



Highland Community Park Preliminary Design Report Pflugerville, TX

Refinement and Analysis of 2013 Master Plan

studio | 16:19

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PROJECT DESCRIPTION

Highland Community Park is a 105 acre park comprised of two smaller parks Highland Park and Highland Park North. It is located between North Cascade Ave on the south, Kingston Lacy Blvd on the East and North and along Great Basin Ave on the west. It is one of the largest parks in Pflugerville. There are a few existing amenities but the park is largely undeveloped. The park has many existing natural features like existing tree cover, a stream, wetlands, and undisturbed grassland/prairie. A Master Plan has been designed as part of the 2013 Bond Package by RVi. Our team's job is to further analyze, refine and further develop the Master Plan with greater detail both in the overall plan but also the budget.

CREATING A VISION

Highland Community Park will be a regional AND a community/neighborhood park due to its linear shape and size and the fact that it is surrounded by residential neighborhoods and streets on the east and west and easily accessible by more major streets along its smaller edges on the North and the South.

It is intended that the practice fields, dog park and community garden will have a regional draw while the play spaces, trails, and other park features will have a community park feel and size. Citizen feedback suggested several smaller play/picnic/passive areas instead of one large area to better serve the surrounding residents. The beauty of this site is that when analyzed it almost designs itself.

WHAT WILL THE REFINED MASTER PLAN DO?

Just as the previous Master Plan has helped us guide our team The Refined Highland Community Park Master Plan will help further guide future planning and development of the park. The Plan considers the views of stakeholders with the goal of creating a common vision. It addresses the question of what a park should be and how a Park can add meaning to our ways of life both for current and future generations. It explores questions regarding the nature of a Park's character: what does it look like, who does it serve, how will it be used? It continues to explore current ways of doing park business supporting what works and improving upon other practices.

The Highland Community Park Plan is grounded in thorough research of the following elements: park precedents, stakeholder, and user preferences/needs, site history, site ecology, economic and environmentally sustainable methods, park maintenance practices/costs, competitive market dynamics, budget/cost analysis, fundraising and partnering opportunities.

INTEGRATING PUBLIC INPUT IN THE DEVELOPMENT OF THE REFINED MASTER PLAN

A major component of the Highland Community Park planning process has been the integration of user input in the development of both Master Plans. Research was done as part of the Bond Approval package done by RVi Planning in 2013 for the city where they received community input regarding the direction of

the park and several key items that were important to the community like a dog park and a trail system. A design charrette was also completed by the studio|16:19 design team City Staff to further discuss and incorporate key park features.

PARK PROGRAMMING

The Refined Master Plan represents elements approved during the Bond election and then vetted through an extensive site and budget analysis by the studio|16:19 and team. The resultant list represents a mix of passive and active recreational opportunities for all age groups.

PARK PLANNING PRINCIPLES

In further developing and refining the Master Plan, the studio|16:19 team and the City of Pflugerville applied several park planning principles. These principles and how they are addressed in the Refined Master Plan are outlined below.

Principle 1: organizes park programming to minimize competition among user groups and provide a range of Park experience for all ages

PROVIDE A PARK FORMAT THAT CATERES TO A DIVERSE RANGE OF USER GROUPS

Our intent is to provide for a range of park experiences offering flexible space allocation for larger groups, smaller groups, and individuals. The goal is to provide a flexible park format that will appeal to a wide range of user groups. To the visitor some areas of the park will feel like their same local park while other areas will provide a more regional park amenities.

CONCENTRATE AREAS OF HEAVY USE NEAR PARKING

The practice fields and dog park will probably have concentrated times of use-evenings and weekends, creating more parking needs for these uses. These uses will require off street parking and need to be nearer collector streets.

These areas also have a more regional draw and we want to keep that traffic out of the neighborhood streets as much as possible.

CREATE PODS OF COMPATIBLE RECREATIONAL AMENITIES FOR ALL AGE GROUPS

The Refined Master Plan locates the pre-school next to the grade-school age park, which are both located near restrooms, parking, picnic tables and a trail head.

Principle 2: incorporate existing natural landscape features. Take advantage of the rich natural resources on the site

TAKE ADVANTAGE OF THE RICH NATURAL RESOURCES ON THE SITE

The site has an inherent variety of existing landscape types that will serve to enrich the park visitor experience. These types include a stream with wetlands, grassland/prairie, existing tree cover and open playing fields. The intent is to respect these natural resources minimizing impact on existing natural features and

providing areas to restore historic landscape features.

TREE PRESERVATION

An important goal of both Master Plans is to take advantage of the existing natural tree cover and the trail layout through the forested area will be constructed to have as little impact on the trees as possible.

PRESERVATION OF NATURAL WATERWAYS

The center of the site, which is very linear, is a large floodplain surrounding a small stream. The goal is to minimize the environmental impact on the stream, the floodplain and any wetlands that might be located on the site. The proposed road through the center of the site and connecting the east and west halves of the site will provide a great opportunity to connect the site with a sidewalk/trail without needing to greatly impact the floodplain in other locations.

The existence of water corridors adds significant visual interest both in terms of the change in vegetation type and the potential for intermittent running water in wet seasons. To take advantage of this visual feature, The Highland Community Park Plan will have hiking and loop trails which are designed to have little impact on the floodplain but still enjoy its natural beauty.

INTEGRATION OF MAN-MADE POND AS PARK ORGANIZING FEATURE

A small but centrally located pond (Mirror Lake) already provides a great organizing feature for the park. The Highland Community Park Plan has a sunning lawn and sidewalks to further enhance the ability to use this pond.

OPEN SPACE PRESERVATION

In addition to providing space for active recreational and large group activities the plan also respects the importance of preserving natural open space. The site is currently located near open agricultural land which is rapidly being developed both for residential and mixed uses. The advancement of development supports the need to preserve areas of natural open space both for the enjoyment of people but also for the preservation of natural ecosystems. A majority of programming elements are concentrated on a relatively small portion of the land to preserve as much natural areas as possible.

The open spaces will provide opportunities for people to explore the beauty of plants and wildlife while preserving remnants of landscape types that will be eventually be lost to development. This significant allocation of open space not only makes sense environmentally, but also received significant support from stakeholders and community members.

CREATE A SITE CHARACTER WHICH COMPLEMENTS THE NATURAL BEAUTY AND HISTORY OF THE EXISTING SITE

Further developing the original Master Plan's intents the Refined Master Plan integrates design strategies that complement the native character of the site. A park circulation sys-

SUSTAINABILITY

Both Master Plans address environmental and economic sustainability by conserving natural open space, limiting impact on natural resources and concentrating infrastructure disturbance in specific areas. In the design phase of the project, low maintenance and recycled materials will be considered.

Rain water will be captured in existing drainage ways and ponds and will be used to irrigate ball fields and other site amenities.

WATER AND WASTEWATER RESOURCES

WATER (RAW AND POTABLE)

There is a City water line surrounding the site on the opposite side of Kingston/Lacy and we also plan to use rain basin and other ways to reclaim rainwater on site.

A dog wash area is also intended for the dog park.

IRRIGATION

The Master Plan recommends the practice fields be irrigated along with drip irrigation at some of the major entry areas.

All planting areas and the prairie area will need temporary irrigation for establishment

WASTEWATER

An existing wastewater line for the City of Pflugerville surrounds the site. Further study on the best opportunities for connections will occur with the construction plans.

HYDROLOGY

Groundwater

The proposed project is not anticipated to substantially contribute to changes in water levels in the Trinity Aquifer.

Because the proposed project is not located over any portion of the Edwards Aquifer, neither a Water Pollution Abatement Plan nor a Contributing Zone Plan would be required. There are no anticipated impacts to groundwater resources (i.e., Trinity Aquifer).

Floodplains

No permanent structures are currently planned for construction within the 100-year floodplain. Should grading become necessary or should permanent structures within the 100-year floodplain be proposed, coordination with the local floodplain administrator would be required.

Surface Water Quality

Surface water quality during any proposed construction activities would be subject to the provisions of the Construction General Permit (CGP), as administered by TCEQ. Project impacts would likely exceed five acres of earth disturbance; therefore, to be authorized by the CGP the project would be required to develop and implement a Storm Water Pollution Prevention Plan (SW3P) that would detail the water quality protection Best

Management Practices (BMPs) that would be used during construction. Furthermore, posting of a construction site notice at the project site would be required, as would the filing of A Notice of Intent (NOI) and Notice of Termination.

BMPs would be utilized by the project to prevent degradation of water quality, and the proposed project would not contribute runoff to surface drainage within five miles of an impaired stream segment.

Wetlands and Other Waters of the U.S.

Focused field investigation were conducted in the vicinity of four planned stream crossings. The locations are indicated by red circles on the exhibit provided in Appendix B. OHWMs and wetland boundaries are provided in the inset maps of Figure 3 in Appendix A. The four areas of focused investigation will be discussed here in order from northernmost to southernmost.

ENVIRONMENTAL FINDINGS

LAND USE

Minimal amounts of permanent infrastructure are planned for the park. There will likely be an expanded hike and bike trail, shade structures, restrooms, and play equipment. The area will remain largely undeveloped. Impacts to vegetation would be minimized by preserving the park's natural vegetation communities in several locations. A focal point of the park would be a native prairie area. This would enhance the naturally occurring areas in the park that are currently dominated by grasses and forbs. Impacts to water resources would be avoided by limiting creek crossings and avoiding impact to other naturally occurring water features. Surface water resources are discussed in more detail in Section 2.3, below.

Biological Resources

Vegetation in project area, especially along the riparian corridor of Wilbarger Creek, would be accentuated and largely preserved by the proposed improvements. The City of Pflugerville would take all appropriate actions to prevent the take of migratory birds, their active nests, eggs, or young by the use of seasonal clearing, phasing of the project, or other appropriate actions.

Endangered Species Habitat Assessment

No habitat for federally-listed species was identified within the project area. The nearest occurrence reported by TXNDD were for species with highly specialized habitats that are not found in the project area. The proposed project would have no effect on federally-listed species.

CULTURAL RESOURCES

A data search of the Texas Archeological Sites Atlas (Atlas) maintained by the Texas Historical Commission (THC) and the Texas Archeological Research Laboratory (TARL) was conducted in order to identify any previously recorded cemeteries, historical markers, National Register of Historic Places (NRHP) properties or districts, State Antiquities Landmarks (SALs), archeological sites, and previous surveys in the project area or within one mile (1.6 kilometer),

the standard buffer zone for such searches.

There are no previously recorded resources within the Area of Potential Effects. There are, however, eight archeological sites (41TV1015, 41TV1016, 41TV1742, 41TV1743, 41TV2102, 41TV2324, 41TV2325 and 41TV2435) in the surrounding study area.

