicycle commuting city. This would not only help with traffic but also with the overall health of the residents.”



THOUGHTS/ FEEDBACK FROM THE PUBLIC

Comments regarding existing/ proposed parks

“Develop parks in chronological order – oldest park dedicated first and newest park last. “

“Bottle filler, water fillers”

“If it’s possible, please consider to build a Tennis Center for our Pflugerville community. I see our other cities surroundings have developed it, why not ours? It’s the best way to invest for our lovely city and people. If you ever look at or visit PHS tennis court, you’ll see how crowded it is. I often see many people, including myself, have to quit and turn to other locations as the waiting lists are so long at this court.”

“Bike racks at businesses and parks”

“Trailheads – signs about use/safety (keep right, watch, bikes – use bells, no headphones, etc)”

“Motion sensor lighting for winter use (5 pm to 7 am) would be an option that extents usage”

“We (the Pflugerville Tennis Association) feel that a tennis center for our pfantastic town is much needed. It is our dream to have a tennis center where the city can generate revenue while getting both kids and adults active in playing tennis. This will bring the community closer and allow us to provide tennis league matches, tournaments, lessons, Jr. programs, etc. Like Austin, optionally there can be bids on who will run the facility.”

“Maybe an outdoor track that could be used for walking, jogging, bicycling or roller skating. “

“The more varied the possible uses of a park, the better. I personally would be interested in nature hikes or botanical gardens. My children would like the chess, tennis/basketball courts, skate areas, etc.”

“There are a large number of people who live in Highland Park North as well as the occupants of the Mansions at Stone Hill Apartments who are underserved by Pflugerville’s park and trails system, and I think the development of this parkland, even if it’s a small park, will help many Pflugerville residents, many with young children like myself.”

“Our park system is ideally laid out to accommodate a Frisbee golf course. I know the courses

in Austin are very popular and to my knowledge the closest one is off of Wells Branch, west of IH-35 in Austin. With this being our closest one, it takes our citizens and their spending dollars out of our city for a day out at the course. “

“What is missing in your neighborhood from a parks and recreational standpoint? trees, trees trees....and trees. Any kind of vegetation. When it is 120+ degrees, nowhere to find shade”

“BMX (NOOOOOO!!!!!!!!!!!!!!) please NO! Terrible idea..fire the person that suggested this “

“A disproportionate percentage of new facilities seem to be located in Falcon Pointe.”

“I think it would be neat to have a community garden out there - if there’s room. With the apartments so close by I would think you’d get some interest. I haven’t used the other community garden in Pflugerville since it is out of my way - I have a hard time remembering to water plants on my patio so something close by would get my interest since I would see it each day when I was out and about.”

“I think having a lighted trail system is most important to me right now as we are coming up to shorter daylight hours and I’m not aware of a park area with a well-lit trail nearby. “

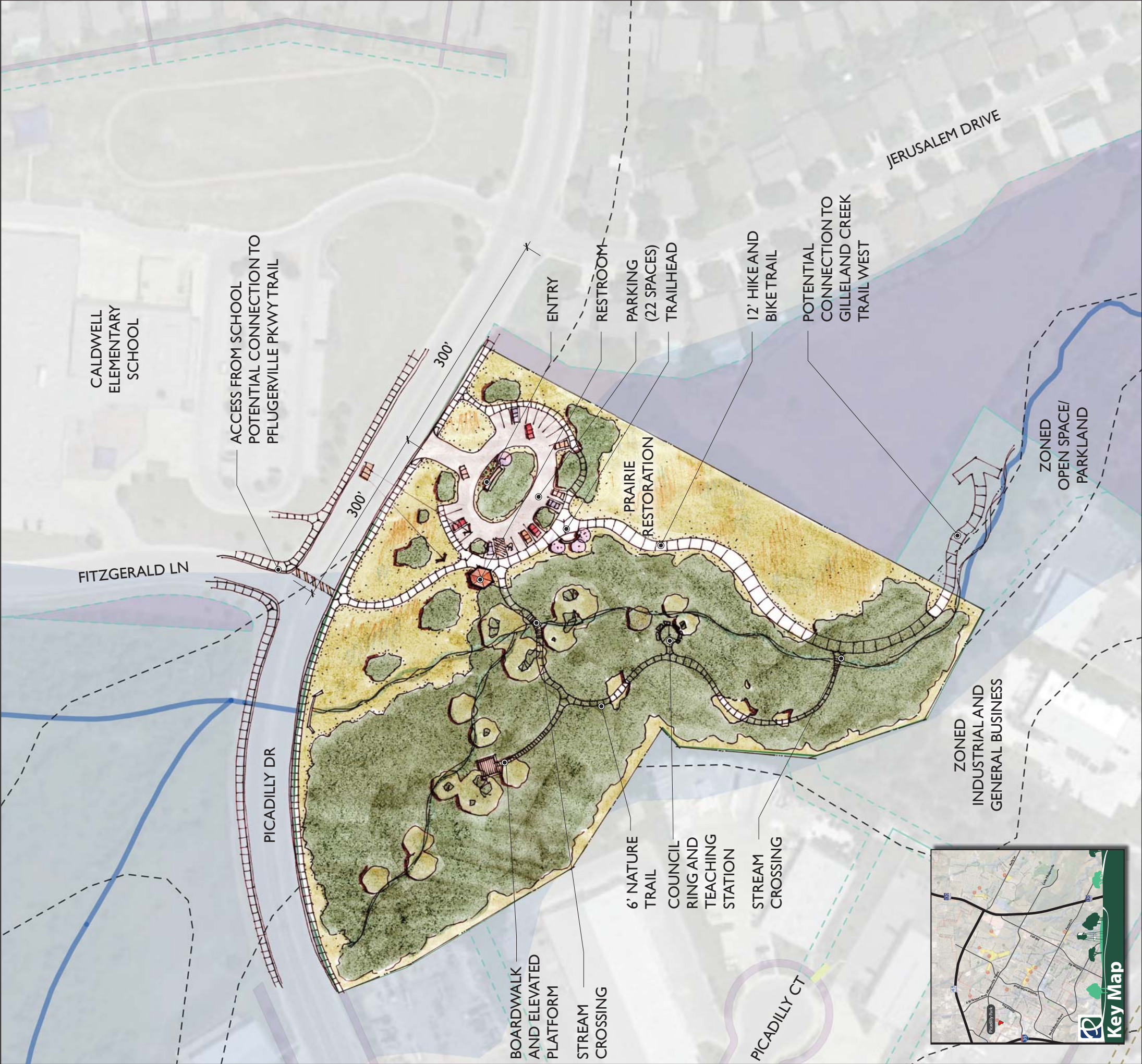
“Addition of unique amenities, such as: Kid’s play mounds (awesome!), Mural painted side-walks, Additional soccer fields or other types of sports fields, Community garden or (wild) flower gardens”

“ I primarily use the trails for exercise. It would be great to have exercise equipment stops along the trails. For example, a pull up bar at one stop then you jog to a situp bench at the next stop and so on. Maybe even outdoor showers (like town lake) to cool off during the summer months. This may even help put Pville on the list for healthiest city.”

“Another thing I would like to see is dog watering holes. Dogs get very hot when out for a run with their owners during the summer. Knowing that there is a place for your dog to get water would be extremely useful. And along the lines of pets it is always good to have poop bags and trash cans along all trails.”

“The purple martin houses (I think that’s what they are although usually it seems purple martin houses are on higher poles, so maybe these are for other birds) on the trail along Settler’s Valley have already been vandalized. They don’t seem sturdy enough and in places have been torn apart. If they are going to be difficult to maintain, the money spent on these might be better used in other ways.”





Picadilly Park

“Natural Pflugerville”

Classification: Community

Size: 9.8 acres

Existing Park

Undeveloped though it may be, Picadilly Park is a gorgeous piece of parkland. The park is home to a variety of habitats, tree species, and wildlife. The existing natural vegetation provides a dense visual barrier separating the park from the adjacent industrial and single family land uses. The park is uniquely located along the Gilleland Creek Corridor and across the street from Caldwell Elementary School. The site is easily accessible by road and will eventually connect into the Gilleland Creek Trail.

Park Programming

Picadilly Park is representative of natural Pflugerville. It was the first park we visited in Pflugerville and its natural landscape made it difficult for us to leave. The adjacent land uses, aesthetic beauty, and connection to Gilleland Creek create a perfect setting for outdoor classrooms, a trailhead and nature trails. The vision for the park is to highlight the variety of ecosystems within it.

Thoughts & Feedback from the Public

No comments.

Pfluger Heights

“Guitar Park”

Classification: Neighborhood

Size: 1 acre

Existing Park

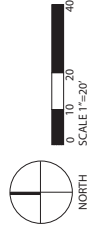
Pfluger Heights is located adjacent to the Pflugerville City Limit, within the Pfluger Heights neighborhood. The site currently exists as an open, flat grass field with limited access.

Park Programming

The street names within the Pfluger Heights community are musically themed, which generated the idea for structuring the park using the neck of a guitar. The park will serve as a gathering point for the neighborhood.

Thoughts & Feedback from the Public

No comments.



Black Locust Park

“The Front Porch”

Classification: Neighborhood

Size: 4 acres

Existing Park

Black Locust Park is a unique piece of parkland ready to be improved. The park currently exists as an underutilized open space surrounded on all sides by existing single family residential. Black Locust has excellent road access on two sides of the park which can support on-street parking. The land is generally flat with few constraints (limited to electric and drainage easements).

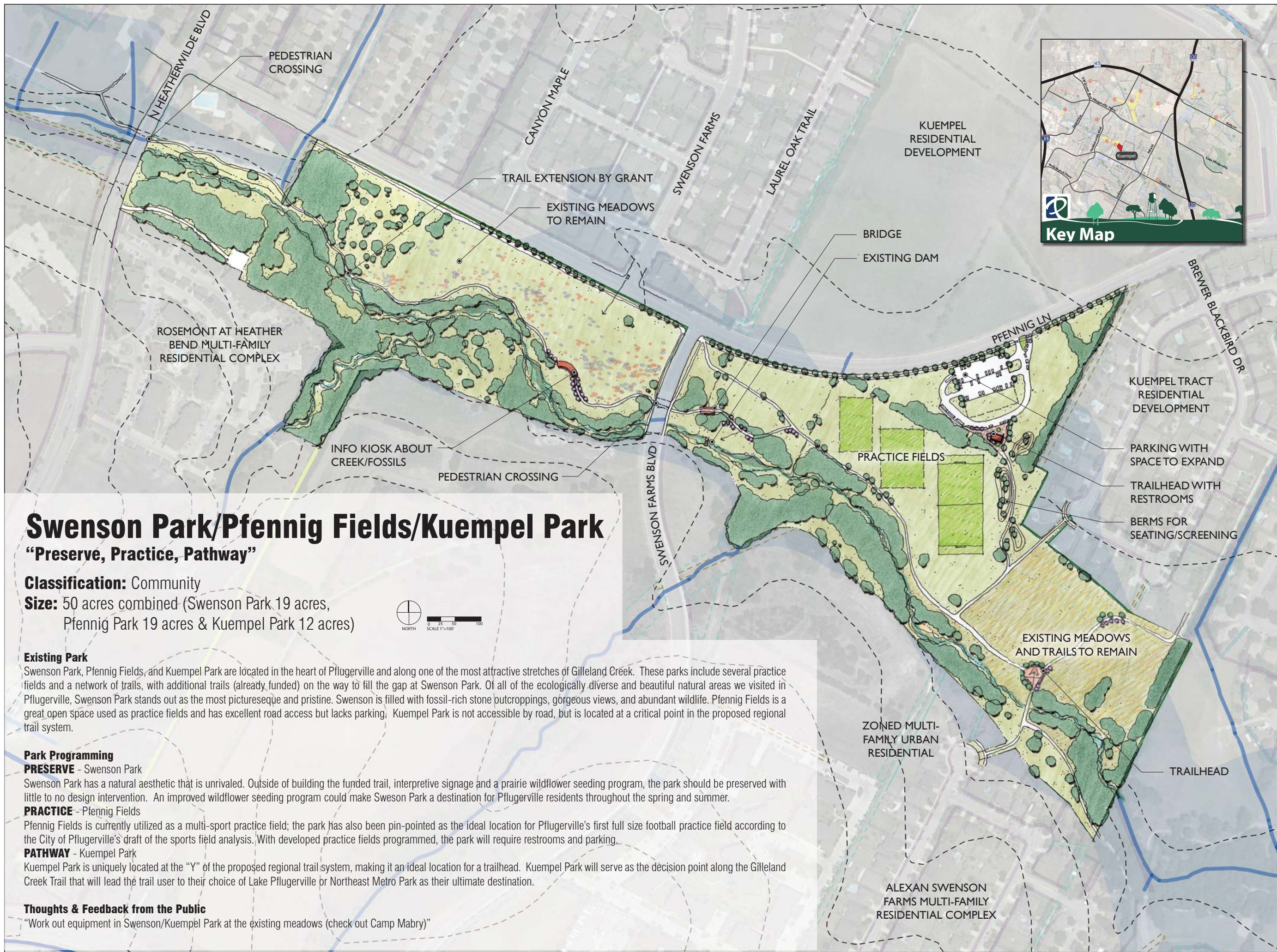
Park Programming

The location of Black Locust Park makes it an ideal setting to serve as the “front porch” to the surrounding neighborhood. Traditionally the front porch existed as an outdoor living room, serving as the zone between a private residence and the public. It was a place where people gathered to relax outdoors, often creating the opportunity for a friendly chat with a fellow neighbor. The front porch connects individual residents and families to the neighborhood community. Black Locust Park will be the social gathering hub for the neighborhood. Whether you are young, old, or in-between, the park will have amenities to serve all ages.

