

HIGHLAND NEIGHBORHOOD PARK
AND REZNICEK FIELDS
MASTER PLAN

MAY 2016

HIGHLAND NEIGHBORHOOD PARK
AND REZNICEK FIELDS
MASTER PLAN

MAY 2016

Prepared for
CITY OF AUSTIN
PARKS + RECREATION DEPARTMENT

Prepared by
NORRIS DESIGN

TABLE OF CONTENTS

INTRODUCTION + BACKGROUND	6
EXECUTIVE SUMMARY	7
1. EXISTING OPPORTUNITIES + CHALLENGES	10
1.1 PROJECT LIMITS	
1.2 SITE DESCRIPTION	
1.3 SITE ACCESS	
1.4 DEVELOPMENT, OPPORTUNITIES, + CHALLENGES	
2. COMMUNITY ENGAGEMENT	14
2.1 FOCUS GROUP MEETINGS	
2.2 PUBLIC MEETINGS	
3. NEEDS ASSESSMENT	26
3.1 PARK PROGRAM	
3.2 ADDITIONAL CONSIDERATIONS	
4. PARK MASTERS PLAN	28
4.1 FINAL MASTER PLAN DESCRIPTION	
4.2 ACTIVITY HUB	
4.3 CIRCULATION + PARKING	
4.4 SPORTS FIELDS	
4.5 LOOP TRAIL	
4.6 CREEK RESTORATION	
4.7 NORTH + SOUTH GREENBELTS	
5. PARK THEME + CHARACTER	40
5.1 ENTRY FEATURES/MONUMENT CHARACTER	
5.2 PARK STRUCTURE ARCHITECTURAL CHARACTER	
5.3 LANDSCAPE MATERIAL CHARACTER	
5.4 PLAYGROUND CHARACTER	
6. IMPLEMENTATION/ACTION PLAN	46
6.1 PROPOSED IMPLEMENTATION BUDGETS	
6.2 PROJECT PHASING	
6.3 PHASE ONE	
6.4 PHASE TWO	
6.5 POTENTIAL FUNDING STRATEGIES	

LIST OF FIGURES

Figure 1.1: Site Context Map	11
Figure 1.2: Site Analysis	13
Figure 2.1: Station 1 Existing Site Analysis + Site Context	17
Figure 2.2: Station 2 Site Prioritization	18
Figure 2.3: Station 3 Amenity Priorities	19
Figure 2.4: Station 1 Concept Options	21
Figure 2.5: Master Plan Concept A	22
Figure 2.6: Master Plan Concept b	23
Figure 3.1: Needs Assessment Matirx	27
Figure 4.1: Section B Central Spine	28
Figure 4.2: Final Master Plan	29
Figure 4.3: Section A Park Entry	31
Figure 4.4: Proposed Fencing	33
Figure 4.5: Proposed Trails	35
Figure 4.6: Section C Creek Restoration	36
Figure 4.7: Overall Mater Plan	38
Figure 4.8: Section F South Greenbelt at Trailhead	39
Figure 4.9: Section E North Greenbelt	39
Figure 4.10: Section D Northcrest Cycle Track	39
Figure 5.1: Entry Monument Option 1	40
Figure 5.2: Entry Monument Option 2	40

APPENDIX 1

1A: CITY RESOLUTION NO. 20130923-077

APPENDIX 2

2A: PUBLIC MEETING 1
MEETING SUMMARY
VOTING RESULTS
2B: PUBLIC MEETING 2
MEETING SUMMARY
VOTING RESULTS
2C: PUBLIC MEETING 3
MEETING SUMMARY
COMMENT CARDS

APPENDIX 3

3A: UHO STAKEHOLDER MEETING MINUTES
3B: HNA STAKEHOLDER MEETING MINUTES
3C: TAGSTAKEHOLDER MEETING MINUTES
3D: TAG STAKEHOLDER MEETING MINUTES
3E: TAG STAKEHOLDER MEETING MINUTES

APPENDIX 4

4A: HIGHLAND NEIGHBORHOOD PARK + REZNICEK FIELDS MASTER PLAN CONCEPT A
4B: HIGHLAND NEIGHBORHOOD PARK + REZNICEK FIELDS MASTER PLAN CONCEPT B

APPENDIX 5

5A: HIGHLAND NEIGHBORHOOD PARK + REZNICEK FIELDS MASTER PLAN COST ESTIMATE
5B: HIGHLAND NEIGHBORHOOD PARK + REZNICEK FIELDS NORTH + SOUTH GREENBELT COST ESTIMATE

INTRODUCTION + BACKGROUND

The property at 401 W. St. Johns Avenue has been in use for youth sports activities by the University Hills Optimist Club (UHO) since 1970, and when kickball started there in 1974, it was the first organized kickball league in Austin. The land is City-owned and controlled by the Watershed Protection Department (WPD), and will be transferred to the Parks and Recreation Department (PAR) once construction of a water quality pond on the site is complete. While the property is city owned, use of the fields and surrounding property was almost entirely limited to UHO activities. More recently it became apparent that this property, 7.5 acres of City-owned land in the heart of the Highland Neighborhood, offers the best opportunity to provide a true neighborhood park for this park-deficient neighborhood. The 2003 Brentwood/Highland Neighborhood Plan identified this parcel for development of a neighborhood park, and numerous City policies and planning documents pointed to the urgent need for park space in this part of Austin. But it wasn't until 2013 when members of the Highland Neighborhood Association (HNA) successfully worked with PAR, UHO, WPD, and the Austin City Council to declare this property a park, transfer ownership to PAR, and fund the development of this Master Plan. Resolution 20130926-077 was passed by City Council on September 26, 2013 and directed the City Manager to consider uses for the property through a series of public meetings. As a result of the public meetings, City Staff prepared a list of recommendations to guide the master planning of this park. A copy of the Resolution can be found in the appendix of this document. The list of recommendations prepared by City Staff is printed here in full.

- 2.1 Maintain in perpetuity a storm water-management pond on approximately one acre of the 7.464 acres.
- 2.2 Maintain the two 125-foot lighted fields currently located on the southeast corner of the property for tee-ball, coach pitch and kickball until the park's master plan process is completed.
- 2.3 Retain the northeast side of the property as open space, removing fencing to allow for an open park feel and allowing soccer to continue.
- 2.4 Continue to explore partnership opportunities for youth sports delivery between Gus Garcia Recreation Center and University Hills Optimist Club.
- 2.5 Limit park development or deconstruction in the immediate future and allow the master plan process to be completed, guiding future park development decisions.
- 2.6 Preserve the existing tree line.
- 2.7 Allow the master plan process to guide the park development and not have the development lock into any particular existing conceptual plan.
- 2.8 Include ball field space in the future master plan process to be located on the north side of the property on approximately 1.3 acres of the 7.464 acres.
- 2.9 Include possible relocation options for University Hills Optimist Club sports while prioritizing which sport activities fill the greatest need in the community and allowing flexibility in the use of the property.

EXECUTIVE SUMMARY

Highland Neighborhood Park and Reznicek Fields is comprised of 7.5 acres of city owned land located at 401 W. St. Johns Avenue. The existing site includes two kickball fields, one multi-use field, a concession building and a parking lot with Waller Creek running along the eastern boundary of the site. The balance of the park is surrounded by single family and multi-family dwellings on all sides. Primary access to the site is from a short piece of street frontage along W. St. Johns Avenue. The Watershed Protection Department is currently planning to install a water quality pond in the south west corner of the property.

This property provides several opportunities to provide neighborhood park amenities to the area that are currently lacking while also providing sports fields for use by the UHO. An existing Heritage Oak Grove located on site can provide considerable shade for park users that would otherwise have to be provided by shade structures. The extra right of way along Waller Creek provides an opportunity to include a secondary access point for pedestrians from the south.

While there are multiple opportunities for this property, the site isn't without its challenges. The small amount of street frontage coupled with the perimeter homes makes visibility into the park problematic for both park users and police who patrol the area. Adding additional uses to the park such as playgrounds and sport courts also has the potential to impact nearby neighbors.

The Design Team facilitated community involvement throughout the master planning process for Highland Neighborhood Park and Reznicek Fields. Public input was gathered on several levels, including meetings with sports league and park activity stakeholder groups, the city's Technical Advisory Group and the general public to address master plan design options and alternatives as the plan progressed. Based on feedback received from these meetings, a Needs Assessment Matrix was created to categorize and prioritize what amenities and facilities would be included in the Park Master Plan.

The Master Plan for Highland Neighborhood Park and Reznicek Fields is organized around a northwest-southeast esplanade that separates the sports fields from the parking lot and community open space and provides a central circulation spine that neatly divides the different uses that are proposed for the park. The proposed entry drive and parking lot are tucked up to the northern boundary of the site, providing more space for park amenities and better views into the park from St. Johns. Family park uses including playgrounds, a multi-sport court and the park pavilion are clustered around the Heritage Oak Grove to take advantage of the natural shade. A loop trail around the park varies in size from 8' wide for pedestrian only use to 12' wide for maintenance access to the water quality pond. The loop trail also connects to proposed trails to the north and south of the park to provide additional pedestrian access to the park. Small picnic areas are spaced around the park to encourage use in all areas of the park. The creek restoration proposed in the Master Plan is fairly ambitious with the alignment of Waller Creek taking a more meandering path with aggressive riparian planting scheme and the addition of boulders that increases both the aesthetic beauty and hydraulic and biotic functionality of Waller Creek.

As part of the public outreach process, surveys were conducted to determine the architectural and aesthetic character the community envisions for Highland Neighborhood Park and Reznicek Fields including Entry Feature/Monument Character, Park Structure Architectural Character, Landscape Material Character and Playground Character. Participants in the survey showed a strong preference for natural and rustic materials used in a contemporary way for all the site amenities, and native, rustic plant materials and stone in an informal layout for the landscape.

Based on information provided by the City of Austin, it is likely that this master plan will be implemented utilizing a phased approach over a period of time rather than all at once. Proposed Phase One improvements would include the new parking lot, selected trails, playground and esplanade while maintaining the existing kickball fields. Proposed Phase Two improvements include constructing the new kickball fields and the balance of the proposed park improvements.

Funding mechanisms for implementing the Highland Neighborhood Park and Reznicek Fields Master Plan include City of Austin Parks and Recreation Bond Election, parkland dedication fees, grants and community fundraising.

The master plan and proposed implementation for Highland Neighborhood Park and Reznicek Fields was prepared with the assistance of the citizens of Austin, in accordance with the City Resolution passed by City Council. The final master plan represents a vision for the park that satisfies the needs of the community, and the proposed implementation approach can be achieved over a period of time without negatively impacting the current use of the park.

