



1849 Park *Master Plan*



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TABLE OF CONTENTS

	Executive Summary	
CHAPTER 1:	Introduction	5
CHAPTER 2:	Existing Conditions	11
CHAPTER 3:	Community Involvement	21
CHAPTER 4:	Conceptual Park Plan	33
CHAPTER 5:	Park Master Plan	49
CHAPTER 6:	Park Theme & Character	61
CHAPTER 7:	Implementation	73
	Appendix	xx

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Thank you to all those who participated in the stakeholder and public input meetings.

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Executive Summary

Introduction

The 1849 Park Masterplan is a tool to assist the City Pflugerville with the space planning of the many passive and active recreation elements within the park. The Masterplan is also a guide to assist in creating a strong visual identity while honoring the rich history of the site and the City of Pflugerville.

Baseline data to prepare the masterplan was gathered from a variety of sources, including information provided by the City of Pflugerville such as GIS files and base maps. In order to gain a thorough understanding of the site, the Design Team collected additional information by visiting and documenting the site on multiple occasions.

Existing Conditions

1849 Park is comprised of 323 acres of undeveloped land that was part of Henry Pfluger's original homestead. The park is located east of the City of Pflugerville on the north side of Cameron Road, approximately 1.85 miles east of the intersection of TX 130 and East Pecan Street. The site is currently accessible from the east and west off of Cameron Road. The site is surrounded by undeveloped agricultural land. According to the City of Pflugerville current zoning maps, the site is zoned Agricultural.

Existing utilities to the site include water and electricity. A sanitary main is currently being constructed across the site that will be available for service. Other utilities that could be needed such as gas and communications will have to be brought to the site. All new utilities constructed or improved will be installed underground.

The topography of the site is conducive to park development yet provides sufficient variation for creating interest across the site. Good views of the surrounding landscape can be had at the highpoint of the site. Wilbarger Creek and its floodplain will have a significant impact on how the site is developed. Only minor development such as trails and open space will be located in the floodplain to avoid potential damage from high water.

Community Involvement

The community was encouraged to participate throughout the entire master plan process. Pflugerville residents were invited to four public input meetings. Stakeholder meetings were conducted for each sport league and park user group. Three Advisory Board meetings were held as well. Each meeting provided an opportunity for the Design Team to interact with future park users and exchange ideas and information that would be useful in the design of the masterplan.

Master Plan Concepts

The information collected at the initial public meetings, stakeholder meetings and advisory board meeting was used to generate a program of elements to be included in the master plan. The design team used that program of elements to develop three preliminary concept plans for presentation to city staff. Based on feedback from city staff, the preliminary concepts were then refined into three concept plans for public presentation. The input collected at the public meeting and from city staff was used to develop a single preliminary master plan that was presented to the public. The preliminary master plan was finalized with input from the public meeting and from city staff and the final master plan was approved by City Council.

Implementation Plan

The development of 1849 Park will occur over time through multiple phases. Construction of Phase I is scheduled to begin in fall of 2016. The development of future phases is contingent on various factors such as funding, demand for facilities, access to the site, etc. Due to changes in demographics, trends in sports and recreation, etc., the masterplan may need to be updated in the future to better provide for the needs of the community.

Park Identity

The history and character of the parkland will be highlighted to capture the identity of the park and make it a special place. The identity will be reinforced with a design vocabulary that includes materials, colors and patterns that tie to the site's history. The design vocabulary will carry throughout the park tying the various elements, such as entrance monuments, wayfinding signage, buildings, paving patterns, etc., together visually and contextually. The identity is very important as it is what creates a unique experience for the user.

Conclusion

The 1849 Park Master Plan is a guide to the development of both the physical layout and arrangement of amenities and the visual character and identity of the Park. The information and graphics included in this report document the process the design team followed to complete the report.

The Master Plan provides recreation opportunities for all Pflugerville residents from organized sports to preserved wild areas. The Plan provides the layout including size and quantities of the recreation elements such as ballfields and courts as well as vehicular and pedestrian circulation such as driveways, parking lots and trails.

With the public participation and the input that was received and incorporated into the Master Plan, the Master Plan represents the vision of the community as a whole.



Chapter One



INTRODUCTION



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Purpose of the Plan

The primary purpose of the Master Plan Manual is to produce a document that will provide guidance in the space planning for all of the many passive and active site amenities and venues of the park as well as serving as a guide to creating a strong visual identity for the park while honoring the existing tract of land and its rich history within the City of Pflugerville and larger community. Furthermore, the document will identify the design process which includes the following:

- Analyzing the existing opportunities and constraints of the park site which shaped the conceptual designs.
- Identify key stakeholder groups and their input
- Provide a “Design Vocabulary” to develop the character and identity of the park through the phases of development.
- Provide a rendered Master Plan graphic adopted by City Council.
- Document the other studies involved throughout the design process.



History of the Site

The 1849 Park takes its name from the very beginnings of Pflugerville, when the sons of Henry Pfluger Sr., 19-year-old Conrad and 15-year-old George, arrived in the area during the spring of 1849. Later, Henry Pfluger, his wife Anna Christina Kleinschmidt, and other family members would leave Germany to settle in the area. Henry Pfluger would eventually purchase the 960-acre farm in the forks of Wilbarger Creek, known as Brushy Knob, about five miles east of what is now Pflugerville.

The countryside was still prairies and covered with sage grasses which grew as tall as four feet in areas. The Tonkawa, Comanche, Apache and Lipan Indians all roamed the area, and buffalo were still numerous. The Comanche were known to camp near the headwaters of Walnut Creek until the 1860's.

Henry's family was the first German family to actually settle in the area and work the land. The Pfluger's farming consisted of corn, wheat, rye, potatoes, onions, carrots, okra, butterbeans, green beans, squash, beets, spinach, tomatoes, cabbage, and sweet potatoes. They also raised grapes and cantaloupe along with fruit trees. Farming was done with draft animals and by hand until the early 1900's when tractors became common.

At that time, there were no roads or barbed wire fences to corral livestock, and wild longhorns roamed freely. Branding cattle distinguished cattle ownership and the Pfluger cattle was branded 'LHF' on the left side.

The area population didn't grow until after the Civil War when the area gradually changed from isolated farms and corrals to a community, which then led to churches, businesses and schools. The first commercial business was a general store built by Louis Bohls in 1890. When Louis Bohls proposed to open a post office in his general store, he suggested the name Pflugerville, since the major landowners were Pflugers. In 1904, the Pflugerville town site was platted. The plat consisted of sixteen blocks, right-of-way and depot grounds for the Missouri-Kansas-Texas Railroad (MKT).



Data Gathering

GIS files were provided by the City of Pflugerville. These files include floodplain limits, topographical contours, soil maps, etc. Additional data was collected by the design team during several visits. This data was recorded by photographs and by notations on an aerial photograph. The data was further compiled into a base map which was used for the site analysis and for the preliminary Master Plan concepts.

Data related to the program of elements for the Master Plan was gathered from an intensive public input process. This process included surveys, public input meetings, stakeholder meetings and advisory board meetings. This information was compiled and included in the design of the Master Plan. A thorough description of the public input process is included in this report.

Relevant Citywide Plans

The following conclusions may be drawn, based on review of Pflugerville's current Parks, Recreation and Open Space Master Plan:

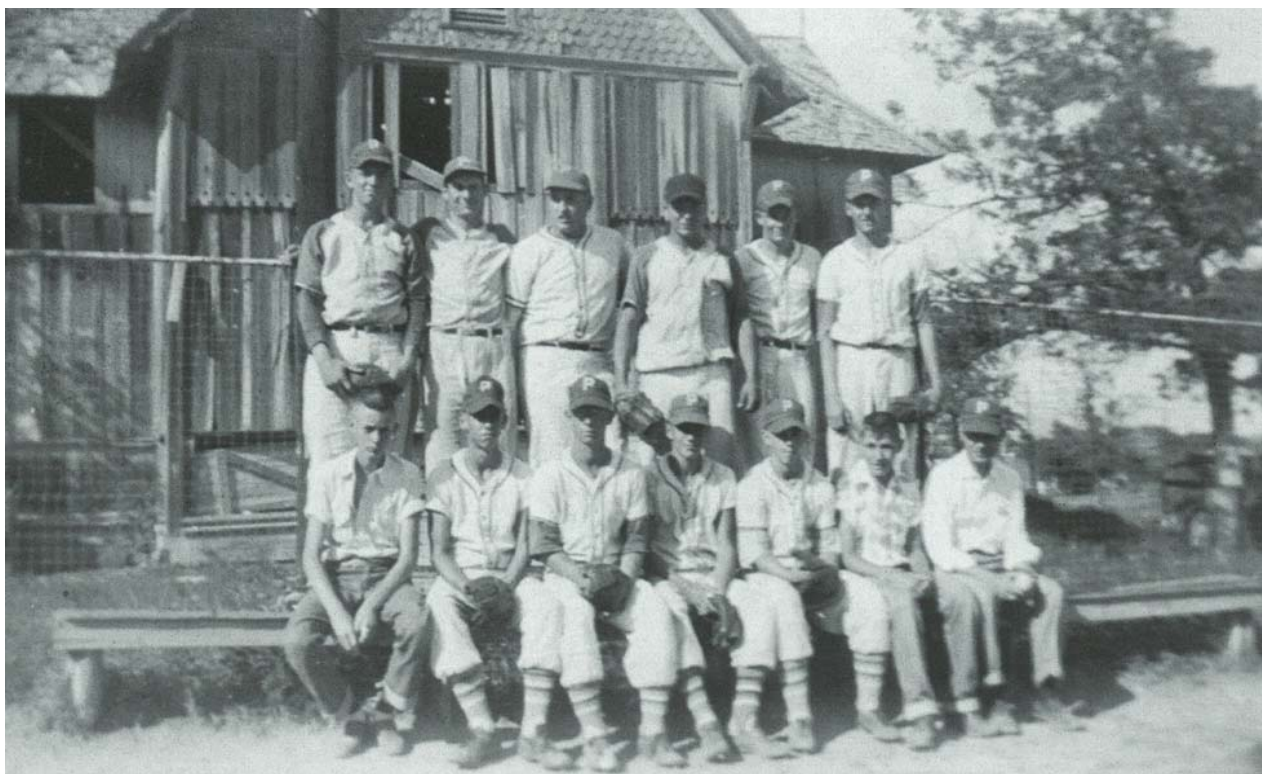
- Expansion of park facilities has not kept pace with the growth of development and population.
- Existing facilities are experiencing crowding, overuse and wear from the

increasing number of people that utilize them.

- Residents are travelling to neighboring communities that have facilities not available in Pflugerville.
- Preserving open space is a priority for the community.
- Pflugerville has zero football fields for public/recreational use.
- Pflugerville has zero baseball/softball fields for public/recreational use.

Projected future needs for the year 2020 include:

- 722 acres of parkland
- 5 Miles of trail
- 2 Amphitheaters
- 12 Baseball fields
- 21 Outdoor basketball courts
- 1 Disc golf course
- 6 Football fields
- 7 Grilling stations
- 14 Pavilions
- 26 Picnic tables





- 35 Playscapes
- 11 Practice fields
- 1 Skate park
- 21 Soccer fields
- 4 Softball fields
- 14 Tennis courts
- 8 Tennis courts
- 3 Volleyball courts
- 2 water play features

The following conclusions can be drawn, based on review of the Pflugerville Trails Master Plan:

The trails Master Plan proposes 57.728 miles of trails that consist of a main spine trail, loop trails and connectors. Combined with the existing 43.65 miles of trails, the overall trail length would total 101.37 miles.

The proposed trail segments connect schools, churches, shopping centers, and parks, including 1849 Park. Two segments of the proposed main spine trail merge on the 1849 Park site, connecting it to Lake Pflugerville on one segment and Swenson, Pfennig and Kuempel Parks on the other segment.

The following conclusions may be drawn, based on review of

the Pflugerville Athletic Complex Study:

- The City's rapid growth has overwhelmed the capacity of existing sports fields, necessitating the consideration of current and future needs and ways to expand capacity to accomplish growth.
- Boys' football in Texas has the highest number of participants and has experienced stable rates of participation since 2003.
- Boys' baseball in Texas has had a slight increase in participation every year since 2003.
- Boys' soccer has seen a significant increase in participation every year since 2008.
- Girls' soccer has seen a significant increase in participation every year since 2003.

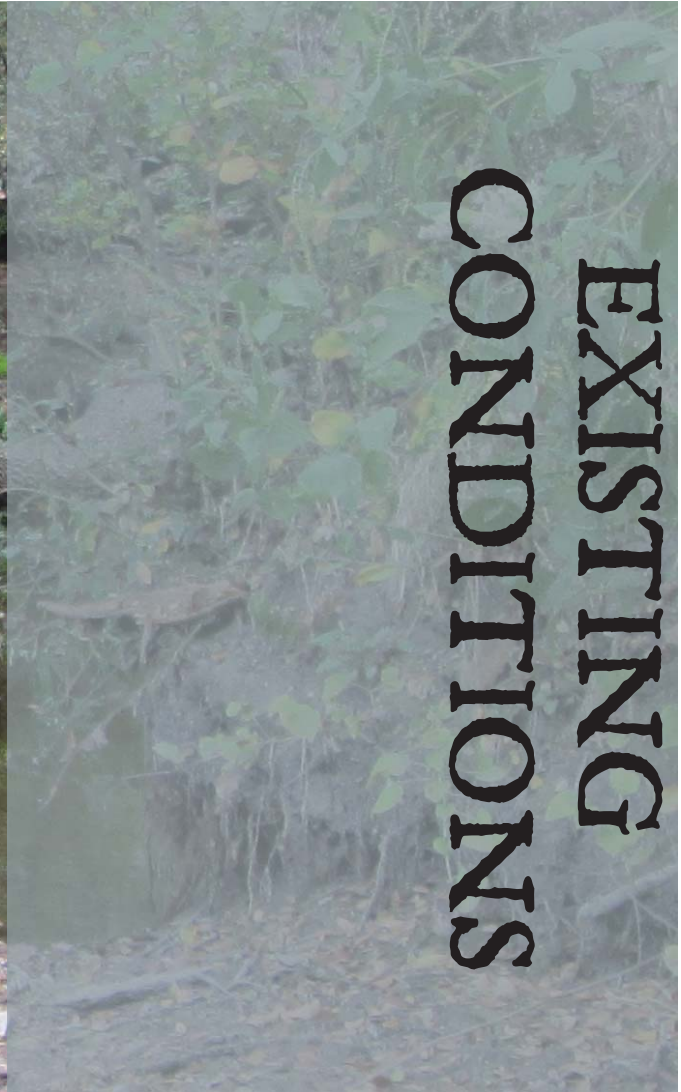
- Pflugerville has zero football fields for public/recreational use.
- Pflugerville has zero baseball/softball fields for public/recreational use.

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

- 4 Lighted diamonds with skinned infields.
- 4 Lighted diamonds with grass infields.
- 4 Lighted football fields.
- 6-10 Lighted full size soccer fields



Chapter Two



EXISTING CONDITIONS



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EXISTING CONDITIONS

A site inventory graphic was produced to illustrate the existing conditions.