Thoughts & Feedback from the Public

No comments.



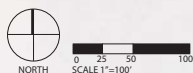


Swenson Park/Pfennig Fields/Kuempel Park

“Preserve, Practice, Pathway”

Classification: Community

Size: 50 acres combined (Swenson Park 19 acres, Pfennig Park 19 acres & Kuempel Park 12 acres)



Existing Park

Swenson Park, Pfennig Fields, and Kuempel Park are located in the heart of Pflugerville and along one of the most attractive stretches of Gilleland Creek. These parks include several practice fields and a network of trails, with additional trails (already funded) on the way to fill the gap at Swenson Park. Of all of the ecologically diverse and beautiful natural areas we visited in Pflugerville, Swenson Park stands out as the most picturesque and pristine. Swenson is filled with fossil-rich stone outcroppings, gorgeous views, and abundant wildlife. Pfennig Fields is a great open space used as practice fields and has excellent road access but lacks parking. Kuempel Park is not accessible by road, but is located at a critical point in the proposed regional trail system.

Park Programming

PRESERVE - Swenson Park

Swenson Park has a natural aesthetic that is unrivaled. Outside of building the funded trail, interpretive signage and a prairie wildflower seeding program, the park should be preserved with little to no design intervention. An improved wildflower seeding program could make Swenson Park a destination for Pflugerville residents throughout the spring and summer.

PRACTICE - Pfennig Fields

Pfennig Fields is currently utilized as a multi-sport practice field; the park has also been pin-pointed as the ideal location for Pflugerville's first full size football practice field according to the City of Pflugerville's draft of the sports field analysis. With developed practice fields programmed, the park will require restrooms and parking.

PATHWAY - Kuempel Park

Kuempel Park is uniquely located at the “Y” of the proposed regional trail system, making it an ideal location for a trailhead. Kuempel Park will serve as the decision point along the Gilleland Creek Trail that will lead the trail user to their choice of Lake Pflugerville or Northeast Metro Park as their ultimate destination.

Thoughts & Feedback from the Public

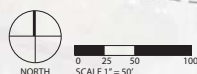
“Work out equipment in Swenson/Kuempel Park at the existing meadows (check out Camp Mabry)”



Pecan Park

“The Art Park”

Classification: Linear
Size: 15 acres



Existing Park

Pecan Park is a partially developed park that runs parallel to Pecan Street and along the Gilleland Creek Trail Corridor. The park is located near the Pflugerville Recreation Center and Bohls Park but lacks direct trail access. Gilleland Creek provides the site with many inspiring points of interest including flowing water, varying topography, fossil-rich rock outcroppings, dense forest, and abundant wildlife. The park also has a BMX jump park hidden within the forest.

Park Programming

Pecan Street is the primary access point for people to get in and out of downtown Pflugerville, making Pecan Park a perfect location to showcase outdoor art exhibits and promote the arts of the city. The park will be a place to both view art and make art. Park users will have a variety of opportunities for creating art including picturesque views of the creek (accessed by nature trails), sketching the historic bridge located at the adjacent Bohls Park, shooting action photos of BMX riders, nature photography, learning how to dance or creating chalk art at the chalk walk.

Thoughts & Feedback from the Public

“...I would like to see a dog park somewhere in the Gilleland Creek/Pecan Park area. In addition to providing a safe manner of allowing your dog off-leash, it can be wonderful way for people in the community to meet and socialize as they are allowing their pets to do the same. (If you have a dog, you know what I mean).”





Springbrook Park

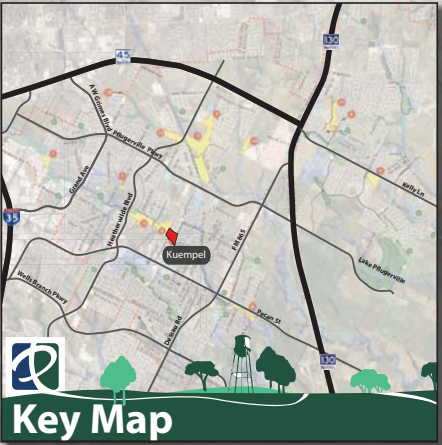
"Neighborhood Nature"

Classification: Neighborhood
Size: 13.2 acres

Existing Park
Springbrook Park is an open space located within the Springbrook Neighborhood. The park has a small developed trail that connects the adjacent neighborhood to the North but relies on improvised paths to connect the neighborhood to the South. The park has limited roadway access. The City of Pflugerville has a plan in the works to connect Springbrook Park to Highland Park with a trail that will cross underneath Heatherwilde Blvd. The site has a variety of beautiful natural areas including an abundance of bird habitat, tree cover, prairie and streams.

Park Programming
The vision for Springbrook Park includes a connection to the regional trail system and natural habitat restoration. The park should be preserved in its native state, offering the surrounding neighborhoods a natural respite as well as views of the eclectic flora and fauna. The park fits perfectly within the proposed regional trail master plan, meaning the proposed trail improvements will not only tie into the park but will also contribute to the park's internal trail system by connecting adjacent neighborhoods and providing a loop trail within the park.

Thoughts & Feedback from the Public
"My feedback is to leave [Springbrook Park] alone. It is home to some interesting wildlife. We have seen snapping turtles, owls, coyotes, rabbits and a bobcat."





Highland Park/Highland Park North

Classification: Regional
Size: 105.6 acres combined
(Highland Park 90 acres & Highland Park North 15.6 acres)

Existing Park
Highland Park and Highland Park North are among the largest parks in Pflugerville. Though these parks do have a few amenities, they are largely undeveloped. Nestled in between the Highland Park and the Highland Park North neighborhoods, the site sits adjacent to the MoKan right-of-way and an elementary school. Highland Park is easily accessible by roadway and has abundant on-street parking. The site has a variety of high quality habitats including riparian forest, blackland prairie grasslands and creeks.

Park Programming
The Highland Parks will become a regional draw for City of Pflugerville residents. The park will have several amenities that will make the park a destination including an off-leash dog trail/dog park, a community garden with orchard, trailhead, loop trail, basketball courts, tennis courts and practice fields.

Thoughts & Feedback from the Public
"Park facilities (including restrooms) in the Highland Park and Highland Park North areas are greatly needed."
"There are a large number of people who live in Highland Park North as well as the occupants of the Mansions at Stone Hill Apartments who are underserved by Pflugerville's park and trails system, and I think the development of this parkland, even if it's a small park, will help many Pflugerville residents, many with young children like myself."

"I would also like to suggest a life size chess board in [Highland Park/Highland Park North]. Pflugerville ISD seems to be taking an interest in chess in the schools. This would be a great extension of this."



Park Programming

With the established neighborhood, the proposed employment center, the new apartments and a shopping retail center nearby, Mansions at Stone Hill Park will be the place for people to:

LIVE– get outdoors, exercise, family picnic, fly kites, learn, yoga, bring the dog, watch a movie

WORK– lunch breaks, areas to “get away” and relax, wireless internet access

PLAY– open fields for sports practice, destination dog park/trail, playscape, trails, yard games

Thoughts & Feedback from the Public

“Emphasis on ‘walkability’ (can’t get to Stone Hill without a car)”
“There are a large number of people who live in Highland Park North as well as the occupants of the Mansions at Stone Hill Apartments who are underserved by Pflugerville’s park and trails system, and I think the development of this parkland, even if it’s a small park, will help many Pflugerville residents, many with young children like myself.”
“I also personally think that the style of the Mansions park could be similar to the Mirror Lake park. I am a photographer and enjoy doing photo shoots at Mirror Lake because the fountain is beautiful and the stone area next to fountain looks nice and is a great place for people to sit and pose. I think the Mansions at Stone Hill Park would look nice with similar stone features... maybe a play mound with stone benches around it, or a small duck pond with a stone path circling it. White stone would be fitting for the name of the park.”

“It would be nice to have some trails out in the Stone Hill Center. I live in the Mansions at Stone Hill and there are many of us with dogs who would use trails out there every day. I would also use the trails to get to the stores nearby without having to drive around.”

Mansions at Stone Hill

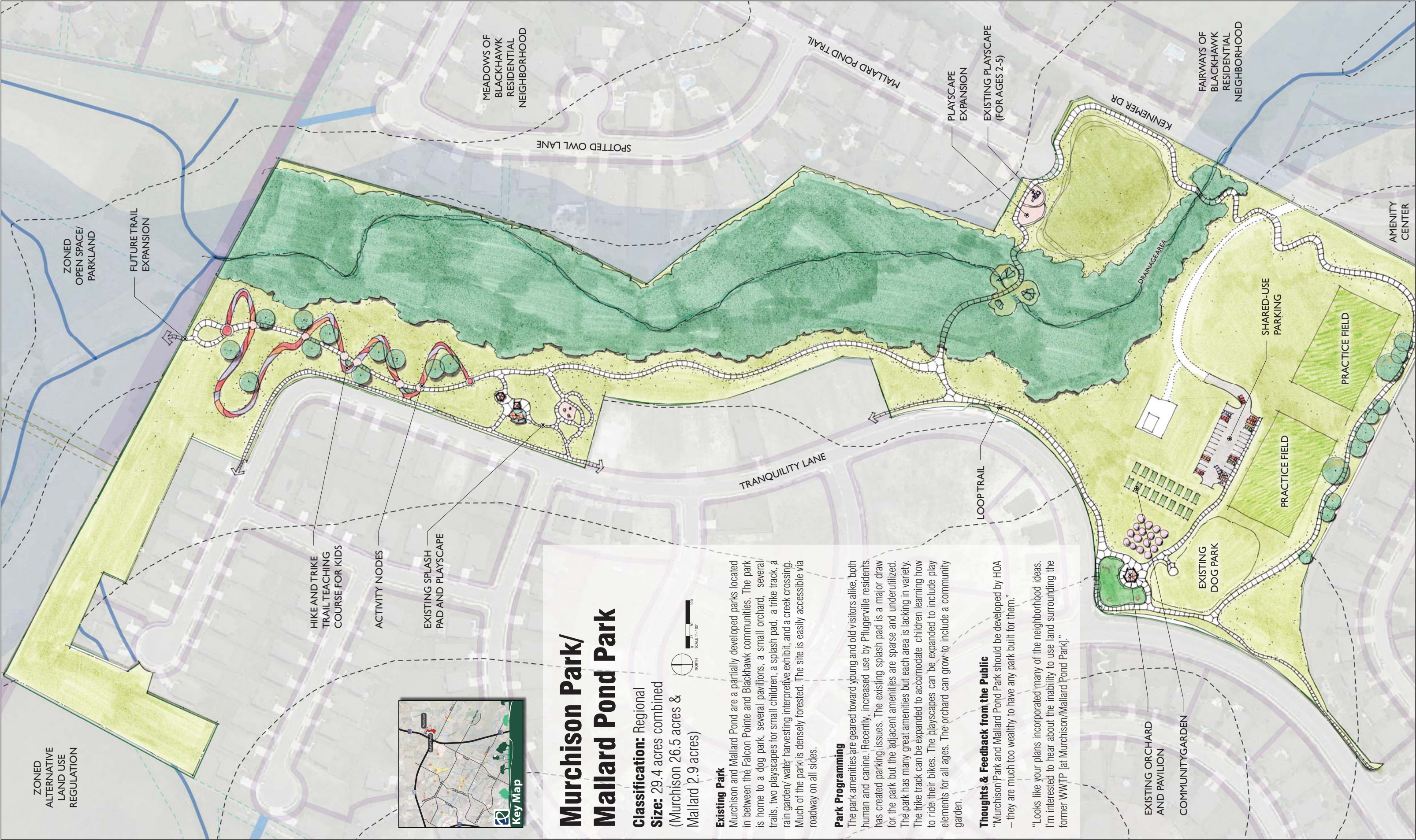
“Live, Work, Play”

Classification: Community

Size: 9.3 acres

Existing Park

Mansions at Stone Hill holds great potential as a multi-purpose community asset. The site consists of a flat, wide open grass field sandwiched between a large detention area, single family residential homes, a shopping/retail center, a proposed data center and new apartments. The demographics, as well the location of the site, call for urban-style design intervention.