Site 41TV1015 is a very sparse lithic scatter along Wilbarger Creek (THC 2105). Site 41TV1016 is recorded as a small farmstead with three collapsed structures and associated artifact scatter. No official designation is known for either 41TV105 or 41TV1016, but both are presumed ineligible as those site-areas are within a larger area that has been developed into the Heatherwilde housing development. Site 41TV1742, or the Bohls House, includes parts of the 1880s Henry Bohls homestead along with a later 1920s house and associated artifacts; the site has been determined eligible (THC 2015). Site 41TV1743 is recorded as a historic brick-lined well and has been determined ineligible. Site 41TV2102 was recorded as a historic artifact scatter with an associated cut limestone cistern; this site has been determined ineligible within the right-of-way for which it was surveyed. Site 41TV2324 is a large historic site with the remnants of a late 19th to early 20th century cistern or well and associated artifact scatter (Stotts et al. 2012; THC 2015). Site 41TV2325, or the William and Franziska Pfluger Farmstead, is a historic farming and ranching complex that is also a RTHL (Stotts et al. 2012). Site 41TV2435 is the structural remains of an early to mid-twentieth century domestic occupation, with an associated artifact scatter (Laurence et al. 2014). There was also a small lithic scatter present at the site. Site 41TV2435 was recommended ineligible; the THC concurred with that recommendation on May 23, 2015.

As most sites in the immediate area are historic-age and the Pfluger farmstead is located near the project area, historic aerial photographs and historic topographic maps were also examined. The 1943 topographic map shows two buildings along Wilbarger Creek (NETR 2015). One of those buildings is also depicted on the 1988 topographic map; the more recent topographic map is lacking a sufficient level of detail to show if those structures were still present at that time. The recent aerial photographs show that the area around those structures is currently wooded, so it is not possible to tell if any structures still exist at those points. A branch of the Missouri, Kansas, and Texas Railroad passed roughly north-south through the APE near its center; the railroad corridor appears as early as 1956 on topographic maps (NETR 2015).

An Antiquities Permit has been obtained from the THC, and archeological surveys are ongoing. The area was found to be highly disturbed and is, therefore, not consistent with conditions that are typically conducive to significant finds. To this point, no finds have been made.

MASTER PLAN FUNDING

An estimate of probable costs was compiled as part of the bond package. Since then the

design team has further developed the concept plan to a more refined and analyzed level which will guide the park for the long term and help the City make decisions over time.

With the Refined Master Plan, an opinion of probable construction costs was further developed to understand how the project will need to be phased over time and more specifically what Phase I will include.

Phase I will be funded by the bond. Future phases could be funded in different manners as decided by the City of Pflugerville.

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
				\$ 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	\$ 128,325.00
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	\$ 1,246,000.00
			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



Highland Park/Highland Park North

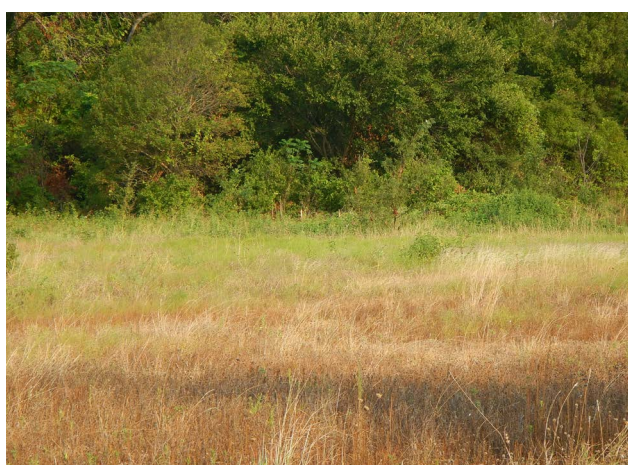
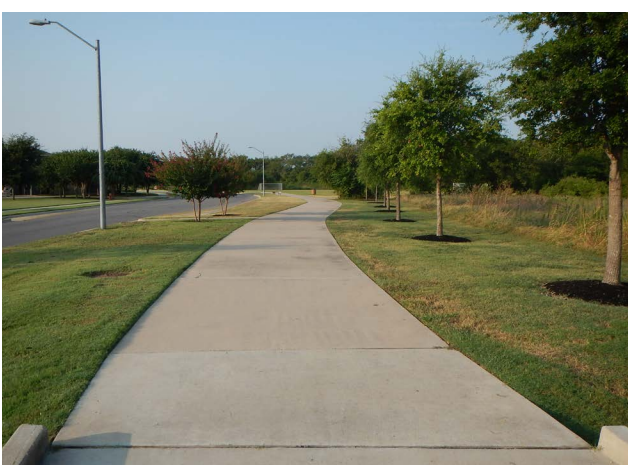
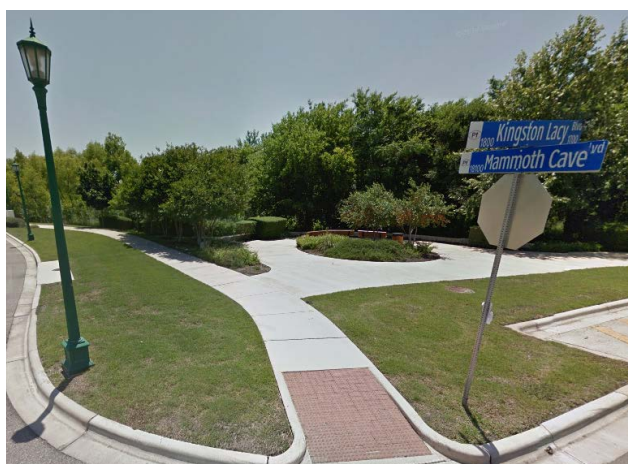
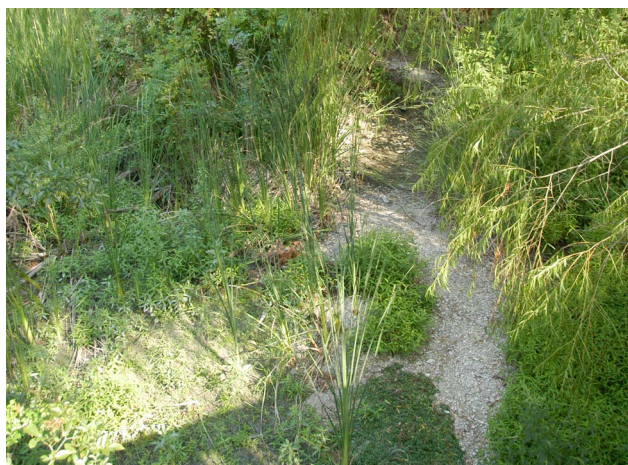
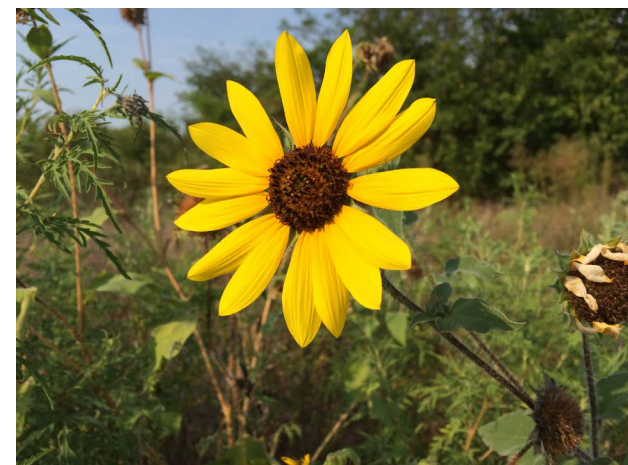
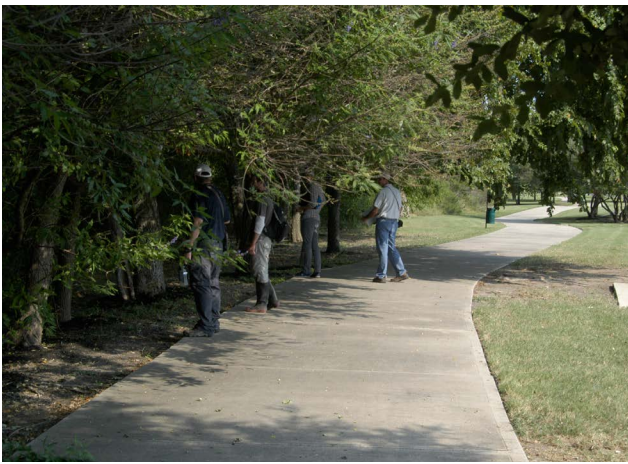
Classification: Regional
Size: 105.6 acres combined
 (Highland Park 90 acres &
 Highland Park North 15.6 acres)

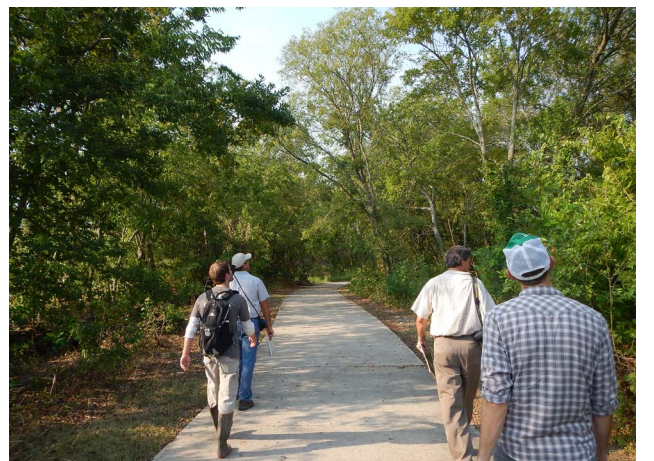
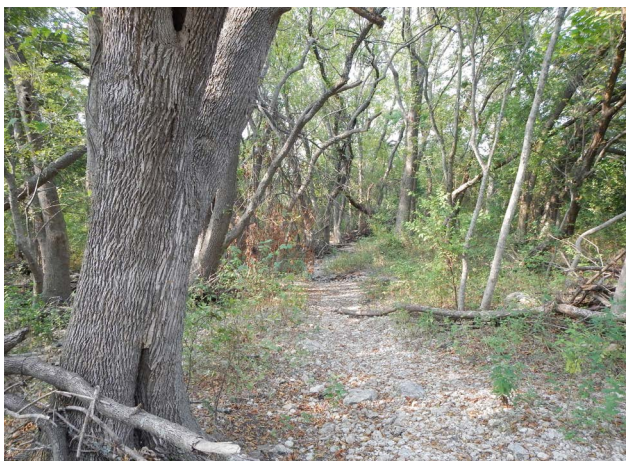
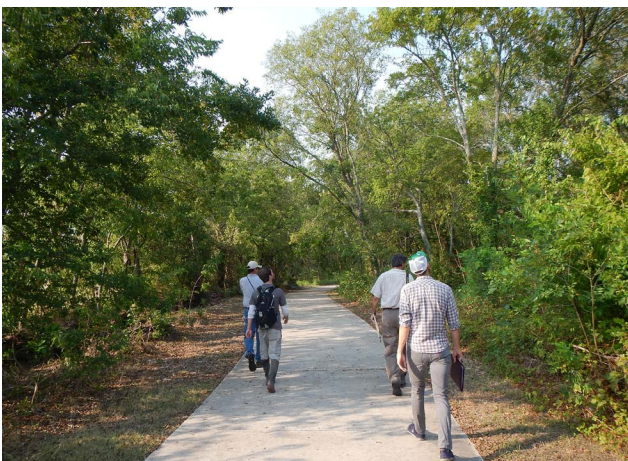
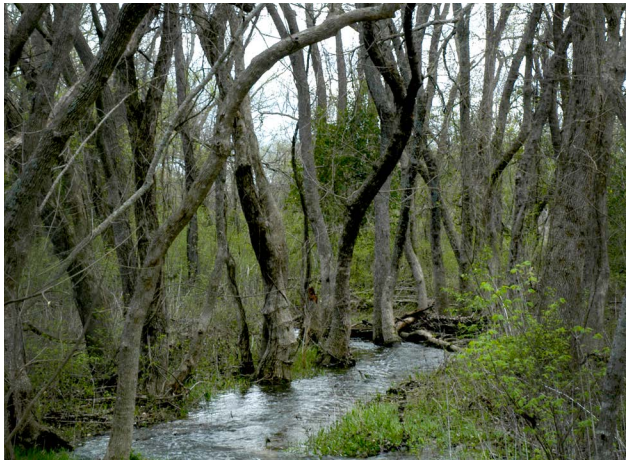
Existing Park
 Highland Park and Highland Park North are among the largest parks in Pflugerville. Though these parks do have a few amenities, they are largely undeveloped. Nestled in between the Highland Park and the Highland Park North neighborhoods, the site sits adjacent to the Mokan right-of-way 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."