On May 24th, 2016 the Parks and Recreation Board voted to approve the recommendation of the master plan for Highland Neighborhood Park and Reznicek Fields.

EXISTING OPPORTUNITIES + CHALLENGES

1.1 PROJECT LIMITS

The project site for Highland Neighborhood Park & Reznicek Fields is in North-Central Austin, on the south side of W. St. Johns Avenue, approximately .15 miles east of the intersection of W. St. Johns Avenue and Guadalupe Street. See Figure 1.1 Site Context Map.

1.2 SITE DESCRIPTION

The site is approximately 7.46 acres of city owned property located at 401 W. St. Johns Avenue. This site currently contains 2 kickball fields, 1 multi-use field, a concession building with meeting facilities, sports field lighting and a dilapidated parking lot with one entry point at St. Johns Avenue. The balance of the park is surrounded by single family and multi-family dwellings on all sides. Waller Creek runs along the eastern boundary of the park and a small tributary / drainage channel runs along the southern and a portion of the western boundary. A boundary and topographic survey for the site was provided by the City of Austin. Based on the survey, the site predominately slopes from the northwest corner of the site to the southeast, and drains into Waller Creek.

There is a plan by the Watershed Protection Department to install a water quality pond of approximately 1 acre in size in the southwest corner of the property that is currently being designed. It will utilize the existing driveway on site to provide maintenance access to the pond. This pond will primarily serve to treat stormwater runoff from areas upstream of the site and will have minimal utility in treating runoff generated by the park site.

1.3 SITE ACCESS

The primary access into the site is from W. St. John's Avenue where the park has approximate 175 LF of frontage. There is no other designated vehicular or pedestrian access to the site, although some pedestrians do access the site from the south by walking along the Waller Creek channel at access points from Swanee Drive and Kenniston Drive. The majority of the site is bounded by private property and provides no public access.



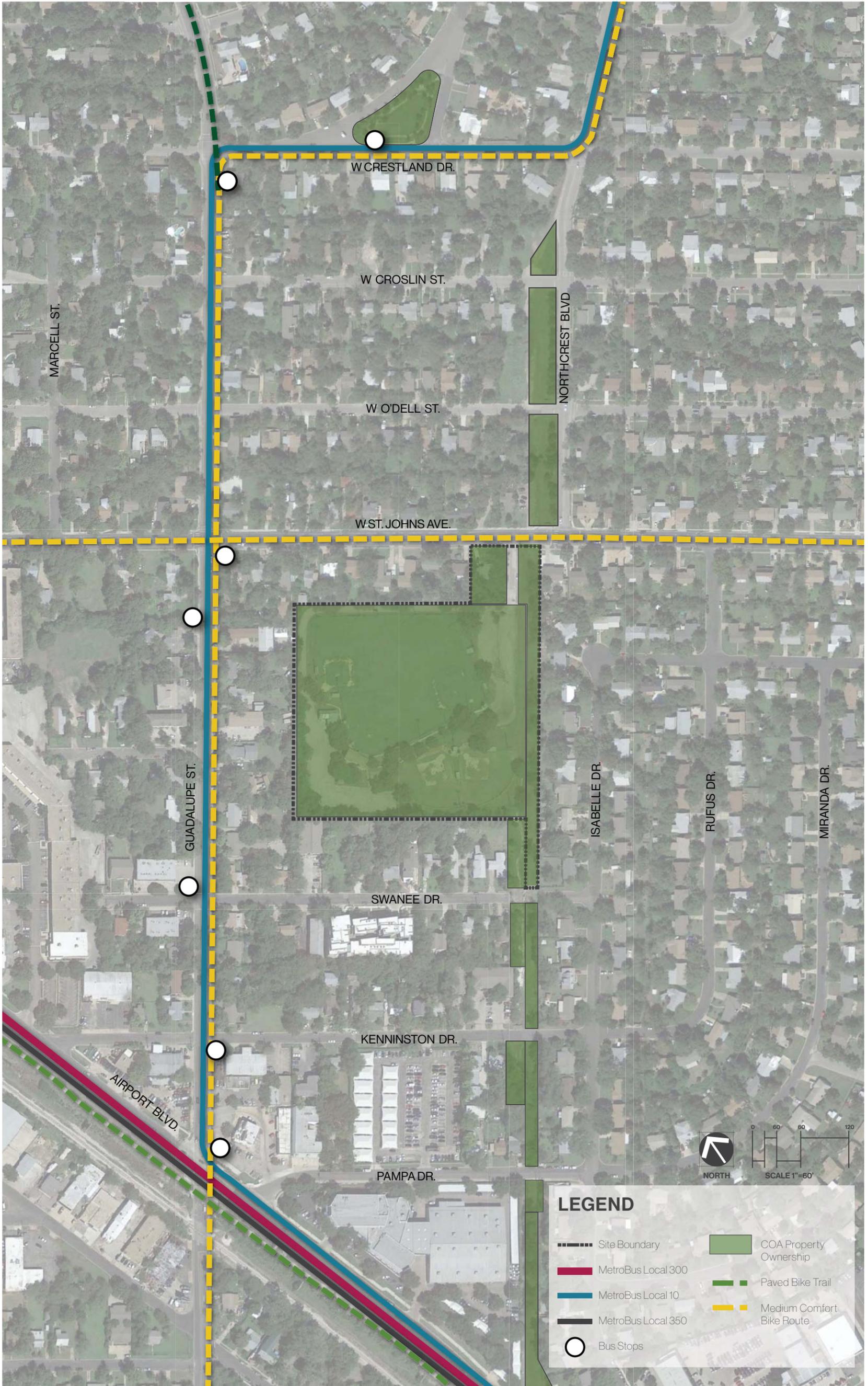


Figure 1.1: Site Context Map

1.4 DEVELOPMENT OPPORTUNITIES + CHALLENGES

This site presents several opportunities that can provide neighborhood park amenities to the Highland neighborhoods that are currently either lacking or non-existent while also providing sports fields for use by the University Hills Optimist Club. The existing heritage oak grove located on the site will provide a considerable amount of shade that would otherwise have to be provided by shade structures. Amenities such as playgrounds can be oriented around this grove of trees to take advantage of the shade. The opportunity to provide an urban trail through the park along Waller Creek could improve access to the park from the south through access points at Swanee Drive and Kenniston Drive. Right of Way along the drainage channel to the north of the site also provides an opportunity to continue the urban trail from the park and provide connectivity with the bike lanes on Northcrest Boulevard just north of West Crestland Drive.

While there are several opportunities to create a great neighborhood park, this location is not without its challenges. The aforementioned lack of street frontage and homes around the perimeter of the site make visibility into the site very limited. This poses a problem for police when driving by the site along St. Johns Avenue, and requires them to physically drive into the site to provide a visual sweep of the property. Another challenge posed by the short length of street frontage is the limited “front door” to the park and the ability of the general public to even know that a park exists at the location. The lack of street frontage also means that there is no on-street parking directly adjacent to the park, increasing the need for on-site parking. In addition, the uses near the edge of the park such as ball fields, playgrounds, and sport courts will have the potential to impact nearby neighbors.

Figure 1.2: Site Analysis Map provides a graphic representation of potential site development opportunities and constraints. Note the area designated as site views from St. Johns. This is an area of great opportunity for integrating higher activity and visibility park uses to improve awareness of and activity within the park.



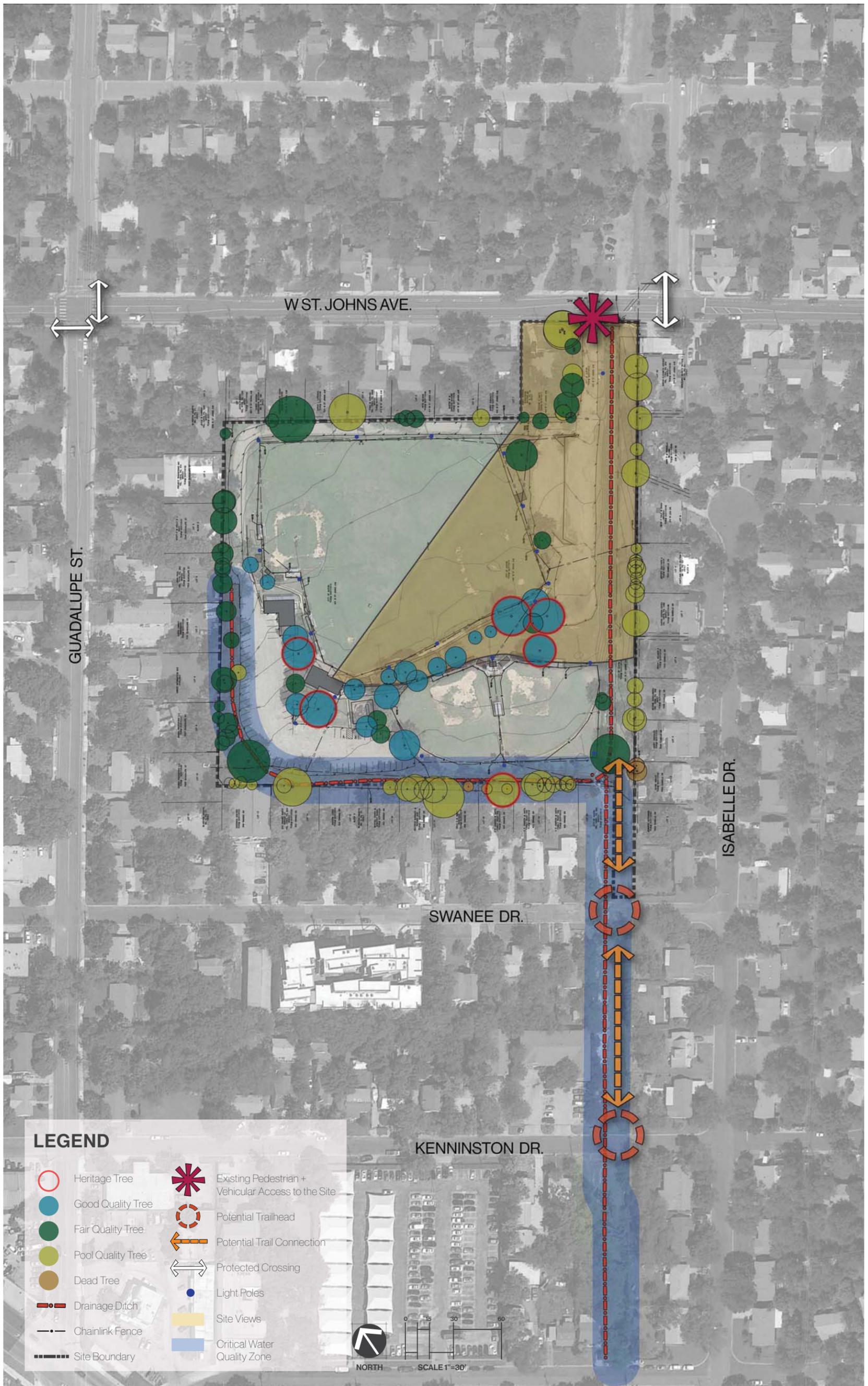


Figure 1.2: Site Analysis

COMMUNITY ENGAGEMENT

Highland Neighborhood Park and Reznicek Fields came into existence through a process initiated and driven by members of the community around the site, and the community remained heavily engaged from the start of the master planning process to the preparation of the final master plan. Public input was gathered on several levels, including meetings with sports league and park activity stakeholder groups and the general public to address master plan design options and alternatives as the plan progressed toward completion.