Murchison Park/ Mallard Pond Park

Classification: Regional
Size: 29.4 acres combined
(Murchison 26.5 acres & Mallard 2.9 acres)

Existing Park

Murchison and Mallard Pond are a partially developed parks located in between the Falcon Pointe and Blackhawk communities. The park is home to a dog park, several pavilions, a small orchard, several trails, two playscapes for small children, a splash pad, a trike track, a rain garden/ water harvesting interpretive exhibit, and a creek crossing. Much of the park is densely forested. The site is easily accessible via roadway on all sides.

Park Programming

The park amenities are geared toward young and old visitors alike, both human and canine. Recently, increased use by Pflugerville residents has created parking issues. The existing splash pad is a major draw for the park but the adjacent amenities are sparse and underutilized. The park has many great amenities but each area is lacking in variety. The trike track can be expanded to accommodate children learning how to ride their bikes. The playscapes can be expanded to include play elements for all ages. The orchard can grow to include a community garden.

Thoughts & Feedback from the Public

"Murchison Park and Mallard Pond Park should be developed by HOA — they are much too wealthy to have any park built for them."

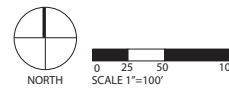
"Looks like your plans incorporated many of the neighborhood ideas. I'm interested to hear about the inability to use land surrounding the former WWTP [at Murchison/Mallard Pond Park]."

Kelly Lane Park

“Exploration Park”

Classification: Community

Size: 15 acres



Existing Park

Kelly Lane Park is surrounded on 3 sides by single family residential homes; it also sits adjacent to a residential acreage lot zoned as parkland. The site has great access from Kelly Lane and the Falcon Pointe Community. The existing conditions and a creek separate the park into two zones: natural riparian and developable open space. The site contains two ponds, one of which remains dry. Due to the adjacent development, what was once natural drainage now flows into storm sewers creating two engineered swales within the park. The redirected flow caused one of the existing ponds to dry out, leaving a large depression.

Park Programming

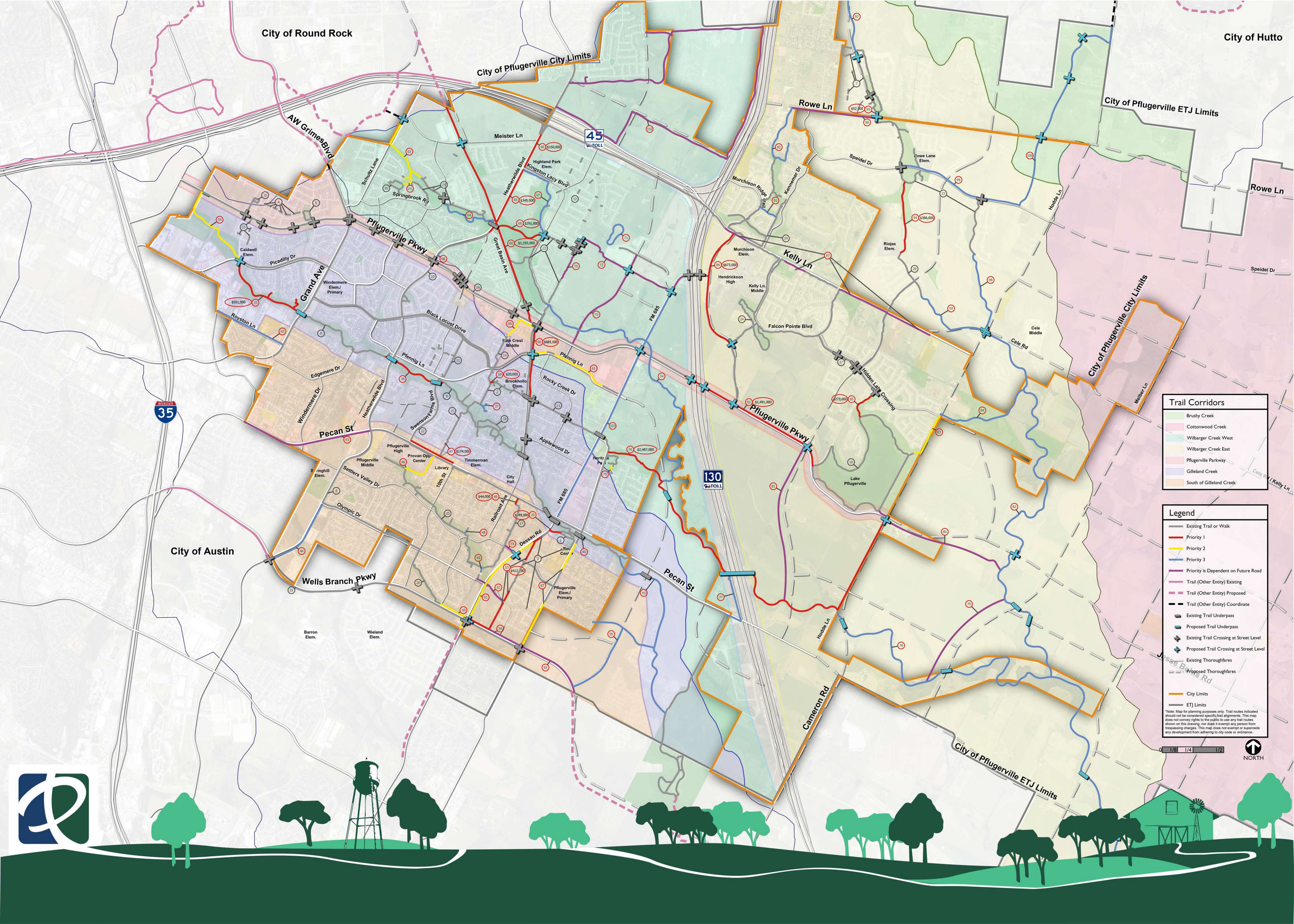
The site is home to an array of both man-made and natural features. The existing interestingly-shaped pond, creek, engineered drainage swales, forest and wildlife invite young naturalists to come out and explore the park. The dry pond coupled with existing fill soil located on the site creates the perfect opportunity for a mound park/mini-BMX area. A pedestrian bridge connecting the two sides of the park will not only provide a charming point of interest but it will also provide an opportunity to fish and explore.

Thoughts & Feedback from the Public

“Please make the Kelly Lane park into a BMX park! That’s exactly what is missing from our Falcon Pointe neighborhood, there’s nothing for the teens. What else do we need to do to make it a reality?”

“What do you want to see in the park nearest to your home? Enclosed racquetball courts [and] another pool. Falcon Pointe’s pool is always over-used by the local public schools and people from around the community. It is overused, trashy, and impossible to enjoy as a local resident. An actual ‘park’ that encourages the overflow there would be helpful.”





City of Round Rock

City of Hutto

City of Pflugerville City Limits

City of Pflugerville ETJ Limits

Rowe Ln

Speidel Dr

City of Pflugerville City Limits

Trail Corridors

- Brushy Creek
- Cottonwood Creek
- Wilbarger Creek West
- Wilbarger Creek East
- Pflugerville Parkway
- Gilleland Creek
- South of Gilleland Creek

Legend

- Existing Trail or Walk
 - Priority 1
 - Priority 2
 - Priority 3
 - Priority is Dependent on Future Road
 - Trail (Other Entity) Existing
 - Trail (Other Entity) Proposed
 - Trail (Other Entity) Coordinate
 - Existing Trail Underpass
 - Proposed Trail Underpass
 - Existing Trail Crossing at Street Level
 - Proposed Trail Crossing at Street Level
 - Existing Thoroughfares
 - Proposed Thoroughfares
 - City Limits
 - ETJ Limits
- *Note: Map for planning purposes only. Trail routes indicated should not be considered specific trail alignments. This map does not convey rights to the public to use any trail routes shown on this drawing; nor does it exempt any person from trespassing charges. This map does not exempt or supersede any development from adhering to city code or ordinance.




NORTH




Pflugerville Trails					
Conceptual Design Probable Costs					
RV 123866 - January 27, 2014					
Proposed Trail #35	Gilleland Creek Trail Grand Avenue Pkwy to Picadilly Dr.	\$	551,000		
Proposed Trail #38	Brookhollow Trail- Fill Gap at Brookhollow Park	\$	20,000		
Proposed Trail #39	Gilleland Creek Trail- Connect Dessau Center to Bohls Loop and fill gap between existing trail and bridge	\$	149,000		
Proposed Trail #45	Pfairways Trail	\$	44,000		
Proposed Trail #47	Kuemple Connector South - Fill Gap	\$	174,000		
Proposed Trail #53	Cambridge Estates Connector- Trail Extension	\$	412,000		
Proposed Trail #60	Railroad Ave Trail from Brookhollow Elementary to Pflugerville Pkwy	\$	685,000		
Proposed Trail #62	Pflugerville Parkway Trail - SH 130 to Lake Pflugerville	\$	1,491,000		
Proposed Trail #65	Heatherwilde Blvd - Great Basin Ave to Kingston Lacy Blvd	\$	345,000		
Proposed Trail #66	Heatherwilde Blvd - Kingston Lacy Blvd to Hwy 45	\$	150,000		
Proposed Trail #68	Highland Park Spine Trail	\$	291,000		
Proposed Trail #69	MoKan Trail - Pflugerville City Limits to Pflugerville Pkwy	\$	1,193,000		
Proposed Trail #76	Spine Trail - Heritage Loop to Hodde Ln	\$	2,487,000		
Proposed Trail #85	Hidden Lake Drive - Hidden Lake Crossing to Lake Pflugerville	\$	273,000		
Proposed Trail #86	Falcon Point Schools Trail - Kelly Ln to Falcon Point Park	\$	673,000		
Proposed Trail #94	Riojas Elementary School to Speidel Dr	\$	386,000		
Proposed Trail #95	Connect Trail at Blackhawk to Commons at Rowe Lane Trail	\$	52,000		
Grand Total		\$	9,376,000		
*Totals for designed areas include 10% contingency factor.					