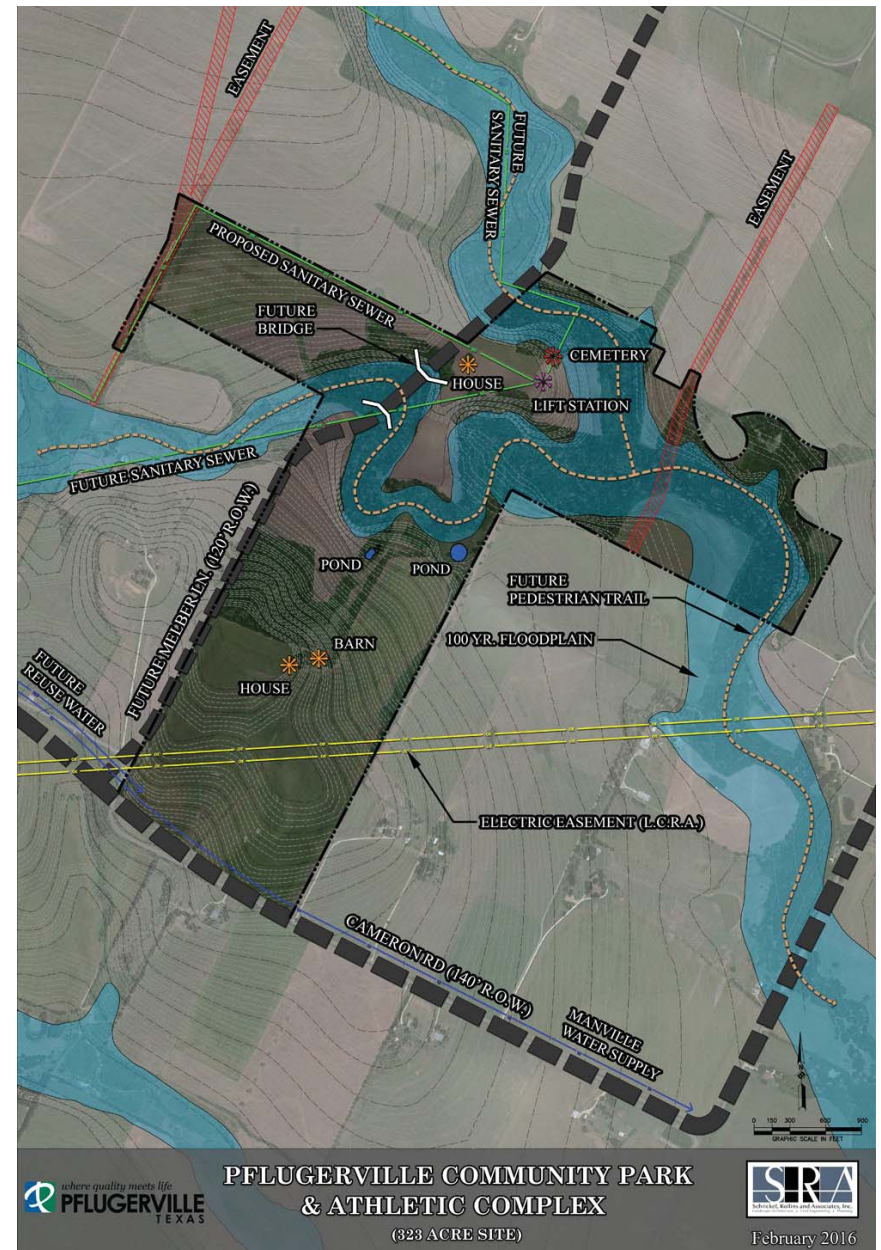
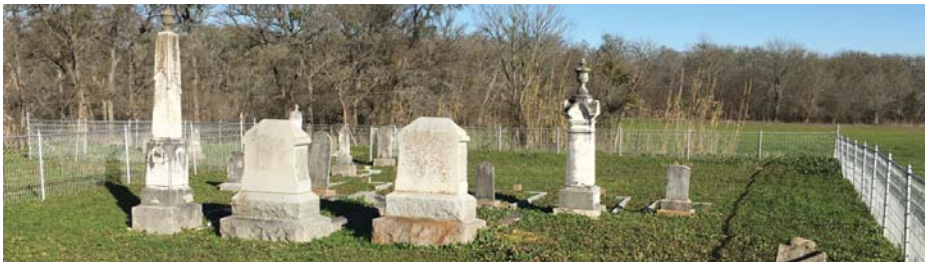
Site Overview

The project site is located east of the City of Pflugerville, on the north side of Cameron Road approximately 1.85 miles east of the intersection of TX 130 and East Pecan Street. The site is currently only accessible from the east and west on Cameron Road. Cameron Road will eventually be re-aligned to straighten out the S-curve located at the southwest corner of the property.

Future access will be provided off of Melber Lane which will form the western boundary of the site. Melber Lane right-of-way will be 120'. The road will be partially constructed by the developer to the north. Construction of Melber Lane will include two bridges, one over each arm of Wilbarger Creek. Development of the park north of Wilbarger Creek will not be possible until the road is constructed. No date has been set for construction.

The 1849 Park site is comprised of 323 acres of Henry Pfluger's original family homestead. With Henry Pfluger being the namesake of the town, the historical value and connection to residents is immense. There are many descendants of Henry Pfluger living in Pflugerville today. The Pfluger family cemetery is located on the site.

The City of Pflugerville purchased 243 acres and the remaining 80 acres were deeded to the City in 2017. At the time of this report, the exact limits of the



additional 80 acres have not been defined. Therefore, the park boundary shown on the Master Plan graphics is approximate.

The site consists of undeveloped land that is currently being used to farm corn. The surrounding properties are also undeveloped and are used for various agricultural practices. The properties to the east, west and south have active residences. A residential development is planned for the property to the north of the site.

The site is zoned agricultural. With the exception of some single family zoned land to the northwest of the site the majority of the surrounding land is not zoned.

The topography of the site is best described as gently rolling. The highpoint is towards the south end of the site along the west boundary at an elevation of 642' above sea level. The ground slopes away from the highpoint in all directions. The elevation along the creek, due north of the highpoint, is at 570' above sea level which equals a 72' change in elevation. The typical ground slope on the site is between 4.6% and 6.8%.

Two branches of Wilbarger Creek flow southeasterly across the site and merge to form one channel in the northeast corner of the site. Wilbarger Creek is considered an intermittent stream, as it flows only seasonally. During large rain events, however, Wilbarger Creek overruns its typically narrow channel.



The floodplain of Wilbarger Creek covers approximately 105 acres of the site. The land within the floodplain is wooded with a small amount of cropland, as well. Beyond the floodplain, there are approximately 55 acres of wooded land and 163 acres of open cropland.

Along with the Pfluger family cemetery, there are several dilapidated structures on the site. The structures consist of abandoned houses and barns. An archeological and historical investigation was performed across the entire site. The investigation included an on the ground survey to identify historical site and artifacts. Several old building sites of unknown origin were identified. Also identified were several locations that included lithic artifacts. The cemetery and the remaining structure were documented in detail, as well.

The archeological and historical investigation report is included in the Appendix.

According to the Geotechnical Engineering Study performed by Raba Kistner, the site is underlain with soils of the Navarro and Taylor Groups. This formation typically consists of clays and can contain hard layers of marl, sandstone and siltstone. The clays of this formation are typically highly expansive. All 22 of the soil borings performed for the geotechnical study showed various clay type soils to the full depth of the 20' deep boring.

The project site is located within Texas' Blackland Prairie Ecoregion. The Blackland Prairie is characterized by high diversity



in plant and soil types. The region is dominated by tallgrass prairie on uplands and deciduous woodlands along creeks and rivers. The native vegetation is mostly gone from the site, having been displaced by farming activity. The deciduous woodlands are still present along the Wilbarger Creek and on steeper parts of the site that are unsuitable for agrarian practices. Small amounts of tallgrass prairie species can be found along the periphery of the site and along the edges of the wooded areas.

Photo Inventory

A photo inventory of the site was created as part of the site inventory and analysis process. The photographs illustrate the overall character of the site.

The Photo Inventory board (attached) records the location where the photos were taken. The board served as a reference for the design team and for the public to understand the site.

Site Utilities

Manville Water Supply Corporation has an 8" water line along the south side of Cameron road. The capacity of this water line fluctuates throughout the day based on demand, therefore, the actual amount of water available is unknown.

The ground water in this area has very high salinity making it unsuitable for domestic or irrigation purposes. A re-use water line will be brought to



the site in the future for irrigation purposes but will not be available for the first phases of development.

The City is currently constructing the Carmel Phase One Interceptor across the north portion of the site and a sewer lift station near the cemetery. Proposed sanitary sewer services within the park will connect to the sewer main being constructed.

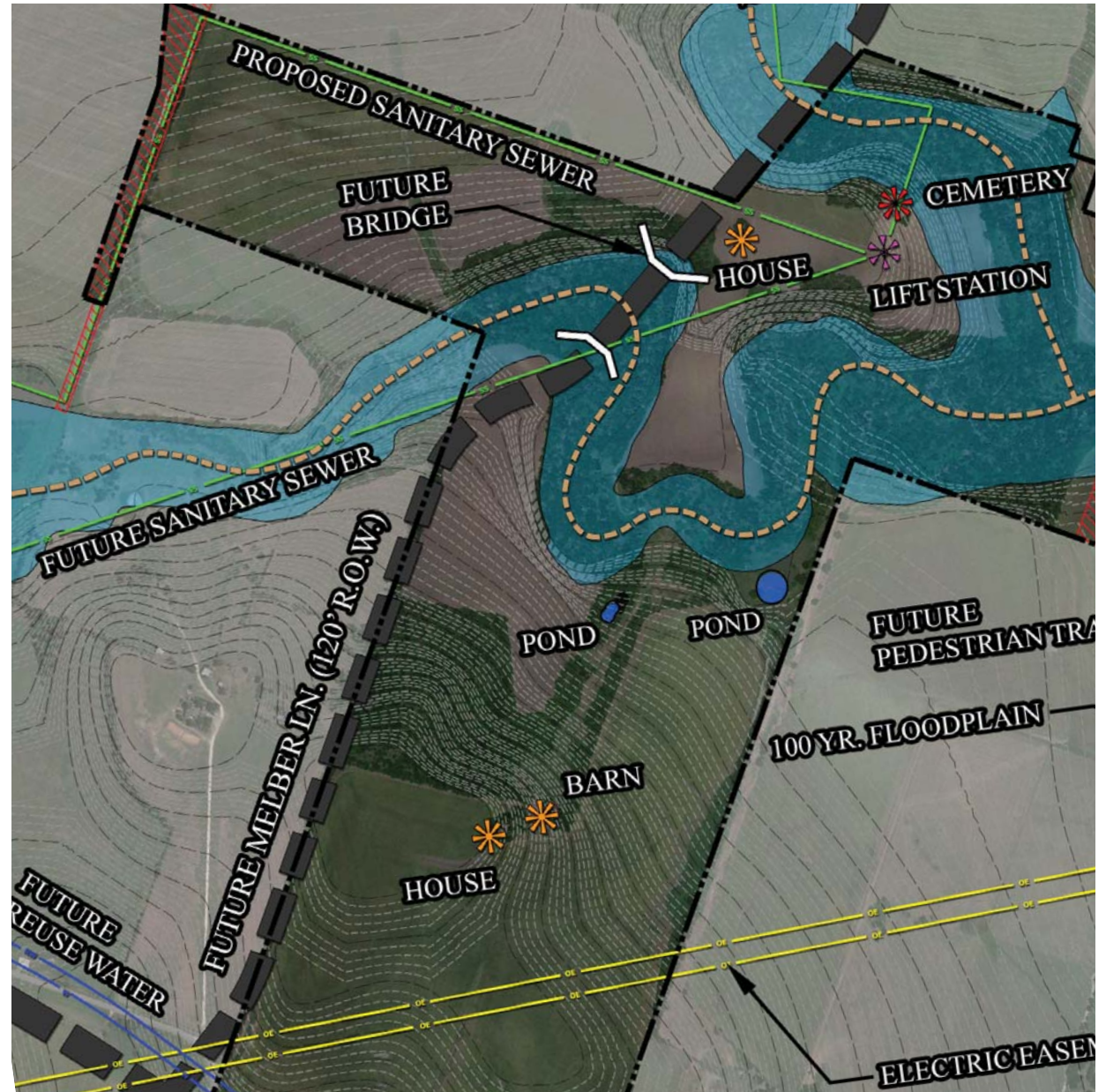
Overhead power lines are located along the north side of Cameron Road. There are no active electric services to the site.

Electric transmission lines owned by the Lower Colorado River Authority cross the site in an east/west direction. No vertical construction or tree plantings can occur within the easement. Parking, driveways and general open space are acceptable within the easement.

OPPORTUNITIES AND CONSTRAINTS

Opportunities

The topography on the site is well suited for park development. The slope is sufficient enough to allow for good drainage, yet is not so steep as to prohibit development of athletic fields, sport courts, parking lots, etc. The variation in elevation, 72' across the site, creates interest and opportuni-





ties for park users to enjoy the good views. From the highpoint of the site, one can see to the north and south boundaries, and beyond. The park design shall take advantage of the topography for both drainage and scenic purposes.

Natural Areas are valuable assets, as they are rapidly disappearing as development increases. Preserving these areas is important for the environment, and this was also identified in the *Parks, Recreation and Open Space Master Plan* as a priority for the community. Natural areas in parks provide opportunities to escape the urban environment and may be the only chance some residents get to see and explore nature first hand. They also provide opportunities for learning, whether it is a programmed class or through interpretive signage placed along trails or picnic areas. The natural areas on site include the areas of existing tree cover, two existing ponds and Wilbarger Creek. These areas should be used for passive recreations such as trails, picnic areas, bird watching, etc.

The site, being part of Henry Pfluger's original homestead, has immense historical value. Given that Henry Pfluger is the namesake for the town itself, all residents have a connection to the very land where park improvements are constructed. Preserving the remaining structures from the homestead may not be possible, but preserving the history is. The historical relevance can be incorporated into the design through architectural styles, decorative paving, site furnishings, written inscriptions, etc. Educational opportunities such as interpretive signage, living history center, museum, tours, etc. are possible, as well.

The overall scale of the park at 323 acres is an asset. This park is large enough to accommodate the needs of all aspects of the community. From walking the trails, birdwatching, playing sports, picnicking, walking the dog, etc., this park will offer a wide variety of recreational opportunities. A park this size also allows the activities to be separated by type. For example, the athletic fields may be located south of the creek while the passive recreation activities are located north of the creek.

Constraints

The flood plain of Wilbarger Creek covers approximately 105 acres of the site. Since development in the floodplain is restricted, 218 acres outside the floodplain are available for development. The potential flooding associated with Wilbarger Creek can also cause property damage that is

costly and time consuming to repair. Care must be taken in the design of the park to locate only elements that can withstand the impacts of flooding in the floodplain.

Access to the park will only be available, during early phases of development, from Cameron Road. The S-curve on Cameron Road at the southwest corner of the site creates a potentially dangerous intersection due to poor visibility of oncoming and cross traffic. Therefore, there will be a single driveway into the park at the southeast corner of the site.

This single driveway will restrict the flow of traffic in and out of the park. Significant delays may occur during times of high turnover such as on game days, tournaments and special events.

Development of the north end of the park is also restricted due to no vehicular access. Until the proposed Melber Lane is built, the north end of the site is essentially cut-off from the south end.

The amount of water available to the site is currently not adequate for the expected irrigation demands. An alternative irrigation water source or a means of storing water will be required. If stored water is used, an irrigation booster pump will be required.

The expansive soils are another factor that will require thorough consideration. The shrinking and swelling of the soils can cause damage to buildings and other structures. Examples of the possible damage caused by expansive soils include cracking, sticking doors, and in severe cases, broken pipes under the foundation. Repairing such damage can be costly. Therefore, the subgrade modifications under the buildings shall be designed to eliminate the potential damages.

The expansive soils can also wreak havoc on the athletic fields. During dry spells, the soils will shrink, causing cracks in the ground. During wet periods, the soils will expand, creating an uneven rolling surface. The cracks and uneven surface are not only unsightly but can be hazardous to the participants. Soils on the athletic fields shall be modified to reduce its expansive nature. Also, maintaining a constant soil moisture level with irrigation will help reduce the amount of shrinking and swelling.

The Lower Colorado River Authority will not allow vertical construction or tree plantings within its easement. Parking, driveways and general open space are acceptable within the easement, however.



PFLUGER CEMETERY

HENRY PFLUGER, BORN IN GERMANY IN 1803, BROUGHT HIS LARGE FAMILY TO TEXAS IN 1850. WHEN HE DIED IN 1867, HE WAS BURIED ON THIS TRACT OF LAND NEAR HIS HOME. IN 1880 HIS WIFE, CHRISTINA (1820 - 97), WHO IS ALSO BURIED HERE, SET ASIDE THE ONE - ACRE SITE AS A FAMILY CEMETERY. THEIR ELDEST SON, HENRY (1847 - 1904), AND HIS DESCENDANTS HAVE MAINTAINED THE CEMETERY, WHICH HOLDS 18 GRAVES. THE LAST BURIAL HERE WAS IN 1917. THE NEARBY TOWN OF PFLUGERVILLE (5 MI. W) WAS NAMED FOR THIS PIONEER FAMILY. PFLUGER DESCENDANTS, TODAY NUMBERING OVER 2,000, STILL GATHER FOR THEIR ANNUAL SUMMER REUNIONS, STARTED IN 1934.



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Chapter Three

COMMUNITY INVOLVEMENT



Public Input

Advisory Board Committee

An advisory board was created to provide insight and direction throughout the Master Plan process. Members of the Advisory Board included the Mayor, Assistant City Managers, City Council members, City Staff and Pflugerville residents with specific interest or knowledge of the project.