Each meeting presented an opportunity for the Design Team and City staff to interact with park users and exchange ideas and concepts toward the preparation of a master plan that would best serve the citizens of the Highland Neighborhood and the City of Austin.

The Design Team utilized city staff to identify, contact and follow-up with meeting participants. Initial contacts were made via e-mail. Meeting notifications were posted on the city's website, advertised around the neighborhood through the use of yard signs and posters at local businesses and flyers handed out across the neighborhood by volunteers. In the later stages of the project, meetings were advertised in the neighborhood association newsletter to let potential participants know about public meetings.

2.1 FOCUS GROUP MEETINGS

Master planning efforts began in earnest with focused stakeholder meetings that were held on October 21, 2015, at the beginning of the planning process. The purpose of these focus group meetings was to allow the Design Team to visit with smaller groups of park facilities users and gain an insight about the needs and desires of the various user groups related to their area of focus..

Park user meetings included stakeholders from the University Hills Optimist Club and the Highland Neighborhood Association. Each of the participating user groups were able to convey the needs and desires related to their chosen sport or activity, as well as their perspectives and observations regarding the other proposed activities and events within the park. This was extremely helpful to the Design Team as each stakeholder group conveyed a willingness to work and cooperate with the other groups for the planning and development of the park facility. There were numerous instances where one user group had extremely valid observations about another group's selected activity. The Design Team found these observations invaluable as planning activities moved forward. See Appendix 2A and 2B for Stakeholder **Meeting Minutes**.



2.2 PUBLIC MEETINGS

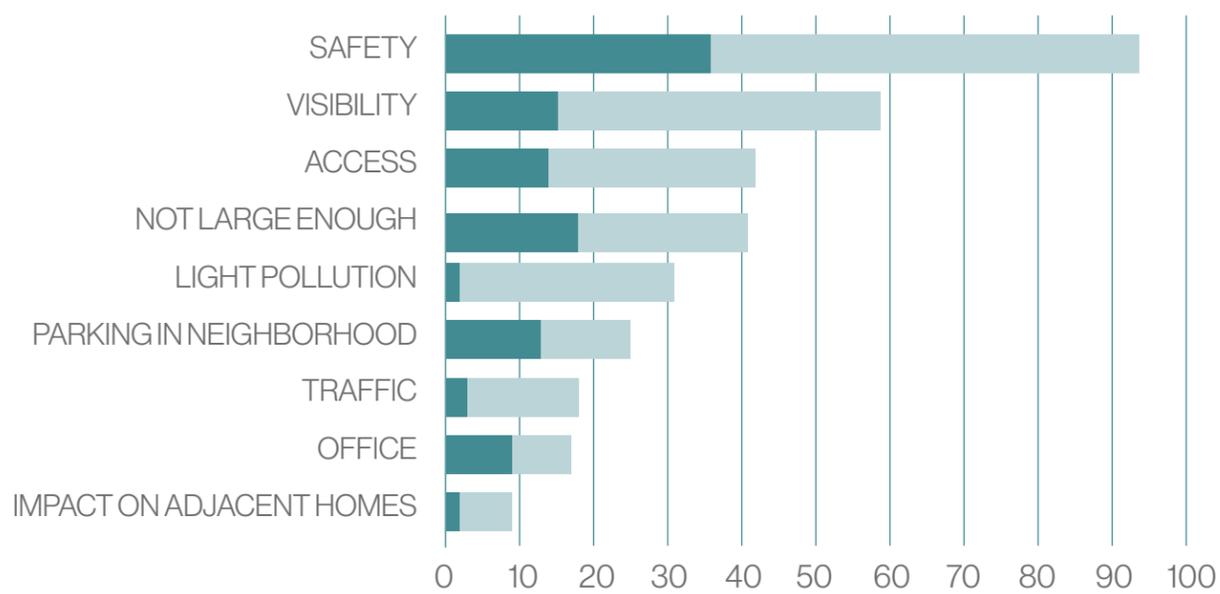
FIRST PUBLIC MEETING

The first public meeting for the Highland Neighborhood Park and Reznicek Fields Master Plan was held in the Reilly Elementary School cafeteria on November 17, 2015. The presentation began with a digital slide show that included a summary of the city resolution making this a city park, the master planning process, and included identification of the design team and a timeline of master planning activities in attempt to educate meeting participants. Following the slide show presentation, meeting attendees were directed to 3 stations in the back of the room in order to interact with and provide input to the design team. At each station, participants were asked a series of questions that were intended to gather their feedback regarding opportunities and concerns with a park in this location, appropriate uses for each area of the park, and amenities that would be appropriate for this park.

The public meeting presentation and a link to an online survey website were provided on the city's website so that anyone who could not attend the meeting could view the presentation and also vote on the items that were presented at each station. Results from these surveys were used by the Design Team to assemble a comprehensive development program for the park that would be used to prepare the initial master plan designs. A brief summary of these results can be found in Figures 2.1, 2.2, and 2.3. Full results can be found in the appendix of this document.

STATION 1 | EXISTING SITE ANALYSIS + SITE CONTEXT

What are your biggest concerns for the site?



What are the biggest opportunities for a park in this location?

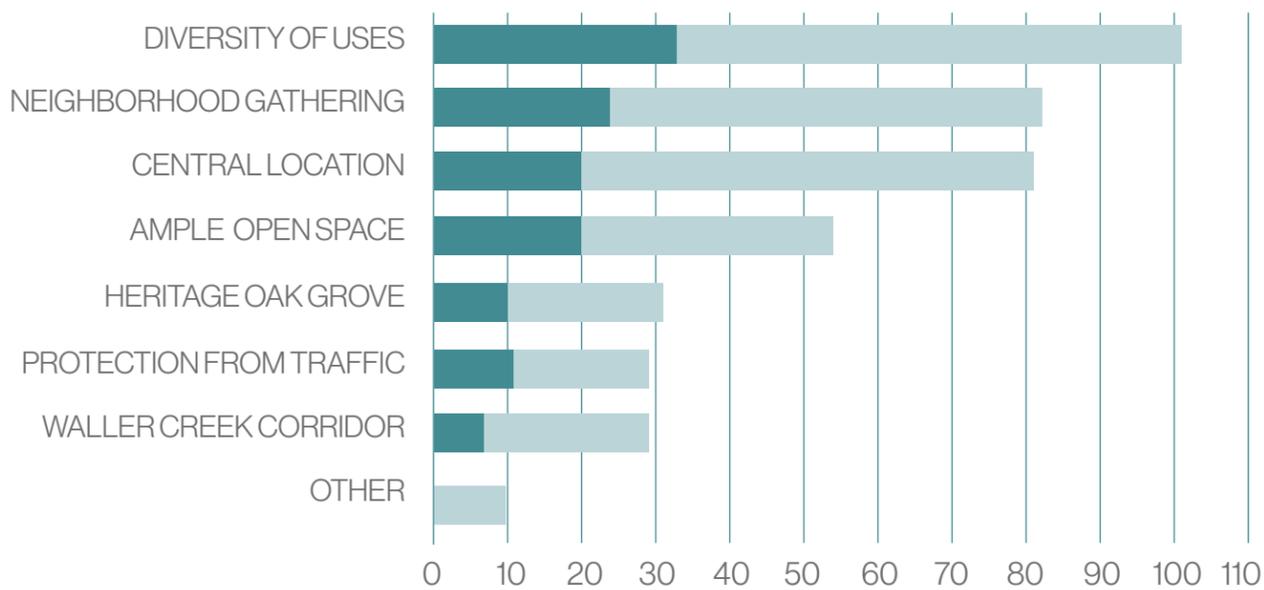


Figure 2.1: Station 1 | Existing Site Analysis + Site Context

Respondents were asked to indicate the greatest opportunities and concerns for the site. Other concerns filled in by respondents were: youth sports, safe sidewalks to the park, prostitution, too much parking, and usability. In addition, two respondents noted that a structure currently used to park the U.H.O. tractor barn could be repurposed as a clubhouse or other supportive use for youth sports.

STATION 2 | SITE PRIORITIZATION

COMMUNITY MEETING	1	2	3	4	5
ACTIVE USES	7	10	4	21	0
PASSIVE USES	1	2	28	8	3
SPORTS FIELDS	1	29	5	9	0
PARKING	31	5	2	0	4
OTHER USES	5	1	2	2	26

Respondents were asked to suggest their preferred uses for each section of the site. Other suggestions for section five included: a dog area, running trail, an exercise garden, concessions, a nature trail that connects with other trails on Northcrest Boulevard. Several respondents emphasized that they did not want the parking area to be too large.