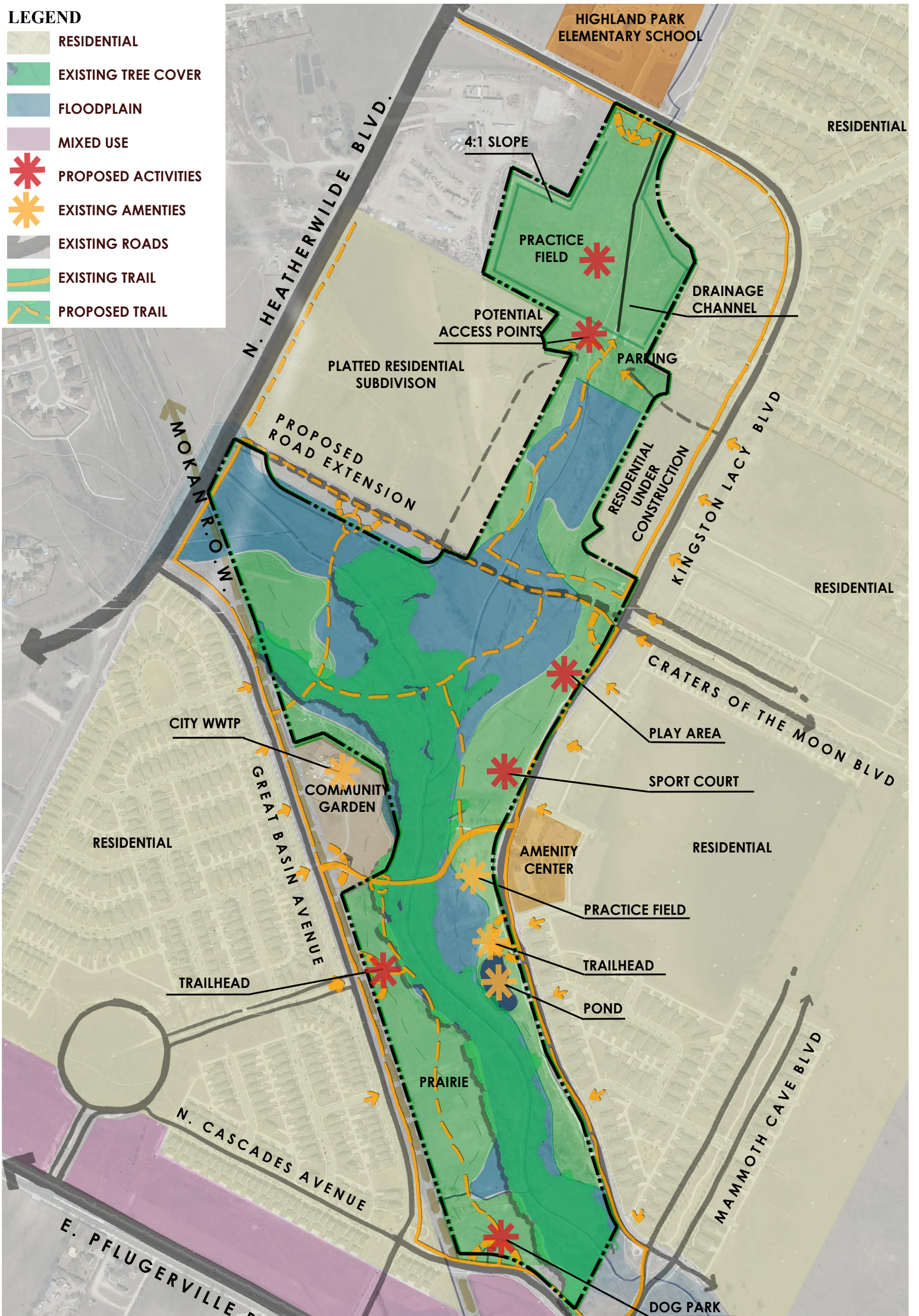
"I would also like to suggest a life size chess board in [Highland Park/Highland Park North]. Pflugerville ISD seems to be taking an interest in chess in the schools. This would be a great extension of this."





LEGEND

- RESIDENTIAL
- EXISTING TREE COVER
- FLOODPLAIN
- MIXED USE
- PROPOSED ACTIVITIES
- EXISTING AMENITIES
- EXISTING ROADS
- EXISTING TRAIL
- PROPOSED TRAIL






Used to evaluate the strengths, weaknesses, opportunities, and threats of the project, the S.W.O.T. analysis has been instrumental in directing the design team for the refinement of the Highland Community Park Master Plan. Here the elements of the project are listed and any favorable and unfavorable factors are identified and used to direct the design and inform the team, as well as the City of Pflugerville of any possible conflicts or opportunities to achieve the Master Plan refinement.






































Site	Strengths & Opportunities	Weaknesses & Threats
	<ul style="list-style-type: none"> The existing natural elements of the Highland Park include a beautiful Riparian forest along Blackland Prairie and creeks The park will protect the natural resources (stream, floodplain, pond) on site Park concept intends to leave floodplain largely “untouched” Different zones- areas for different types of usage Abundant on-street parking already in existence Among largest parks (in land area) in Pflugerville Surrounded by residential neighborhoods Easily accessible Near Elementary school Opportunities for nature play and exploration for kids Neighbors already use the trail system, comments “keep it natural” Incorporate facilities that are not included in other Pflugerville Parks. Maintenance: summer is a good time to rest any sports fields we intend to incorporate There should be a balance of sports with other activities related to the natural elements 	<ul style="list-style-type: none"> Access to all site amenities without impacting floodplain or putting in costly crossings Site is spread out, very linear Floodplain constraints Mowing, bathrooms, and trash can be maintenance drains. Cohesiveness of site, currently seems chopped up Intermittent threat of flooding/high water Maintenance department can only provide limited mowing ADA Accessibility
Transportation	Strengths & Opportunities	Weaknesses & Threats
	<ul style="list-style-type: none"> Surrounded by existing roads so variety of vehicular access points Lots of pedestrian access points, short access distance for many neighbors Ability to link neighborhoods Abundant on street parking 	<ul style="list-style-type: none"> Cohesiveness of site Stream and floodplain crossings MoKan crossing Currently limited access opportunities at North Edge of site Insure users don’t park in HOA parking lot and for higher uses provide off street parking
Environmental	Strengths & Opportunities	Weaknesses & Threats
	<ul style="list-style-type: none"> Parks create opportunities in environmental education Preserves natural areas Blackland Prairie Restoration Existing floodplain and stream Current users enjoy natural feel (good example of varied habitat in an urban setting) Additional floodplain crossings (e.g. raised boardwalks) could provide wetland related educational opportunities with minimal impacts. Boardwalk design offers options that are easily permitted with respect to local floodplain issues and U.S. Army Corps of Engineers permitting Educational Opportunities, interpretative nature and bird/nature trail 	<ul style="list-style-type: none"> Advancing development threatens the availability of protected natural areas Floodplain constraints Impact on wetlands/ floodplains Low-impact wetland crossings (e.g. raised boardwalk) are relatively expensive and high maintenance. Association with wastewater outfall may not be favorable for some users Much of “natural” area adjacent to the creek is thickly covered in poison ivy (could also help deter “off path” impacts) Wilbarger Creek is known to be associated with archeological sites. Wetlands associated with Wilbarger Creek would require investigation with respect to planned impacts Need to remove invasive and restore native plants in Natural Areas

Political	Strengths & Opportunities	Weaknesses & Threats
	<ul style="list-style-type: none"> Create sense of community ownership “ a park that we can call our own” Park should be geared toward nearby community and regional needs Parks need to develop partnerships without creating a sense of exclusivity Opportunities for schools to maintain or monitor park areas to instill pride of ownership-Pflugerville ISD Opportunities for neighborhood sports clubs to practice 	<ul style="list-style-type: none"> Sense of exclusivity in partnerships can be damaging Regional vs neighborhood park, practice fields and dog park will be regional in scope, while rest of park will be community oriented Adjacent amenity center for neighborhood, make sure we are not competing.
Design- Play Area	Strengths & Opportunities	Weaknesses & Threats
	<ul style="list-style-type: none"> Lots of young families in area Opportunity for community connections Meeting place for friends Physical activity for kids Proposed location along existing sidewalk, proposed trails Off peak use hours Regional draw Opportunities for “Nature Play” Cross generational City would like play areas spread out, several small community parks Opportunities on site for nature play 	<ul style="list-style-type: none"> Can be expensive if using “off the shelf” play equipment Needs to be maintained Needs to be near drinking fountains and restrooms Larger variety of play needed to address all age groups
Design- Prairie Restoration	Strengths & Opportunities	Weaknesses & Threats
Prairie Restoration	<ul style="list-style-type: none"> Provide opportunities for wildlife No long term irrigation needed Beauty Educational Great for trails Great spot already on site Provides context for additional passive opportunities such as bird watching 	<ul style="list-style-type: none"> Requires large portion of usable site Limited use “Weedy” look If not properly established or maintained the area could degrade to fallow state dominated by invasive (i.e. non-prairie-specific) species Perceived low cost, can be costly to establish
Design- Practice Fields	Strengths & Opportunities	Weaknesses & Threats
Practice fields at center of site	<ul style="list-style-type: none"> Close to street parking Topographic and open space fit (flat with no trees) Central area of park Fields already in place and used Convert to open play area? Already used heavily 	<ul style="list-style-type: none"> Floodplain and site restrictions Large, takes up large area in central area for limited use Lighting? Is North site a better spot for practice fields? Currently not reservable City would like larger area with multiple fields
Design- Sport Court	Strengths & Opportunities	Weaknesses & Threats
Sport Court-Tennis/Basketball Court	<ul style="list-style-type: none"> Year round use Active use Flexible space Opportunity for play when rest of site is muddy 	<ul style="list-style-type: none"> High maintenance and construction costs Already sport court across the street in HOA park Water fountains may be needed (also benches, fences, etc.) Takes up land area in central space that could be designated for other multipurpose uses.