Pflugerville Trails				
Pflugerville, TX				
Estimate of Probable Costs (Conceptual Design Phase)				
RVi Project No. 123866				
31-Jan-14				
Hardscape				
Concrete Trail (12')	lf	\$	72.00	
Concrete Trail (10')	lf	\$	60.00	
Concrete Sidewalk (6')	lf	\$	36.00	
Decomposed Granite Trail (12')	lf	\$	60.00	
Decomposed Granite Trail (10')	lf	\$	50.00	
Decomposed Granite Trail (6')	lf	\$	30.00	
Pet Waste Stations	ea	\$	600.00	
Crossing				
At Grade Road Crossing - Pavement Marking, 2 ramps, Sidewalk repair	ea	\$	6,500.00	
2 Lane Road - Below Grade Crossing	ea	\$	500,000.00	
4 Lane Road - Below Grade Crossing	ea	\$	1,000,000.00	
6 Lane Road - Below Grade Crossing	ea	\$	2,000,000.00	
Pedestrian Bridge	lf	\$	1,000.00	


Proposed Trail #35					
Gilleland Creek Trail Grand Avenue Pkwy to Picadilly Dr.					
Estimate of Probable Costs (Conceptual Design Phase)					
RVi Project No. 123866					
31-Jan-14					
Mobilization, Utilities, Sitework, grading and Demolition - 12% of Improvement Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 45,360.00	\$ 45,360.00	
Mobilization, Drainage, Utilities, Sitework and Demolition				\$ 46,000.00	
Hardscape	Unit	Qty.	Unit Cost	Total	
Concrete Trail (10')	lf	4050	\$ 60.00	\$ 243,000.00	
Concrete Sidewalk (6')	lf	900	\$ 36.00	\$ 32,400.00	
			Hardscape Subtotal	\$ 276,000.00	
Bridges and Water Crossings	Unit	Qty.	Unit Cost	Total	
Low Water Crossings (30% of Hardscape Costs)	allow	1	\$ 82,800.00	\$ 82,800.00	
Pedestrian Bridge	lf	0	\$ 1,000.00	\$ -	
			Bridges and Water Crossings Subtotal	\$ 83,000.00	
Trail Support Amenities	Unit	Qty.	Unit Cost	Total	
Pet Waste Stations	ea	2	\$ 600.00	\$ 1,200.00	
Mileage Stones Along Spine Trails (1/4 mile intervals)	ea	3	\$ 150.00	\$ 450.00	
Signage or Directional Mapping	ea	2	\$ 5,000.00	\$ 10,000.00	
			Hardscape Subtotal	\$ 12,000.00	
Roadway Crossings	Unit	Qty.	Unit Cost	Total	
At Grade Road Crossing - Pavement Marking, 2 ramps, Sidewalk repair	ea	1	\$ 6,500.00	\$ 6,500.00	
			Roadway Crossing Subtotal	\$ 7,000.00	
			Subtotal	\$424,000.00	
			10% Contingency	\$42,400.00	
			Total	\$466,400.00	
Design, Engineering, and Permitting - 18% of Construction Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 83,952.00	\$ 83,952.00	
Design, Engineering, and Permitting Subtotal				\$ 84,000.00	
			Grand Total	\$ 551,000.00	



Proposed Trail #38					
Brookhollow Trail- Fill Gap at Brookhollow Park					
Estimate of Probable Costs (Conceptual Design Phase)					
RVi Project No. 123866					
31-Jan-14					
Mobilization, Utilities, Sitework, grading and Demolition - 12% of Improvement Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 1,560.00	\$ 1,560.00	
Mobilization, Drainage, Utilities, Sitework and Demolition				\$ 2,000.00	
Hardscape	Unit	Qty.	Unit Cost	Total	
Concrete Trail (10')	lf	153	\$ 60.00	\$ 9,180.00	
			Hardscape Subtotal	\$ 10,000.00	
Bridges and Water Crossings	Unit	Qty.	Unit Cost	Total	
Low Water Crossings (30% of Hardscape Costs)	allow	1	\$ 3,000.00	\$ 3,000.00	
Pedestrian Bridge	lf	0			
Bridges and Water Crossings Subtotal				\$ 3,000.00	
Trail Support Amenities	Unit	Qty.	Unit Cost	Total	
Pet Waste Stations	ea	0	\$ 600.00	\$ -	
Mileage Stones Along Spine Trails (1/4 mile intervals)	ea	0	\$ 150.00	\$ -	
Signage or Directional Mapping	ea	0	\$ 5,000.00	\$ -	
			Hardscape Subtotal	\$ -	
Roadway Crossings	Unit	Qty.	Unit Cost	Total	
At Grade Road Crossing - Pavement Marking, 2 ramps, Sidewalk repair	ea	0	\$ 6,500.00	\$ -	
Roadway Crossing Subtotal				\$ -	
			Subtotal	\$15,000.00	
			10% Contingency	\$1,500.00	
			Total	\$16,500.00	
Design, Engineering, and Permitting - 18% of Construction Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 2,970.00	\$ 2,970.00	
Design, Engineering, and Permitting Subtotal				\$ 3,000.00	
			Grand Total	\$ 20,000.00	


Proposed Trail #39					
Gilleland Creek Trail- Connect Dessau Center to Bohls Loop and fill gap between existing trail and bridge					
Estimate of Probable Costs (Conceptual Design Phase)					
RVI Project No. 123866					
31-Jan-14					
Mobilization, Utilities, Sitework, grading and Demolition - 12% of Improvement Cost					
	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 57,000.00	\$ 57,000.00	
Mobilization, Drainage, Utilities, Sitework and Demolition				\$ 57,000.00	
Hardscape					
	Unit	Qty.	Unit Cost	Total	
Concrete Trail (10')	lf	634	\$ 60.00	\$ 38,040.00	
Concrete Sidewalk (6')	lf	0	\$ 36.00	\$ -	
Hardscape Subtotal				\$ 39,000.00	
Bridges and Water Crossings					
	Unit	Qty.	Unit Cost	Total	
Low Water Crossings (30% of Hardscape Costs)	allow	1	\$ 11,700.00	\$ 11,700.00	
Pedestrian Bridge	lf	0	\$ 1,000.00	\$ -	
Bridges and Water Crossings Subtotal				\$ 12,000.00	
Trail Support Amenities					
	Unit	Qty.	Unit Cost	Total	
Pet Waste Stations	ea	1	\$ 600.00	\$ 600.00	
Mileage Stones Along Spine Trails (1/4 mile intervals)	ea	1	\$ 150.00	\$ 150.00	
Signage or Directional Mapping	ea	1	\$ 5,000.00	\$ 5,000.00	
Hardscape Subtotal				\$ 6,000.00	
Roadway Crossings					
	Unit	Qty.	Unit Cost	Total	
At Grade Road Crossing - Pavement Marking, 2 ramps, Sidewalk repair	ea	0	\$ 6,500.00	\$ -	
Roadway Crossing Subtotal				\$ -	
</					


Proposed Trail #45				
Pfairways Trail				
Estimate of Probable Costs (Conceptual Design Phase)				
RVi Project No. 123866				
31-Jan-14				
Mobilization, Utilities, Sitework, grading and Demolition - 12% of Improvement Cost	Unit	Qty.	Unit Cost	Total
	allow	1	\$ 3,480.00	\$ 3,480.00
Mobilization, Drainage, Utilities, Sitework and Demolition				\$ 4,000.00
Hardscape	Unit	Qty.	Unit Cost	Total
Concrete Trail (10')	lf	292	\$ 60.00	\$ 17,520.00
Concrete Sidewalk (6')	lf	0	\$ 36.00	\$ -
Hardscape Subtotal				\$ 18,000.00
Bridges and Water Crossings	Unit	Qty.	Unit Cost	Total
Low Water Crossings (30% of Hardscape Costs)	allow	1	\$ 5,400.00	\$ 5,400.00
Pedestrian Bridge	lf	0	\$ 1,000.00	\$ -
Bridges and Water Crossings Subtotal				\$ 6,000.00
Trail Support Amenities	Unit	Qty.	Unit Cost	Total
Pet Waste Stations	ea	0	\$ 600.00	\$ -
Mileage Stones Along Spine Trails (1/4 mile intervals)	ea	0	\$ 150.00	\$ -
Signage or Directional Mapping	ea	1	\$ 5,000.00	\$ 5,000.00
Hardscape Subtotal				\$ 5,000.00
Roadway Crossings	Unit	Qty.	Unit Cost	Total
At Grade Road Crossing - Pavement Marking, 2 ramps, Sidewalk repair	ea	0	\$ 6,500.00	\$ -
Roadway Crossing Subtotal				\$ -
Subtotal				\$33,000.00
10% Contingency				\$3,300.00
Total				\$36,300.00
Design, Engineering, and Permitting - 18% of Construction Cost	Unit	Qty.	Unit Cost	Total
	allow	1	\$ 6,534.00	\$ 6,534.00
Design, Engineering, and Permitting Subtotal				\$ 7,000.00
Grand Total				\$ 44,000.00


Proposed Trail #47					
Kuemple Connector South - Fill Gap					
Estimate of Probable Costs (Conceptual Design Phase)					
RVi Project No. 123866					
31-Jan-14					
Mobilization, Utilities, Sitework, grading and Demolition - 12% of Improvement Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 14,160.00	\$ 14,160.00	
Mobilization, Drainage, Utilities, Sitework and Demolition				\$ 15,000.00	
Hardscape	Unit	Qty.	Unit Cost	Total	
Concrete Trail (10')	If	40	\$ 60.00	\$ 2,400.00	
Concrete Sidewalk (6')	If	2122	\$ 36.00	\$ 76,392.00	
Hardscape Subtotal				\$ 79,000.00	
Bridges and Water Crossings	Unit	Qty.	Unit Cost	Total	
Low Water Crossings (30% of Hardscape Costs)	allow	0	\$ 23,700.00	\$ -	
Pedestrian Bridge	If	0	\$ 1,000.00	\$ -	
Bridges and Water Crossings Subtotal				\$ -	
Trail Support Amenities	Unit	Qty.	Unit Cost	Total	
Pet Waste Stations	ea	0	\$ 600.00	\$ -	
Mileage Stones Along Spine Trails (1/4 mile intervals)	ea	0	\$ 150.00	\$ -	
Signage or Directional Mapping	ea	0	\$ 5,000.00	\$ -	
Hardscape Subtotal				\$ -	
Roadway Crossings	Unit	Qty.	Unit Cost	Total	
At Grade Road Crossing - Pavement Marking, 2 ramps, Sidewalk repair	ea	6	\$ 6,500.00	\$ 39,000.00	
Roadway Crossing Subtotal				\$ 39,000.00	
			Subtotal	\$133,000.00	
			10% Contingency	\$13,300.00	
			Total	\$146,300.00	
Design, Engineering, and Permitting - 18% of Construction Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 26,334.00	\$ 26,334.00	
Design, Engineering, and Permitting Subtotal				\$ 27,000.00	
Grand Total				\$ 174,000.00	

Proposed Trail #53					
Cambridge Estates Connector- Trail Extension					
Estimate of Probable Costs (Conceptual Design Phase)					
RVi Project No. 123866					
31-Jan-14					
Mobilization, Utilities, Sitework, grading and Demolition - 12% of Improvement Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 33,960.00	\$ 33,960.00	
Mobilization, Drainage, Utilities, Sitework and Demolition				\$ 34,000.00	
Hardscape	Unit	Qty.	Unit Cost	Total	
Concrete Trail (10')	lf	1320	\$ 60.00	\$ 79,200.00	
Concrete Sidewalk (6')	lf	0	\$ 36.00	\$ -	
Decomposed Granite (10')	lf	2640	\$ 50.00	\$ 132,000.00	
			Hardscape Subtotal	\$ 212,000.00	
Bridges and Water Crossings	Unit	Qty.	Unit Cost	Total	
Low Water Crossings (30% of Hardscape Costs)	allow	1	\$ 63,600.00	\$ 63,600.00	
Pedestrian Bridge	lf	0	\$ 1,000.00	\$ -	
			Bridges and Water Crossings Subtotal	\$ 64,000.00	
Trail Support Amenities	Unit	Qty.	Unit Cost	Total	
Pet Waste Stations	ea	1	\$ 600.00	\$ 600.00	
Mileage Stones Along Spine Trails (1/4 mile intervals)	ea	3	\$ 150.00	\$ 450.00	
Signage or Directional Mapping	ea	1	\$ 5,000.00	\$ 5,000.00	
			Hardscape Subtotal	\$ 7,000.00	
Roadway Crossings	Unit	Qty.	Unit Cost	Total	
At Grade Road Crossing - Pavement Marking, 2 ramps, Sidewalk repair	ea	0	\$ 6,500.00	\$ -	
			Roadway Crossing Subtotal	\$ -	
			Subtotal	\$317,000.00	
			10% Contingency	\$31,700.00	
			Total	\$348,700.00	
Design, Engineering, and Permitting - 18% of Construction Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 62,766.00	\$ 62,766.00	
Design, Engineering, and Permitting Subtotal				\$ 63,000.00	
			Grand Total	\$ 412,000.00	



Proposed Trail #60				
Railroad Ave Trail from Brookhollow Elementary to Pflugerville Pkwy				
<div> <div>  </div> </div>				
Estimate of Probable Costs (Conceptual Design Phase)				
RVi Project No. 123866				
31-Jan-14				
Mobilization, Utilities, Sitework, grading and Demolition - 12% of Improvement Cost				
	Unit	Qty.	Unit Cost	Total
	allow	1	\$ 257,560.00	\$ 257,560.00
Mobilization, Drainage, Utilities, Sitework and Demolition				\$ 258,000.00
Hardscape				
	Unit	Qty.	Unit Cost	Total
Concrete Trail (10')	lf	3115	\$ 60.00	\$ 186,900.00
Concrete Sidewalk (6')	lf	0	\$ 36.00	\$ -
Hardscape Subtotal				\$ 187,000.00
Bridges and Water Crossings				
	Unit	Qty.	Unit Cost	Total
Low Water Crossings (30% of Hardscape Costs)	allow	1	\$ 56,100.00	\$ 56,100.00
Pedestrian Bridge	lf	0	\$ 1,000.00	\$ -
Bridges and Water Crossings Subtotal				\$ 57,000.00
Trail Support Amenities				
	Unit	Qty.	Unit Cost	Total
Pet Waste Stations	ea	2	\$ 600.00	\$ 1,200.00
Mileage Stones Along Spine Trails (1/4 mile intervals)	ea	0	\$ 150.00	\$ -
Signage or Directional Mapping	ea	2	\$ 5,000.00	\$ 10,000.00
Hardscape Subtotal				\$ 12,000.00
Roadway Crossings				
	Unit	Qty.	Unit Cost	Total
At Grade Road Crossing - Pavement Marking, 2 ramps, Sidewalk repair	ea	2	\$ 6,500.00	\$ 13,000.00
Roadway Crossing Subtotal				\$ 13,000.00
Subtotal				\$527,000.00
10% Contingency				\$52,700.00
Total				\$579,700.00
Design, Engineering, and Permitting - 18% of Construction Cost				
	Unit	Qty.	Unit Cost	Total
	allow	1	\$ 104,346.00	\$ 104,346.00
Design, Engineering, and Permitting Subtotal				\$ 105,000.00
Grand Total				\$ 685,000.00