Other notable comments included:

- No area is large enough for two kickball fields to be side-by-side
- Meander the ditch into areas 1 and 4

ONLINE SURVEY	1	2	3	4	5
ACTIVE USES	10	29	27	27	4
PASSIVE USES	22	16	30	21	6
SPORTS FIELDS	7	36	18	29	5
PARKING	46	5	6	7	34
OTHER USES	10	12	16	11	46

TOTAL SURVEY RESULTS	1	2	3	4	5
ACTIVE USES	117	39	29	48	4
PASSIVE USES	23	18	28	29	9
SPORTS FIELDS	8	65	23	38	5
PARKING	77	7	8	7	38
OTHER USES	15	13	18	13	72

Figure 2.2: Station 2 | Site Prioritization

STATION 3 | AMENITY PRIORITIES

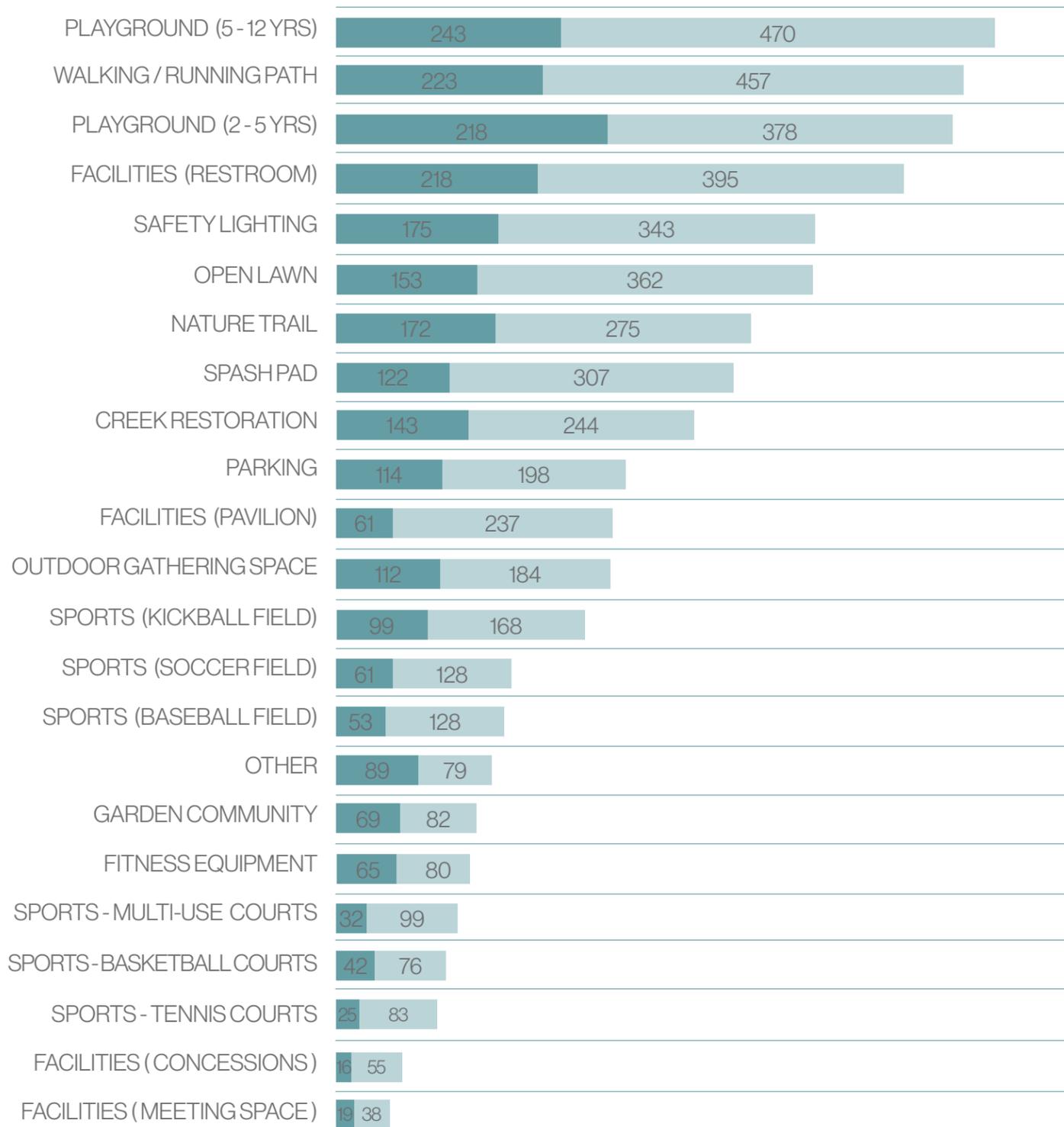


Figure 2.3: Station 3| Amenity Priorities

Respondents were asked to rank their top ten amenities in order. The amenities were weighted and ranked, with each first choice given 10 points, each second choice given 9 points, and so on. Although the Creek Restoration is only ranked ninth in the weighted list, it was brought up extensively in conversation at the public meeting.

Other amenities included: An area with picnic tables and grills, a skate park, a dog park, disc golf, concessions, foot bridges across Waller Creek to access Swannee Drive, and water bottle refilling stations.



SECOND PUBLIC MEETING

Utilizing input from the first public meeting, the design team prepared 2 preliminary master plan alternatives for public review and comment. The presentation began with a slide show that summarized what took place during the first public meeting, provided the results from the previous meeting's voting, and included the park design program as well as 2 master plan concepts with enlargements of each key area so meeting participants could see the difference between each concept. The community in general, and both major stakeholder groups in particular, demonstrated a strong preference for Concept A, both through the survey results and in person conversations. With some slight modification, Concept A would evolve into the final Draft Master Plan presented in this document.

After the slide show presentation, participants were again directed to 3 stations at the back of the room. Each participant was asked a series of questions regarding which Master Plan option they preferred for each key area of the park, as well as what elements and character best represented what they would like to see for the playground, pavilion architecture, entry monument and signage and landscape.

The public meeting presentation and a link to an online survey website were provided on the city's website so that anyone who could not attend the meeting could view the presentation and also vote on the items that were presented at each station. Results from these surveys would be used by the Design Team to revise the master plan for the next public meeting. Figure 2.4 for summary of survey results from Full results can be found in the appendix.



STATION 1 | CONCEPT OPTIONS

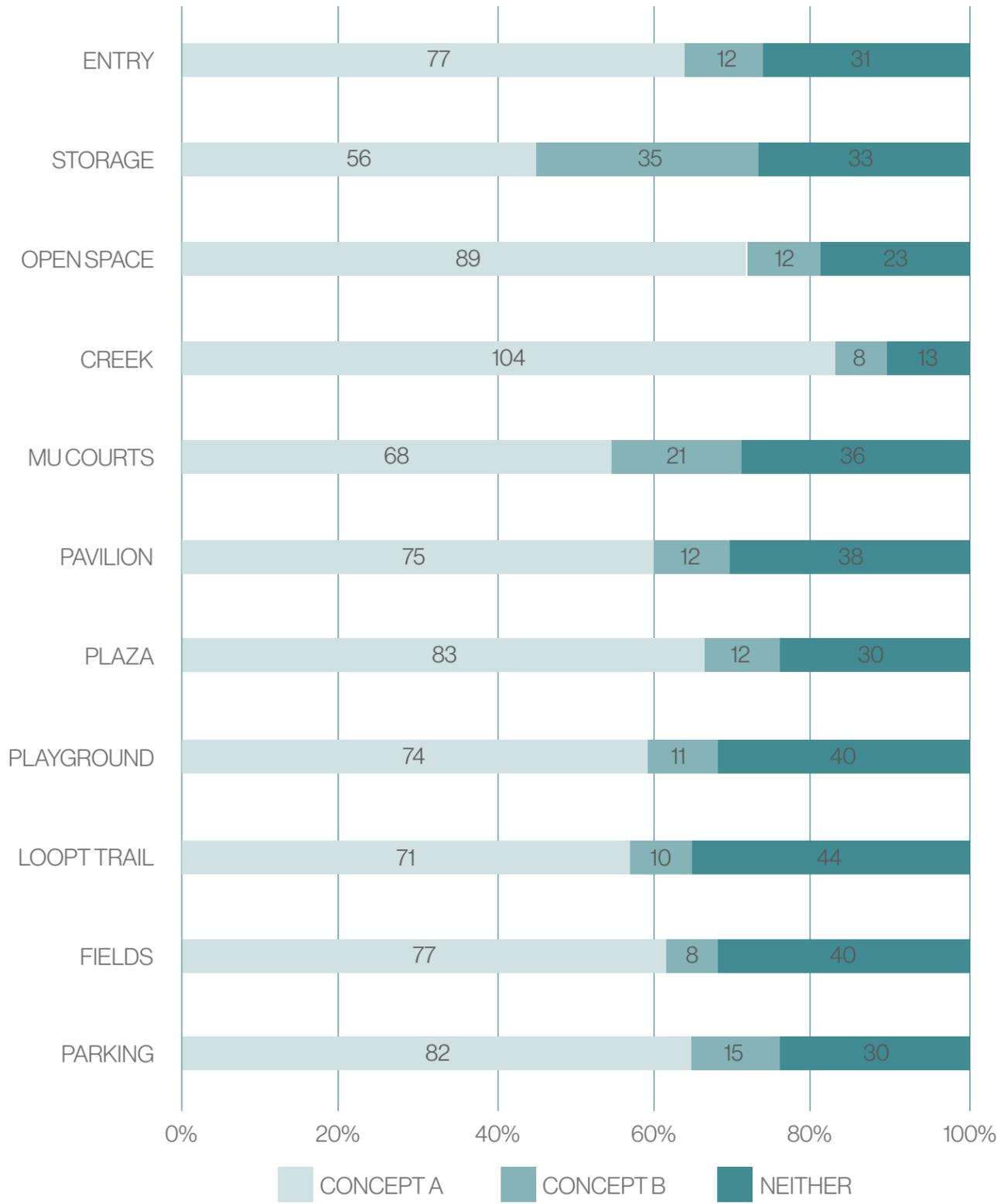


Figure 2.4 : Station 1 | Concept Options



Figure 2.6 : Concept A



Figure 2.6 : Concept B

THIRD PUBLIC MEETING/OPEN HOUSE

The presentation of the Draft Final Master Plan for Highland Neighborhood Park and Reznicek Fields occurred on March 23, 2016. This meeting was held in the Reilly Elementary School cafeteria, and included both a digital as well as a hard-copy presentation for the public's review. As in the previous presentations, the final public meeting included a presentation that included a summary of the city resolution and the master planning process, as well as a timeline of future master planning activities, as the final master plan moves toward adoption by the City of Austin. While no voting occurred at this meeting, the Design Team did distribute comment forms to participants to identify any last requests, comments, concerns or requests before the master plan was finalized.

2.3 TECHNICAL ADVISORY GROUP MEETINGS

In addition to stakeholder and public meetings, the Design Team also met with the city's Technical Advisory Group (TAG). The TAG included representatives from different city departments with a vested interest in the design and operation of this park. City departments represented in the TAG included the Parks and Recreation Department, the Watershed Protection Department, the Public Works Department, the Austin Transportation Department and the Austin Police Department.

The Design Team met with the TAG prior to each to review the proposed material to be presented and gather department specific information pertinent to the Master Plan design for this park. See Appendix 2C, 2D & 2E for TAG meeting minutes.

NEEDS ASSESSMENT

3.1 PARK PROGRAM

As mentioned previously, the Design Team held multiple meetings with city staff, user groups, and the general public and conducted in person and online surveys in order to determine what amenities and facilities were needed and wanted in the park. Based on feedback from these meetings and survey results, an initial Needs Assessment Matrix was created to categorize and prioritize what amenities and facilities would be included in the park master plan and their general sizes. Some amenities that were suggested were eliminated from consideration due to the limited size of the park, lack of public support during voting, and city policies that discourage certain amenities from being developed in neighborhood parks.