Design-Sports Field	Strengths & Opportunities	Weaknesses & Threats
Practice Fields at North edge	<ul style="list-style-type: none"> • Opportunities for neighborhood parking with proposed cooperation agreement • Good, flat, open spot for multiple practice fields • Ability to get several fields in proposed space • Potential space for parking just south of site and out of floodplain • Community expressed need for practice fields • Best use for this space 	<ul style="list-style-type: none"> • Detached from rest of park and potentially far from restrooms • Parking is key to practice fields working in this location • Residents directly adjacent to site (several homes back up to proposed area), potential NIMBY • Safety of parking on Kingston/Lacy • Access into the area-would need switchback • Flooding/stormwater management issues will impact use and scheduling
Design-Restrooms	Strengths & Opportunities	Weaknesses & Threats
Restroom	<ul style="list-style-type: none"> • Already requested • Encourage heavier use, especially for playground users • Important for young families • Wastewater on Park Side of Street • Corworth Pre-fab model is inexpensive 	<ul style="list-style-type: none"> • Expense • Maintenance • Only one indicated on Estimate of Probable Cost, due to nature of park we will need more • Water Service on opposite side of the street (bore or open cut street for service)
Design-Picnic Area	Strengths & Opportunities	Weaknesses & Threats
Picnic tables listed on cost estimate	<ul style="list-style-type: none"> • Great place for family gatherings, birthday parties • Provides spaces to picnic throughout the year • Encourages extended use times • Opportunity to pair up with playground spaces 	<ul style="list-style-type: none"> • Don't know where they are on site • Vandalism targets • Users may drive off road to get to tables if not located near parking, streets
Design-Community Garden	Strengths & Opportunities	Weaknesses & Threats
Community Garden and Orchard	<ul style="list-style-type: none"> • Provide opportunities for growing own food and/or flowers for residents • Gardening is therapeutic • Could use reclaimed water for irrigation • Educational opportunities • Meeting place for people with similar interests • Money making opportunity- Farmer's Market or plot rental • Opportunity for a phased approach- different garden spaces for different interests • Opportunities to re-use wastewater treatment plant facilities, storage unit, concrete slabs, fence, access road 	<ul style="list-style-type: none"> • Shown in outparcel and extends into MoKan ROW • Currently shown size of a football field • Staff and admin available to start, manage • Water use needed • Upfront cost of orchard • Fencing required? • Accessibility concerns • Size shown on concept plan seems very large, may need to start smaller • We must be insured we have a willing and enthusiastic community-not a "build it and they will come" • Rabbit and deer
Design-Dog Park	Strengths & Opportunities	Weaknesses & Threats
Destination Dog Park	<ul style="list-style-type: none"> • Provides meeting place for people (and dogs!) • Direct access from road with off street parking equals less conflict with other users • Trail connections for users also walking their dogs • Popular, requested by several civic groups • Request to be regional in scope, located in great place for more regional access • Opportunitites for education with filter/buffer strip before stream • Pflugerville Pets Alive 	<ul style="list-style-type: none"> • Separated from rest of park • High maintenance potential depending on program. • Water use for dog wash? • No cross interaction with other users which is a pro and con • If located too close to stream there is an increased risk of water quality degradation from sediment and feces runoff can be addressed during design) • Requires separate spaces for large and small dogs • Can be a political "lightning rod"

Design- Trail	Strengths & Opportunities	Weaknesses & Threats
Hike and Bike Trail, Loop trail, botanical trail, Trail head(s)	<ul style="list-style-type: none"> • Provide low cost connections for neighborhood • Connects site amenities • Existing sidewalk already surrounds majority of site along street edge- easy tie ins • Can be used for biking, roller blading, jogging and walking • Lots of shaded areas available for trails • Topography suitable for extensive trail design • Fitness • Opportunity to provide connection via sidewalk at Craters of the Moon Blvd extension • Educational Opportunities • Austin Ridge Riders 	<ul style="list-style-type: none"> • Need separate trail cycling and walking/jogging trail • Costly Floodplain, Stream and wetland crossings • Shown in MoKan ROW on West Edge • Pet waste stations and trash cans need to be provided • Loop trail viability due to stream crossing • Sidewalk along Highland Park needs repairs • Lots of additional impervious coverage if doing a wide concrete trail
Design- Shade Structure	Strengths & Opportunities	Weaknesses & Threats
Tensile Shade Structure	<ul style="list-style-type: none"> • Provide much needed shade opportunities in mid-day summer • Shelter from bad weather • Meeting area/community connectedness • Augments natural shade 	<ul style="list-style-type: none"> • To meet need, multiple structures may be necessary- cost • Tree planting also an option

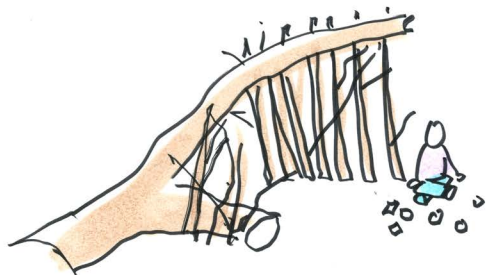
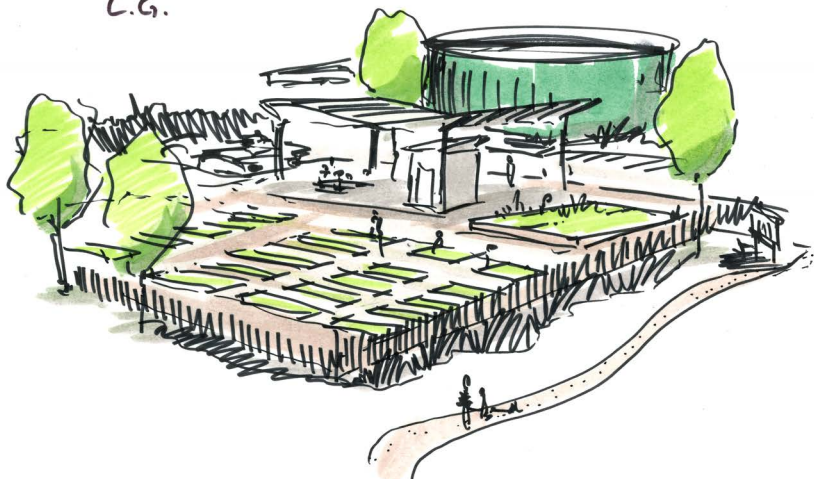
-  Existing Park Elements
 -  Bond Elements - Preliminary Master Plan
 -  Preliminary Design Report - Proposed Elements
-

-   Community Garden
-   Dog Park
-   Hiking Trails (decomposed granite, mulch, or dirt)
-    Mirror Lake
-   Play & Gathering spaces - various
-  Parking Lots for Practice Fields
-  Parking Lot Play Area
-   Practice Fields (for teams to reserve)
-   Parking Lot Community Garden
-    Prairie with Walking Trails
-    Small Practice Field/Open Play
-    Walking Trails (6' wide concrete)
-   Signage & Way Finding
-   Trail Heads / Kiosks
-   Sports Court
-  Pavillion
-   Restroom Facility
-   Site Furnishings (Benches, Tables, Drinking Fountain, Bike Racks)

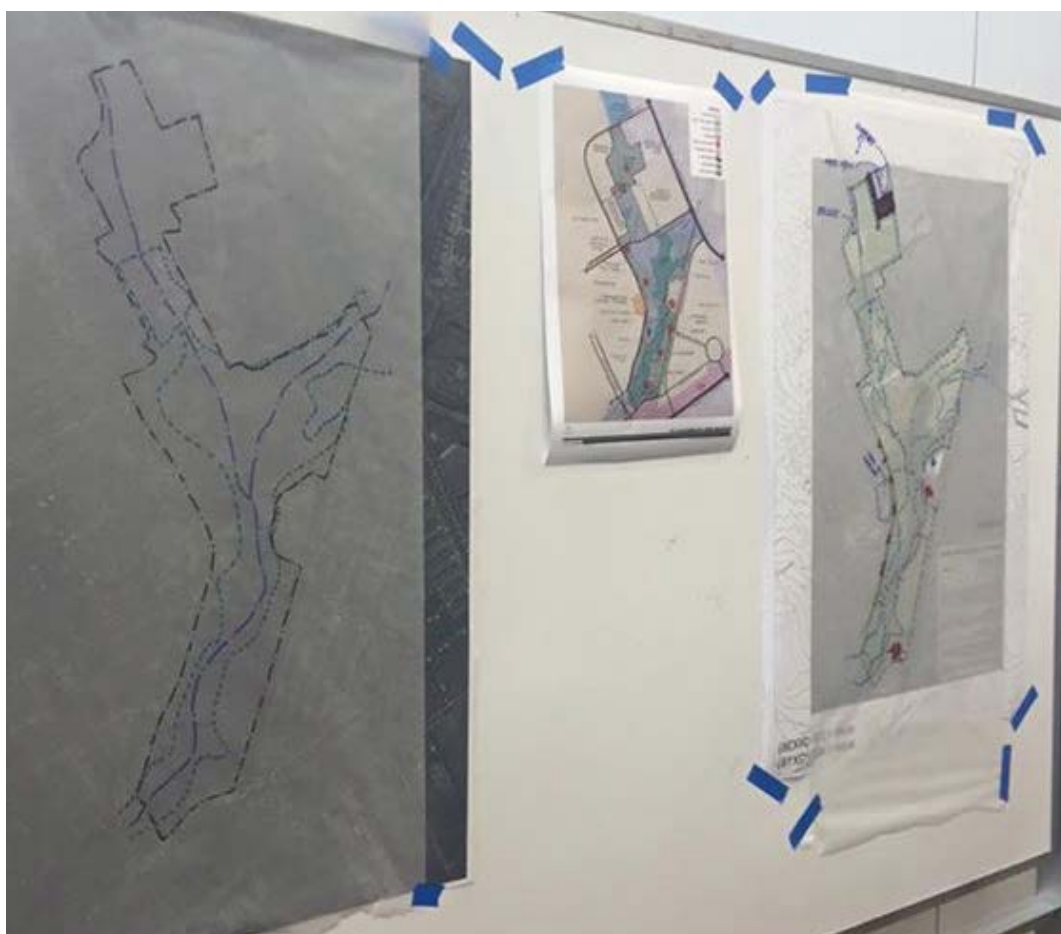
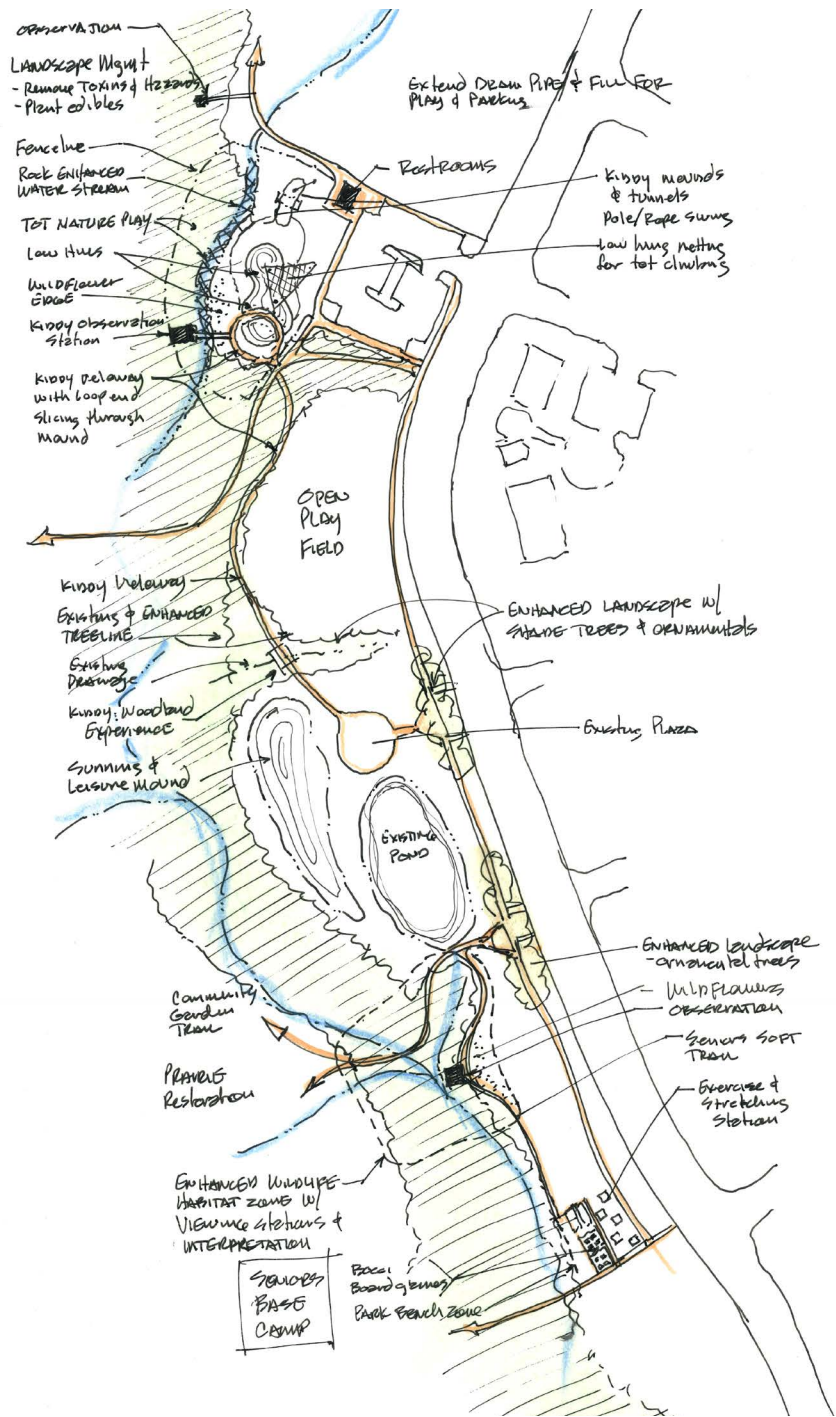
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DESIGN CHARRETTE