The first of three Advisory Board meetings was on February 2, 2016. The purpose of this meeting was to develop a shared vision and understanding of the project. Topics discussed included project introduction, site description, site history, process, phasing, and benchmark projects. The major points from the meeting included:

- This park shall meet the needs of all Pflugerville residents. It is not intended to solely be an athletic facility.
- Public involvement is very important. There shall be multiple avenues for public participation such as a project website, online surveys and live streaming all public meetings.
- The history of the site is very important to the City and should be incorporated into the design of the park. Preservation of the on-site structures may not be practical but they should be documented.



- Preserving the natural areas is crucial as there are no large natural areas in other Pflugerville parks.

The second Advisory Board meeting was on March 31, 2016. The purpose of this meeting was to review the three concept designs for the park. Topics discussed included vehicular circulation, parking

numbers, types and quantity of each sports venue, trail layouts, festival space, and phasing. The major points from the meeting included:

- Of the three concepts, Concept B is preferred.
- Phase 1 shall include the baseball, soccer and football complexes.
- Loop trail shall be include in Phase 1.
- Football complex is a priority as there are no other football facilities in the City available for the football leagues.
- All development north of Wilbarger Creek will not be realized until Melber Lane is constructed.
- Protecting the Pfluger family cemetery may be necessary once the park is open.
- The football complex plaza being located on the highpoint of the site should include an icon element such as a clock tower that can be seen from throughout the park.

The third Advisory Board meeting was on June 7, 2016. The purpose of this meeting was to review the preliminary Master Plan and phasing options. Topics discussed included changes made to Master Plan, pros and cons of each phasing option, review of opinion of probable construction costs, theming examples, and proposed schedule. The major points from the meeting included:

- Restroom and concession shall be provided at football complex.
- Food truck parking shall be provided in lieu of concessions at soccer complex.
- Provide 50 parking spaces per field. Overflow parking may be required in future.

- Perimeter fencing will be required to control access to the fields and shall be included in Phase 1.
- The baseball complex shall be part of Phase Two.
- Roadway and parking lot lighting will not be included in Phase 1.

Four public input meetings were held during the Master Plan process. The purpose of these meetings was to inform the public about the project and give them an opportunity to express their concerns, ideas, needs and overall vision for what this park could be.

Public Input Meetings One and Two

The first public input meeting was held on February 24, 2016 at the Pflugerville Library. Thirty five (35) Pflugerville residents attended the meeting.

The second public input meeting was held on February 25, 2016 at the Falcon Pointe Amenity Center. Twenty four (24) Pflugerville residents attended the meeting.

These first two public meetings were held in an open-house format. As residents arrived, they were directed to one of three stations that were manned by representatives from the City and SRA. Once at a station, the City and SRA representatives gave brief introduction to the project including an orientation of the site including history, location, basic features, etc. The residents were then directed to an Amenity Board and asked to select the three amenities that they would like to see in the park.





The participants would “vote” their selection by placing a sticker under the amenity of their choice. The participants were also asked to fill out a questionnaire to record their comments.

A summary of the amenity board voting from the first two public input meetings is below.

Dog park	5 votes
Roller hockey	1 vote
Bird watching	8 votes
Sand volleyball	2 votes
Lacrosse	2 votes
Amphitheater	13 votes
Tennis courts	15 votes
Group pavilion	5 votes
Community playground	9 votes
Basketball courts	2 votes
Disc golf	8 votes
Splash pad	9 votes

Other amenities/activities that were suggested by meeting participants included:

- Archery.
- Running track.
- Trails of various lengths with measured distances.
- Mountain bike trails.
- Jeep off-road trails.
- Batting cages.
- Space for indoor sports and martial arts.
- Natural surface trails.
- Nature trails.
- Dog shelter.
- R/C aircraft field.
- Shaded splash pad.

- Treehouses from material reclaimed from old houses/barns.
- Open spaces with native grasses for picnics, kite flying and free play.
- Aerobic group work out, yoga and racketball space.
- Indoor basketball and swimming pool, nice weight room, steam room and sauna.
- Environmental/Nature Center.
- Prairie garden with markers. Living history or footprints of existing structures.

Additional comments received on the questionnaire included:

- Provide as many restrooms and drinking fountains as possible across the site.
- An archery range would be one of the only in the area and would draw many archers to the area for practice or tournaments. This would really support local businesses and hotels.
- Preserve as much natural space as possible.
- Save the old buildings. Restore. Donations from builders, contractors.
- Create venue that can be a source of revenue for future development.
- Plan enough parking and nice restrooms. No stainless steel-looks very dirty. Bike lanes on the road like 620 towards the dam. Lighting so fields can be used at night. Pflugerville does not support adult sports enough.
- Need for 5Ks more than once a month. Natural trails through the creek beds for off-road running. Algae maintenance in any lakes.
- Leave as much as you can for nature! Blackland prairie restoration.

- Tennis courts – Pflugerville has 1 court while Georgetown and Round Rock have many more and can host leagues and tournaments. We have to leave Pflugerville to participate while paying Pflugerville city taxes.
- I would like meeting space for scouts. Children are requesting access to exercise equipment. Scouts are requesting archery facilities.
- Please consider leaving some natural prairie land to filter the run-off. As little impermeable cover as possible. Little or no chemicals on grass.

Public Input Meeting Three

The third public meeting was held on March 23, 2016, at the Pflugerville public library. Thirty one (31) Pflugerville residents attended the meeting. The purpose of this meeting was to allow residents to give their input on three conceptual park designs.

Following a presentation of the three concepts, attendees were invited to visit one of three stations where each of the concepts could be viewed up close. Each station was manned with a representative from Pflugerville and SRA to answer questions and record comments. The meeting participants were also asked to fill out a questionnaire to gather additional input from the community. A summary of the questionnaire responses follows:

After reviewing the three master plan options, which do you prefer?

Concept A 10 votes

Concept B 11 vote
Concept C 5 votes

Please provide comments you have regarding Concept A:

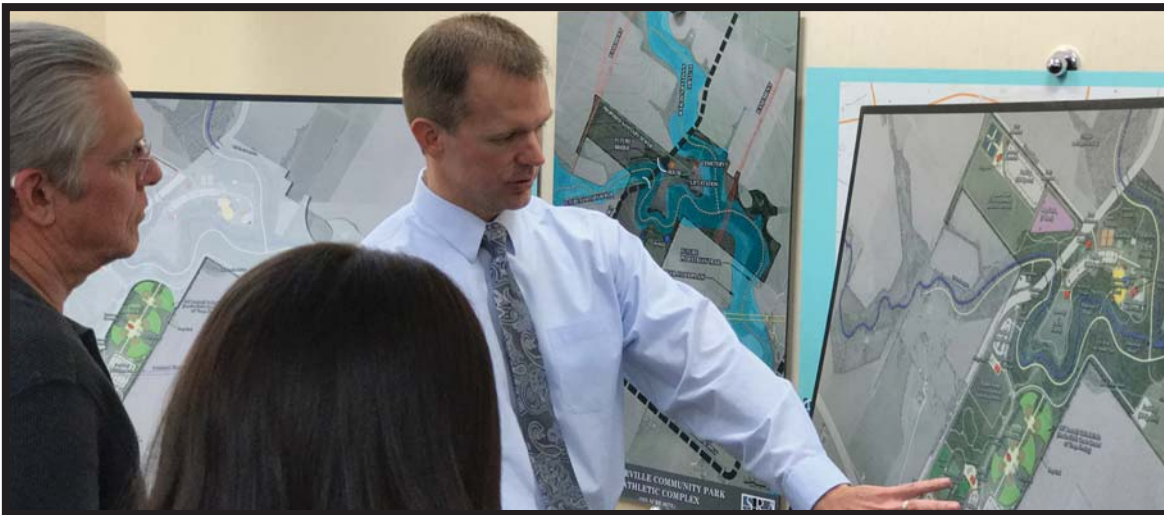
- There is only 1 restroom and 1 concession for the whole complex and I think there should be at least 3 restrooms and 2 concession areas. There is only 6 multi-purpose fields and I think 8 is better to serve the youth sports. There also should be a trail loop around the northwest area (football).
- The archery area provides sufficient room for tournaments and is in arrow safe direction. Also the wooded path will be excellent in developing a 3D target range. Parking is also ample close by.
- I like that this plan includes an archery area and archery walking loop. I would like to learn archery and this would be the only park I know of in the area that would provide play space for this sport. The limitation of this plan is the smaller number of soccer fields. I have no estimates for how many are typical or needed for these sorts of parks. I like the dog park being away from the trails because I don't want lots of barking dogs near hiking areas. I also like it farther from the creek in case the dog owners are not good about cleaning up after their pets.

- Lack of restroom facilities and building future road questionable.
- Too many tennis courts.
- Please include at least 4 tennis courts in the initial phase of whichever concept is selected. They could be moved in the other concepts closer to Cameron Road. They could be put in the place of one of the multi-purpose fields.
- Not enough nature.
- Like tennis courts in front of park by parking lot and open use bathroom. Like the big dog park.
- Why "Boy Scout Camp"? Girls don't camp? Maybe just "wilderness camping".
- I like the idea of the Scout camp. That could be a great resource but I'm afraid of the resource. I've seen many scout camps reduced to bare dirt due to traf-

- fic and camping on non-durable surfaces.
- Please add tennis courts in first phase.
- Incorporate dirt hiking/mountain biking trails with off leash dog run on the wooded hill side. This would maintain the tree cover and maximize use of the sloped area. Approach Austin ridge Riders for help with design and maintenance of trails.
- Football seems last priority. Dog park is higher priority than football. Football same consideration as archery.
- Archery range and archery loop would provide multi-use and competition. Parking is optimal to carry in equipment and ample space for archery events. Wooded area is a nice buffer from wind.

Please provide comments you have regarding Concept B:

- There are 14 multi-purpose fields, which is double the # of the other plans and then there are only 3 baseball fields with no smaller fields at 225' or 250'. There are 7 restrooms compared to 1 or 3 in the other plans and I think there only needs to be 3-4 restrooms in total. There could be 1-2 more pavilions to provide shade near playgrounds
- Archery area is in terrible location. Limited by parking and further expansion. If a tournament is held there parking will be woefully insufficient. You could not hold a 70 yard competition there.
- I like the prairie area. Needs more nature and less sports. Needs things for older people; not everyone is in to sports.
- Layout looks good. Nice flow of activities.
- I like more multipurpose fields. I think we can drop one in the NW and add the archery range. Also remove the 90 spaces in the NE, make them walk.
- Possibly the best plan. Seems balanced and has adequate parking for tennis and multi-purpose fields.
- Too dense. Crowding in all the sports will make it unpleasant.
- Tennis Courts too secluded in back of park. Dog park is too small.
- Acceptable for football. Well organized for all youth sports. Has a community feel.
- Archery is poorly utilized. Not enough space and limited options. 60 parking spaces definitely not enough.



Please provide comments you have regarding Concept C:

- I prefer C because of the “open play” and “festival areas”. Calling something a “park” and then turning it into another mega center in Pflugerville with nothing but soccer, baseball, and football fields is a shame and seems to be what is happening in concept A and B. I think concept C is the most progressive, forward thinking and adaptable to allow for other interests.
- There also should be a trail loop around the northwest area (tennis & football) I like that there were History Centers in the other plans and one should be added here and reduce some of the parking. I think there needs to be 1-2 more pavilions with shade near the playgrounds.
- Too much wasted space.
- Not enough nature.
- Too many tennis courts.
- Second preferable for archery but with event limitations.
- Seems to have more open space. Just use houses, a historical house and/or open meeting space, or simply a place where kids will have space to do homework while waiting for big brother/sister to finish practicing or playing a game.
- This is the best of them. The dog park could be smaller. More like the size of Concept B. I like that there is parking away from the sports fields.
- Football seems last priority. Dog park is higher priority than football. Football same consideration as archery. Not acceptable.

Public Input Meeting Four

The fourth public meeting was held on May 1, 2016, at the Pflugerville Public Library. Twenty five Pflugerville residents attended the meeting. The purpose of this meeting was to allow residents to provide input on the preliminary Master Plan and phasing options. The preliminary Master Plan and the phasing options were presented and then the meeting participants were asked to visit one of three stations where each of the plans could be viewed up close. Each station was manned with a representative from Pflugerville and SRA who could answer questions and record comments. The meeting participants were also asked to fill out a questionnaire to gather additional input from the community. A summary of the questionnaire responses follows:

After reviewing the Preliminary Master Plan, what comments do you have?

- More restrooms – consider the family sporting events – the distance and lack of lavatories are a major concern.

Please provide comments you have regarding the proposed Phase 1 development.

- No comments received.

Please provide comments you have regarding Option A.

- No comments received.

Please provide comments you have regarding Option B.

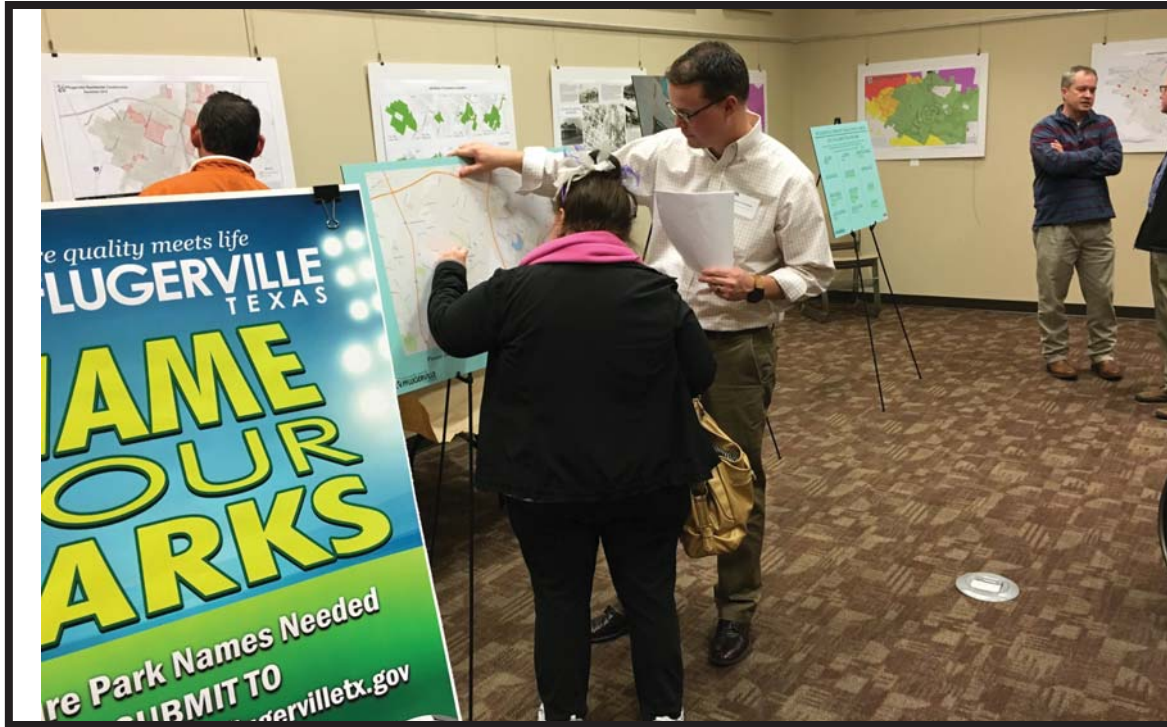
- Consider more family accommodations for the outdoor activities that happen year around.

Stakeholder Meetings

Seven meetings were held with various stakeholder groups within the City of Pflugerville on March 1, 2016, and March 2, 2016. A summary of each meeting is provided below.

The first stakeholder meeting was with the Travis County Parks Department. The purpose of this meeting was to learn more about Northeast Metro Park that Travis County operates within the City of Pflugerville. The major points from the meeting were:

- All fields are used at maximum capacity. Additional usage would cause damage to the fields.
- Fields are for game use only.
- No practice areas are provided within the park.
- No current plan for expansion. Public comment period for bond election begins in late March.
- Possible conversion of 6 fields to artificial turf in future.
- All fields are rented. No use agreements. Rental rates are \$5 hr. for youth and \$10 hr. for adults.
- Striping and lighting costs are built into rental fees.