Those items that were desired and acceptable were prioritized in order of importance based on public voting results, city requirements, and the overall safety of the general public that will be utilizing the park.

This program was further refined through additional meetings and discussions with City staff and stakeholders that were described in previous chapters. Sizes of the program elements were narrowed down, and the general program elements were subdivided into more specific program elements for inclusion in the Master Plan. The final Park Program is presented in following Figure 3.1.

3.2 ADDITIONAL CONSIDERATIONS

In addition to the park program elements that were established with the Needs Assessment Matrix, there are some additional considerations that need to be addressed while completing the master plan. As a condition of the city resolution to make this site a city park, the existing kick ball fields cannot be removed until the new fields are constructed. Additional information garnered from the user group and public meetings included the need to provide some type of concessions to serve the ball fields such as food truck parking, the need to accommodate skateboarders through the integration of skate features such as benches, walls and other elements in paved areas, and the public's interest to include pedestrian connectivity to the park from the north and the south.

NEEDS ASSESSMENT MATRIX

USE	SIZE
Walking/Running Loop	+/- 12' Max
Playground, Ages 2-5	+/- 1,900 SF
Playground, Ages 5-12	+/- 6,300 SF
Playground, Nature Play	+/- 3,150 SF
Playground, Sand	+/- 650 SF
Playground, Swing Set Area	+/- 2,290 SF
Restroom	+/- 500 SF
Picnic Pavilion	+/- 1,750 SF
Storage	Renovate Existing, +/- 1,350 SF
Lighting (safety + aesthetic)	N/A
Open Lawn	1.2 Acres
Parking	+/- 60 Spaces
Kickball Fields	2 Fields, +/- 1.6 Acres
Soccer Field	1 Field, overlapping Kickball
Water Quality Pond	1 Acre
Multi-Use Court	+/- 6,000 SF
Creek Restoration	+/- .65 Acres
Plaza/Central Spine	+/- 7,350 SF
Fitness Equipment	Varies, +/- 150 SF Each
Picnic Area	+/- 2,600 SF Each

Figure 3.1: Needs Assessment Matrix

PARK MASTER PLAN

The process described in previous chapters, including Stakeholder meetings, TAG meetings, public meetings, surveys, multiple master plan iterations and revisions, and a continuous feedback loop, resulted in a Final Master Plan for Highland Neighborhood Park and Reznicek Field, reference Figure 4.2. This plan will guide the development of this park over the years to come. The plan endeavors to create a park can both effectively serve its many constituents and also become a place that brings neighbors together and strengthens the community it serves.

4.1 MASTER PLAN DESCRIPTION

The Master Plan is organized around a northwest-southeast esplanade that serves to separate and provide a transition between the sports fields and the parking lot and community open space, reference Figure 4.1 for a section of this feature. This proposed esplanade alignment provides a central circulation spine that neatly divides the different uses that are proposed to occur within park. The proposed entry drive and parking are tucked up to the northern boundary of the site, providing more space for park amenities. Family park uses such as the playgrounds, multi-use sport court and the park pavilion are all situated around the existing heritage oak grove to take advantage of the shade provided and visibility from St. Johns. A loop trail around the park transitions from 8' wide to 12' wide, in order to provide maintenance access to the bio-filtration pond and power poles. Along this loop trail, an overlook at the pond was included to help integrate the pond as an amenity for the park. The loop trail also connects to proposed trails north and south of the park, in order to provide additional pedestrian access to the park. The creek restoration proposed in the final master plan is fairly ambitious with the alignment of Waller Creek taking on a more meandering path as opposed to the current straight alignment. The addition of boulders and an aggressive riparian planting scheme serve to increase both the aesthetic beauty and hydraulic and biotic functionality of this stretch of Waller Creek. Smaller picnic areas are spaced intermittently around the park to encourage use in all areas of the park.



Figure 4.1: Section B | Central Spine



Figure 4.2: Final Master Plan

4.2 ACTIVITY HUB

The combination of the playgrounds, multi-use sport court, park pavilion and the pedestrian esplanade serve as the activity hub for the park. The park pavilion serves as the central hub for the entire park, as all park areas and uses can be accessed from it. The pavilion is large enough to serve multiple groups of people at the same time, and also includes the restrooms for the park. The playgrounds are broken up into several areas based on age group and play type. The 2-5 year old playground and the sand play area are closest to the pavilion so that parents can sit and keep a close eye on the younger children. The 5-12 year old playground, nature play area and swing area are all further away from the pavilion and provide the older children with a sense of independence, while still being close enough for parents to keep an eye on them. The multi-use sport court is situated as to be close to the pavilion and other park uses, but far enough away from the homes to the south so as not to create privacy issues for homeowners. Open lawn areas to the north and south of the activity hub act as public gathering spaces and un-programmed play areas. The pedestrian esplanade connects the activity hub to the parking lot and the sports fields to the north, and as proposed, would provide a place for food trucks to park for concessions for sporting events or neighborhood festivals.



4.3 CIRCULATION + PARKING

Access to the park remains at St. Johns Avenue, and while no additional vehicular access to the park was provided, the entry drive was shifted from its current location to the west, onto a vacant lot that is owned by the city. This serves to create a larger “front door” to the park and give a feeling of a more open, inviting entrance, reference Figure 4.3 for a section of the entry area. New privacy fencing and an enhanced landscape buffer are proposed between the parking lot and the homes to the north of the parking lot to provide more privacy. A drop off area has been provided at the end of the parking lot, at the terminus of the esplanade, close to the sports fields. A parking lot bio-swale, as well as rain gardens throughout the park help to offset the run off created by the impermeable paving. New parking lot lighting is also included in the master plan for the parking lot.

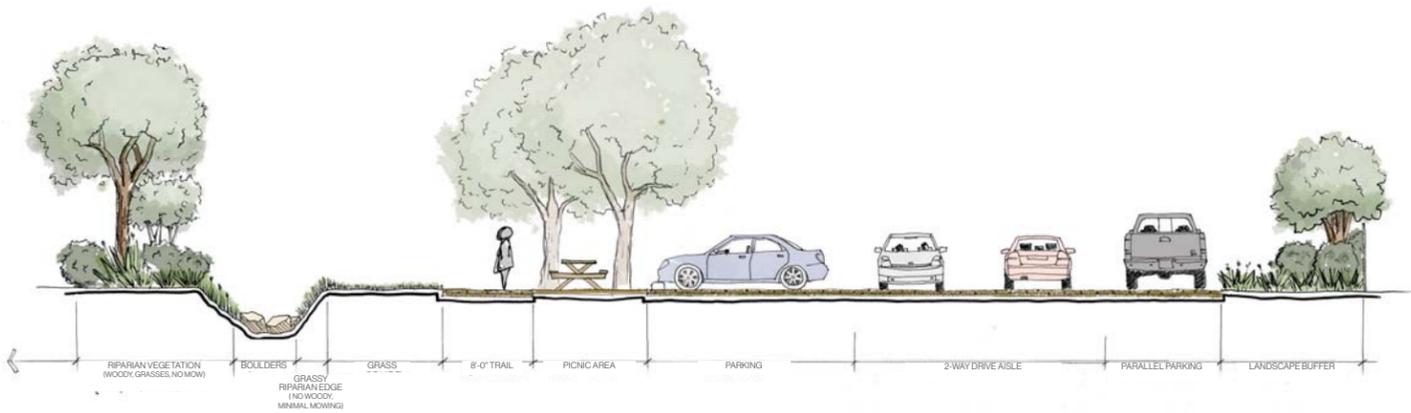


Figure 4.3 : Section A | Park Entry

4.4 SPORTS FIELDS

As required by the city ordinance, two 125' kick ball fields have been included at the northwest corner of the park. These kickball fields have permanent backstops, dugouts and bleachers, and will utilize temporary fencing for game play, and will include all new sports field lighting. When the fields are not being utilized for kickball games, there is enough space for the outfields to be lengthened to 150' for t-ball, reference Figure 4.4 for proposed fencing types.. Additionally, when the fields are not in use for kick ball or t-ball, the outfields become usable for multi-use sports such as youth soccer or football. The existing University Hills Optimist Club tractor barn is proposed to stay in place, and be renovated to provide onsite storage for the sports leagues. Once development of the park commences, the location of the storage building and the distance from the parking lot will need to be coordinated with the Austin Fire Department. It is anticipated that a variance from the 150' edge of fire lane to end of building requirement will be necessary.



4.5 LOOP TRAIL

The loop trail that surrounds the park is broken up into 2 sizes and types of paving. A 12' wide, reinforced concrete trail will start at the parking lot drop off location, and wind around the ball fields to the bio-filtration pond, and continue through the park to the other end of the parking lot, to provide maintenance access to the pond and power lines, reference Figure 4.5 for location of all 8' and 12' trail segments. This maintenance trail will only be available to City of Austin personnel, including Police vehicles for patrol of the park. Vehicular bollards will be placed at each entry point to keep the general public from driving on this trail. The balance of the trails in the park, save for the pedestrian esplanade, will be 8' wide plain concrete trail. Exercise stations are located at various intervals around the loop trail and provide park users additional fitness solutions. Pedestrian scale lighting will be provided along all the trails, to provide security to park users after dark. The loop trail crosses Waller Creek at the southeast corner of the park via a pedestrian bridge, and continues south along Waller Creek to the South Greenbelt





Figure 4.5: Proposed Trails

4.6 CREEK RESTORATION

In its current configuration, Waller Creek runs directly north and south along the eastern boundary of the park. The creek restoration proposed in the final master plan re-aligns the creek channel to a more natural meandering alignment. The area between the eastern property line of the park and the creek would be heavily planted with riparian vegetation that would receive little to no regular maintenance. This would be a “no-mow” zone dedicated to riparian habitat. Boulders and other debris would be placed along the creek on both slopes as well as in the channel itself to create riffles and pools and a more natural creek environment. The west slope back up to the park would be planted as a grassy riparian edge that would receive minimal mowing, and then transition to normal turf in the park. The slope should be laid back to a more stable gradient where space allows. Taller woody vegetation should be avoided on the western side of the restored creek channel to maintain visibility into and around the park. Reference Figure 4.6 for a section of the proposed creek restoration. Rain gardens at each end of the park, between the creek and the balance of the park would help filter run off water before it enters Waller Creek.