On October 29-30th, 2015 members of the Design Team met with City of Pflugerville Parks and Recreation Department officials to further develop and refine the ideas and elements desired and/or required for the Highland Community Park. This 2 day charrette provided an opportunity for the design team to present multiple ideas to City officials on key elements in the overall design, which then allowed the officials to give immediate feedback on the ideas. This helped to refine the ideas and ensure that all elements were incorporated into the design. Presented here are some of those ideas.



Fort building



REFINED MASTER PLAN

KEY NOTES:

1. **PRACTICE FIELD A IN DETENTION BASIN** - WITH 10' CONCRETE TRAIL, RAMP TO FIELDS, TRAILHEAD WITH UPPER AND LOWER PLAZA, RESTROOM MODULE
2. TRAIL HEAD AT HEATHERWILDE
3. 10' TRAIL CONNECTION, TUNNEL UNDER HEATHWILDE AND 10' SIDEWALK ALONG HEATHERWILDE
4. TRAIL HEAD CONNECTION TO GREAT BASIN LOOP
5. **PRACTICE FIELD B ALONG CRATERS OF THE MOON EXTENSION** - DROP OFF WITH SPECIALITY PAVING, 10' SIDEWALK ALONG CRATERS OF THE MOON, PARKING ALONG EAST SECTION OF CRATERS OF THE MOON FOR 60 SPACES, PARKING LOT WEST SECTION OF CRATERS OF THE MOON FOR 70 SPACES, DRIVE TO PARKING LOT, DROP OFF
6. **TEEN HANGOUT AREA** - WITH SCULPTURAL SITTING AREA, ENHANCED LANDSCAPE, 2 SEAT SWINGSET, HALF COURT BASKETBALL COURT
7. **PASSIVE CORNER PARK** - WITH BOCCE COURT, GAME TABLES, PICKBALL COURT, SEATING AREAS, AND ENHANCED LANDSCAPE
8. **5-12 YEARS OLD ACTIVITY AREAS** - WITH TENSILE SHADE STRUCTURE, PLAY STRUCTURE, 4 SEAT SWING SET, PICNIC TABLES, LANDFORM IN SCOOTER PARK, RESTROOM MODULE, ENHANCED LANDSCAPE, TRAIL LOOKOUT, 6' WIDE CONCRETE TRAIL
9. **PRESCHOOL AGE ACTIVITY AREA** - WITH LANDFORM MOUNDS AND TUNNELS, KIDDIE CLIMBING NET, STREAM FEATURE IMPROVEMENTS, TRAIL LOOKOUT, ENHANCED LANDSCAPE, 10' WIDE CIRCULATION PATH, 6' WIDE CONCRETE TRAIL- KIDDIE VELOWAY, PARKING LOT FOR 50 SPACES
10. **COMMUNITY GARDEN** - 100+ 4'X4'GARDEN PLOTS, WITH ADAPTIVE RE-USE OF STORAGE TANK AND STRUCTURES, PARKING LOT AND FENCING IMPROVEMENTS, PAVILION, AND POLLINATOR GARDEN WALK
11. **ADVENTURE AREA** - WITH CLIMBER PLAYSTRUCTURE AND FORT STRUCTURES, CLIMBING WALL/ROCK, QUARRY BLOCK CLIMBERS, QUARRY BLOCK BENCHES, LOG CLIMBERS AND STAGE AND SEATING, FORT BUILDING STATION, BUTTERFLY GARDEN/PRAIRIE MAZE, ROCK MAZE, 3' NATURE TRAIL, 6' WIDE CONCRETE TRAIL FROM PARKING LOT TO BOARDWALK, ENHANCED LANDSCAPE, TRAILHEAD AND PARKING LOT FOR 40 SPACES
12. 10' MEANDERING CONCRETE TRAIL ALONG MOKAN ROW
13. **PRAIRIE RESTORATION** - WITH 10' BOARDWALK, TRAIL LOOKOUT, AND INTERPRETATIVE SIGNAGE
14. CONNECTION TO EXISTING CIRCLE PLAZA- 6' CONCRETE
15. **DOG PARK** - WITH 3 FENCED AREAS FOR SMALL, MEDIUM, AND LARGE DOGS, SPLASH PAD, STONE BENCHES, PLAY TUNNELS, BERMS, DOG WASH STATION, RESTROOM, AND PARKING FOR 60 SPACES



Disclaimer: Highland Community Park Plan to be Presented to Pflugerville City Council on November 24th. Program Elements Shown are subject to approval and available funding.

INFANT/ TODDLER PLAYGROUND

Across from the Lassen Volcanic Drive is the parking and entry point to the playground for the youngest of Pflugerville's residents. Infants and toddlers will have a unique experiential playscape that is designed to engage a child in both physical activity as well as stimulate a child's intellectual and creative mental processes. The overall concept is to place two thirds of the playscape in an open landscape and an additional third embedded in the woodland edge.

Programming for the park will be based on triggering experiential qualities starting with the five senses; look, feel, listen, taste, and smell. Beyond this engaging the seven intelligences of the brain; linguistic, logic, music, kinesthetic, spatial, interpersonal and intrapersonal, are important formative intellectual functions that will be addressed in some form.

In the open landscape, land form will activate and challenge young kids in crawling, walking, and beginning running within spaces that are safe and soft. Envisioned to be a lawn surface, the site will be formed to have low-rise mounds, low suspended nets for holding and climbing, and short length tubes for walking or crawling through. Other toys or features will be added as the discussion advances.

Toward the woodland edge, there exists a small creek that has water intermittently through the year. The design team will explore the possibility of working with this feature to create a low flow and safe edge and water interface that is rock-lined and stable. This may require rerouting a secondary stream course off the main channel for better management and control. The edge landscape is where the richest biodiversity exists and part of this theme is to immerse the young explorer into a space that has lots of visual appeal with trees, shrubs, flowers, insects, birds, squirrels and more. Within the fence-line that sets the woodland boundary, complete care will be taken to remove any elements that may be toxic or harmful such as poisonous plants, thorns, habitat that may harbor snakes and other such hazards for the inquisitive mind. It will be a highly managed "habitat" so that safety can remain a high level of concern. The sunlight edge may have patches of low height wildflowers. Walking further into the wood over a low simple foot bridge bring the child into the woodlands and be able to explore visually the wildness of the woods. The fence would be a low 3'-4' aluminum bar fence with a top rail so that the child can peer over the top. There may be a boardwalk to a small simple pavilion for observation as well with fixed telescopes peering through blinds at bird feeders and habitat.

Incising one of the low hills will be the north terminus of a kiddy veloway. Having young kids standing over the course by a few feet or so with a small barrier for safety and seeing kids zoom through below would be a unique experience for the spectator kids. Building in slides surface mounted in the hill may as well promote a heightened excitement in this space.

The current sketch shows about 60 parking spaces and in the corner at the juncture of the parking and playspace, a restroom and water fountain can be installed for the benefit of park patrons.

KIDDY VELOWAY

The veloway is intended to promote a more active lifestyle by engaging young kids at a very early age in bike riding. This course would be set up for tricycles and small non-motorized scooters in a double width section. Since it is a single lane and not a loop, it will necessarily be a two-way "street". Though advancing the design, this could change to a loop or a boulevard for safety concerns. Graphically this shows to be approximately 700' in length, (1400' round trip) so would be a significant run for a trike or scooter. Budget permitting, this course can include land form, tunnels, a dash through the woods and over a bridge and other elements to add thrill to the journey. The southern termination is the existing plaza at Mirror Lake. Schematic design phase will reveal if an outer loop around the existing plaza is warranted for safety.

OPEN PLAY FIELD

Existing across from the home owners Association swim center is an open play field. This space is active and currently has fixed soccer goals where kids and adults come to kick the ball around. In other places around the park, soccer will be the central activity and therefore it has been discussed to relocate the goals to those places in the park that have been designated for soccer. However, this does not mean that soccer is not welcome. What it means is that the space will become more inviting for open play, including soccer. The design team wants to encourage a wide variety of play activities around the park and open spaces for many types of uses are in much demand. Simply by removing the goals, we hope to indicate to the residents that this space is open for all types of play, not just soccer.

MIRROR LAKE AND SURROUNDS

Just by seeing the lake and the elements already in place, it immediately called out to be enhanced in subtle ways to contribute to the peace and passivity of this space. There are many open spaces with activities but few spaces out in the open cater to simple leisure time. Lying on blankets sunning in the summer, reading books or listening to music with friends, a picnic. Passive singular and social activities need spaces and Mirror Lake works well to contribute to this look and feel. Aside from simple landscape treatment to enhance the aesthetics of the space, a simple low-rise mound in the open space that is oriented north to south will contribute spaces that broaden the ambiance that a patron of this place may be looking for. Whether facing the sun or facing away from the street, the mound offer variations for different feels.