Proposed Trail #62					
Pflugerville Parkway Trail - SH 130 to Lake Pflugerville					
Estimate of Probable Costs (Conceptual Design Phase)					
RVi Project No. 123866					
31-Jan-14					
Mobilization, Utilities, Sitework, grading and Demolition - 12% of Improvement Cost		Unit	Qty.	Unit Cost	Total
		allow	1	\$ 562,120.00	\$ 562,120.00
		Mobilization, Drainage, Utilities, Sitework and Demolition			\$ 563,000.00
Hardscape		Unit	Qty.	Unit Cost	Total
Concrete Trail (10')		lf	6970	\$ 60.00	\$ 418,200.00
Concrete Sidewalk (6')		lf	0	\$ 36.00	\$ -
		Hardscape Subtotal			\$ 419,000.00
Bridges and Water Crossings		Unit	Qty.	Unit Cost	Total
Low Water Crossings (30% of Hardscape Costs)		allow	1	\$ 125,700.00	\$ 125,700.00
Pedestrian Bridge		lf	0	\$ 1,000.00	\$ -
		Bridges and Water Crossings Subtotal			\$ 126,000.00
Trail Support Amenities		Unit	Qty.	Unit Cost	Total
Pet Waste Stations		ea	4	\$ 600.00	\$ 2,400.00
Mileage Stones Along Spine Trails (1/4 mile intervals)		ea	6	\$ 150.00	\$ 900.00
Signage or Directional Mapping		ea	2	\$ 5,000.00	\$ 10,000.00
		Hardscape Subtotal			\$ 14,000.00
Roadway Crossings		Unit	Qty.	Unit Cost	Total
At Grade Road Crossing - Pavement Marking, 2 ramps, Sidewalk repair		ea	4	\$ 6,500.00	\$ 26,000.00
		Roadway Crossing Subtotal			\$ 26,000.00
				Subtotal	\$1,148,000.00
				10% Contingency	\$114,800.00
				Total	\$1,262,800.00
Design, Engineering, and Permitting - 18% of Construction Cost		Unit	Qty.	Unit Cost	Total
		allow	1	\$ 227,304.00	\$ 227,304.00
		Design, Engineering, and Permitting Subtotal			\$ 228,000.00
				Grand Total	\$ 1,491,000.00

Proposed Trail #65					
Heatherwilde Blvd - Great Basin Ave to Kingston Lacy Blvd					
Estimate of Probable Costs (Conceptual Design Phase)					
RVI Project No. 123866					
31-Jan-14					
Mobilization, Utilities, Sitework, grading and Demolition - 12% of Improvement Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 28,320.00	\$ 28,320.00	
Mobilization, Drainage, Utilities, Sitework and Demolition				\$ 29,000.00	
Hardscape	Unit	Qty.	Unit Cost	Total	
Concrete Trail (10')	lf	3062	\$ 60.00	\$ 183,720.00	
Concrete Sidewalk (6')	lf	0	\$ 36.00	\$ -	
Hardscape Subtotal				\$ 184,000.00	
Bridges and Water Crossings	Unit	Qty.	Unit Cost	Total	
Low Water Crossings (30% of Hardscape Costs)	allow	0	\$ 55,200.00	\$ -	
Pedestrian Bridge	lf	40	\$ 1,000.00	\$ 40,000.00	
Bridges and Water Crossings Subtotal				\$ 40,000.00	
Trail Support Amenities	Unit	Qty.	Unit Cost	Total	
Pet Waste Stations	ea	2	\$ 600.00	\$ 1,200.00	
Mileage Stones Along Spine Trails (1/4 mile intervals)	ea	0	\$ 150.00	\$ -	
Signage or Directional Mapping	ea	2	\$ 5,000.00	\$ 10,000.00	
Hardscape Subtotal				\$ 12,000.00	
Roadway Crossings	Unit	Qty.	Unit Cost	Total	
At Grade Road Crossing - Pavement Marking, 2 ramps, Sidewalk repair	ea	0	\$ 6,500.00	\$ -	
Roadway Crossing Subtotal				\$ -	
				Subtotal	\$265,000.00
				10% Contingency	\$26,500.00
				Total	\$291,500.00
Design, Engineering, and Permitting - 18% of Construction Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 52,470.00	\$ 52,470.00	
Design, Engineering, and Permitting Subtotal				\$ 53,000.00	
Grand Total				\$ 345,000.00	

Proposed Trail #66					
Heatherwilde Blvd - Kingston Lacy Blvd to Hwy 45					
Estimate of Probable Costs (Conceptual Design Phase)					
RVi Project No. 123866					
31-Jan-14					
Mobilization, Utilities, Sitework, grading and Demolition - 12% of Improvement Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 12,240.00	\$	12,240.00
Mobilization, Drainage, Utilities, Sitework and Demolition				\$	13,000.00
Hardscape	Unit	Qty.	Unit Cost	Total	
Concrete Trail (10')	lf	1584	\$ 60.00	\$	95,040.00
Concrete Sidewalk (6')	lf	0	\$ 36.00	\$	-
			Hardscape Subtotal	\$	96,000.00
Bridges and Water Crossings	Unit	Qty.	Unit Cost	Total	
Low Water Crossings (30% of Hardscape Costs)	allow	0	\$ 28,800.00	\$	-
Pedestrian Bridge	lf	0	\$ 1,000.00	\$	-
			Bridges and Water Crossings Subtotal	\$	-
Trail Support Amenities	Unit	Qty.	Unit Cost	Total	
Pet Waste Stations	ea	1	\$ 600.00	\$	600.00
Mileage Stones Along Spine Trails (1/4 mile intervals)	ea	0	\$ 150.00	\$	-
Signage or Directional Mapping	ea	1	\$ 5,000.00	\$	5,000.00
			Hardscape Subtotal	\$	6,000.00
Roadway Crossings	Unit	Qty.	Unit Cost	Total	
At Grade Road Crossing - Pavement Marking, 2 ramps, Sidewalk repair	ea	0	\$ 6,500.00	\$	-
			Roadway Crossing Subtotal	\$	-
			Subtotal		\$115,000.00
			10% Contingency		\$11,500.00
			Total		\$126,500.00
Design, Engineering, and Permitting - 18% of Construction Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 22,770.00	\$	22,770.00
Design, Engineering, and Permitting Subtotal				\$	23,000.00
			Grand Total	\$	150,000.00




Proposed Trail #68					
Highland Park Spine Trail					
Estimate of Probable Costs (Conceptual Design Phase)					
RVi Project No. 123866					
31-Jan-14					
Mobilization, Utilities, Sitework, grading and Demolition - 12% of Improvement Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 23,880.00	\$	23,880.00
Mobilization, Drainage, Utilities, Sitework and Demolition				\$	24,000.00
Hardscape	Unit	Qty.	Unit Cost	Total	
Concrete Trail (10')	lf	2376	\$ 60.00	\$	142,560.00
Concrete Sidewalk (6')	lf	0	\$ 36.00	\$	-
			Hardscape Subtotal	\$	143,000.00
Bridges and Water Crossings	Unit	Qty.	Unit Cost	Total	
Low Water Crossings (30% of Hardscape Costs)	allow	1	\$ 42,900.00	\$	42,900.00
Pedestrian Bridge	lf	0	\$ 1,000.00	\$	-
			Bridges and Water Crossings Subtotal	\$	43,000.00
Trail Support Amenities	Unit	Qty.	Unit Cost	Total	
Pet Waste Stations	ea	4	\$ 600.00	\$	2,400.00
Mileage Stones Along Spine Trails (1/4 mile intervals)	ea	0	\$ 150.00	\$	-
Signage or Directional Mapping	ea	2	\$ 5,000.00	\$	10,000.00
			Hardscape Subtotal	\$	13,000.00
Roadway Crossings	Unit	Qty.	Unit Cost	Total	
At Grade Road Crossing - Pavement Marking, 2 ramps, Sidewalk repair	ea	0	\$ 6,500.00	\$	-
			Roadway Crossing Subtotal	\$	-
			Subtotal		\$223,000.00
			10% Contingency		\$22,300.00
			Total		\$245,300.00
Design, Engineering, and Permitting - 18% of Construction Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 44,154.00	\$	44,154.00
Design, Engineering, and Permitting Subtotal				\$	45,000.00
			Grand Total	\$	291,000.00




Proposed Trail #69					
MoKan Trail - Pflugerville City Limits to Pflugerville Pkwy					
Estimate of Probable Costs (Conceptual Design Phase)					
RVi Project No. 123866					
31-Jan-14					
Mobilization, Utilities, Sitework, grading and Demolition - 12% of Improvement Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 98,400.00	\$ 98,400.00	
Mobilization, Drainage, Utilities, Sitework and Demolition				\$ 99,000.00	
Hardscape	Unit	Qty.	Unit Cost	Total	
Concrete Trail (10')	lf	9926	\$ 60.00	\$ 595,560.00	
Concrete Sidewalk (6')	lf	0	\$ 36.00	\$ -	
Hardscape Subtotal				\$ 596,000.00	
Bridges and Water Crossings	Unit	Qty.	Unit Cost	Total	
Low Water Crossings (30% of Hardscape Costs)	allow	1	\$ 178,800.00	\$ 178,800.00	
Pedestrian Bridge	lf	0	\$ 1,000.00	\$ -	
Bridges and Water Crossings Subtotal				\$ 179,000.00	
Trail Support Amenities	Unit	Qty.	Unit Cost	Total	
Pet Waste Stations	ea	4	\$ 600.00	\$ 2,400.00	
Mileage Stones Along Spine Trails (1/4 mile intervals)	ea	7	\$ 150.00	\$ 1,050.00	
Signage or Directional Mapping	ea	3	\$ 5,000.00	\$ 15,000.00	
Hardscape Subtotal				\$ 19,000.00	
Roadway Crossings	Unit	Qty.	Unit Cost	Total	
At Grade Road Crossing - Pavement Marking, 2 ramps, Sidewalk repair	ea	4	\$ 6,500.00	\$ 26,000.00	
Roadway Crossing Subtotal				\$ 26,000.00	
			Subtotal	\$919,000.00	
			10% Contingency	\$91,900.00	
			Total	\$1,010,900.00	
Design, Engineering, and Permitting - 18% of Construction Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 181,962.00	\$ 181,962.00	
Design, Engineering, and Permitting Subtotal				\$ 182,000.00	
			Grand Total	\$ 1,193,000.00	

Proposed Trail #76					
Spine Trail - Heritage Loop to Hodde Ln					
Estimate of Probable Costs (Conceptual Design Phase)					
RVi Project No. 123866					
31-Jan-14					
Mobilization, Utilities, Sitework, grading and Demolition - 12% of Improvement Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 205,080.00	\$	205,080.00
Mobilization, Drainage, Utilities, Sitework and Demolition				\$	206,000.00
Hardscape	Unit	Qty.	Unit Cost	Total	
Concrete Trail (10')	lf	14309	\$ 60.00	\$	858,540.00
Concrete Sidewalk (6')	lf	0	\$ 36.00	\$	-
			Hardscape Subtotal	\$	859,000.00
Bridges and Water Crossings	Unit	Qty.	Unit Cost	Total	
Low Water Crossings (30% of Hardscape Costs)	allow	1	\$ 257,700.00	\$	257,700.00
Pedestrian Bridge	lf	40	\$ 1,000.00	\$	40,000.00
			Bridges and Water Crossings Subtotal	\$	298,000.00
Trail Support Amenities	Unit	Qty.	Unit Cost	Total	
Pet Waste Stations	ea	6	\$ 600.00	\$	3,600.00
Mileage Stones Along Spine Trails (1/4 mile intervals)	ea	11	\$ 150.00	\$	1,650.00
Signage or Directional Mapping	ea	4	\$ 5,000.00	\$	20,000.00
			Hardscape Subtotal	\$	26,000.00
Roadway Crossings	Unit	Qty.	Unit Cost	Total	
At Grade Road Crossing - Pavement Marking, 2 ramps, Sidewalk repair	ea	4	\$ 6,500.00	\$	26,000.00
2 Lane Road - Below Road Crossing	ea	1	\$ 500,000.00	\$	500,000.00
			Roadway Crossing Subtotal	\$	526,000.00
			Subtotal		\$1,915,000.00
			10% Contingency		\$191,500.00
			Total		\$2,106,500.00