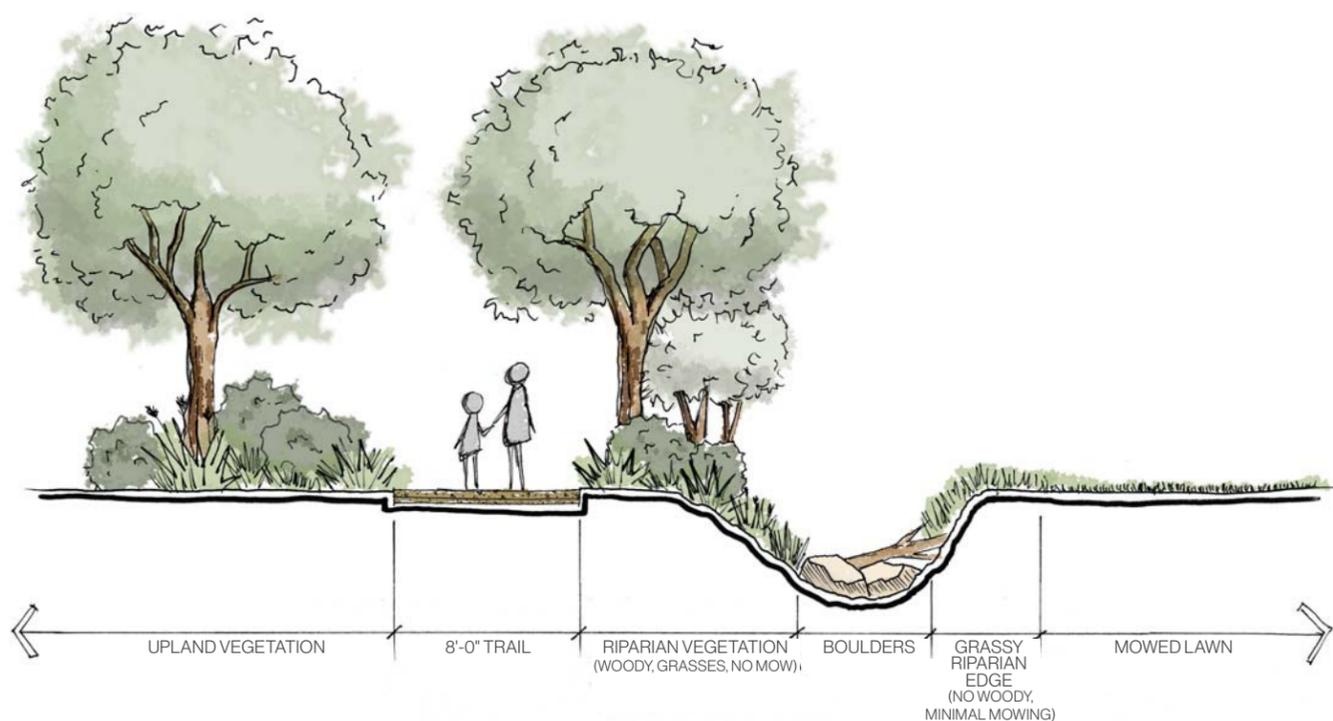


Figure 4.6 : Section C | Creek Restoration

4.7 NORTH + SOUTH GREENBELTS

While the park itself does not extend to the north and south, there is existing City Owned land that provides excellent opportunities to improve pedestrian and bicycle access to a site where access is one of the greatest constraints. These “greenbelts” will need to be developed in coordination with the City Public Works Department and would likely be developed as Urban Trails, reference Figure 4.7 for Overall Master Plan.

The South Greenbelt connects trailheads at Swanee Drive and Kenniston Drive to an 8-foot wide multi-use path providing pedestrian access to the park from the south, reference Figure 4.8 for South Greenbelt Section.

Connectiity continues to the north of the park by crossing St. Johns Avenue and continuing to the north to West Crestland Drive. The trail to the north of St. Johns Avenue is a 12' wide concrete multi-use path that meanders next to the drainage channel on abandoned city right of way, and can accommodate both pedestrians and cyclists, reference Figure 4.9 for North Greenbelt Section. A wider trail section is used here because this trail also provides connectivity between existing bike lanes on St. Johns and Northcrest Boulevard and may also be used by commuters. Once the trail crosses West Croslin Street, the existing street pavement in Northcrest Boulevard widens, and allows enough room to include a 10' wide protected two-way cycle track, reference Figure 4.10 for Northcrest Cycle Track Section. Once cyclists reach West Crestland Drive, the cycle track ends, and cyclists are able to utilize the existing bike lanes on either side of Northcrest Boulevard. At the location where the cycle track begins, the 12' wide multi-use path narrows to a 4' wide sidewalk that leads to West Crestland Drive. Seating nodes with benches and trash receptacles are located along the north and south greenbelt trails to provide pedestrians with a resting spot if needed.

The crossing at St. Johns Avenue creates a potential issue as the crossing is not at the signalized intersection of St. Johns Avenue and Northcrest Boulevard. Several solutions were discussed amongst the design team and city staff. Relocating the east-bound traffic signal so that east-bound cars stop east of the proposed crossing would likely create the safest pedestrian condition, though a midblock crossing with a shelter island could also provide an acceptable and more easily implementable solution. Any type of crossing at this location will need to be studied by the Traffic & Engineering Department to determine the most advantageous solution.





Figure 4.7: Overall Master Plan

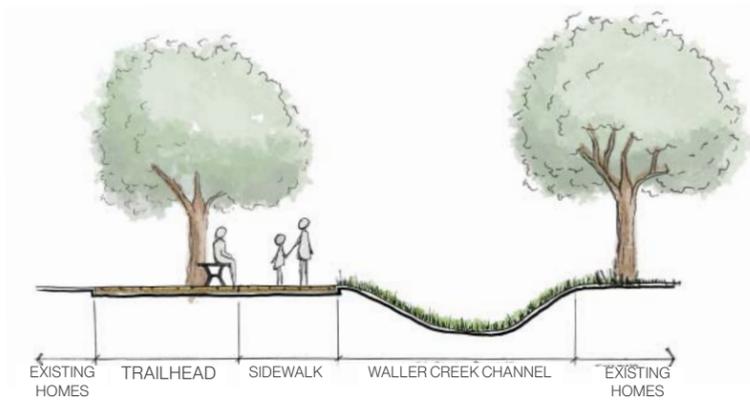


Figure 4.8 : Section F | South Greenbelt at Trailhead

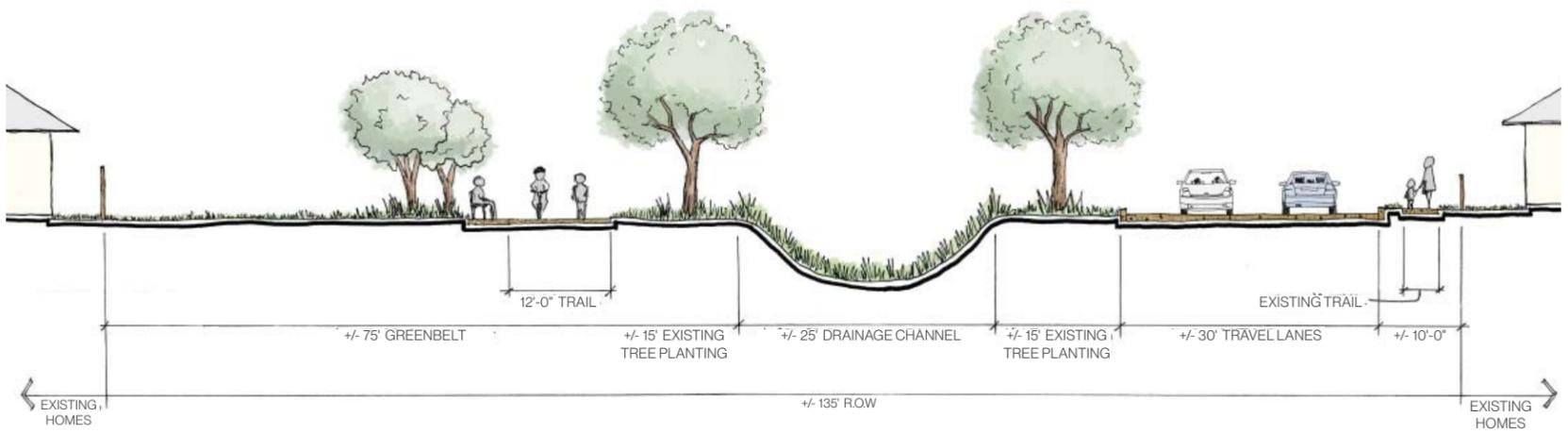


Figure 4.9 : Section E | North Greenbelt

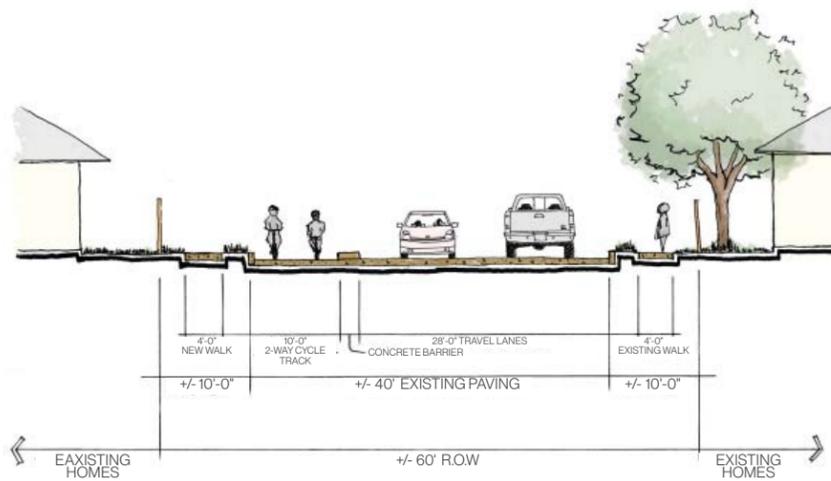


Figure 4.10 Section D | Northcrest Cycle Track

PARK THEME + CHARACTER

As part of the public outreach process, we conducted some initial surveys to better understand the architectural and aesthetic character the community envisions for Highland Neighborhood Park and Reznicek Fields. These preferences can serve as a starting point for any detailed design of the park. Below is a brief synopsis of the results of those surveys and discussions.

5.1 ENTRY FEATURES

The entry monument sign proposed in the final master plan concept will be the first thing visitors to the park will see, and will set the tone for the overall character of the park. It must be both attention grabbing, to increase awareness of the park from its short frontage, and highly transparent, to avoid restricting views into the park itself. The general consensus of the public meeting attendees was that the entry monument feature should utilize rustic materials such as stone and steel in a contemporary way. A horizontal orientation of the entry monument signage could give the feeling of a larger entry. Shown here are several of the highest rated images from the public survey. We've also provided two conceptual designs for the signage, reference Figures 5.1 and 5.2.