- County crews do all prep work for games.
- Fields are closed on Fridays for preparation for weekend play.
- Soccer fields are rotated so that 4-5 fields are resting for about 6 weeks.
- Re-use water is used for irrigation. High salinity is an issue. Use sodium intake prohibitor to combat high salinity.
- Tournaments held each year include: National Lacrosse Tournament (Aloha), National Rugby Tournament, Univision Soccer, Ultimate Frisbee, BMX National, other soccer and baseball tournaments.
- Tennis courts are heavily used. Would be used more if lighted. May provide a cover in the future. Free play only, no organized league play.
- The skate park is well used. Possible expansion and lighting in the future.
- Splash pad is well used. "Flow thru" system empties into the creek.
- No football games or practice since 2010. Some youth flag football is accommodated.
- Boy Scouts are a big user of the two existing pavilions.
- A large community pavilion may be built in the future.

- 1200 parking spaces is not enough. Need twice that much.
- Food trucks will be used in future expansions in lieu of concession buildings.

The second stakeholder meeting was with the four soccer associations that operate within the City: Pflugerville Area Youth Soccer League (PAYSL), Capitol Area Youth Soccer League (CAYSL), South Texas Youth Soccer Association (STYSA) and Lonestar Soccer Club. The major points from the meeting were:

PAYSL

- Has a use agreement for games fields at Wells Point Park
- Practice is held at Wells Point, Bohls Park and various schools, neighborhood parks, etc.
- Biggest need is practice fields and lights.

CAYSL

- Plays games at Pfluger Park, Pfennig Park and NE Metro Park.
- Practices are at Pfluger Park and Pfennig Park.
- Only has two games – need more.
- Biggest need is for lighted practice and game fields.

Lonestar Soccer

- Plays games all over the Austin area but none in Pflugerville.
- Biggest need is a long-term use agreement for quality lighted fields.

- Looking into building their own facility of 4-5 artificial turf fields.

STYSA

- Consider NE Metro Park as home fields.
- Practice in Hutto, Round Rock and anywhere they can find space.
- Biggest need is quality practice and game fields. Lights would be nice.

Other comments:

- Concessions aren't critical. Prefer food trucks over concessions.
- Parking and lighted fields are a bigger priority than concessions.
- Would settle for short term portable toilets in lieu of more fields and parking.
- Facilities liked by the leagues included: Onion Creek in Austin, S.T.A.R. Complex and McAlister Park in San Antonio, Five Mile Dam in San Marcos, Toyota Fields in Frisco.
- The elements that make these complexes stand out are: lots of parking, quality lighted fields and a clear field numbering system.

The third stakeholder meeting was with the two baseball associations that operate within the City: Pflugerville Little League and Pflugerville Youth Baseball. The major points from the meeting are:

Pflugerville Little League

- Has their own fields but they are on ISD property. City and ISD have a yearly agreement.
- The league does all of their own maintenance and game preparation.

- Softball has to travel to Taylor, Bastrop, Smithfield and Elgin.
- Utilities are the biggest expense.
- Teams practice "anywhere we can find space".
- League is seeing an increase in 5-10 year olds and a decrease in 11-14 year olds.
- Seasons run from March thru June and August thru November.

Pflugerville Youth Baseball

- Play games at N.E. Metro Park.
- County does all maintenance.
- Fields are rented from County
- Quality of the fields is an ongoing concern.
- Teams practice offsite at open parkland, churches, etc.

Needs:

- More game fields. 8-10 would be ideal.
- Larger fields provide flexibility for multiple age groups. Use temporary fencing and portable mounds.
- Softball fields. Currently all softball teams play on one field.
- Dedicated practice space.
- Lots of parking.
- Concessions are critical revenue generators.
- Covered seating.
- Batting cages.

The fourth stakeholder meeting was with the Pflugerville Independent School District Athletic Director, Johanna Denson. The major points from the meeting were:

- PISD provides athletic facilities primarily for ISD student use.

- The student use/demand meets the maximum usage hours on all fields so very limited public use is allowed.
- Little League Football leagues lease three middle school fields for their games.
- Lighted tennis courts are open to the public after school hours.
- Basketball and select volleyball teams use ISD gymnasiums.
- ISD swim teams use City swimming pools.
- Cross country meets held at NE Metro Park.
- A loop running track at the park would help relieve pressure/use on ISD tracks.
- The Pflugerville Little League fields are on ISD property.
- Biggest issue is education of public users of ISD facilities that ISD students are first priority.
- Would like to add more soccer teams at each school to increase student accountability but lack of facilities and space hinders expansion.

The fifth stakeholder meeting was with the City's Special Events Committee. The major points from the meeting were:

- Deutschen Pfest – 3rd week in May.
- 8-15 thousand visitors annually.
- Controlled access and charged admittance.

- Parking provided only for vendors and midway staff.
- Shuttle service is used for visitors.
- Power is provided for vendors but need larger service for many vendors.
- Utilize a portable stage for live music.
- Rotary and Lions Clubs sell beer.
- Parade will remain in town.
- Hosts 5K race.

Wish list items for new park included:

- More power for vendors.
- Larger area for the midway to provide larger rides.
- Permanent stage or Amphitheater (1000-2000 seats) with dressing rooms.
- More parking but can still use shuttle service.
- Multiple large pavilions.
- Space for train ride, petting zoo, etc.
- RV connections.
- Lots of shade.
- WIFI throughout.
- Permanent building for operating and managing the festival.

Other comments:

- Possibly move Chili Cook-off to the park.
- Possible annual Hot Air Balloon Festival.
- Hot air balloon 'Glow' for Phase IA grand opening. Balloons are tethered and not launched.

- Provide for public art installations/opportunities.

The sixth stakeholder meeting was with Coast 2 Coast (C2C) Lacrosse Association. The major points from the meeting were:

- C2C serves the entire Austin area.
- Experiencing annual growth rate of 36%.
- Currently have 6 teams with at least 18 players per team.
- Currently there are no game fields for Lacrosse in Pflugerville. Games are played in Round Rock, Anderson and Georgetown.
- Season runs from January thru May. Select teams may play year-round.
- Share football fields in other cities since their season are opposite.
- Greatest need is for practice and game fields.
- Host annual tournament at NE Metro Park.
- There are no ISD affiliated teams since lacrosse is not UIL sanctioned.
- Would like food truck and camper/RV connections.

The seventh stakeholder meeting was with football associations that operate within the City: Pflugerville Youth Football, Pflugerville Hawks and Pflugerville Cougars. The major points from the meeting were:

- All teams 'squat' on ISD property for practice space.
- Games are played on rented ISD middle school fields.
- Cost for games is approximately \$1000 game.

- Leagues cannot use concession buildings. Must use tents or portable shelters for concessions.
- Majority of revenue comes from concessions and gate admittance.
- Season runs from September thru December.
- Would like track and field elements included since there are no track practice facilities in Pflugerville.
- Football leagues provide all equipment for players.
- Lighted Fields would allow for weekday practice after the Daylight Savings time change.
- Typically have 80-120 spectators per game.
- League pays officials \$500 per weekend.
- Leagues suggested a three (3) field layout. The center field would have grandstands and the two end fields would have portable bleachers. The Leagues would rotate use of the fields on a weekly basis.
- The center field could be artificial turf. This field would be used by football and soccer.
- Huge need for practice space.

City Council Meetings

City Council Meeting One

The first City Council meeting was held on April 12, 2016. The purpose of this meeting was to review the three conceptual park Master Plans. Items presented to the Council included project introduction, site description, site history, process, and data collected from the first three public meetings. The major points from the meeting included:

- Ensure the history of the site is incorporated into the design.
- Of the three concepts, Concept B is preferred.
- Move football complex to Phase 1.
- Reduce number of soccer fields.
- Proceed with refining Concept B into the preliminary Master Plan.
- Provide phasing options with preliminary master plan.

City Council Meeting Two

The second City Council meeting was held on April 26, 2016. The purpose of this meeting was to review the preliminary park Master Plan, phasing options and opinions of probable construction costs. The major points from the meeting included:

- Preliminary Park Master Plan OPCC - \$61,222,568.
- Preliminary Park Master Plan Phase 1 OPCC - \$32,046,638
- Preliminary Park Master Plan Phase 1, Option A OPCC - \$5,750,000.

- Preliminary Park Master Plan Phase 1, Option B OPCC - \$10,131,825.
- City Council approved a Phase 1, Option B construction budget of \$10.20 million.
- The park name '1849 Park' was adopted.

City Council Meeting Three

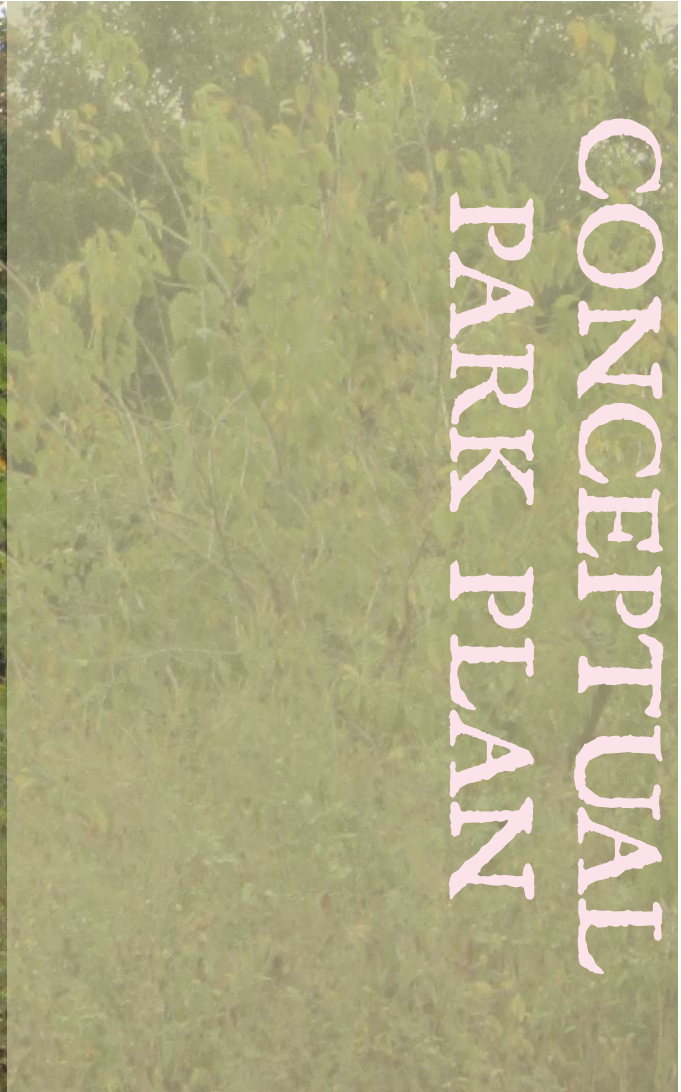
The third City Council meeting was held on May 14, 2016. The purpose of this meeting was to review the final park Master Plan and Phase 1 plan. Items presented to the Council included the final parks Master Plan, Phase 1 Plan, opinion of probable construction costs, and project schedule. The major points from the meeting included:

- The Final Park Master Plan and Phase 1 plan were approved.
- Groundbreaking for the earthwork and utility package shall occur by end of October 2016.
- City staff requested landscaping, roadway and parking lot lighting, and fencing be included in first phase of construction, if possible.





Chapter Four



CONCEPTUAL PARK PLAN



where quality meets life

PFLUGERVILLE

TEXAS

CONCEPTUAL PLAN

Preliminary Concepts

The preliminary concepts allow for the initial study of predetermined park elements, how they relate to the site, and how those elements relate to parking and circulation patterns. Preliminary concepts studied consisted of programmed elements shown at actual size, blocked out parking areas and circulation patterns for roads and trails. Below is a description of the three preliminary park master plan concepts presented to staff for feedback.

Preliminary Concept A

- Two park road entry points are shown on the southern end of the park off of future Melber Lane. The park road loops through the park from the electrical easement down to the lower area near the creek.
- One park entry provides access to a parking area in the northern section of the park east of Melber Lane. This entry point lines up with future road along the northwest boundary of the park.
- Two entry points to a large parking area are shown off the future road on the northwest boundary.
- A cluster of multi-purpose fields (three pods) are located on the southeast corner of the park near Cameron Road running parallel to the transmission lines.
- A large parking area is positioned along the electrical easement and along the proposed park road, parking is on both sides of the road. Parking area serves multi-purpose, family recreation area and baseball.

- Family recreation area with tennis, volleyball, basketball and large pavilion are shown north of the park road loop. This area is the high point of the park providing views of the park in all directions. The pavilion will have potential to be a park landmark.
- Six baseball fields are located between the park loop road and the eastern boundary of the park. Parking for the complex will be shared with lots to the south and east.
- A large dog park area is located inside the park loop road. This area is at the bottom of the hill below the high point of the park and is a mix of open space and thick timber.
- The northeastern most section of the park, south of Wilbarger Creek, has limited access and will serve as a nature area with trails and a space designated for Boy Scouts.
- North of Wilbarger Creek and east of Melber Lane is a more passive recreation area with a small history center, amphitheater, splash pad and a large playground. This area will also serve as an area for City festivals.
- The area of the park located west of Melber Lane will house three football fields, a large parking area and an archery range with a loop course.

- Consistent with the City Trail Master Plan, a spine trail will bisect the park along Wilbarger Creek and have a connecting trail from the north along a branch of the creek. The spine trail will provide pedestrian access under Melber Lane.
- Concrete trails throughout the park allow for multiple loops and connections to the main trail system along Wilbarger Creek. Multiple soft surface trails meander through the more wooded areas and connect to concrete trails.
- Pedestrian Bridges will be required to connect trail system to park areas and additional trails across Wilbarger Creek.





PFLUGERVILLE COMMUNITY PARK & ATHLETIC COMPLEX

March 2016

Preliminary Concept A



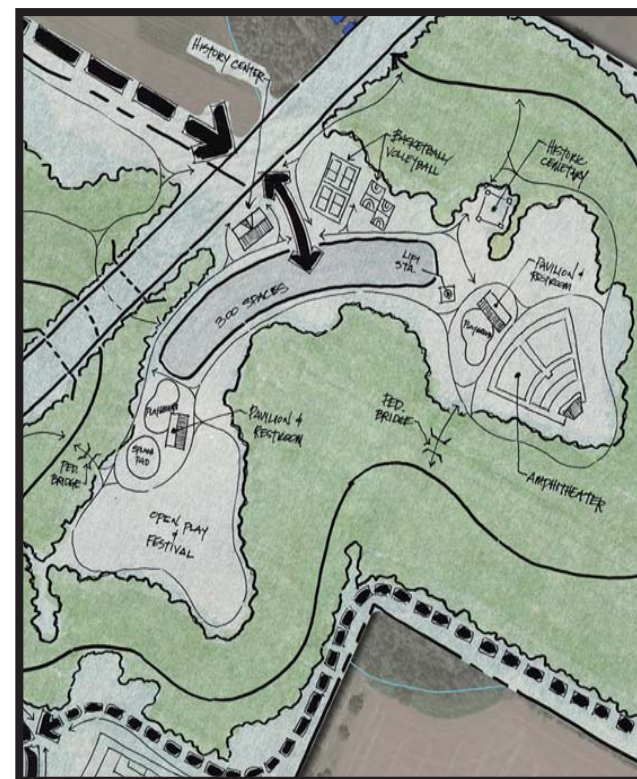
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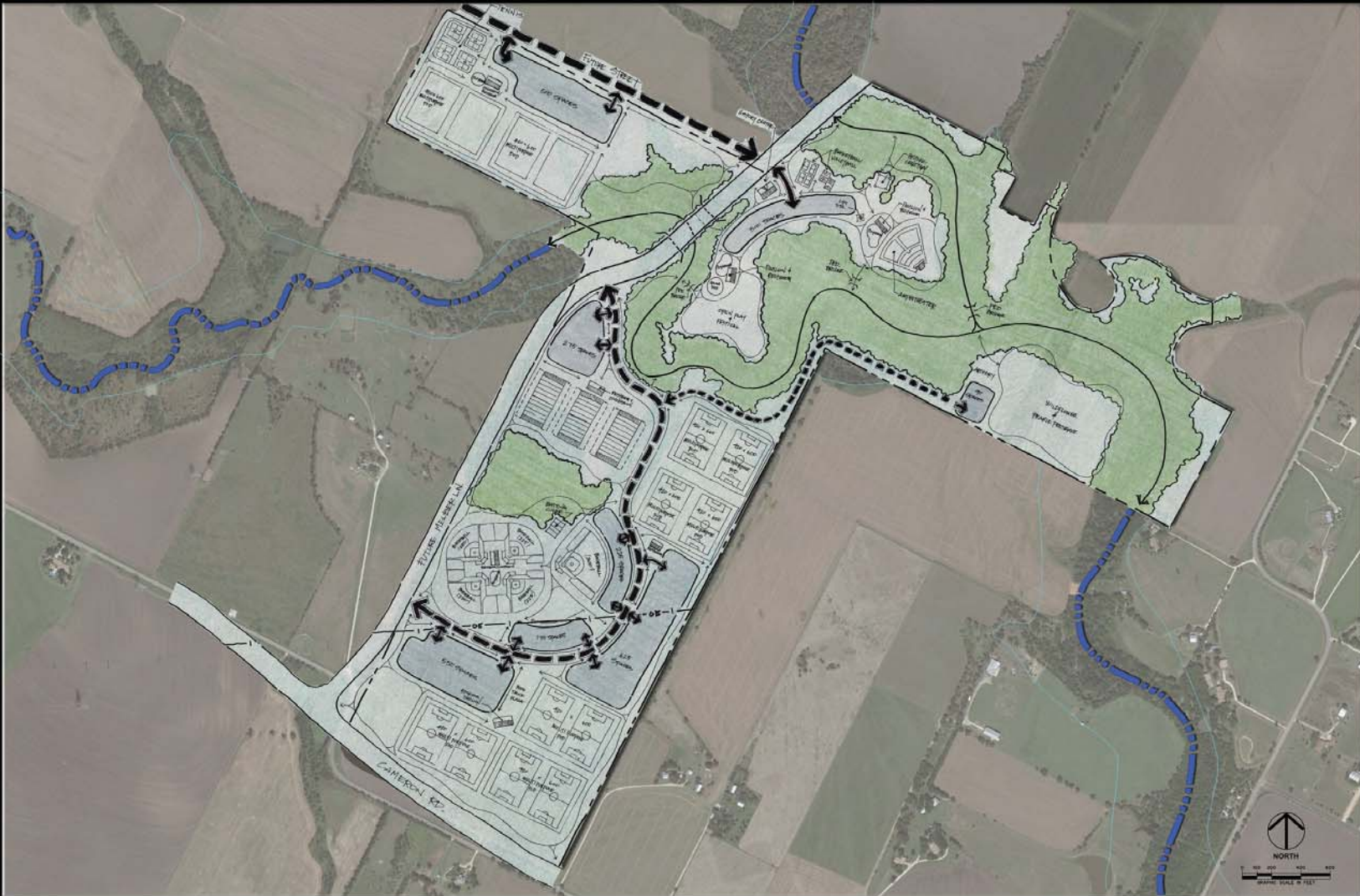
TEXAS

