

Executive Summary of the 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 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.

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.

<u>Pflugerville Priority Trails</u>		
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 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

<u>Pflugerville Parks</u>	
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

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.