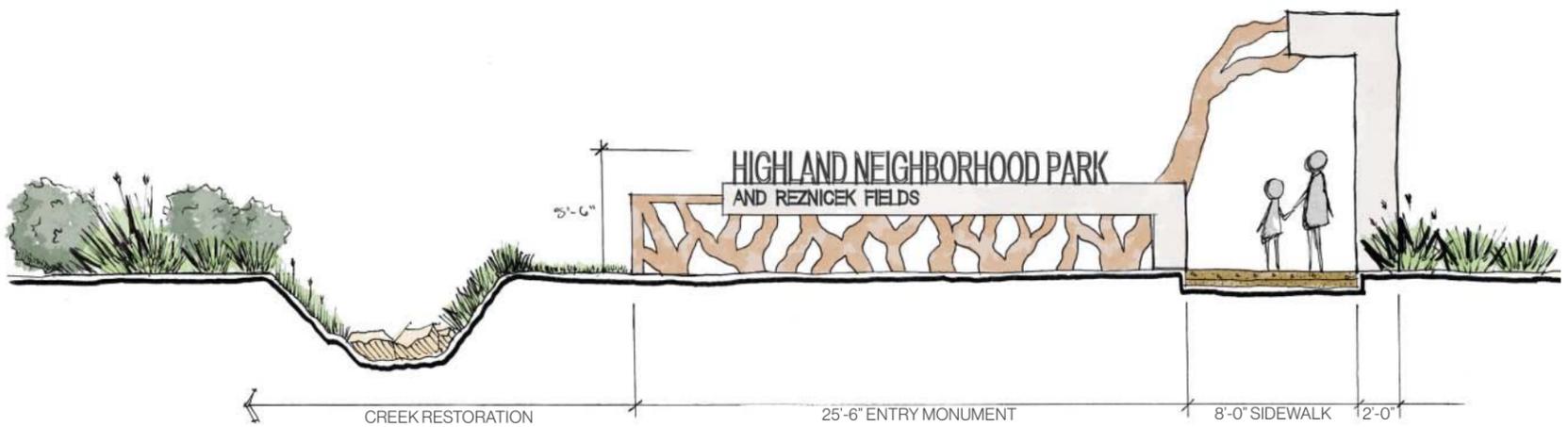


Figure 5.1: Entry Monument Option 1

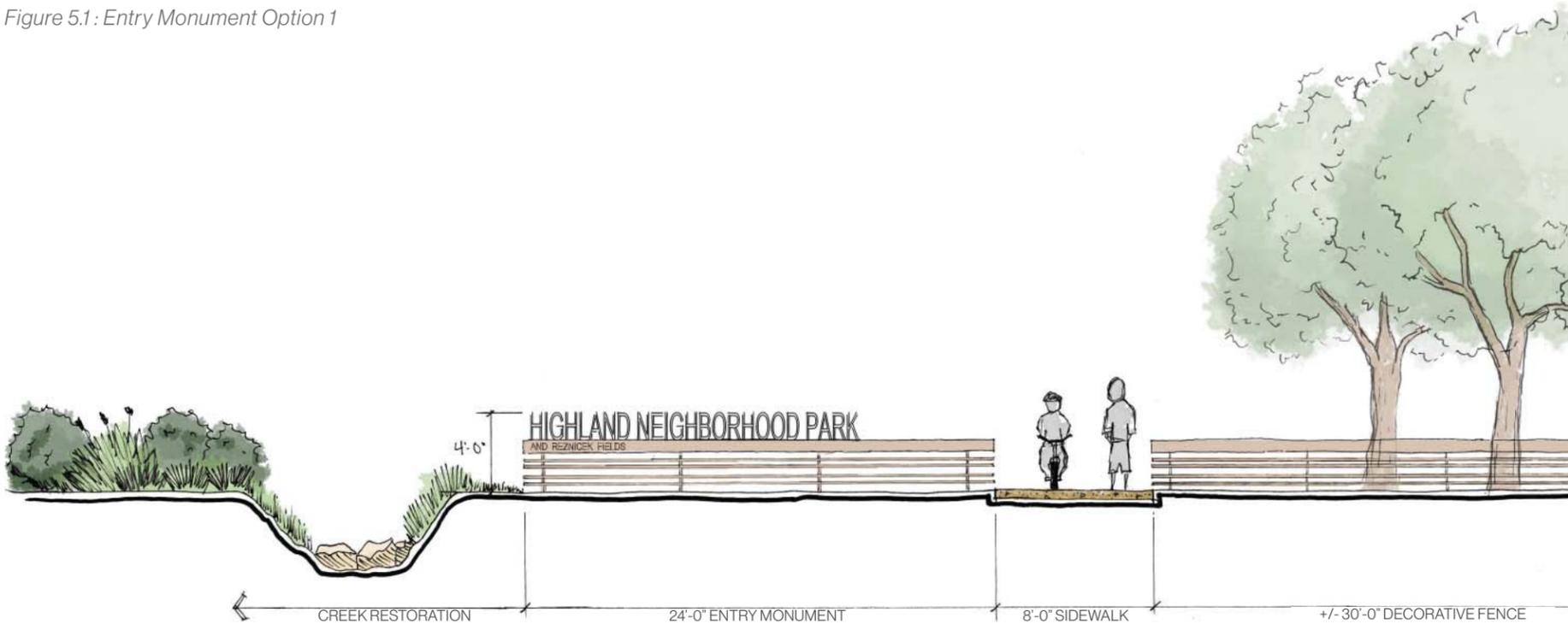
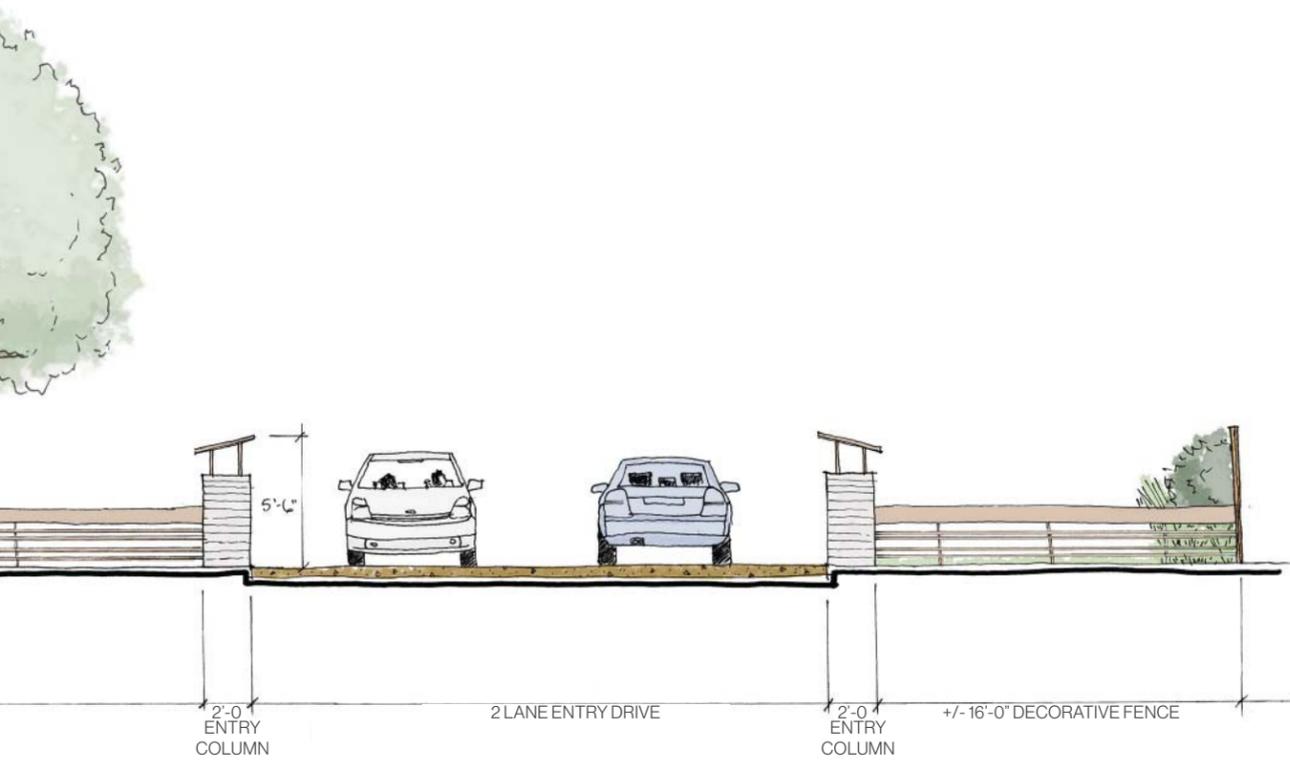


Figure 5.2: Entry Monument Option 2



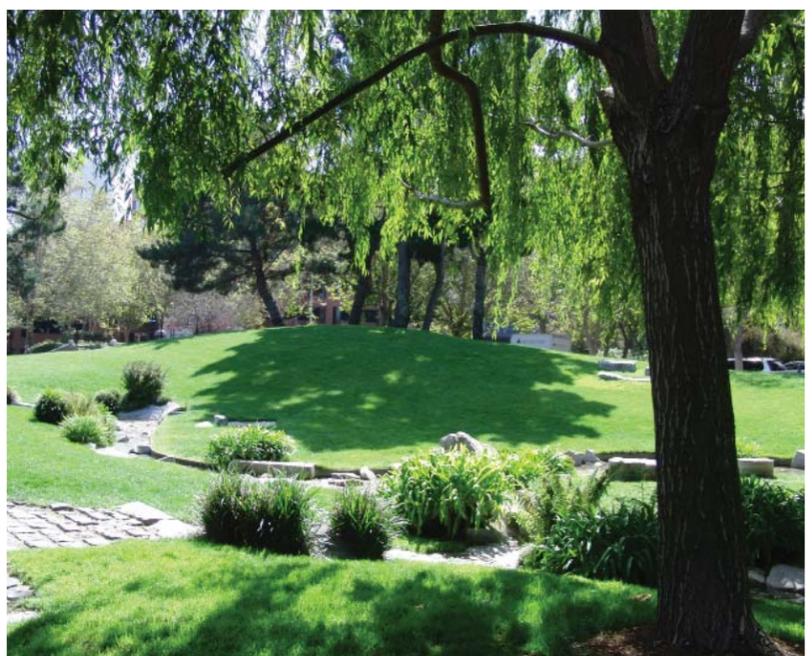
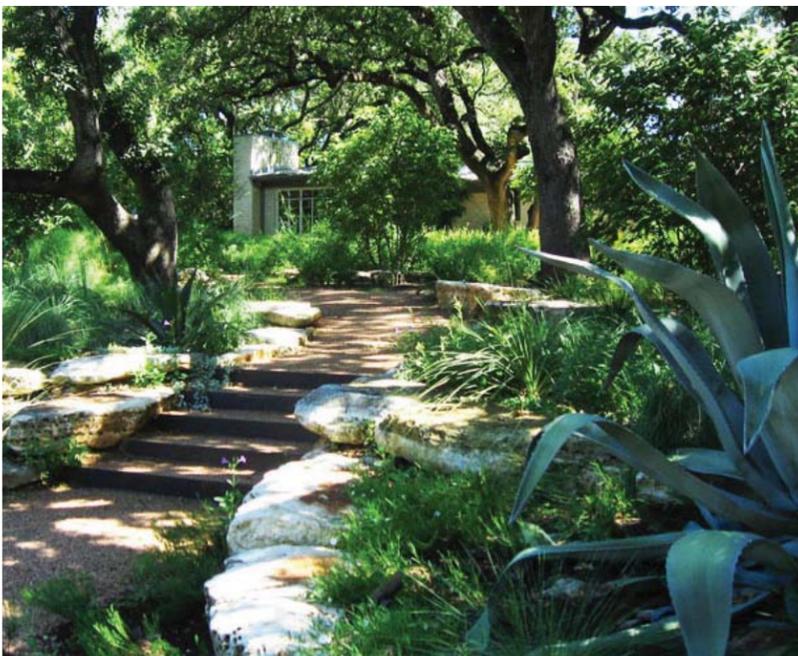
5.2 PARK STRUCTURE ARCHITECTURAL CHARACTER