Proposed Trail #85						 <small>planning + landscape architecture</small>
Hidden Lake Drive - Hidden Lake Crossing to Lake Pflugerville						
Estimate of Probable Costs (Conceptual Design Phase)						
RVI Project No. 123866						
31-Jan-14						
Mobilization, Utilities, Sitework, grading and Demolition - 12% of Improvement Cost		Unit	Qty.	Unit Cost	Total	
		allow	1	\$ 22,440.00	\$	22,440.00
Mobilization, Drainage, Utilities, Sitework and Demolition					\$	23,000.00
Hardscape		Unit	Qty.	Unit Cost	Total	
Concrete Trail (10')		lf	1267	\$ 60.00	\$	76,020.00
Concrete Sidewalk (6')		lf	0	\$ 36.00	\$	-
Hardscape Subtotal					\$	77,000.00
Bridges and Water Crossings		Unit	Qty.	Unit Cost	Total	
Low Water Crossings (30% of Hardscape Costs)		allow	1	\$ 23,100.00	\$	23,100.00
Pedestrian Bridge		lf	75	\$ 1,000.00	\$	75,000.00
Bridges and Water Crossings Subtotal					\$	99,000.00
Trail Support Amenities		Unit	Qty.	Unit Cost	Total	
Pet Waste Stations		ea	1	\$ 600.00	\$	600.00
Mileage Stones Along Spine Trails (1/4 mile intervals)		ea	0	\$ 150.00	\$	-
Signage or Directional Mapping		ea	2	\$ 5,000.00	\$	10,000.00
Hardscape Subtotal					\$	11,000.00
Roadway Crossings		Unit	Qty.	Unit Cost	Total	
At Grade Road Crossing - Pavement Marking, 2 ramps, Sidewalk repair		ea	0	\$ 6,500.00	\$	-
Roadway Crossing Subtotal					\$	-
				Subtotal		\$210,000.00
				10% Contingency		\$21,000.00
				Total		\$231,000.00
Design, Engineering, and Permitting - 18% of Construction Cost		Unit	Qty.	Unit Cost	Total	
		allow	1	\$ 41,580.00	\$	41,580.00
Design, Engineering, and Permitting Subtotal					\$	42,000.00
				Grand Total	\$	273,000.00


Proposed Trail #86					
Falcon Point Schools Trail - Kelly Ln to Falcon Point Park					
Estimate of Probable Costs (Conceptual Design Phase)					
RVi Project No. 123866					
31-Jan-14					
Mobilization, Utilities, Sitework, grading and Demolition - 12% of Improvement Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 55,440.00	\$ 55,440.00	
Mobilization, Drainage, Utilities, Sitework and Demolition				\$ 56,000.00	
Hardscape	Unit	Qty.	Unit Cost	Total	
Concrete Trail (10')	lf	5600	\$ 60.00	\$ 336,000.00	
Concrete Sidewalk (6')	lf	0	\$ 36.00	\$ -	
Hardscape Subtotal				\$ 336,000.00	
Bridges and Water Crossings	Unit	Qty.	Unit Cost	Total	
Low Water Crossings (30% of Hardscape Costs)	allow	1	\$ 100,800.00	\$ 100,800.00	
Pedestrian Bridge	lf	0	\$ 1,000.00	\$ -	
Bridges and Water Crossings Subtotal				\$ 101,000.00	
Trail Support Amenities	Unit	Qty.	Unit Cost	Total	
Pet Waste Stations	ea	4	\$ 600.00	\$ 2,400.00	
Mileage Stones Along Spine Trails (1/4 mile intervals)	ea	0	\$ 150.00	\$ -	
Signage or Directional Mapping	ea	3	\$ 5,000.00	\$ 15,000.00	
Hardscape Subtotal				\$ 18,000.00	
Roadway Crossings	Unit	Qty.	Unit Cost	Total	
At Grade Road Crossing - Pavement Marking, 2 ramps, Sidewalk repair	ea	1	\$ 6,500.00	\$ 6,500.00	
Roadway Crossing Subtotal				\$ 7,000.00	
			Subtotal	\$518,000.00	
			10% Contingency	\$51,800.00	
			Total	\$569,800.00	
Design, Engineering, and Permitting - 18% of Construction Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 102,564.00	\$ 102,564.00	
Design, Engineering, and Permitting Subtotal				\$ 103,000.00	
			Grand Total	\$ 673,000.00	


Proposed Trail #94						
Riojas Elementary School to Speidel Dr						
Estimate of Probable Costs (Conceptual Design Phase)						
RVi Project No. 123866						
31-Jan-14						
Mobilization, Utilities, Sitework, grading and Demolition - 12% of Improvement Cost		Unit	Qty.	Unit Cost	Total	
		allow	1	\$ 31,800.00	\$	31,800.00
Mobilization, Drainage, Utilities, Sitework and Demolition					\$	32,000.00
Hardscape		Unit	Qty.	Unit Cost	Total	
Concrete Trail (10')		lf	3221	\$ 60.00	\$	193,260.00
Concrete Sidewalk (6')		lf	0	\$ 36.00	\$	-
Hardscape Subtotal					\$	194,000.00
Bridges and Water Crossings		Unit	Qty.	Unit Cost	Total	
Low Water Crossings (30% of Hardscape Costs)		allow	1	\$ 58,200.00	\$	58,200.00
Pedestrian Bridge		lf	0	\$ 1,000.00	\$	-
Bridges and Water Crossings Subtotal					\$	59,000.00
Trail Support Amenities		Unit	Qty.	Unit Cost	Total	
Pet Waste Stations		ea	2	\$ 600.00	\$	1,200.00
Mileage Stones Along Spine Trails (1/4 mile intervals)		ea	0	\$ 150.00	\$	-
Signage or Directional Mapping		ea	2	\$ 5,000.00	\$	10,000.00
Hardscape Subtotal					\$	12,000.00
Roadway Crossings		Unit	Qty.	Unit Cost	Total	
At Grade Road Crossing - Pavement Marking, 2 ramps, Sidewalk repair		ea	0	\$ 6,500.00	\$	-
Roadway Crossing Subtotal					\$	-
				Subtotal		\$297,000.00
				10% Contingency		\$29,700.00
				Total		\$326,700.00
Design, Engineering, and Permitting - 18% of Construction Cost		Unit	Qty.	Unit Cost	Total	
		allow	1	\$ 58,806.00	\$	58,806.00
Design, Engineering, and Permitting Subtotal					\$	59,000.00
				Grand Total	\$	386,000.00


Proposed Trail #95				
Connect Trail at Blackhawk to Commons at Rowe Lane Trail				
Estimate of Probable Costs (Conceptual Design Phase)				
RVi Project No. 123866				
31-Jan-14				
Mobilization, Utilities, Sitework, grading and Demolition - 12% of Improvement Cost	Unit	Qty.	Unit Cost	Total
	allow	1	\$ 4,200.00	\$ 4,200.00
Mobilization, Drainage, Utilities, Sitework and Demolition				\$ 5,000.00
Hardscape	Unit	Qty.	Unit Cost	Total
Concrete Trail (10')	lf	211	\$ 60.00	\$ 12,660.00
Concrete Sidewalk (6')	lf	0	\$ 36.00	\$ -
			Hardscape Subtotal	\$ 13,000.00
Bridges and Water Crossings	Unit	Qty.	Unit Cost	Total
Low Water Crossings (30% of Hardscape Costs)	allow	1	\$ 3,900.00	\$ 3,900.00
Pedestrian Bridge	lf	0	\$ 1,000.00	\$ -
			Bridges and Water Crossings Subtotal	\$ 4,000.00
Trail Support Amenities	Unit	Qty.	Unit Cost	Total
Pet Waste Stations	ea	1	\$ 600.00	\$ 600.00
Mileage Stones Along Spine Trails (1/4 mile intervals)	ea	0	\$ 150.00	\$ -
Signage or Directional Mapping	ea	2	\$ 5,000.00	\$ 10,000.00
			Hardscape Subtotal	\$ 11,000.00
Roadway Crossings	Unit	Qty.	Unit Cost	Total
At Grade Road Crossing - Pavement Marking, 2 ramps, Sidewalk repair	ea	1	\$ 6,500.00	\$ 6,500.00
			Roadway Crossing Subtotal	\$ 7,000.00
			Subtotal	\$40,000.00
			10% Contingency	\$4,000.00
			Total	\$44,000.00
Design, Engineering, and Permitting - 18% of Construction Cost	Unit	Qty.	Unit Cost	Total
	allow	1	\$ 7,920.00	\$ 7,920.00
Design, Engineering, and Permitting Subtotal				\$ 8,000.00
			Grand Total	\$ 52,000.00





<u>Pflugerville Parks</u>			
Conceptual Design Probable Costs			
RV 123866 - January 27, 2014			
Black Locust Park	\$	406,300	
Highland Park / Highland Park North	\$	2,467,000	
Kelly Lane Park	\$	1,332,600	
Mansions at Stone Hill	\$	1,911,200	
Murchison Park / Mallard Pond Park	\$	727,000	
Pecan Park	\$	709,600	
Pfluger Heights Park	\$	195,000	
Picadilly Park	\$	835,300	
Springbrook Park	\$	425,800	
Swenson Park / Pfennig Fields / Kuempel Park	\$	1,054,200	
Grand Total	\$	10,064,000	


Black Locust Park					
Pflugerville, TX					
					
Estimate of Probable Costs (Conceptual Design Phase)					
RVi Project No. 123866					
27-Jan-14					
Mobilization, Drainage, Utilities, Demolition, Sitework, and Grading - 10% of Improvement Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 29,000.00	\$ 29,000.00	
Mobilization, Drainage, Utilities, and Demolition				\$ 29,000.00	
Landscaping	Unit	Qty.	Unit Cost	Total	
Shade Trees - 65 Gal.	ea	14	\$ 500.00	\$ 7,000.00	
Ornamental Trees - 30 gal.	ea	19	\$ 300.00	\$ 5,700.00	
Planting Beds - shrubs, ground cover, planting mix & mulch.	sf	500	\$ 4.00	\$ 2,000.00	
Turf - hydromulch	sy	2,725	\$ 0.50	\$ 1,362.50	
2" Top Soil - in turf area	cy	151	\$ 30.00	\$ 4,530.00	
Wildflower Mix	sy	12,236	\$ 1.00	\$ 12,236.00	
			Landscaping Subtotal	\$ 33,000.00	
Irrigation	Unit	Qty.	Unit Cost	Total	
Irrigation	allow	1	\$ 9,900.00	\$ 9,900.00	
			Irrigation Subtotal	\$ 10,000.00	
Hardscape	Unit	Qty.	Unit Cost	Total	
Signage	allow	1	\$ 1,000.00	\$ 1,000.00	
Concrete Sidewalk (6')	lf	1,145	\$ 36.00	\$ 41,220.00	
Playscape (including playsurface)	allow	1	\$ 75,000.00	\$ 75,000.00	
Pavilion	allow	1	\$ 75,000.00	\$ 75,000.00	
Benches	ea	7	\$ 1,200.00	\$ 8,400.00	
Picnic Tables	ea	5	\$ 2,000.00	\$ 10,000.00	
Half-Court Basketball	ea	1	\$ 20,000.00	\$ 20,000.00	
Drinking Fountain	ea	1	\$ 7,500.00	\$ 7,500.00	
Trash Receptacles	ea	2	\$ 1,200.00	\$ 2,400.00	
Bike Racks	ea	1	\$ 400.00	\$ 400.00	
			Hardscape Subtotal	\$ 241,000.00	
			Subtotal	\$313,000.00	
			10% Contingency	\$31,300.00	
			Total	\$ 344,300.00	
Design, Engineering, and Permitting	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 62,000.00	\$ 62,000.00	
Design, Engineering, and Permitting Subtotal - 18% of Construction				\$ 62,000.00	
			Grand Total	\$406,300.00	