PASSIVE SPACE

At the corner of Kingston/Lacy and the Craters of the Moon Extension is a space that has been selected to be of service to senior citizens. It is not the intent of the overall park design to

segregate different generations of residents, on the contrary, we seek to bring multiple activities into most spaces so that multigenerational experiences can occur. This space has been more organized for seniors so that seniors have a place that they can call their own. This is a place for organized activities such as board games or bocce or for physical exercise with some exercise stations for workouts or stretching. There is an open space for pilates, yoga, or Tai Chi.

Connecting to Mirror Lake is a short soft path that passes by an observation station. The path is intentionally soft for the feel and texture of the path being more soothing and restful for senior citizens. The station is perched on the inside edge of the woodland for nature viewing or bird watching. The area around this station could be a wildflower zone and the whole area around the station may be managed as an enhanced habitat zone. The position of the observation station is intentional as well being positioned to overlook the confluence of drainage courses providing for broader habitat variety. The entirety of the experience is designed to provide a broad sensory experience with visual, hearing, smells, tasting and touch as well as the seven intelligence realms of the brain described in the toddler's play space. Advancing the design of this area may lead to a more sophisticated sensory garden or a space that becomes a destination for seniors that are suffering from ailments of later years such as Alzheimer's or diabetes by providing a richer experience.

Particular attention will be paid to ADA accessibility including the soft trail and observation station.

PRAIRIE RESTORATION SITE

From both the Mirror Lake and from the activity zone for seniors, there are trails that move through the woods to the site designated for Prairie Restoration.

COMMUNITY GARDEN

In the original Master Plan, the program included a Community Garden, as requested by public input, to be located along Great Basin Avenue adjacent to the Highland Park neighborhood. While this location is perfectly suitable given the easy access from neighborhood stakeholders and access to water and power, the overall size proposed was far too large a garden to be sustained from day 1. In our experience, starting smaller and creating a solid foundation based on community group's involvement and championing the facility's growth leads to long term success.

The original plan earmarked the entire 5.0 acre tract of land used by the decommissioned Wilke Lane Wastewater Treatment Facility. We recommend a smaller area and through adaptive reuse, utilize the existing structures, fencing, and general parking and road layout from the Treatment Facility as the basis for the garden design.

The area shown in the revised plan is roughly 1.5 acres, but still contains space available for well over 100 raised garden plots and areas to

expand if necessary, zones for children's gardening, a small pavilion structure designed to capture rainwater built on an existing foundation, a pollinator and butterfly garden along the North side, and adaptive reuse of the existing water tank as a water collection facility and adjacent industrial structure and pump house as a storage building. Through the reuse of these existing industrial structures, this garden would quickly become one of the most unique gardens in the entire region.

Grade School Play

Located proximate to the infant toddler playground is a playground for older preschool and school age kids with several exciting things for one of the most active of age groups to discover. This playground shares a parking lot and a restroom with the younger kids and will allow parents to engage all of their kids at the same while keeping their on them.

A large play structure will be the main focus of the site with a mix of traditional equipment along with some of the latest innovations in play integrated within the structure. Monkey bars, slides, bridges, ladders and cubbies. Inclusiveness of children with a wide variety of physical capabilities will be designed into the structure while still challenging the kids who want more challenge. A variety of areas to allow for different degrees of stimulation for kids with sensory processing issues will also be considered in the design of the play structure and the overall park.

A swing set is located just north of the picnic tables next to large tensile structure which will provide a variety of seats for different ages and abilities. Swing sets are such a perennial favorite we wanted to make sure to include them on the park.

Underneath a colorful and inviting tensile shade structure will be a climbing structure that has nets and is not only functional and challenging for kids but also sculptural in appearance. With the shade this will also be a great place to hang out with your friends and you climb and jump on rainy or sunny days when you need to find some shade.

The surface of this playground will ideally be a bright and colorful rubberized surface that is also dotted with smaller play equipment like rockers.

Picnic tables will be located in a landscaped spot near the parking lot and landscape berms and grassy areas will surround the playground. A small scooter/bike area that allows kids a few bumps and fun turns is a fun addition for families who are biking, hiking or scootering their Highland Community Park's trails and walks. The scooter park will have a large landscape berm in the center which will also be great for climbing and jumping.

Benches will be located throughout the site and the playground will be planted with a variety of colorful shrubs, grasses and groundcovers.

Adventure Play

A large playground dedicated to nature play is located just south of the existing trail along Great Basin Drive and will have a tall tree house structured centered on and visible from Crater Lake Drive. This playground is designed along the lines of the Children's Garden at Lady Bird Johnson Wildflower Center with structures built from natural elements like wood and stone and meant to inspire kids to further explore the woods and stream within Highland Community Park. Log and quarry stone climbers along with fort building equipment and a climbing wall are intended for all ages. A butterfly maze garden is nestled under the existing trees to allow the interplay between the open area and the forest. Benches in this area will be quarry stone boulders and will double as climbing elements. A small amphitheatre with log stage and seating has more of a camp feel than a typical playground feature and will also be nestled in among the trees and built from trees that have fallen and or been cleared from this site.

This play area will be served by a parking lot to the north in addition to on street parking and lots of pedestrian traffic as it centrally located among the surrounding residential neighborhoods. A path meanders through the center of the play area on its way to the restored prairie and the boardwalk.

Dog Park

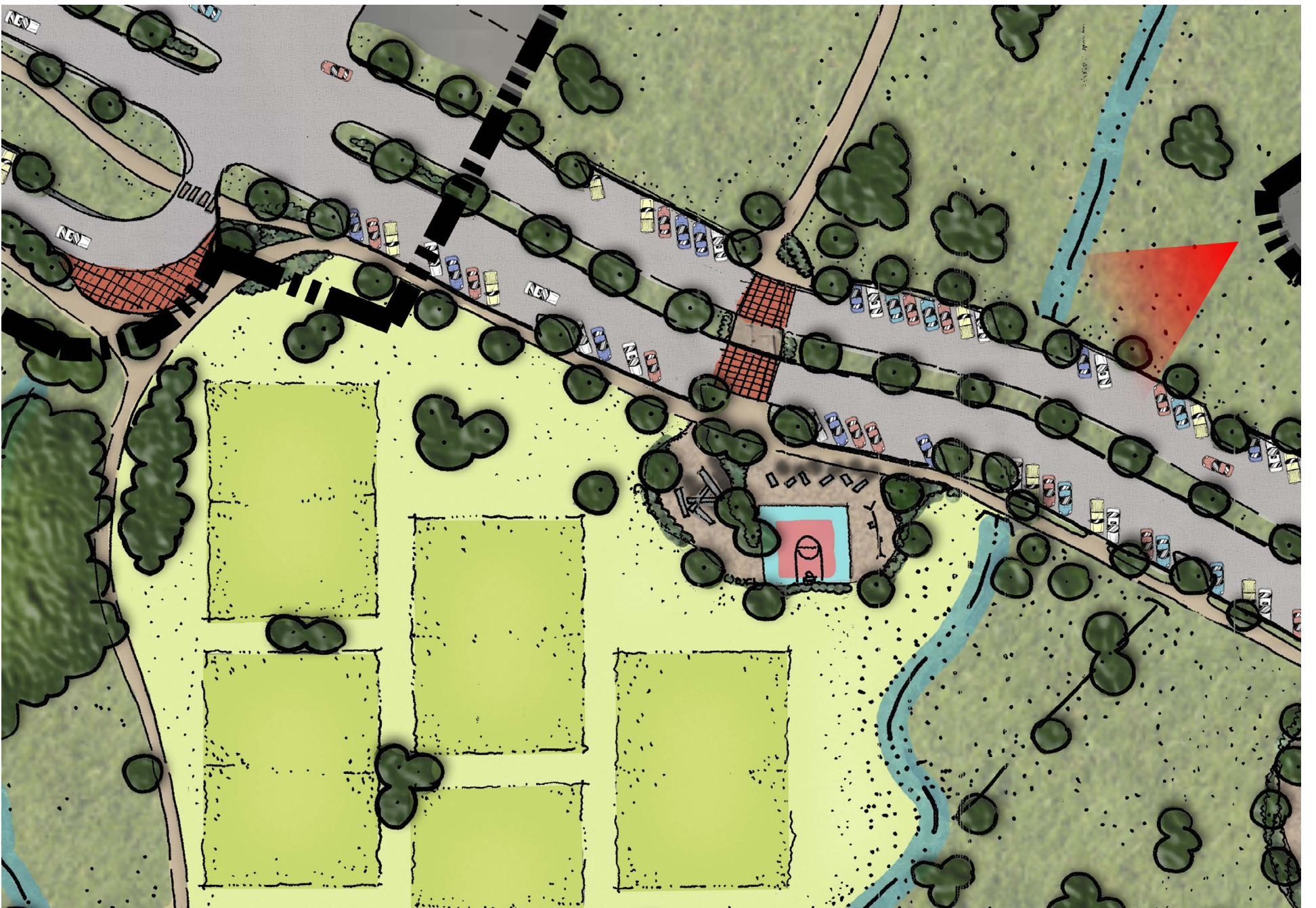
At the southern edge of the site located just south of the restored prairie and among the existing natural clearings of the riparian forest is the dog park. A parking lot accessed from N. Cascades Avenue and just a short distance from E. Pflugerville Parkway. From this parking lot you enter into a fenced plaza with a fountain type splash pad area for all dogs. From this plaza you can take your dog to a fenced in area intended for small, medium or large dogs. All of the fenced areas have seating for dog owners, landforms and tunnels for the dogs to play in and are surrounded by existing trees. The large dog park is the largest and is located on the other side of the stream. It has a variety of topography to hold a dog's interest as they run and play with other dogs. Wash areas for dogs along with a restroom module for humans is also provided as part of the park.

Teen Activity Area

The Craters of the Moon Extension that crosses the site and its sidewalks will provide great access to the widest part of the site where a teen park is programmed, next to a large field of practice fields which will also be used by teens and their families. The teen park will have climbing, sitting, congregating structure that is part play element, part art sculpture. It will also have a small swing set (who doesn't love to swing) with wider sets and longer chains for the older kids. A half court basketball court and lots of seating opportunities along with some shade from trees will provide a great spot for teens to meet their friends. This site is also easily accessed by pedestrian, bicyclists and adjacent to car parking with great visibility along the new road.