Preliminary Concept B

- Two park road entry points are shown off of Melber Lane on each end of the south section of the park - one entry is near the electrical easement and the other connects near Wilbarger Creek.
- The main park road loops between the entry points, taking advantage of a natural corridor through the park as the road progresses downhill toward the creek. A smaller park road is shown to provide access to the northeastern section of the park south of the creek.
- One park entry is shown on the northern section of the park across the creek and east of Melber Lane. This entry provides access to a large parking lot serving this section of the park. The entry off of Melber Lane is adjacent to a future road planned to run along the northwestern boundary of the park.
- Two entries are shown of the future road accessing the parking area for the northwestern section of park east of Melber Lane.
- The southern section of the park south of Wilbarger Creek provides multi-purpose fields south of the transmission line (three pods), a baseball complex and batting cages just north of the transmission line (this is the high point of the park), multi-purpose fields along the eastern boundary of the park (two pods) and three football fields within the park road loop near the second park road entry.
- This concepts breaks the parking out into four large lots on each side of the park road up near the transmission lines. These parking areas serve the south and north multi-purpose fields, baseball complex and associated amenities. Near the park road entry by the creek, a parking area is provided for the football complex.
- The smaller road that accesses the northeastern section of park south of the creek leads to an area designated for wildflower and prairie preserve along with an archery range. A small parking area is shown for this area.
- The open space north of Wilbarger Creek consists of one large parking area which serves the history center, basketball and volleyball, two playgrounds, a splash pad, two pavilion / restrooms and a large amphitheater. This area lends itself to a more passive recreation usage that is broken down into two large open space areas. One area near the fork in the creek shows the amphitheater tucked into the trees, and the other area will be designated open space which will allow for festivals.
- The northwest section of park west of Melber Lane will provide additional multi-purpose fields (two pods) and a tennis complex. This area will be served by a plaza with a concession and restroom, along with a small playground. A large parking area can be accessed from two points off the future road which connects to Melber Lane.
- Consistent with the City Trail Master Plan, a spine trail will bisect the park along Wilbarger

- Creek and have a connecting trail from the north along a branch of the creek. The spine trail will provide pedestrian access under Melber Lane.
- Concrete trails throughout the park will allow for multiple loops and connections to the main trail system along Wilbarger Creek. Multiple soft surface trails will meander through the more wooded areas and connect to concrete trails.
- Pedestrian Bridges will be required to connect trail system to park areas and additional trails across Wilbarger Creek.





PFLUGERVILLE COMMUNITY PARK & ATHLETIC COMPLEX

March 2016

Preliminary Concept 'B'



PFLUGERVILLE

TEXAS

Preliminary Concept C

- This concept provides one point of entry off Melber Lane to the south side of the park near the electrical easement with a park road terminating into two large parking areas on either side of the road.
- A second park access point of Melber Lane provides access to a large parking area below the hill near Wilbarger Creek.
- One park access point is provided for the northern section of the park east of Melber Lane. This point of access terminates in a parking lot designated for this section of the park.
- Two entries to a large parking lot servicing the northwestern section of the park are shown off the future road that connects to Melber Lane.
- Concept C shows a cluster of multi-purpose fields (four pods) located on the southeastern corner of the park with a central plaza encompassing a restroom/pavilion.
- The high point of the park contains a large playground with restroom/pavilion and a splash pad.
- A large baseball complex (eight fields) is located in the central area of the south section of the park. This location for the baseball complex will require considerable grade difference between multiple fields due to a drop in elevation from the high point of the park down toward the creek.
- The two large parking areas will service the multi-purpose fields and the baseball complex.
- Tucked into the tree line on the south side Wilbarger Creek is an amphitheater and a large archery area. Close to both these locations is a large parking lot which will service the baseball complex along with the amphitheater and the archery area.
- The isolated area south of Wilbarger Creek in the northeastern section of the park has been designated as a wildflower area with soft surface trails.
- North of Wilbarger Creek in the open area between the two creek branches, a large dog park is located near the fork in the creek. The area near the parking consists of a history center along with basketball and volleyball courts. Just south of the history center is a large area of open space to house City festivals and other events, the large open space area contains one large pavilion.
- The section of park west of Melber Lane contains three football fields with a plaza containing a restroom/concession. The area also contains a large tennis complex with a playground and restroom. A large parking area is provided to service the football and tennis complexes with access to the parking area via two points of entry off of the future road along the northwestern park boundary.
- Consistent with the City Trail Master Plan a spine trail will bisect the park along Wilbarger Creek and have a connecting trail from the north along a branch of the creek. The spine

trail will provide pedestrian access under Melber Lane.

- Concrete trails throughout the park allow for multiple loops and connections to the main trail system along Wilbarger Creek. Multiple soft surface trails meander through the more wooded areas and connect to concrete trails.
- Pedestrian Bridges will be required to connect trail system to park areas and additional trails across Wilbarger Creek.





Concepts

The master plan concepts were derived from the preliminary master plan concepts with the inclusion of comments from City Staff. The master plan concepts are a colored renderings illustrating the study of park elements determined by the Citizens and how those elements relate to specific spaces in the park, as well as the vehicular and pedestrian circulation. The master plan concepts were presented to the public in order to gain input from the users and to move forward toward a singular preliminary park master plan. The following is a brief description of the three master plan concepts as presented to the public.

Concept A

- Three points of access are provided for the area of the park south of Wilbarger Creek. The main road through this section of park has an entry off of Cameron Road on the southeastern corner, and it meanders through the park down the natural corridor to the park entry off Melber Lane near the creek. The third access point comes off Melber Lane near the transmission line and connects with the main park road just north of the transmission line easement. The connection to Cameron Road was a directive of staff due to the timeline of the construction of Melber Lane.
- Two large parking areas remain on both sides of the transmission line easement which serve the multi-purpose field area, as well as the sport courts located on the highest point of the park.
- Just north of the park road along the eastern boundary is the baseball complex (six fields) which will share the large parking areas just to the south, as well as the parking area near the park entry near the creek along Melber Lane.
- A large dog park occupies the open space and timbered hillside south of the park entry closest to the creek.
- The isolated section of the park located on the northeast section of the property south of the creek remains an area for nature trails, wildflower meadows and a Boy Scout Camp. Access to this area is on foot.
- North of Wilbarger Creek, between the fork in the creek, will have access to an approximate 200 space parking lot near the intersection of Melber Lane and a future road along the northern boundary of the park. This area will remain a passive recreation space with open play areas, a history center, an amphitheater tucked into the tree line, large destination playground, splash pad and large pavilion with a restroom. This space, with the abundance of open area, will also serve as a festival area for the City.
- The northwestern section of the park's primary use will be football. The space will hold four fields total and will have a plaza with a concession / restroom and playground. This area of the park will also house the archery area and archery loop. A large parking area (800 spaces) will service both football and archery. Access to the parking will be provided by two points of entry along the future road on the northern boundary. A park maintenance yard is located on the eastern end of the parking area.
- Consistent with the City Trail Master Plan a spine trail will bisect the park along Wilbarger Creek and have a connecting trail from the north along a branch of the creek. The spine trail will provide pedestrian access under Melber Lane.
- Concrete trails throughout the park allow for multiple loops and connections to the main trail system along Wilbarger Creek. Multiple soft surface trails meander through the more wooded areas and connect to concrete trails.
- Pedestrian bridges will be required to connect trail system to park areas and additional trails across Wilbarger Creek.



Concept B

- Three points of entry are provided for the area of the park south of Wilbarger Creek. The main road through the southern section of the park remains as laid out in preliminary concept, with the addition of a road connecting the added entry off of Cameron Road on the southeastern corner of the park. The two additional entry points to the southern section of park are located just north of the transmission easement and to the north near the creek. The main park road connects these two points of entry. A secondary road intersects the main park road near the creek, providing access to the more isolated northeastern area of the park.
- Multi-purpose fields are located along Cameron Road (three pods). The multi-purpose complex contains a plaza area with a restroom/pavilion and a large playground. Additional multi-purpose fields are located along the eastern boundary of the park, north of the high point for the park. The second multi-purpose complex contains a playground and a restroom.
- Just north of the park road and transmission lines on the high point of the park is the baseball complex. The baseball complex consists of five fields with a centralized plaza, concession/restroom, playground and batting cages.
- Parking for the multi-purpose complex and baseball complex is provided by five large lots along the park road. Two large lots serve the multi-purpose complex to the south, with a third lot along the eastern boundary north of the park road connecting to Cameron Road that serves the multi-purpose fields to the north. Two more linear lots serve the baseball complex. The parking layout on concept B is a more centralized concept, with the intent of each parking area being able to serve overflow from other areas as needed without a great travel distance.
- Three football fields with a centralized plaza, restroom/concession and playground are located in the open space below the wooded hill and high point of the park between Melber Lane and the park road. A large parking area serving the football fields is located near the park entry off Melber Lane.
- The park road to the isolated northeastern section of the park terminates in a modest parking area. This area of the park contains an archery area along with a prairie preserve and wildflower area.
- North of Wilbarger Creek, this section of the park is accessed via an entry located at the intersection of Melber Lane and a future road along the northern boundary of the park. This entry will lead to a large linear parking area serving the two large open space areas between the fork in the creek. This area of the park is a more passive recreation area with the exception of an area north of the parking lot designated for sand volleyball and basketball. A history center is located close to the location of an original cabin on the property. The open space east of the parking lot will contain a destination playground, restroom / pavilion and a large amphitheater tucked into the tree line. The open space west of the parking area contains a smaller playground, splash pad and restroom/pavilion. This area of the park will also serve as the City's festival area.
- The western area of the park across Melber Lane will contain space for an additional four multi-purpose fields and tennis complex with a centralized plaza, restroom/concession and playground. A large parking area with two entries off the future road will serve the multi-purpose fields and tennis complex as well as a dog park. A park maintenance yard is located east of the dog park with an isolated access point off of the future road on the north end of the property.
- Consistent with the City Trail Master Plan, a spine trail will bisect the park along Wilbarger Creek and have a connecting trail from the north along a branch of the creek. The spine trail will provide pedestrian access under Melber Lane.
- Concrete trails throughout the park allow for multiple loops and connections to the main trail system along Wilbarger Creek. Multiple soft surface trails meander through the more wooded areas and connect to concrete trails.
- Pedestrian bridges will be required to connect trail system to park areas and additional trails across Wilbarger Creek.



Concept C

- The south section of the park in concept C has two main points of entry which are connected by a park road dissecting the park. The park road may be accessed by an entry off of Cameron Road (southeast corner) or Melber Lane just north of the transmission lines.
- Multi-purpose fields are positioned on the southeastern section of the park. The four multi-purpose field pods will contain a centralized plaza with a restroom/concession and a playground. A large parking area serving the fields is bisected by the transmission lines and may be accessed via the park road or a singular point off of Melber Lane.
- North of the transmission lines near the high point of the park is an area designated for a destination playground and splash pad with a pavilion and restroom.
- The baseball complex (six fields) is located just east of the destination playground and contains a centralized restroom/concession and playground within the complex. The location of the baseball complex is an area with some significant grade transition down toward the creek which will create grading challenges and possible significant elevation changes between fields.
- Parking for the baseball complex and playground area is provided by a large linear lot with three access points off of the park road.
- The area just south of Wilbarger Creek in the southern section of the park contains a large amphitheater and an archery area. The amphitheater is tucked into a small open space with tree line on two sides. A large open area is located just south of the amphitheater which will provide space for open play and a City festival area. The archery area is located along the tree line of the creek near Melber Lane. Both the amphitheater and archery area will be served by a large parking lot which is accessed via Melber Lane. The large parking area will also be available to serve the baseball complex to the south.
- The isolated northeastern section of the park will be designated as a wildflower area with a large open area for wildflowers and prairie regeneration. This area will have nature trails through the open space and large wooded floodplain.
- North of Wilbarger Creek between the forks in the creek is an area designated for passive park activities, utilizing the natural linear open space along the timber of the creek floodplain. The space will be served by a parking area accessed off Melber Lane. A small history center is positioned near the parking area. The history center location is close to original location of an early cabin built by settlers of the property. A large pavilion and restroom is centrally located within the open space. Near the fork in the creek is the location of a large dog park that provides a combination of open space and wooded areas. The remaining open space toward the bend in the creek will be used as open space and festival area. Access to the amphitheater and additional festival area will be provided across Wilbarger Creek.
- Three full size football fields are located in the park area west of Melber Lane. The football complex will contain a centralized plaza with a concession / restroom and playground. A large tennis complex (twelve courts) will be located just west of the football complex. Basketball and sand volleyball courts are located to the east of the football complex. All activities will be served by a large linear parking area along the future road which connects to Melber Lane. Access to the parking area is provided by two access points off of the future road along the northern boundary of the park.
- Consistent with the City Trail Master Plan, a spine trail will bisect the park along Wilbarger Creek and have a connecting trail from the north along a branch of the creek. The spine trail will provide pedestrian access under Melber Lane.
- Concrete trails throughout the park allow for multiple loops and connections to the main trail system along Wilbarger Creek. Multiple soft surface trails meander through the more wooded areas and connect to concrete trails.
- Pedestrian bridges will be required to connect trail system to park areas and additional trails across Wilbarger Creek.