Highland Park / Highland Park North Pflugerville, TX <div>  </div>				
Estimate of Probable Costs (Conceptual Design Phase)				
RVI Project No. 123866				
27-Jan-14				
Mobilization, Drainage, Utilities, Demolition, Sitework, and Grading - 25% of Improvement Cost	Unit	Qty.	Unit Cost	Total
	1	allow	\$ 380,000.00	\$ 380,000.00
Mobilization, Drainage, Utilities, and Demolition				\$ 380,000.00
Landscaping	Unit	Qty.	Unit Cost	Total
Shade Trees - 65 Gal.	ea	40	\$ 500.00	\$ 20,000.00
Ornamental Trees - 30 gal.	ea	108	\$ 300.00	\$ 32,400.00
Fruit Trees in Orchard	ea	124	\$ 200.00	\$ 24,800.00
Planting Beds - shrubs, ground cover, planting mix & mulch.	sf	2,110	\$ 4.00	\$ 8,440.00
Turf - hydromulch	sy	17,662	\$ 0.50	\$ 8,831.00
2" Top Soil - in turf area	cy	981	\$ 30.00	\$ 29,430.00
Wildflower/Prairie Seed Mix	sy	10,620	\$ 1.00	\$ 10,620.00
Practice Fields	sy	8,471	\$ 1.00	\$ 8,471.22
Landscaping Subtotal				\$ 143,000.00
Irrigation	Unit	Qty.	Unit Cost	Total
Irrigation	sf	256,650	\$ 0.50	\$ 128,325.00
Irrigation Subtotal				\$ 129,000.00
Hardscape	Unit	Qty.	Unit Cost	Total
Parking Lot (25-30 spaces)	allow	1	\$ 150,000.00	\$ 150,000.00
Parking Lot at Community Garden at existing road	allow	1	\$ 50,000.00	\$ 50,000.00
Signage and Wayfinding	allow	1	\$ 7,500.00	\$ 7,500.00
Trailhead Kiosk	allow	1	\$ 4,000.00	\$ 4,000.00
Concrete Sidewalk (6')	lf	6,452	\$ 36.00	\$ 232,272.00
Concrete Sidewalk (10')	lf	1,483	\$ 60.00	\$ 88,980.00
Colored/Stamped Concrete Paving	sf	1,589	\$ 8.00	\$ 12,712.00
Fencing	lf	1,226	\$ 30.00	\$ 36,780.00
Playscapes at Play Trail	allow	3	\$ 25,000.00	\$ 75,000.00
Community Garden (fence storage shed, water, beds)	allow	1	\$ 75,000.00	\$ 75,000.00
Benches	ea	15	\$ 1,200.00	\$ 18,000.00
Picnic Tables	ea	6	\$ 2,000.00	\$ 12,000.00
Full Court Sport Court	ea	1	\$ 40,000.00	\$ 40,000.00
Tensile Shade Structure	ea	2	\$ 30,000.00	\$ 60,000.00
Pavilion	ea	2	\$ 75,000.00	\$ 150,000.00
Restroom Facility	ea	1	\$ 150,000.00	\$ 150,000.00
Drinking Fountain	ea	1	\$ 7,500.00	\$ 7,500.00
Pet Waste Station	ea	4	\$ 600.00	\$ 2,400.00
Pedestrian Bridge	lf	50	\$ 1,000.00	\$ 50,000.00
Low Water Crossing - Small	ea	3	\$ 4,000.00	\$ 12,000.00
Low Water Crossing - Medium	ea	2	\$ 6,000.00	\$ 12,000.00
Bicycle Racks	ea	4	\$ 400.00	\$ 1,600.00
Hardscape Subtotal				\$ 1,248,000.00
Subtotal				\$1,900,000.00
10% Contingency				\$190,000.00
Total				\$2,090,000.00
Design, Engineering, and Permitting	Unit	Qty.	Unit Cost	Total
	allow	1	\$ 377,000.00	\$ 377,000.00
Design, Engineering, and Permitting Subtotal - 18% of Construction				\$ 377,000.00
Grand Total				\$2,467,000.00


Kelly Lane Park					
Pflugerville, TX					
					
Estimate of Probable Costs (Conceptual Design Phase)					
RVi Project No. 123866					
27-Jan-14					
Mobilization, Drainage, Utilities, Demolition, Sitework, and Grading -15% of Improvement Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 134,000.00	\$ 134,000.00	
Mobilization, Drainage, Utilities, and Demolition				\$ 134,000.00	
Landscaping	Unit	Qty.	Unit Cost	Total	
Shade Trees - 65 gal.	ea	30	\$ 500.00	\$ 15,000.00	
Ornamental Trees - 30 gal.	ea	41	\$ 300.00	\$ 12,300.00	
Planting Beds - shrubs, ground cover, planting mix & mulch	sf	1,500	\$ 4.00	\$ 6,000.00	
Turf - hydromulch	sy	7,213	\$ 0.50	\$ 3,606.50	
Practice Fields	sy	2,968	\$ 1.00	\$ 2,968.44	
2" Top Soil - in turf areas	cy	401	\$ 30.00	\$ 12,030.00	
Wildflower/Prairie Restoration	sy	18,586	\$ 1.00	\$ 18,586.00	
			Landscaping Subtotal	\$ 71,000.00	
Irrigation	Unit	Qty.	Unit Cost	Total	
Irrigation	sf	1	\$ 21,300.00	\$ 21,300.00	
			Irrigation Subtotal	\$ 22,000.00	
Hardscape	Unit	Qty.	Unit Cost	Total	
Parking Lot (25-30 spaces)	allow	1	\$ 150,000.00	\$ 150,000.00	
Signage and Wayfinding	allow	1	\$ 5,000.00	\$ 5,000.00	
Concrete Sidewalk (6')	lf	2,326	\$ 36.00	\$ 83,736.00	
Concrete Sidewalk (10')	lf	2,030	\$ 60.00	\$ 121,800.00	
Pedestrian Bridge	lf	60	\$ 1,000.00	\$ 60,000.00	
Playscape	allow	1	\$ 85,000.00	\$ 85,000.00	
Bench	ea	13	\$ 1,200.00	\$ 15,600.00	
Picnic Table	ea	7	\$ 2,000.00	\$ 14,000.00	
Shade Structure	allow	1	\$ 75,000.00	\$ 75,000.00	
Public Art	allow	1	\$ 15,000.00	\$ 15,000.00	
Butterfly Garden	allow	1	\$ 5,000.00	\$ 5,000.00	
Mound Park	allow	1	\$ 10,000.00	\$ 10,000.00	
Restroom Facility	ea	1	\$ 150,000.00	\$ 150,000.00	
Drinking Fountain	ea	1	\$ 7,500.00	\$ 7,500.00	
Bicycle Racks	ea	2	\$ 400.00	\$ 800.00	
			Hardscape Subtotal	\$ 799,000.00	
			Subtotal	\$1,026,000.00	
			10% Contingency	\$102,600.00	
			Total	\$1,128,600.00	
Design, Engineering, and Permitting	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 204,000.00	\$ 204,000.00	
Design, Engineering, and Permitting Subtotal - 18% of Construction				\$ 204,000.00	
			Grand Total	\$1,332,600.00	


Mansions at Stone Hill					
Pflugerville, TX					
Estimate of Probable Costs (Conceptual Design Phase)					
RVi Project No. 123866					
27-Jan-14					
Mobilization, Drainage, Utilities, Demolition, Sitework, and Grading - 15% of Improvement Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 177,000.00	\$ 177,000.00	
Mobilization, Drainage, Utilities, and Demolition					\$ 295,000.00
Landscaping	Unit	Qty.	Unit Cost	Total	
Shade Trees - 65 Gal.	ea	201	\$ 500.00	\$ 100,500.00	
Ornamental Trees - 30 gal.	ea	73	\$ 300.00	\$ 21,900.00	
Planting Beds - shrubs, ground cover, planting mix & mulch.	sf	1,500	\$ 4.00	\$ 6,000.00	
Turf - hydromulch	sy	15,769	\$ 0.50	\$ 7,884.50	
Practice Fields	sy	7,632	\$ 1.00	\$ 7,632.00	
2" Top Soil - in turf area	cy	876	\$ 30.00	\$ 26,280.00	
Wildflower/Prairie/Rain Garden Seed Mix	sy	1,317	\$ 1.00	\$ 1,317.00	
			Landscaping Subtotal	\$ 172,000.00	
Irrigation	Unit	Qty.	Unit Cost	Total	
Irrigation	sf	152,026	\$ 0.50	\$ 76,013.00	
			Irrigation Subtotal	\$ 77,000.00	
Hardscape	Unit	Qty.	Unit Cost	Total	
Parking Lot (25-30 Spaces)	allow	1	\$ 150,000.00	\$ 150,000.00	
Signage and Wayfinding	allow	1	\$ 2,500.00	\$ 2,500.00	
Concrete Sidewalk (6')	lf	1,408	\$ 36.00	\$ 50,688.00	
Concrete Sidewalk (10')	lf	3,031	\$ 60.00	\$ 181,860.00	
Colored/Stamped Concrete Paving - Road	sf	8,000	\$ 15.00	\$ 120,000.00	
Colored/Stamped Concrete Paving	sf	9,125	\$ 8.00	\$ 73,000.00	
Fencing	lf	735	\$ 30.00	\$ 22,050.00	
Playscape	allow	1	\$ 85,000.00	\$ 85,000.00	
Pavilion / Gateways	allow	1	\$ 100,000.00	\$ 100,000.00	
Stone Terrace	sf	3,358	\$ 15.00	\$ 50,370.00	
Trailhead Kiosk	ea	1	\$ 4,000.00	\$ 4,000.00	
Lawn Games	ea	3	\$ 250.00	\$ 750.00	
Fitness Hill	allow	1	\$ 45,000.00	\$ 45,000.00	
Benches	ea	5	\$ 1,200.00	\$ 6,000.00	
Picnic Tables	ea	13	\$ 2,000.00	\$ 26,000.00	
Pet Waste Station	ea	2	\$ 600.00	\$ 1,200.00	
Seating Wall	lf	117	\$ 75.00	\$ 8,775.00	
			Hardscape Subtotal	\$ 928,000.00	
			Subtotal	\$1,472,000.00	
			10% Contingency	\$147,200.00	
			Total	\$1,619,200.00	
Design, Engineering, and Permitting	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 292,000.00	\$ 292,000.00	
Design, Engineering, and Permitting Subtotal - 18% of Construction					\$ 292,000.00
			Grand Total	\$1,911,200.00	


Murchison Park / Mallard Pond Park					
Pflugerville, TX					
Estimate of Probable Costs (Conceptual Design Phase)					
RVI Project No. 123866					
27-Jan-14					
Mobilization, Drainage, Utilities, Demolition, Sitework, and Grading - 10% of Improvement Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 51,000.00	\$ 51,000.00	
Mobilization, Drainage, Utilities, and Demolition				\$ 51,000.00	
Landscaping	Unit	Qty.	Unit Cost	Total	
Shade Trees - 65 Gal.	ea	22	\$ 500.00	\$ 11,000.00	
Planting Beds - shrubs, ground cover, planting mix & mulch	sf	380	\$ 4.00	\$ 1,520.00	
Turf - hydromulch	sy	14,960	\$ 0.50	\$ 7,480.00	
Practice Fields	sy	6,928	\$ 1.00	\$ 6,928.00	
2" Top Soil - in turf areas	cy	831	\$ 30.00	\$ 24,930.00	
Landscaping Subtotal				\$ 52,000.00	
Irrigation	Unit	Qty.	Unit Cost	Total	
Irrigation	sf	135,017	\$ 0.50	\$ 67,508.50	
Irrigation Subtotal				\$ 68,000.00	
Hardscape	Unit	Qty.	Unit Cost	Total	
Parking Lot (25-30 Spaces)	allow	1	\$ 150,000.00	\$ 150,000.00	
Signage and Wayfinding	allow	1	\$ 2,500.00	\$ 2,500.00	
Concrete Sidewalk (10')	lf	1,215	\$ 60.00	\$ 72,900.00	
Benches	ea	9	\$ 1,200.00	\$ 10,800.00	
Hike and Trike Trail (6')	lf	1,200	\$ 48.00	\$ 57,600.00	
Playscape Expansion at Mallard Pond Park	allow	1	\$ 25,000.00	\$ 25,000.00	
Playscape Expansion at Splash Pad	allow	1	\$ 30,000.00	\$ 30,000.00	
Community Garden	allow	1	\$ 40,000.00	\$ 40,000.00	
Hardscape Subtotal				\$ 389,000.00	
				Subtotal	\$560,000.00
				10% Contingency	\$56,000.00
				Total	\$616,000.00
Design, Engineering, and Permitting	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 111,000.00	\$ 111,000.00	
Design, Engineering, and Permitting Subtotal - 18% of Construction				\$ 111,000.00	
				Grand Total	\$727,000.00