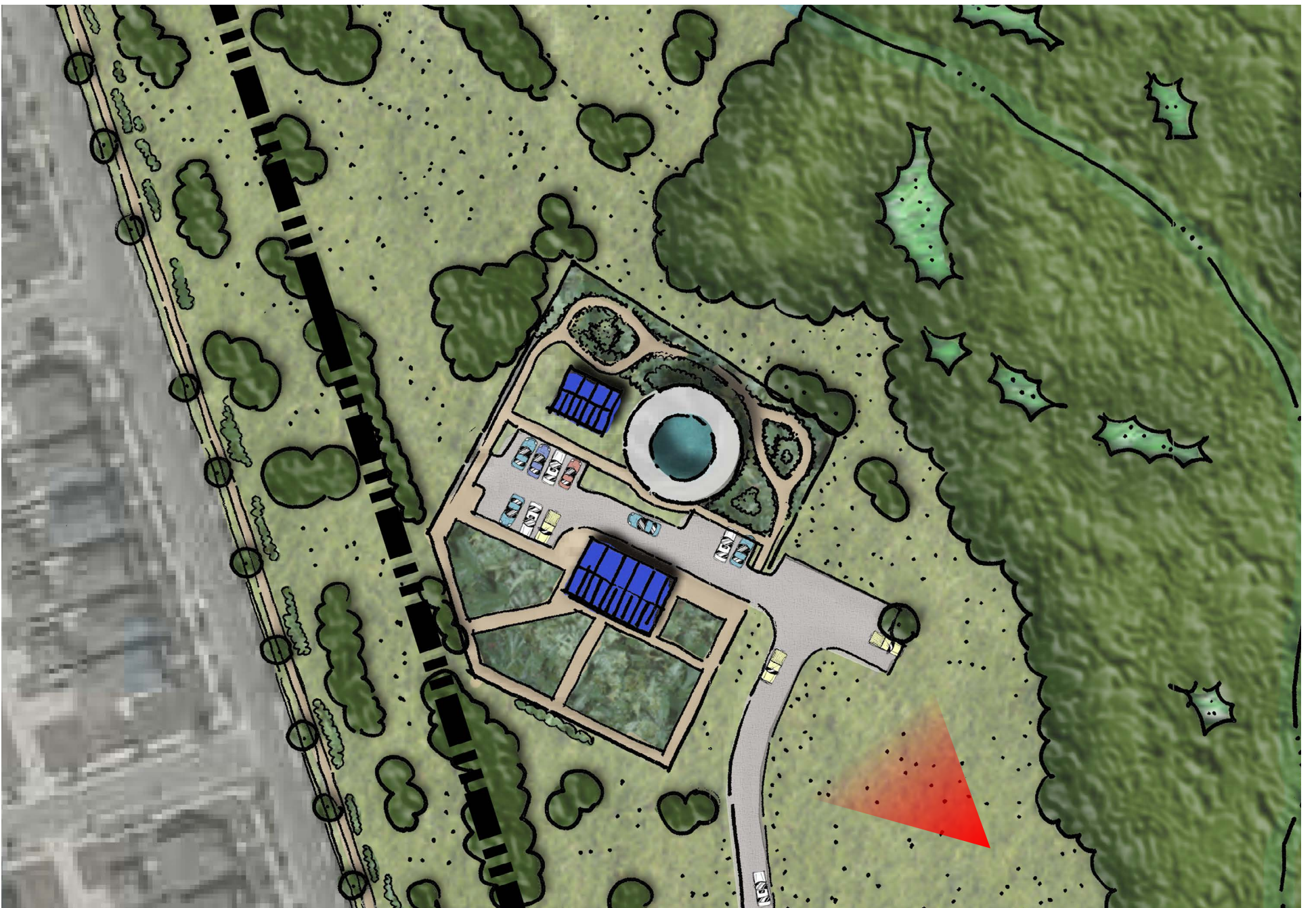
TEEN AGE HANGOUT AREA AERIAL



TEEN AGE HANGOUT AREA PLAN



COMMUNITY GARDEN AREA AERIAL





DOG PARK AERIAL



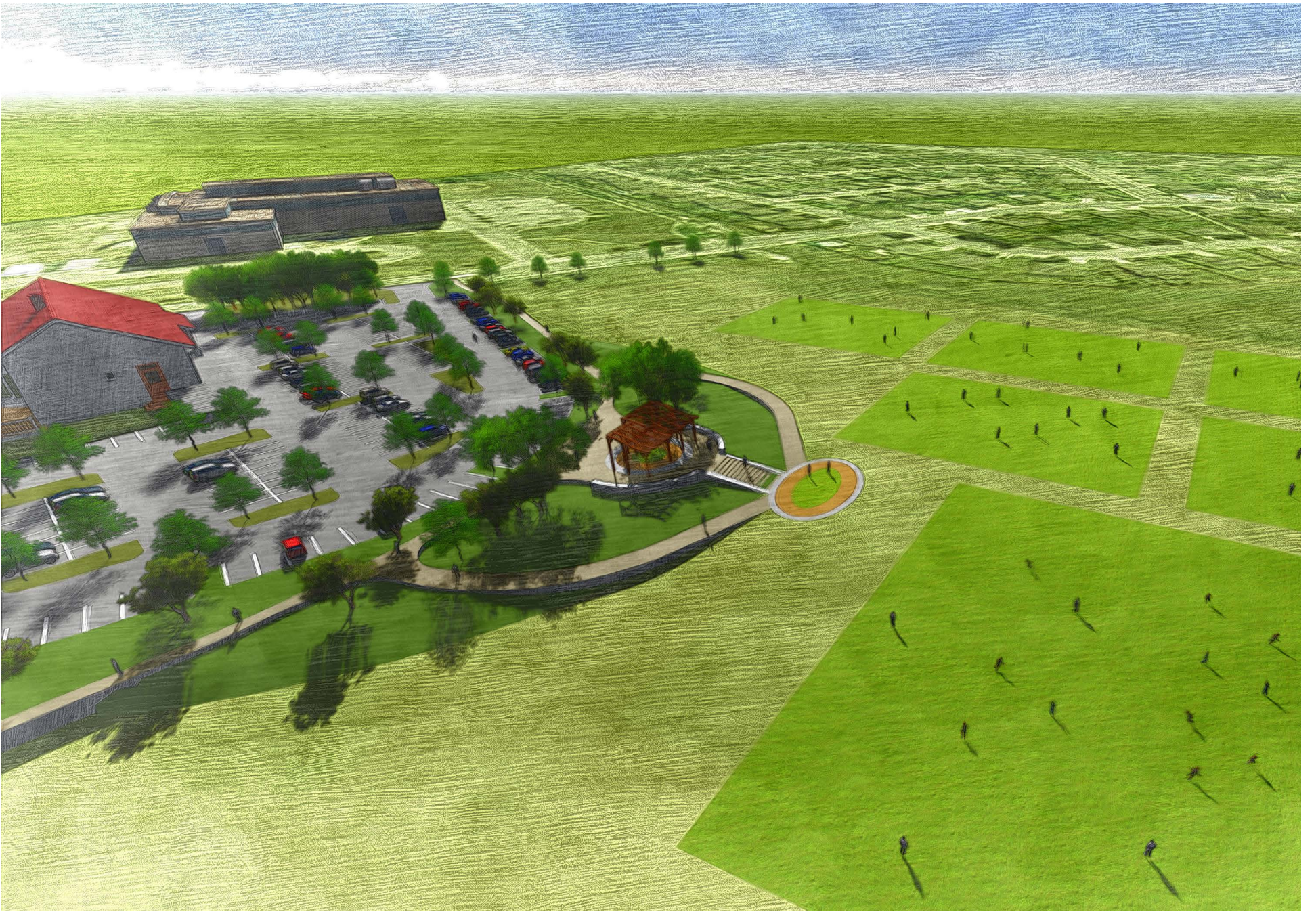
DOG PARK PLAN



5-12 YEAR OLD ACTIVITY AREA AERIAL



5-12 YEAR OLD ACTIVITY AREA PLAN



DOG PARK AERIAL



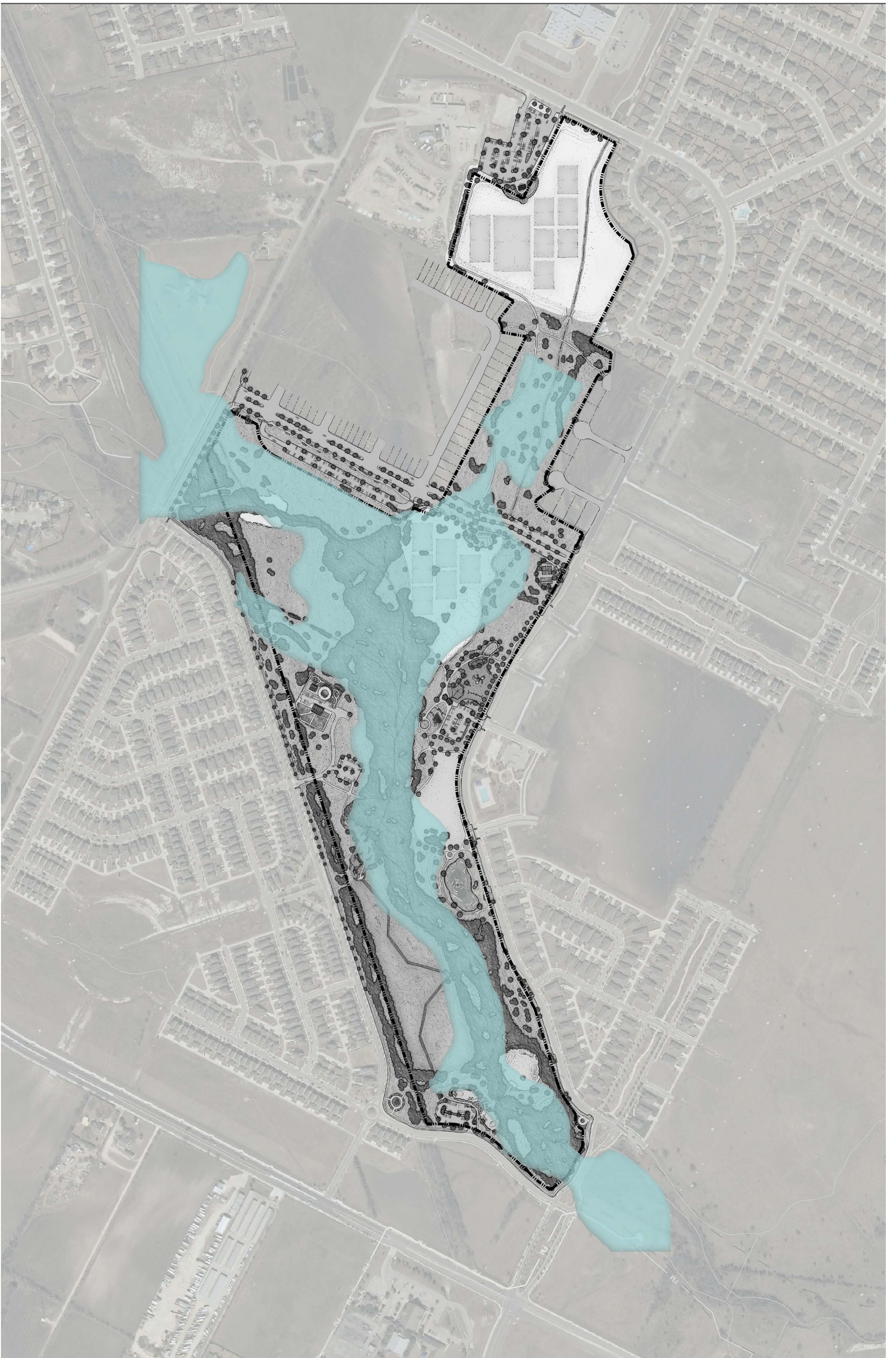
DOG PARK PLAN



COMMUNITY PARK AERIAL









TAKE ADVANTAGE OF THE RICH NATURAL RESOURCES ON THE SITE

The site has an inherent variety of existing landscape types that will serve to enrich the park visitor experience. These types include a stream with wetlands, grassland/prairie, existing tree cover and open playing fields. The intent is to respect these natural resources minimizing impact on existing natural features and providing areas to restore historic landscape features.