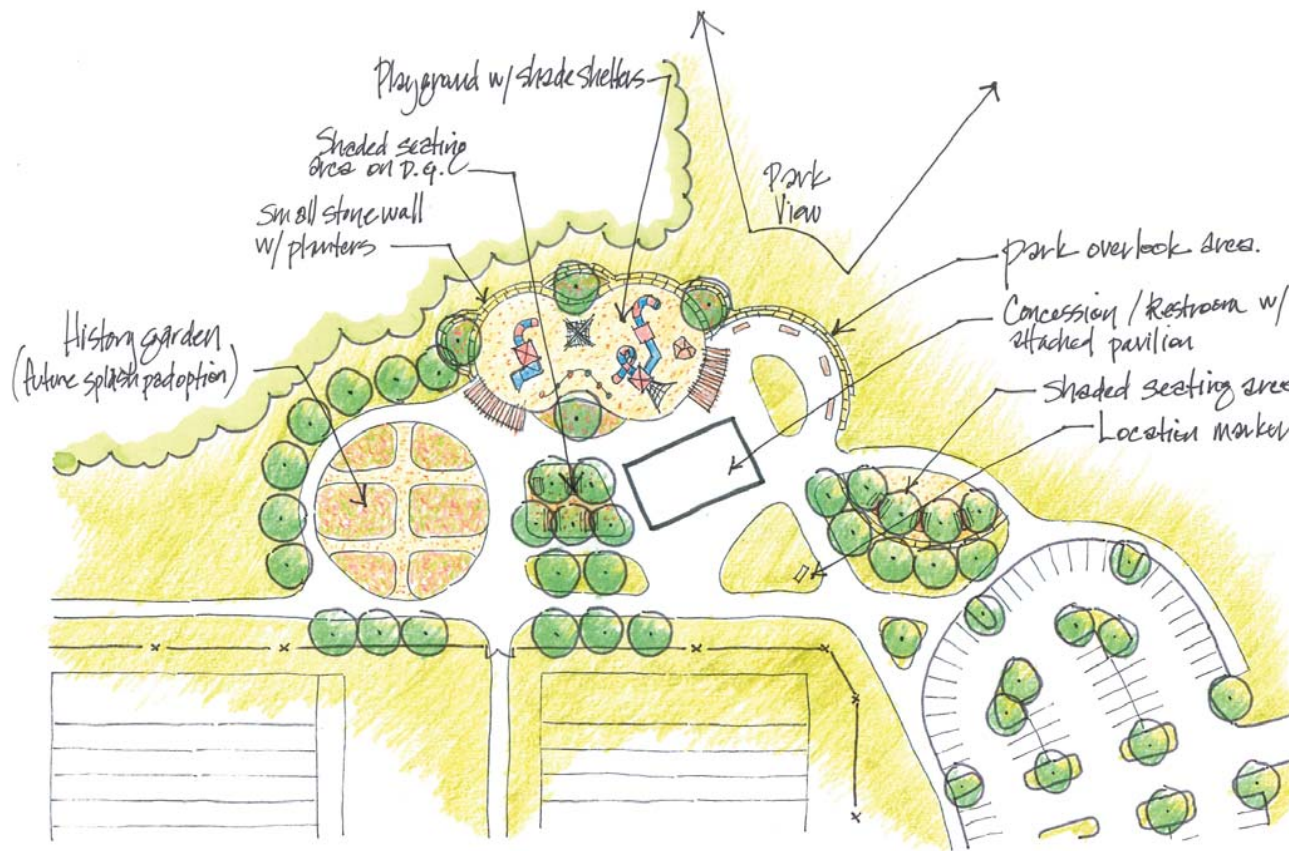
Preliminary Master Plan Concepts

The preliminary plaza layouts allow for the initial study of how the plaza elements relate to the overall site, each other, and to parking and circulation patterns. Below is a description of the two preliminary plaza layouts presented to staff for feedback. The plaza layouts will be refined during the design development and construction document phases.

Preliminary Multipurpose Complex Plaza:

- Restroom building with attached covered picnic area. No concessions provided.
- Food truck parking is provided in place of concessions.
- Plaza is centrally located to the three pods.
- Playground with shaded seating.
- Lots of trees for shade.
- Additional seating throughout plaza.
- Directional signage, field markers, etc.





Preliminary Football Complex Plaza:

- Restroom/concession building with attached covered picnic area. Covered picnic area faces east to avoid the hot afternoon sun to the west.
- Playground with shaded seating.
- Plaza is situated on the high point of the site. The playground and picnic areas are arranged to take advantage of the elevation and will provide the users with great views looking north and east.
- Convenient access from the football fields and the parking lots.
- Lots of trees for shade.
- Directional signage, field markers, etc.
- Additional seating throughout the plaza.
- History garden or a grassy earth mound as a place holder for future splash pad.





PARK
MASTER PLAN



where quality meets life

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TEXAS

Preliminary Master Plan

The Master Plan Concepts were presented to the public at the Pflugerville Library. Citizens were able to view the concepts at one of three stations containing all three plans side by side. Both City Staff and SRA were present at each station to explain the concepts. Based on feedback from the public and additional City Staff comments, the design team was able to determine that elements from Concept B was preferred. However, field area spaces were shifted to better meet the public's needs and potential phasing of the park. The following is a description of the Preliminary Park Master Plan:

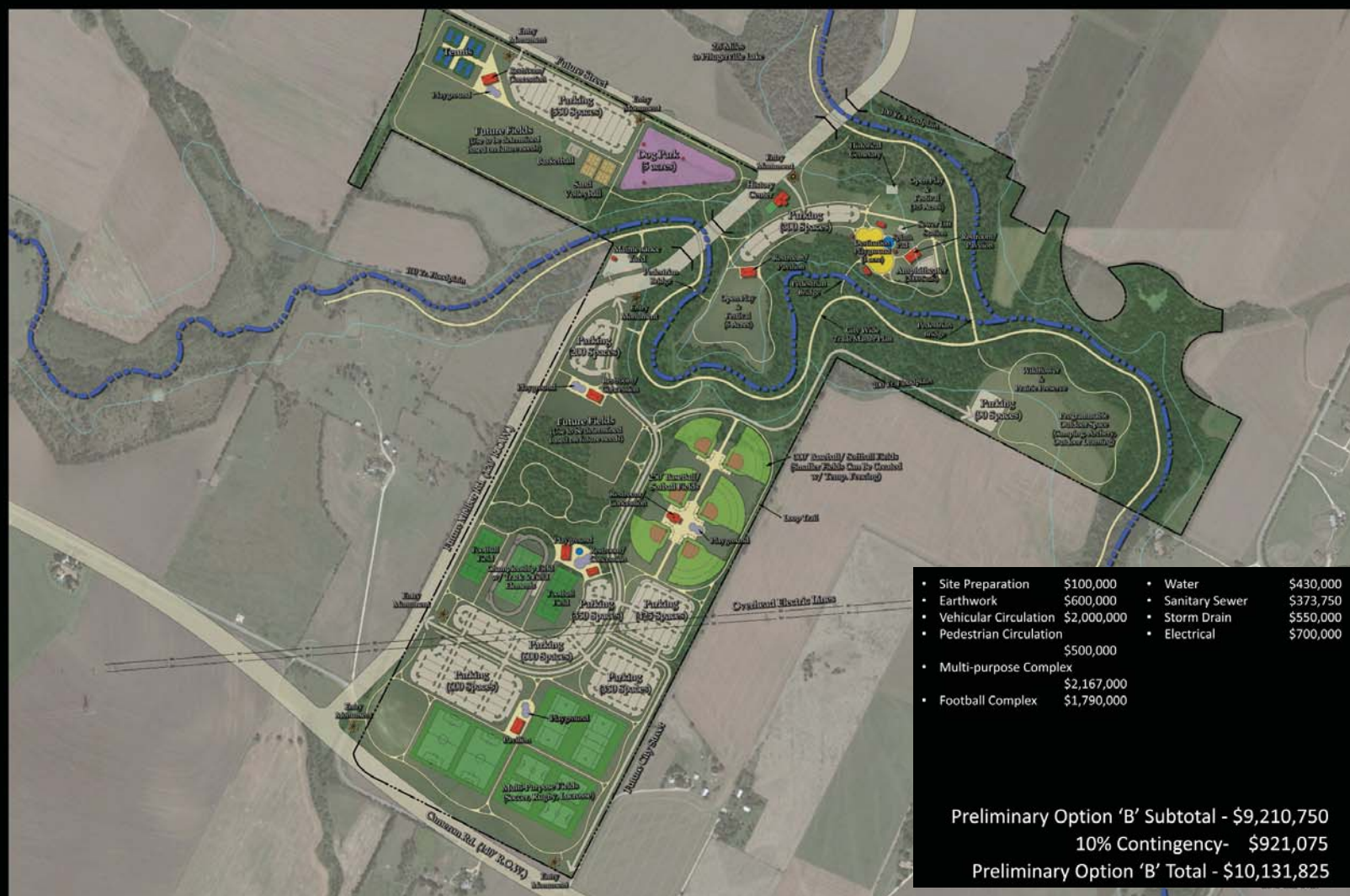
- The large southern section of the park south of Wilbarger Creek has three main points of access, two off of Melber Lane and one off of Cameron Road. The main park road will be a sweeping road through the park down a natural corridor connecting the park entry near the transmission lines to the entry down near the creek. A secondary park road will provide a connection to the Cameron Road park entry located on the southeastern corner of the park.
- Multi-purpose fields are located in the southern section of the park with a centralized plaza containing restroom/pavilion and playground.
- North of the transmission lines, on the

high point of the park, will be the revised location of the football complex containing three fields. The championship field will also contain track and field. The plaza for the complex will contain a restroom/concession, playground, splash pad and a large pavilion. The plaza is in a location which maximizes view of the park both to the north and south.

- The centralized parking concept provides four large parking areas which can be shared between complexes, if needed. The southern multi-purpose fields are served by an approximately 600-space lot along the south side of the main park road. An additional lot to the north of the fields near the Cameron Road connector road will provide 350 spaces. The football complex is served by a linear lot curving along the north side of the park road with a combined total of approximately 950 spaces. A fourth parking area containing approximately 450 spaces is on the adjacent side of the Cameron Road connector road and will primarily serve the baseball/softball complex to the south.
- A six field baseball/softball complex is located along the eastern boundary of the property where there is a more gradual grading transition down toward the creek. The baseball/softball complex will include a centralized plaza with a playground and concession/restroom.
- Just beyond the baseball complex, toward the creek, is a secondary park road which leads to a remote open space located in the northeastern section of the park. This area of the park will contain a small parking area (90 spaces). The open area in this section of the park will serve

as programmable outdoor space which can include camping, archery and outdoor learning. The area will also serve as an area to view wildflowers and prairie restoration.

- The open area below the wooded hill west of the main park road is an area designated for future fields where uses will be determined at a later date. The area will contain a restroom/concession and playground, and will be served by an approximately 200 space parking lot near the park entry.
- North of Wilbarger Creek in the area between the fork in the creek, the open space will serve more passive recreation uses. The area may be accessed by a park road at the intersection of Melber Lane and the future road connecting from the west. This road will lead a short distance to a centralized linear parking area containing approximately 300 spaces. A small history center and garden will be located between the park entry and parking area, whose location is close to the location of an original cabin on the property. The open space nearest the fork in the creek will contain a large amphitheater tucked into the tree line with a large restroom and pavilion. Also located in the area will be a large destination playground and splash pad with multiple smaller pavilions. The open space tucked into the bend in the creek will serve as open play and space to hold events or festivals. The area as a whole will be capable of holding large events.
- The western section of the park across Melber Lane will contain a large five acre dog park area up against the tree line of the creek. The area



will also contain eight tennis courts, two basketball courts, eight sand volleyball courts, a playground and a restroom/concession building. The remaining open space will be designated as future fields whose uses will be determined at a later date. The area will be served by a large parking lot containing approximately 550 spaces and may be accessed from two locations off of the future road to be built along the northern property boundary.

- A small area on the southern side of Wilbarger Creek and west of Melber Lane will house the parks maintenance yard and barn. The facility will have access via Melber Lane and the main trail system along the creek.
- Consistent with the City Trail Master Plan, a spine trail will bisect the park along Wilbarger Creek and have a connecting trail from the north along a branch of the creek. The spine trail will also provide pedestrian access under Melber Lane.
- Concrete trails throughout the park allow for multiple loops and connections to the main trail system along Wilbarger Creek. Multiple soft surface trails meander through the more wooded areas and connect to concrete trails.
- Pedestrian bridges will be required to connect trail system to park areas and additional trails across Wilbarger Creek.

Preliminary Master Plan – Phase I

As expected, the construction cost of the Master Plan far exceed the budget available at the time. Therefore, the design team began paring down the plan to an affordable scope. With input from the City, the scope for Phase I included:

- The multipurpose complex with three 420' x 600' pods. These pods are intended to be flexible space so that they can be used for all field sports such as soccer, football, rugby, lacrosse, etc. The pods will be fenced to control access and limit use. The fields will be lighted. This complex includes a plaza with a restroom building, covered picnic area, playground and food truck parking.
- The baseball\softball complex with three 250' fields and three 300' fields. The fields will be lighted. All fields will have skinned infields for flexibility and overlap between baseball and softball. The complex will be fenced to control access and limit use. This complex includes a plaza with a restroom/concession building, covered picnic area and a playground.
- The football complex with one championship football field with track and field elements and two football fields. The championship field is sized to accommodate a full size soccer field as well. The fields will be lighted. Fencing will be provided to control access, limit use and also to allow entrance fees. The complex will include a plaza with a restroom/concession building, covered picnic seating, and playground.

- 2,000 parking spaces will be provided equaling 95-133 spaces per field.
- A two mile long concrete trail loop.
- One park entrance monument sign.



Preliminary Master Plan – Phase I Option A

The Phase I plan illustrates the scope the City hoped it would be able to construct as the initial phase of development. The proposed Phase 1, however, exceeded the budget, so the design team developed two additional phasing options. Option A was the simpler of the two options, as it included only the multipurpose complex. The Option A scope included:

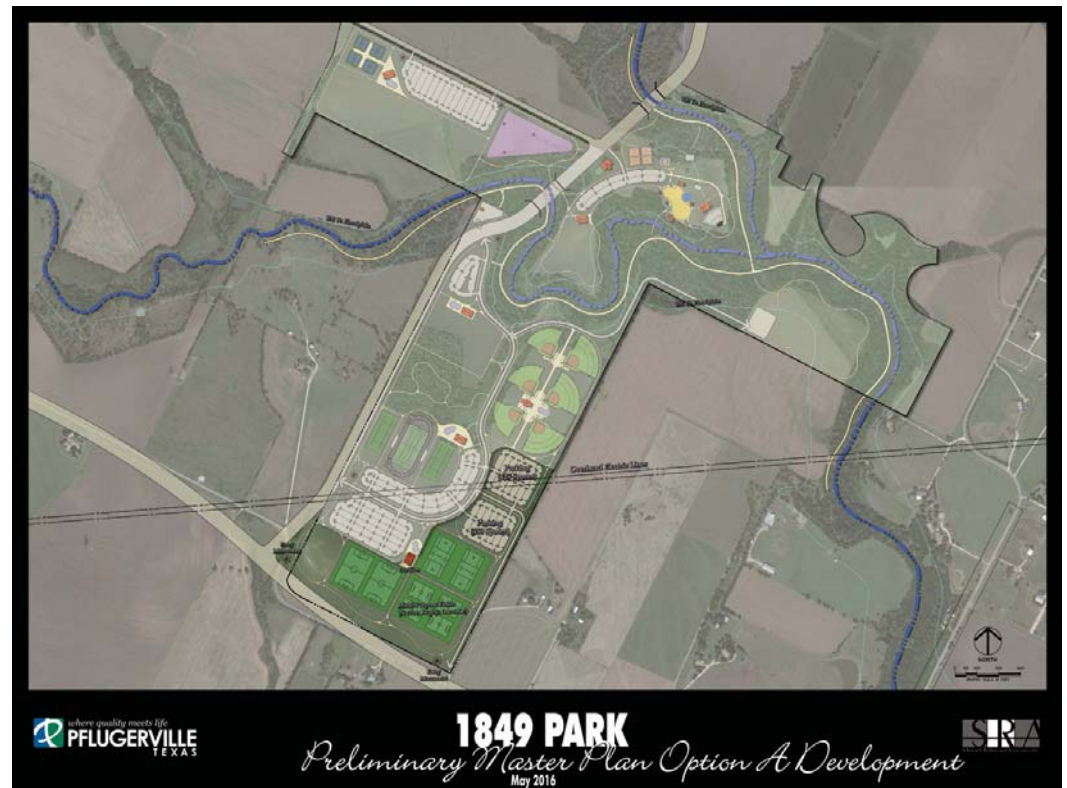
- The multipurpose complex with three 420' x 600' pods. These pods are intended to be flexible space so that they can be used for all field sports, such as soccer, football, rugby, lacrosse, etc. The pods will be fenced to control access and limit use. The fields will be lighted. This complex includes a plaza with a playground and food truck parking.
- 775 parking spaces will be provided, equalling 129 spaces per field.
- One park entrance monument sign.