Pecan Park					
Pflugerville, TX					
					
Estimate of Probable Costs (Conceptual Design Phase)					
RVi Project No. 123866					
27-Jan-14					
Mobilization, Drainage, Utilities, Demolition, Sitework, and Grading - 10% of Improvement Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 50,000.00	\$ 50,000.00	
Mobilization, Drainage, Utilities, and Demolition				\$ 50,000.00	
Landscaping	Unit	Qty.	Unit Cost	Total	
Shade Trees - 65 gal.	ea	20	\$ 500.00	\$ 10,000.00	
Ornamental Trees - 30 gal.	ea	10	\$ 300.00	\$ 3,000.00	
Planting Beds - shrubs, ground cover, planting mix & mulch	sf	327	\$ 4.00	\$ 1,308.00	
Turf - hydromulch	sy	3,297	\$ 0.50	\$ 1,648.50	
2" Top Soil - turf areas	cy	183	\$ 30.00	\$ 5,490.00	
Landscaping Subtotal				\$ 22,000.00	
Irrigation	Unit	Qty.	Unit Cost	Total	
Irrigation	sf	30,000	\$ 0.50	\$ 15,000.00	
Irrigation Subtotal				\$ 15,000.00	
Hardscape	Unit	Qty.	Unit Cost	Total	
Signage and Wayfinding	allow	1	\$ 2,500.00	\$ 2,500.00	
Concrete Sidewalk (6')	lf	523	\$ 36.00	\$ 18,828.00	
Concrete Sidewalk (10')	lf	354	\$ 60.00	\$ 21,240.00	
Colored/Stamped Concrete Paving	sf	9,393	\$ 8.00	\$ 75,144.00	
Pedestrian Bridge	lf	25	\$ 1,000.00	\$ 25,000.00	
Low Water Crossing- Medium	ea	1	\$ 6,000.00	\$ 6,000.00	
Playscape	allow	1	\$ 85,000.00	\$ 85,000.00	
Bench	ea	6	\$ 1,200.00	\$ 7,200.00	
Trails (natural)	lf	1,288	\$ 6.00	\$ 7,728.00	
Arbor / Trellis	allow	1	\$ 50,000.00	\$ 50,000.00	
Maze	allow	1	\$ 20,000.00	\$ 20,000.00	
Art Wall	allow	1	\$ 65,000.00	\$ 65,000.00	
Art Exhibit	allow	1	\$ 75,000.00	\$ 75,000.00	
Hardscape Subtotal				\$ 459,000.00	
				Subtotal	
				\$546,000.00	
				10% Contingency	
				\$54,600.00	
				Total	
				\$600,600.00	
Design, Engineering, and Permitting	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 109,000.00	\$ 109,000.00	
Design, Engineering, and Permitting Subtotal - 18% of Construction				\$ 109,000.00	
				Grand Total	
				\$709,600.00	

Pfluger Heights Park					
Pflugerville, TX					
					
Estimate of Probable Costs (Conceptual Design Phase)					
RVi Project No. 123866					
27-Jan-14					
Mobilization, Drainage, Utilities, Demolition, Sitework, and Grading - 10% of Improvement Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 14,000.00	\$ 14,000.00	
Mobilization, Drainage, Utilities, and Demolition				\$ 14,000.00	
Landscaping	Unit	Qty.	Unit Cost	Total	
Shade Trees - 65 Gal.	ea	33	\$ 500.00	\$ 16,500.00	
Ornamental Trees - 30 gal.	ea	6	\$ 300.00	\$ 1,800.00	
Planting Beds - shrubs, ground cover, planting mix & mulch.	sf	500	\$ 4.00	\$ 2,000.00	
Turf - hydromulch	sy	564	\$ 0.50	\$ 282.00	
2" Top Soil - in turf area	cy	31	\$ 30.00	\$ 930.00	
			Landscaping Subtotal	\$ 22,000.00	
Irrigation	Unit	Qty.	Unit Cost	Total	
Irrigation	allow	1	\$ 5,000.00	\$ 5,000.00	
			Irrigation Subtotal	\$ 5,000.00	
Hardscape	Unit	Qty.	Unit Cost	Total	
Concrete Sidewalk (10')	lf	113	\$ 60.00	\$ 6,780.00	
Colored/Stamped Concrete Paving	sf	1,321	\$ 8.00	\$ 10,568.00	
Seating Wall	lf	34	\$ 75.00	\$ 2,550.00	
Playscape (5-12)	allow	1	\$ 30,000.00	\$ 30,000.00	
Climbing Boulder Installation	allow	1	\$ 8,000.00	\$ 8,000.00	
Benches	ea	1	\$ 1,200.00	\$ 1,200.00	
Picnic Tables	ea	2	\$ 2,000.00	\$ 4,000.00	
Half-Court Basketball	ea	1	\$ 20,000.00	\$ 20,000.00	
Entry Structure Trellis	allow	1	\$ 25,000.00	\$ 25,000.00	
			Hardscape Subtotal	\$ 109,000.00	
			Subtotal	\$150,000.00	
			10% Contingency	\$15,000.00	
			Grand Total	\$165,000.00	
Design, Engineering, and Permitting	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 30,000.00	\$ 30,000.00	
Design, Engineering, and Permitting Subtotal - 18% of Construction				\$ 30,000.00	
			Grand Total	\$195,000.00	

Picadilly Park					
Pflugerville, TX					
					
Estimate of Probable Costs (Conceptual Design Phase)					
RVi Project No. 123866					
27-Jan-14					
Mobilization, Drainage, Utilities, Demolition, Sitework, and Grading - 15% of Improvement Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 84,000.00	\$ 84,000.00	
Mobilization, Drainage, Utilities, and Demolition				\$ 84,000.00	
Landscaping	Unit	Qty.	Unit Cost	Total	
Shade Trees - 65 Gal.	ea	10	\$ 500.00	\$ 5,000.00	
Ornamental Trees - 30 gal.	ea	4	\$ 300.00	\$ 1,200.00	
Planting Beds - shrubs, ground cover, planting mix & mulch.	sf	760	\$ 4.00	\$ 3,040.00	
Turf - hydromulch	sy	394	\$ 0.50	\$ 197.00	
2" Top Soil - in turf area	cy	22	\$ 30.00	\$ 660.00	
Wildflower/Prairie Seed Mix	sy	11,490	\$ 1.00	\$ 11,490.00	
			Landscaping Subtotal	\$ 22,000.00	
Irrigation	Unit	Qty.	Unit Cost	Total	
Irrigation	allow	1	\$ 5,000.00	\$ 5,000.00	
			Irrigation Subtotal	\$ 5,000.00	
Hardscape	Unit	Qty.	Unit Cost	Total	
Parking Lot (25-30 Spaces)	allow	1	\$ 150,000.00	\$ 150,000.00	
Signage and Wayfinding	allow	1	\$ 5,000.00	\$ 5,000.00	
Concrete Sidewalk (6')	lf	1,528	\$ 36.00	\$ 55,008.00	
Concrete Sidewalk (10')	lf	953	\$ 60.00	\$ 57,180.00	
Low Water Crossing - Large	ea	2	\$ 15,000.00	\$ 30,000.00	
Trailhead Kiosk	ea	1	\$ 4,000.00	\$ 4,000.00	
Boardwalk	allow	1	\$ 70,000.00	\$ 70,000.00	
Restroom Facility	allow	1	\$ 150,000.00	\$ 150,000.00	
Council Ring	allow	1	\$ 2,500.00	\$ 2,500.00	
Drinking Fountain	ea	1	\$ 7,500.00	\$ 7,500.00	
			Hardscape Subtotal	\$ 532,000.00	
			Subtotal	\$643,000.00	
			10% Contingency	\$64,300.00	
			Total	\$707,300.00	
Design, Engineering, and Permitting	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 128,000.00	\$ 128,000.00	
Design, Engineering, and Permitting Subtotal - 18% of Construction				\$ 128,000.00	
			Grand Total	\$835,300.00	

Springbrook Park					
Pflugerville, TX					
					
Estimate of Probable Costs (Conceptual Design Phase)					
RVi Project No. 123866					
27-Jan-14					
Mobilization, Drainage, Utilities, Demolition, Sitework, and Grading - 10% of Improvement Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 30,000.00	\$	30,000.00
Mobilization, Drainage, Utilities, and Demolition				\$	30,000.00
Landscaping	Unit	Qty.	Unit Cost	Total	
Shade Trees - 65 Gal.	ea	16	\$ 500.00	\$	8,000.00
Wildflower/Prairie Seed Mix	sy	7,865	\$ 1.00	\$	7,865.00
			Landscaping Subtotal	\$	16,000.00
Irrigation	Unit	Qty.	Unit Cost	Total	
Irrigation- Temporary	allow	1	\$ 3,000.00	\$	3,000.00
			Irrigation Subtotal	\$	3,000.00
Hardscape	Unit	Qty.	Unit Cost	Total	
Signage and Wayfinding	allow	1	\$ 2,500.00	\$	2,500.00
Concrete Sidewalk (6')	lf	1,744	\$ 36.00	\$	62,784.00
Concrete Sidewalk (10')	lf	3,051	\$ 60.00	\$	183,060.00
Low Water Crossing - Large	ea	2	\$ 15,000.00	\$	30,000.00
			Hardscape Subtotal	\$	279,000.00
			Subtotal		\$328,000.00
			10% Contingency		\$32,800.00
			Total		\$360,800.00
Design, Engineering, and Permitting	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 65,000.00	\$	65,000.00
Design, Engineering, and Permitting Subtotal - 18% of Construction				\$	65,000.00
			Grand Total		\$425,800.00

Swenson Park / Pfennig Fields / Kuempel Park					
Pflugerville, TX					
Estimate of Probable Costs (Schematic Design Phase)					
RVi Project No. 123866					
27-Jan-14					
Mobilization, Drainage, Utilities, Demolition, Sitework, and Grading - 15% of Improvement Cost	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 106,000.00	\$ 106,000.00	
Mobilization, Drainage, Utilities, and Demolition				\$ 106,000.00	
Landscaping	Unit	Qty.	Unit Cost	Total	
Shade Trees - 65 Gal.	ea	120	\$ 500.00	\$ 60,000.00	
Ornamental Trees - 30 gal.	ea	41	\$ 300.00	\$ 12,300.00	
Turf - hydromulch	sy	9,480	\$ 0.50	\$ 4,740.00	
Practice Fields	sy	3,361	\$ 1.00	\$ 3,361.00	
2" Top Soil - in turf area	cy	527	\$ 30.00	\$ 15,810.00	
Wildflower/Prairie Seed Mix	sy	7,000	\$ 1.00	\$ 7,000.00	
			Landscaping Subtotal	\$ 104,000.00	
Irrigation	Unit	Qty.	Unit Cost	Total	
Irrigation	allow	1	\$ 20,000.00	\$ 20,000.00	
			Irrigation Subtotal	\$ 20,000.00	
Hardscape	Unit	Qty.	Unit Cost	Total	
Parking Lot (55-60 Spaces)	allow	1	\$ 300,000.00	\$ 300,000.00	
Signage and Wayfinding	allow	1	\$ 5,000.00	\$ 5,000.00	
Concrete Sidewalk (6')	lf	301	\$ 36.00	\$ 10,836.00	
Concrete Sidewalk (10')	lf	1,437	\$ 60.00	\$ 86,220.00	
Colored/Stamped Concrete Paving	sf	3,121	\$ 8.00	\$ 24,968.00	
Trailhead Kiosk	ea	1	\$ 4,000.00	\$ 4,000.00	
Restroom Building	allow	1	\$ 150,000.00	\$ 150,000.00	
			Hardscape Subtotal	\$ 582,000.00	
			Subtotal	\$812,000.00	
			10% Contingency	\$81,200.00	
			Total	\$893,200.00	
Design, Engineering, and Permitting	Unit	Qty.	Unit Cost	Total	
	allow	1	\$ 161,000.00	\$ 161,000.00	
Design, Engineering, and Permitting Subtotal - 18% of Construction				\$ 161,000.00	
			Grand Total	\$1,054,200.00	