TREE PRESERVATION

An important goal of both Master Plans is to take advantage of the existing natural tree cover and the trail layout through the forested area will be constructed to have as little impact on the trees as possible.

PRESERVATION OF NATURAL WATERWAYS

The center of the site, which is very linear, is a large floodplain surrounding a small stream. The goal is to minimize the environmental impact on the stream, the floodplain and any wetlands that might be located on the site. The proposed road through the center of the site and connecting the east and west halves of the site will provide a great opportunity to connect the site with a sidewalk/trail without needing to greatly impact the floodplain in other locations.

The existence of water corridors adds significant visual interest both in terms of the change in vegetation type and the potential for intermittent running water in wet seasons. To take advantage of this visual feature, The Highland Community Park Plan will have hiking and loop trails which are designed to have little impact on the floodplain but still enjoy it's natural beauty.

INTEGRATION OF MAN-MADE POND AS PARK ORGANIZING FEATURE

A small but centrally located pond (Mirror Lake) already provides a great organizing feature for the park. The Highland Community Park Plan has a sunning lawn and sidewalks to further enhance the ability to use this pond.

OPEN SPACE PRESERVATION

In addition to providing space for active recreational and large group activities the plan also respects the importance of preserving natural open space. The site is currently located near open agricultural land which is rapidly being developed both for residential and mixed uses. The advancement of development supports the need to preserve areas of natural open space both for the enjoyment of people but also for the preservation of natural ecosystems. A majority of programming elements are concentrated on a relatively small portion of the land to preserve as much natural areas as possible.

The open spaces will provide opportunities for people to explore the beauty of plants and wildlife while preserving remnants of landscape types that will be eventually be lost to development This significant allocation of open space not only makes sense environmentally, but also received significant support from stakeholders and com-



munity members.

SUSTAINABILITY

Both Master Plans address environmental and economic sustainability by conserving natural open space, limiting impact on natural resources and concentrating infrastructure disturbance in specific areas. In the design phase of the project, low maintenance and recycled materials will be considered.

Rain water will be captured in existing drainage ways and ponds and will be used to irrigate ball fields and other site amenities.

WATER AND WASTEWATER RESOURCES

WATER (RAW AND POTABLE)

There is a City water line surrounding the site on the opposite side of Kingston/Lacy and we also plan to use rain basin and other ways to reclaim rainwater on site.

A dog wash area is also intended for the dog park.

IRRIGATION

The Master Plan recommends the practice fields be irrigated along with drip irrigation at some of the major entry areas.

All planting areas and the prairie area will need temporary irrigation for establishment

WASTEWATER

An existing wastewater line for the City of Pflugerville surrounds the site. Further study on the best opportunities for connections will occur with the construction plans.

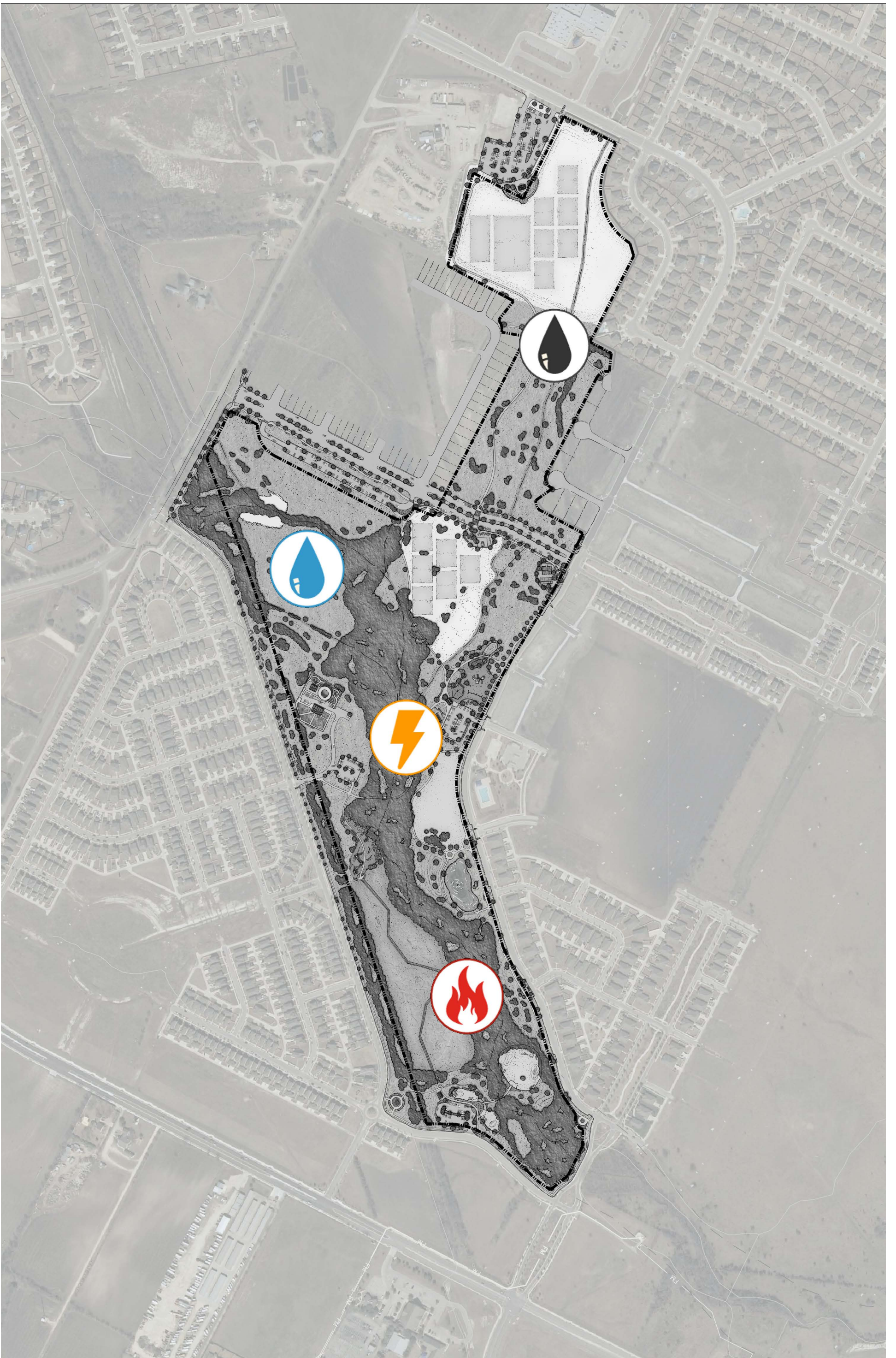
CREATE A SITE CHARACTER WHICH COMPLEMENTS THE NATURAL BEAUTY AND HISTORY OF THE EXISTING SITE

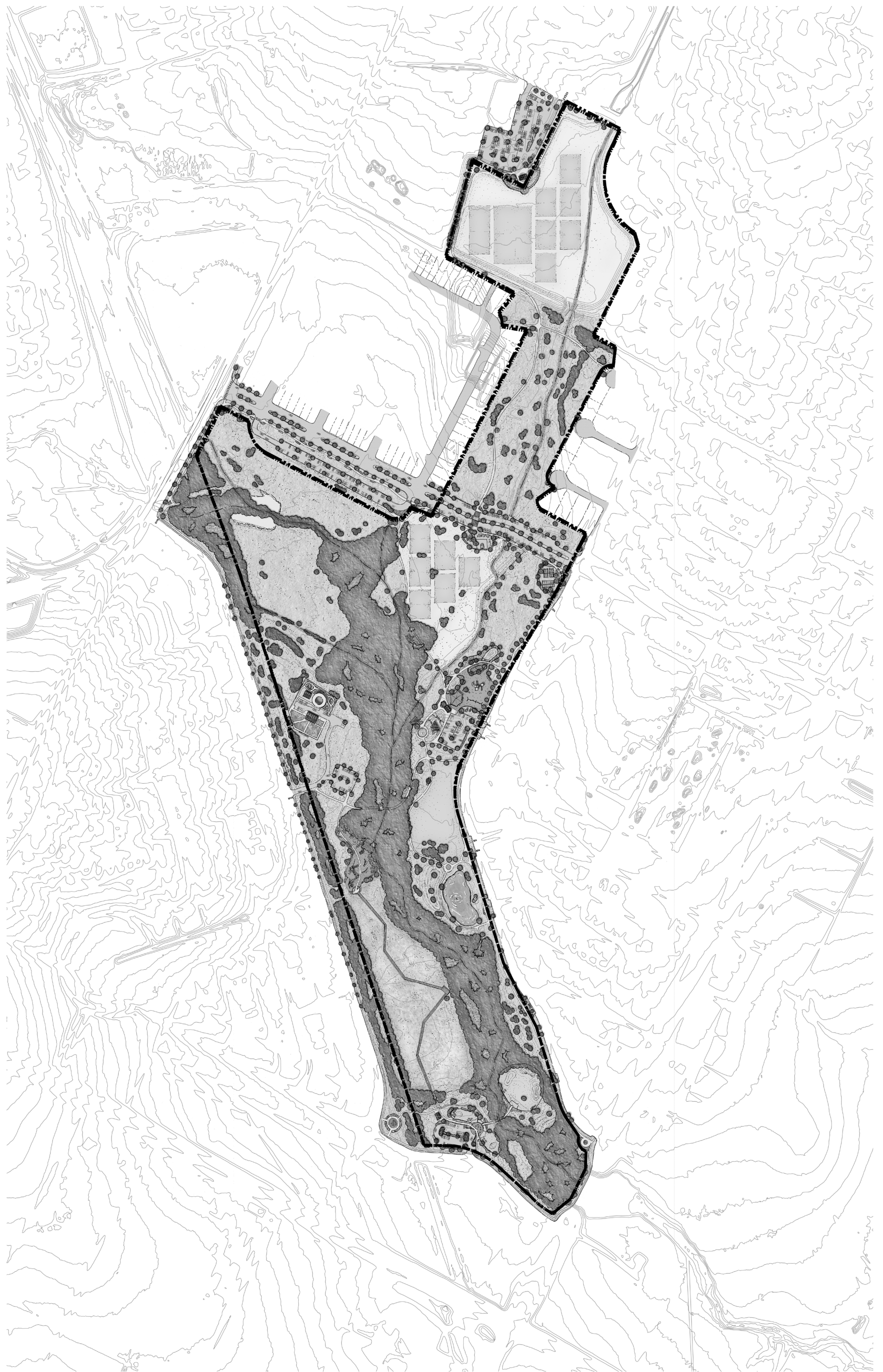
Further developing the original Master Plan's intents the Refined Master Plan integrates design strategies that complement the native character of the site. A park circulation system will weave through a variety of indigenous landscape types including restored Blackland Prairie and a riparian stream corridor. This trail system will take advantage of the existing pond, minimizes environmental impact on existing waterways, integrates and augments native vegetation, takes advantage of unique views, and emphasizes a vernacular design vocabulary derived from the sites' history.



PROPOSED LIMITS OF
TREE & TOPOGRAPHIC
SURVEY

PROPOSED LIMITS OF
GEOTECHNICAL
INVESTIGATION





**O.P.C.C.
forthcoming**

**O.P.C.C.
forthcoming**