• Site Preparation	\$65,000	• Water	\$200,000
• Earthwork	\$450,000	• Storm Drain	\$270,000
• Vehicular Circulation	\$1,340,000	• Electrical	\$500,000
• Pedestrian Circulation	\$240,000		
• Multi-purpose Complex	\$2,167,000		

Preliminary Option 'A' Subtotal - \$5,232,000

10% Contingency- \$523,200

Preliminary Option 'A' Total - \$5,755,200



Preliminary Master Plan – Phase I Option B

Option B included both the multipurpose and football complex. Option B was selected by City Council. The Option B scope included:

- The multipurpose complex with three 420' x 600' pods. These pods are intended to be flexible space so that they can be used for all field sports such as soccer, football, rugby, lacrosse, etc. The pods will be fenced to control access and limit use. The fields will be lighted. This complex includes a plaza playground and food truck parking.
- The football complex with one championship football field with track and field elements and two football fields. The championship field is sized to accommodate a full size soccer field, as well. The fields will be lighted. Fencing will be provided to control access, limit use and also to allow entrance fees. The complex will include a plaza with a restroom\concession building, covered picnic seating, playground and splashpad.
- 676 parking spaces will be provided equaling 75 spaces per field.
- A one mile long concrete trail loop.
- One park entrance monument sign.



• Site Preparation	\$65,000	• Water	\$200,000
• Earthwork	\$450,000	• Storm Drain	\$270,000
• Vehicular Circulation	\$1,340,000	• Electrical	\$500,000
• Pedestrian Circulation	\$240,000		
• Multi-purpose Complex	\$2,167,000		

Preliminary Option 'A' Subtotal - \$5,232,000

10% Contingency- \$523,200

Preliminary Option 'A' Total - \$5,755,200

Master Plan

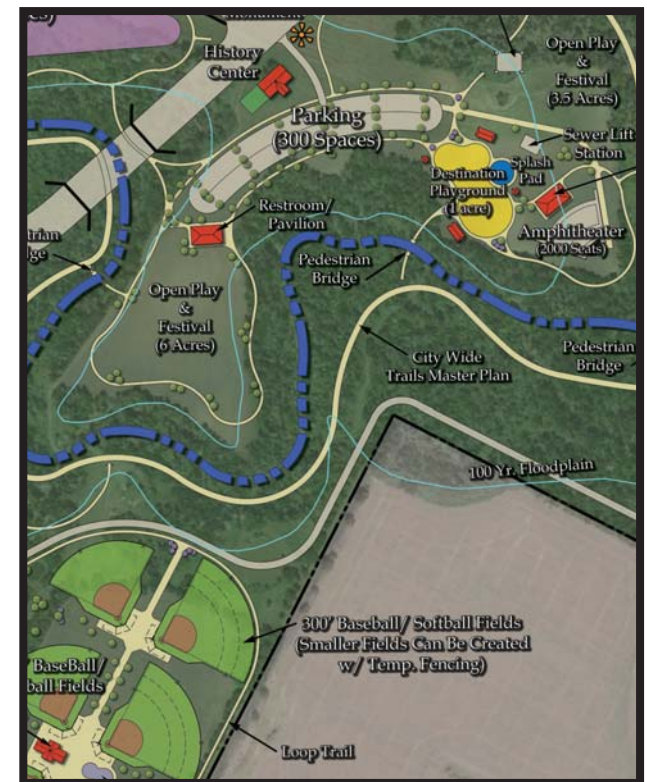
Other than subtle tweaks to some trail alignments and parking configurations the Final Master Plan did not change from the preliminary Master Plan. Below is a summary of the final Master Plan:

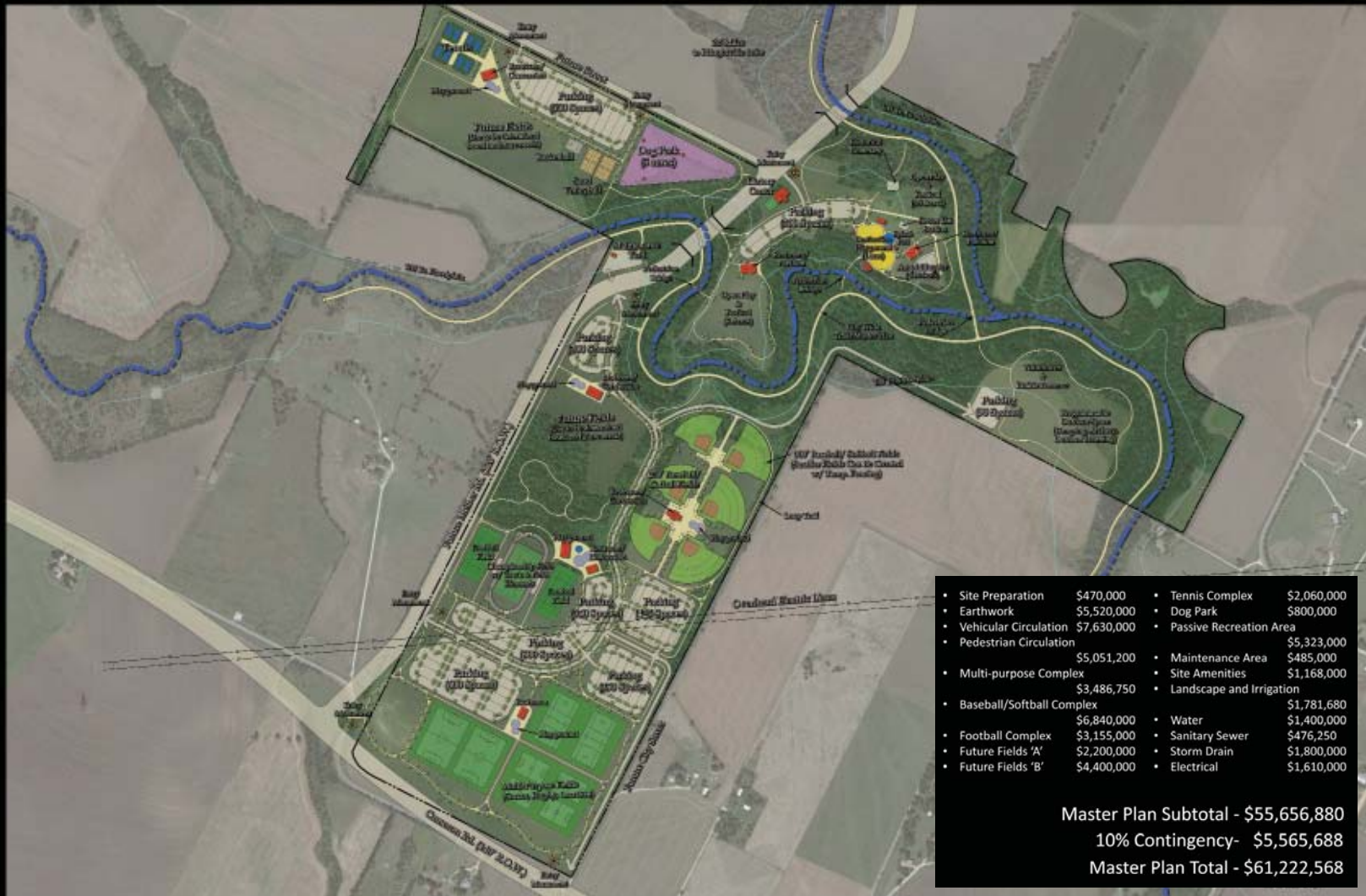
- The multipurpose complex includes three 420' x 600' pods. These pods are intended to be flexible space so they can be used for all field sports, such as soccer, football, rugby, lacrosse, etc. The pods will be fenced to control access and limit use. The fields will be lighted. This complex includes a place with a restroom building, covered picnic area, playground and food truck parking.
- The baseball\softball complex includes three 250' fields and three 300' fields. The fields will be lighted. All fields will have skinned infields for flexibility and overlap between baseball and softball. The complex will be fenced to control access and limit use. This complex includes a plaza with a restroom\concession building, covered picnic area and a playground.
- The football complex includes one championship football field with track and field elements and two football fields. The championship field is sized to accommodate a full size soccer field as well. The fields will be lighted. Fencing will be provided to control access,
- limit use and also to allow entrance fees. The complex will include a plaza with a restroom/concession building, covered picnic seating, playground and splash pad.
- The passive recreation and festival area includes a destination playground and splash pad, amphitheater (2,000 seats), restroom/concession building with covered picnic seating, a large group pavilion, grass open play areas, history area and cemetery, and sand volleyball courts. This area also includes a programmable outdoor space for activities such as camping, archery, outdoor learning, wildflower and prairie preserve, and nature trails.
- The Master Plan is designed to account for the re-alignment of Cameron Road. As previously stated, development of the north part of the park will be dependent on the construction of Melber Lane on the west side of the property. 3,465 parking spaces are provided in the park.
- Use of the future field areas will be determined based on future needs. These areas could be athletic fields, practice fields or general open plan areas.
- The tennis courts are intended to be flexible space so that they can be used for tennis, handball or pickleball. This area will include a plaza with a restroom/concession building.
- The dog park will consist of a five acre fenced enclosure that is internally fenced to create several smaller enclosures. Small shade structures, water stations, waste stations and an agility course may be provided.
- Pedestrian circulation includes almost six miles of concrete sidewalks and trail and over two

miles of natural surface trail. The six miles of concrete trails includes 1.8 miles of trail delineated in the City Wide Trails Master Plan. Three pedestrian bridges will be required for access across Wilbarger creek.

Progress with Relevant Citywide Plans

The Master Plan accomplishes the following goals/needs listed in the Parks, Recreation and Open Space Master Plan:





- This new park and its facilities will help keep pace with the rapid population and development growth.
- By providing new facilities, crowding in the existing parks will be reduced.
- By providing needed athletic fields and trails, Pflugerville residents will not need to travel outside the community for those activities.
- By preserving open space in the park, one of the community's top priorities of improving environmental quality is met.
- Three City owned football fields will now be available for public/recreational use.
- Six City owned Baseball/softball fields will now be available for public/recreational use.
- Provides 323 of the projected 722 acres.
- Provides six miles of trail (includes concrete and natural surface trails and does include the trail segments accounted for within the trails Master Plan) compared to the five miles projected.
- Provides the 1 amphitheater projected.
- Provides 6 of the 12 projected baseball fields.
- Provides 2 of the 21 projected basketball fields.
- Provides 3 of the 6 projected football fields.
- Provides 10 of the 14 projected pavilions.
- Provides 6 of the 36 projected playscapes.
- Provides 6 of 21 projected soccer fields.
- Provides 4 of the 4 projected softball fields.
- Provides 8 of the 14 projected tennis courts.
- Provides 1 of the 8 projected tracks.
- Provides 4 of the 13 projected volleyball courts.
- Provides 2 of the 2 projected water play elements.

The Master Plan provides 9 of the 13 greatest outdoor needs listed in the report:

- Trails and trail connections
- Athletic/sports fields
- Additional parks
- Restrooms
- Playgrounds
- Outdoor event facility/amphitheater
- Open space areas
- Tennis courts
- Dog parks

Of the new amenities projected to be needed in 2020, the Master Plan provides the following:

The park Master Plan reinforces the goals listed in the Trails Master Plan by providing safe and convenient means of exercise and alternative transportation. In addition to the 57.728 miles proposed in the Trails Master Plan, the park Master Plan provides:

- 4.25 miles of concrete trail
- 2.3 miles of natural surface trail.
- The trails proposed in the park Master Plan connect to the trail segments proposed in the Trails Master Plan.

The Master Plan accomplishes the following goals/needs listed in the Athletic Complex Study:

- Provides 6 lighted fields with skinned infields, 2 more than the 4 fields recommended in the study.

- Provides 0 of the 4 lighted fields with grass infields.
- Provides 3 of the 4 lighted football fields.
- Provides 6 of the 6-10 lighted full size soccer fields.

Master Plan – Phase I

During the second City Council meeting, the design team was directed to finalize Phase 1 – Option B for approval. Below is a summary of the final Phase I – Option B:

- The multipurpose complex includes three 420' x 600' pods. These pods are intended to be flexible space so that they can be used for all field sports such as soccer, football, rugby, lacrosse, etc. The pods will be fenced to control access and limit use. The fields will be lighted. This complex includes a place with a restroom building, covered picnic area, playground and food truck parking.
- The football complex includes one championship football field with track and field elements and two football fields. The championship field is sized to accommodate a full size soccer field, as well. The fields will be lighted. Fencing will be provided to control access, limit use and also to allow entrance fees. The complex will include a plaza with a restroom/concession building, covered picnic seating, playground and splash pad.
- 676 parking spaces will be provided, equalling 75 spaces per field.
- A one mile long concrete trail loop.
- One park entrance monument sign.



Chapter Six



PARK THEME & CHARACTER



where quality meets life

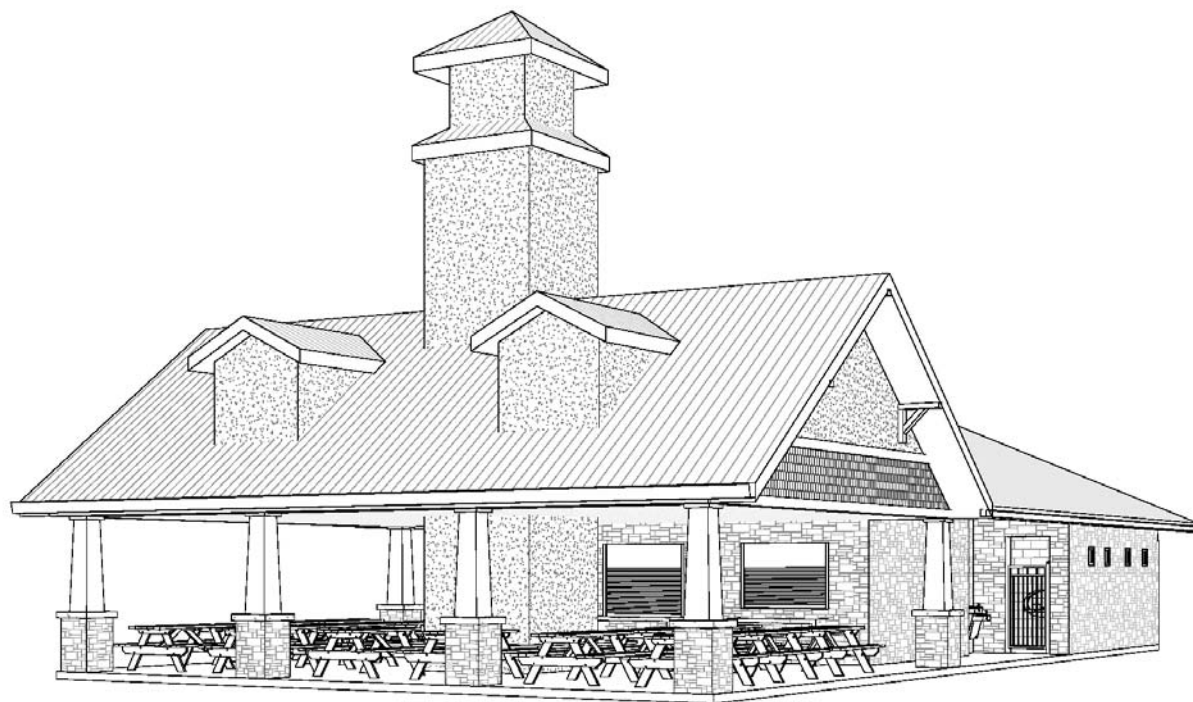
PFLUGERVILLE

TEXAS

Design Theme and Identity

A park's theme / identity can come from many inspirations. The history of a site can be a major contributor to a park's identity by influencing the architectural style and even the site details, such as signage and amenities, chosen to be in a park. Henry S. Pfluger bought the 960 acres of land that would become Pflugerville and had a homestead on the 323 acres designated as 1849 Park. The rich history of the Pfluger family and the architectural character of the various houses and barns built on the property will have an influence on the architectural elements within the park. Each building, restroom/concession, pavilion, shade structure, etc. will have elements of the mid 1800's architectural style characterized as "Bavarian Ranch Style". The building materials used in the region during this time were usually made of logs or wood slats. The first house that Henry S. Pfluger built in Texas was a log cabin. The houses the Pflugers built over time changed with the latest construction technology of the period and the materials that were available locally.

Current City ordinances require at least 80% of a building's facade must be stone or a masonry product. The proposed buildings and architectural elements will have a strategic use of wood on the facade. Since the use of wood is always a maintenance



concern, the wood will be used in areas of the building where it is sheltered from direct sun or rain by keeping it within an area that is protected by an overhang. The remaining 80% of the facade will be clad in stone.

The former use of the land's acreage can also have an influence on the park's landscape and site

design. The rolling plains of native grasses, where buffalo once roamed, and the plots carved out for farming will be captured in the developed landscapes and amenities areas as an underlying theme within the park's primary identity. The use of the native grasses and xeric plants add to the "design vocabulary" around common areas such as playgrounds, plazas, pedestrian walkways,

street medians, parking buffers and general common areas between site features. Tying into the sites agricultural heritage will further the 1849 Park's identity.

The Pfluger family has been an integral part of Pflugerville since the founding of the town. Their strong family bond and heritage led to the town being named Pflugerville, since so many members of the family remained in town.

Pflugerville is still a town of strong family ties and heritage. 1849 Park is named based on the very beginnings of that heritage, and its identity and character is rooted in family. This park will be a place for Pflugerville family to meet, enjoy each other's company, as well as a place to experience the natural beauty of the land that drew the original Pfluger family to settle and build their homestead for generations. This park is a testament to that family bond which is now extended to the entire community. It is fitting for this park to take on the identity and character of the Pfluger family since it is located on the land that the Pfluger's worked and played on for generations. Now the extended family of the the town of Pflugerville will get to enjoy the original homestead through the use of its new facilities and scenic beauty.

The park will feature both passive and active uses from playing fields (baseball, football, soccer, etc.) to playgrounds, trails, open play and festival areas, with a historical center in order to teach the next generation about life on the Pfluger farm.



Site Identity

In order to understand the 1849 Park's character, the design team became immersed in the community's history and its surrounding landscapes by documenting its scenic features, which would be the inspirational elements that would tie together a unique identity. Following is a photo-montage of the architectural features, landscapes, materials, textures and colors that make up the identity for the 1849 Park. These impressions were then used as the inspiration for the Parks Palette of forms and materials that would later develop into the parks "Design Vocabulary":

- Native fossilized limestone
- Hand wrought iron
- Bavarian Influences (Tudor style and ornate wood work details)
- Texas native trees, shrubs and grasses in bold rhythmic patterns
- Earth tone Colors with accents
- Bavarian influenced iconography

Design Vocabulary

Many aspects of a site's character can be highlighted to capture the identity of the park and make it a special place. Pfluger-ville's 1849 Park has a rich history to help influence the development of this park's special identity as well as the architectural vernacular that is the basis for the name-sake of the park. The "design vocabulary" is a term used to describe a palette of shapes and forms, textures, colors, materials and details that work together to create a cohesive image or theme. The design vocabulary may include pure geometrics, native stone, metal, water, or flora indigenous to the site or its surrounding area. This park has a distinct advantage with a strong theme tied to its historical roots and the Pfluger family's connection to the site. The role of the design vocabulary is to tie the materials' palette and architectural style together to reinforce the park's identity. The following design vocabulary features are important to creating a cohesive and distinct identity for the park:

- The rhythmic repetition of site elements, such as street trees, enhanced paving, signage, iconography and architectural features, can be used to instill a sense of order and unity throughout the park.
- Simple geometric forms with high contrast should be used in any street enhancements within the park. Overly

ornate or complex icons can distract vehicular traffic.

- Construction materials and furnishings should be proven elements that are timeless in their setting. These materials, such as brick, steel, enhanced concrete or concrete, should have the durability to withstand heavy traffic.

Key features to communicate the park's identity include:

- Lighting – Street lights, pedestrian lights and bollards can all be connected and strengthen the park's identity within the scale of their specific uses on the site.
- Site Furnishings – Benches, trash receptacles, tree grates, bike racks, wayfinding signs
- Architectural Elements - Gateway monuments and landmarks, wayfinding signs, kiosks, buildings, shade structures, etc.
- Paving – enhanced intersections, crosswalks, pedestrian walkways, plazas, and sidewalk treatments
- Landscaping – Street trees, median trees and green spaces within pedestrian/spectator areas throughout the park and the use of specific types of plants can also enhance the site's identity.

Each of these families of elements should relate to the scale of its intended use. For example, larger lights in the parking lot (25-30' tall), smaller lights in the pedestrian/spectator areas (12-14' tall) and bollard lights in areas that only need path lighting (2-4' tall).

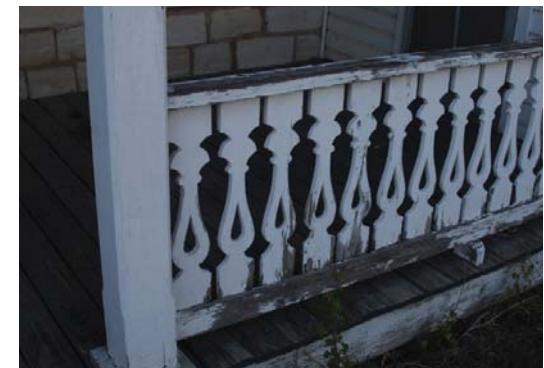


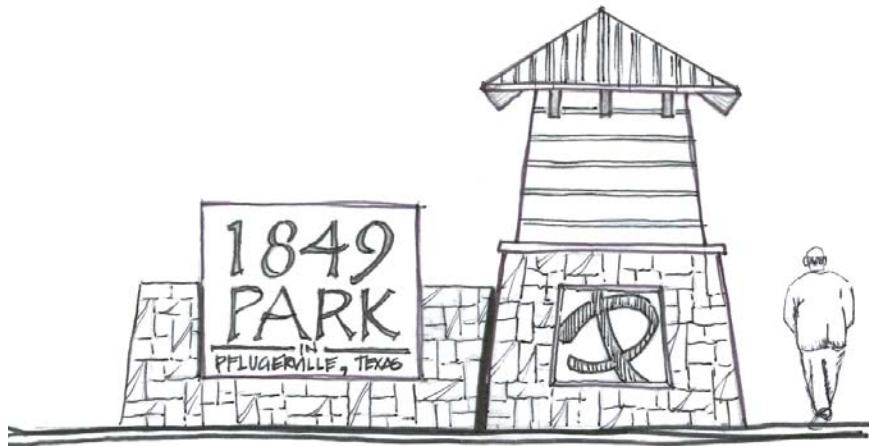
Building Architecture

The history of Pflugerville is steeped with a mix of cultural influences that have driven the architectural styles seen prevalent throughout the city. Starting from the early German immigrants and settlers, to the small community centers, the architectural styles are varied and complex.

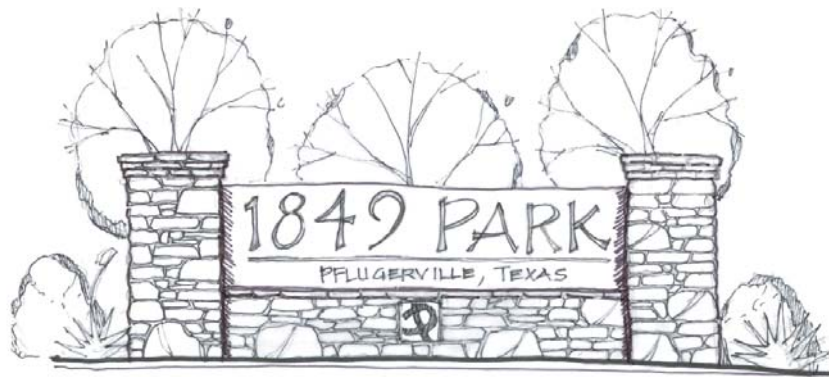
The design takes inspiration from the eclectic nature of the city featuring prominent roof lines and varied stone wall facades. The stone walls are less linear and organized as is seen in surrounding cities such as Round Rock or Cedar Park, and have layers of materials. Above the stone walls features a unique scalloped siding and wood trim that was prevalent from the early history of Pflugerville.

The pavilion invokes the feeling of a small community porch for gathering, representing the small residential home styles with design features such as tapered columns and exposed structure. The building represents an icon and beacon to draw users in, like the town hall style buildings where social gathering would occur. This is accomplished using an iconic bell tower that is placed in the building and becomes a landmark as the building is placed on the highest spot of the park, allowing visitors all around to easily locate this central node.





Park Monument



Park Monument



Entry Monument

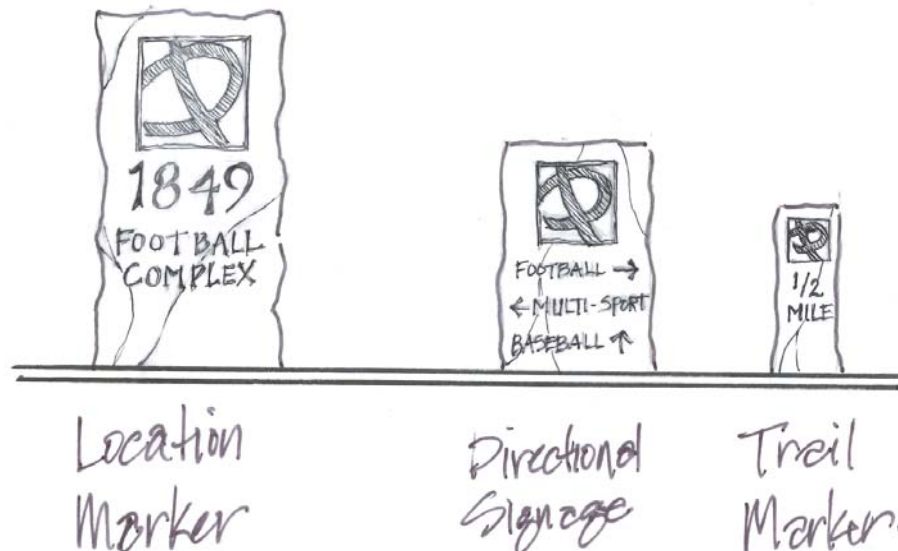
Monuments, Information Kiosks and Wayfinding Signs

The use of Monuments, Information Kiosks and Wayfinding Signs help users with orientation of the park. With a park that spans 323 acres, it is critical to have a way to identify where park users are currently located and where they want to go. The design of the monuments and Kiosks can vary, depending on the location of the park. The wayfinding signs should be a unifying element that remains constant throughout the park in order to identify its use in the landscape and to make it more recognizable as one is traveling in a car through the park roads.

The Monuments, Kiosk and Wayfinding Signs will function as a family of elements in various scales that convey a consistent identity throughout the park. Monuments at the entry to the park will serve as gateways into the park and will immediately set the theme for the park users as they enter. Signs along the roadway need to be larger and easy to read at the posted speed while pedestrian wayfinding should have a pedestrian scale and can have more detail that can be appreciated from a pedestrian's viewpoint.

Kiosks can be placed in prominent nodes throughout the park to provide maps of the vast park or convey other information like local events, park hours, tournament brackets, etc. The kiosks are also great visual cues to park users to identify their location within the park site.

Monuments, Information Kiosks and Wayfinding Signs are primary to establishing an identity for the park. The colors, forms and materials used in these items are reflected throughout the park and are a unifying element of the other site features such as furniture, architecture, lighting and landscape. The specific use of materials on these elements, as identified in the Design Vocabulary, strengthen the identity of the site.





Site Furniture

Site furniture plays a strong role in creating and strengthening the park's character, as well as contributing to the park's identity. The site furniture includes such items as benches, tables with chairs, bicycle racks, bleacher seating and trash receptacles. The furniture is proposed to be a dark brown (cor-ten steel) appearance powder coat to resemble wrought iron. Iron was a material that was used throughout the 1800's.

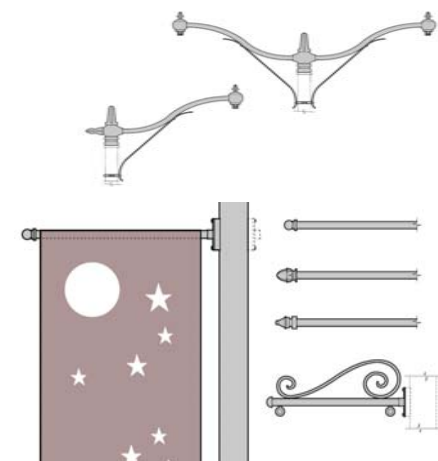


Lighting

There will be at least three different types of lights used in the 1849 Park: sports lighting, street/parking lot lighting and pedestrian lighting. The quality of light can greatly affect the character of the park, and the perceived sense of whether the area is safe or unsafe. The sports lighting will be "high cut-off," meaning the sports lighting will limit the light that spills over the fence line to approximately 5-10'. Using the current lighting technology for the sports fields will prevent the unnecessary glare and light pollution to the adjacent properties.

Pedestrian lights are necessary within the park since the sports lights don't spill light for spectators to safely walk back to their cars. Lighting for pedestrians will be LED fixtures. These fixtures are used due to their ease of maintenance and their long life and energy conservation. These fixtures are designed to reduce glare and give the pedestrians the ability to see their immediate and surrounding areas. The pedestrian light poles can be one element within the design vocabulary that complements the park's identity.

The use of banners can be another element that carries the theme forward throughout the park as it gives the ability to change throughout the year as needed or can be used to identify a specific zone of the park for wayfinding.





Enhanced Paving

Paving enhancements are one of the key features in a design vocabulary to introduce color and texture to both the park roadways and pedestrian zones. The use of enhanced paving on park roadways help to identify locations where there may be pedestrian conflicts. A change in pavement texture or color signals to drivers that the crosswalks are a pedestrian priority area. This is an important component to traffic calming and leads to a safer pedestrian realm. The paving materials need to be durable due to the volume of traffic anticipated over time.

Enhanced paving used in the pedestrian areas signals to park users that the area is significant and helps to break up the paving used throughout the park. Enhanced paving can range from concrete



or brick pavers, to stamped enhanced concrete that is colored and has a specific texture. Another option that can be used to minimize the use of plain white concrete is the use decomposed granite. Decomposed granite is a natural refined gravel material that can be compacted and smoothed to act as paving. This material is typically mined in the Hill Country. This local material gives a more natural appearance than plain white concrete and is reminiscent of an old road.

Landscaping

The landscape plantings three will be selected from the materials listed on the approved plant list adopted by the City of Pflugerville. Any plants selected outside of this list will be drought tolerant and vetted for maintenance and success in the Pflugerville climate and soil conditions. All trees will be container grown. Street trees will have be a minimum three caliper inches for canopy trees and a minimum 12 feet tall for ornamental trees. Any trees planted along a pedestrian walkway should have a minimum eight foot clearance to avoid pedestrian conflicts. All trees will be irrigated via a bubbler system, and all landscape plantings will be irrigated via drip irrigation.

The playing fields will have a minimum six inch enhanced growing medium with amended soil or replaced topsoil. The turf used on the fields will be rolled sod hybrid bermuda Tifway 419. The turf used outside the fields will be a combination of common Bermuda and other native grass seed mixes used to evoke the look of the old pasture



land of the 1800's. All manicured grass areas will have a two wire system irrigation with fully automated, central control. All areas that are designed to be more natural will only be irrigated to establishment. The landscape used throughout the park will be designed to reinforce the identity of the original Pfluger homestead.



Chapter Seven

IMPLEMENTATION



where quality meets life

PFLUGERVILLE

TEXAS

Implementation

City Council approved the final Master Plan and the final Phase 1 – Option B plan. Direction was given to the design team to complete the construction documents in time for an October ground-breaking. In order to meet this deadline, Phase 1 will be broken into two packages. The first package to be completed, Package A, will include everything necessary to get the turf planted on the football and soccer fields and allow a full growing season prior to use. The scope of Package A will include the following:

- Clearing & grubbing
- Demolition of the old house and barns
- Erosion control
- Earthwork
- Water line tap for irrigation
- Storm drain system
- Irrigation on the athletic fields only
- Turf establishment on the athletic fields only
- Perimeter fencing and mow edge on the athletic fields

Construction for Package A is expected to take about 6 months.

Once Package A is out to bid Package B can be completed. Package B will include all other work not included in Package A.

The scope of Package B will include the following:

- Additional erosion control
- Additional earthwork
- Extend water line for domestic service
- Sanitary sewer service
- Additional storm drain as needed
- Site paving such as sidewalks, driveways, roads and parking lots
- Restroom and concession buildings
- Entrance monument signs
- Wayfinding signage
- Playgrounds
- Athletic field lighting
- Site lighting
- Landscape and irrigation
- Perimeter fencing

Construction for Package B is expected to take about 12 months.

The scope and timing of future phases is unknown. Development of future phases is contingent on multiple factors such as funding, available access to the site, demand for facilities, etc.

If too much time passes before additional phases are developed, the Master Plan may need to be updated due to changes in demographics, trends in recreation and sports, etc.