The character of the park will be highly influenced by the style of the park structures such as the Park Pavilion. Participants in the public meetings showed a strong preference for natural materials such as wood and steel used in a more modern way, which speaks back to the character of the entry monument. Exposed beams with cantilevered roofs, or high pitched roofs made out of rustic materials showed the most positive results. Preferred imagery is shown below.



5.3 LANDSCAPE MATERIAL CHARACTER

Landscape plant materials and their arrangement can help set the overall character of the park, and again, the public really resonated with native, rustic plant materials and stone with an informal layout. Large grass areas with lots of trees to create shade were also very popular. The most common theme was a preference for shady, useable spaces over wide, open, or overly wild landscapes. Preferred imagery is shown below.



5.4 PLAYGROUND CHARACTER

Playground character is defined by shape, material and colors used. Participants in the public meetings showed a preference for more modern, brightly colored play pieces as well as rustic, natural play equipment. Again, shade appeared as a strong priority with the shadier images scoring much higher than those in wide open spaces, regardless of the equipment pictured. These preferences are in-line with the character and location (adjacent to heritage trees) chosen for other site amenities for the park. Preferred imagery is shown below.



IMPLEMENTATION | ACTION PLAN

6.1 PROPOSED IMPLEMENTATION BUDGETS

As part of the master plan for Highland Neighborhood Park and Reznicek Fields, a detailed cost estimate has been prepared for implementation of the overall improvements to the park. Pricing included in the cost estimate utilizes real world costs that have been derived from past projects completed by both the design team and the City of Austin Parks Department. The pricing has not been cost escalated for implementation at a future date.

6.2 PROJECT PHASING

Based on information provided to the design team by the City of Austin, it is likely that this master plan will be implemented utilizing a phased approach over a period of time rather than all at once. Because of the need to implement the project in smaller portions, the Design Team utilized the Needs Assessment Matrix to determine which items were of the highest priority to include in Phase One, with the balance of park amenities to be completed in Phase Two.

6.3 PHASE ONE

Phase One improvements include the demolition of the existing parking lot and concession building, construction of the new entry drive and parking lot including lighting, the entry monument feature, the park pavilion with restrooms, the 2-5 year old playground, the 5-12 year old playground, the sand play area, the pedestrian esplanade, the 12' wide heavy duty concrete trail from the parking lot up to the bio-retention pond, concrete trails from the entry of the park up to and around the parking lot, playground and pavilion area, and associated landscape for these areas. This proposed Phase One improvements provide for the immediate need for playgrounds, restrooms and a new parking lot in this park. The existing kick ball fields will be maintained in their current location and will be usable until new fields are constructed in Phase Two. The cost to implement the proposed Phase One improvements is \$2,053,950.00.

6.4 PHASE TWO

Phase Two improvements include construction of the new kickball and soccer fields including sports field lighting, renovation of the existing storage building, the nature play area, the swing play area, the multi-use sport court, exercise stations, creek restoration, the balance of the 12' wide heavy duty concrete trail, additional pedestrian concrete trails, the pedestrian bridge that crosses Waller Creek, and associated landscape for the balance of the site. The cost to implement the Proposed Phase Two improvements is \$2,094,506.25.

6.5 NORTH + SOUTH GREENBELTS

While the North and South Greenbelts are not considered to be a part of the park, the potential to add pedestrian connectivity to the park from the neighborhoods to the north and the south as well as strong public support compelled us to include potential designs and costs for these areas in this Master Plan report. Funding for these items would need to be provided by a different mechanism than the park, and we strongly encourage the City of Austin to look at implementing these connectors. The cost estimate for the North and South Greenbelt was prepared as a separate document from the park cost estimate, and the cost to implement is approximately \$354,729.38.

6.6 POTENTIAL FUNDING STRATEGIES

The obvious and most likely funding mechanism for implementing the Highland Neighborhood Park and Reznicek Fields Master Plan is from a City of Austin Parks and Recreation Bond Election, which may occur as soon as 2018. The Parks and Recreation Bond Election would provide the best chance at securing a large enough sum to complete Phase One without the project needing to be broken into smaller phases. Additional potential funding opportunities include writing grant applications and neighborhood fundraising. These funding mechanisms could provide enough money to complete certain individual projects, but would be problematic in generating enough money to complete an entire phase. Grant funding could potential be obtained from the Austin Parks Foundation, the Neighborhood Partnering Program, the Texas Parks and Wildlife Recreation Grants, and others that may be available at the time that development of the park occurs.



APPENDICES

APPENDIX 1

1A: CITY RESOLUTION NO. 20130926-077

APPENDIX 2

2A: PUBLIC MEETING 1
MEETING SUMMARY
VOTING RESULTS
2B: PUBLIC MEETING 2
MEETING SUMMARY
VOTING RESULTS
2C: PUBLIC MEETING 3
MEETING SUMMARY
COMMENT CARDS

APPENDIX 3

3A: UHO STAKEHOLDER MEETING MINUTES
3B: HNA STAKEHOLDER MEETING MINUTES
3C: TAG STAKEHOLDER MEETING MINUTES
3D: TAG STAKEHOLDER MEETING MINUTES
3E: TAG STAKEHOLDER MEETING MINUTES

APPENDIX 4

4A: HIGHLAND NEIGHBORHOOD PARK + REZNICEK FIELDS MASTER PLAN CONCEPT A
4B: HIGHLAND NEIGHBORHOOD PARK + REZNICEK FIELDS MASTER PLAN CONCEPT B

APPENDIX 5

5A: HIGHLAND NEIGHBORHOOD PARK + REZNICEK FIELDS MASTER PLAN COST ESTIMATE
5B: HIGHLAND NEIGHBORHOOD PARK + REZNICEK FIELDS NORTH + SOUTH
GREENBELT COST ESTIMATE

THIS PAGE LEFT BLANK INTENTIONALLY

RESOLUTION NO. 20130926-077

WHEREAS, the City of Austin owns a 7.36 acre tract of land in the upper Waller Creek watershed at 401 West St. Johns Avenue; and

WHEREAS, Waller Creek is a high priority watershed due to pollution and flooding concerns; and

WHEREAS, the site was purchased for stormwater management use and the Watershed Protection Department (WPD) has identified it as an appropriate location for a stormwater management pond to address pollution; and

WHEREAS, in 1970 the Austin City Council approved the use of the West St. Johns Avenue site as a sports field and has leased the site to the University Hills Optimists (UHO) for its exclusive use since 1971; and

WHEREAS, UHO currently offers kickball, baseball, and soccer to youth in Austin and surrounding communities at “Reznicek Field” at the site; and

WHEREAS, the City of Austin relies on organizations like University Hills Optimists to provide youth sports programming on public land throughout Austin; and

WHEREAS, most recent numbers from the Parks and Recreation Department suggest that a substantial number of youth sports participants who use this facility reside outside the City of Austin; and

WHEREAS, the site remains locked when youth sports activities are not taking place and thus largely inaccessible for more general park use; and

WHEREAS, the 2003 Brentwood/Highland Neighborhood Plan calls for construction of a park on this property but the City has taken no action in the past decade to consider or facilitate such a use; and

WHEREAS, the City of Austin has adopted a goal of providing parks within a distance of one-quarter to one-half mile of every household, and the Parks and Recreation Department’s (PAR) Gap Analysis in the Long Range Plan identifies this area of Austin as deficient in adequate parkland; and

WHEREAS, among the top five votes during the Central Public Input Meeting conducted as part of PAR’s Long Range Plan was to “move [the University Hills Optimists]... to create more park opportunity”; and

WHEREAS, WPD presented 60%-complete plans for the stormwater facility to the Highland Neighborhood at meetings on December 13, 2012, and February 18, 2013, and neighbors expressed concern over lack of input regarding the design of the pond and their interest in using the WPD site as a park; and

WHEREAS, WPD has placed plans for construction of the stormwater facility on hold pending direction from the City Council regarding future use of the site; **NOW, THEREFORE,**

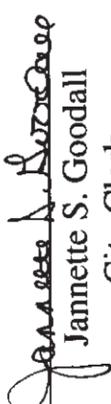
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to hold a community meeting to solicit suggestions and ideas and to report to Council by January 15, 2014, with options for the future use of the Watershed Protection Department tract located at 401 West St. Johns Avenue, including 1) using the entire tract for stormwater management; 2) using the entire tract as a park including a stormwater

management pond and relocating University Hills Optimist sports; 3) reconfiguring the site to allow both public park uses, a stormwater pond, and continued youth sports activities; and 4) maintaining the site in its current use and configuration with modifications necessary to include a stormwater pond.

BE IT FURTHER RESOLVED:

The City Manager is directed to include in consideration of options 1-3 possible relocation options for the University Hills Optimist sports and, with regard to option 3, to prioritize which sports activities fill the greatest need in the community and also allow flexibility in the use of the site.

ADOPTED: September 26, 2013 **ATTEST:** 
Jannette S. Goodall
City Clerk

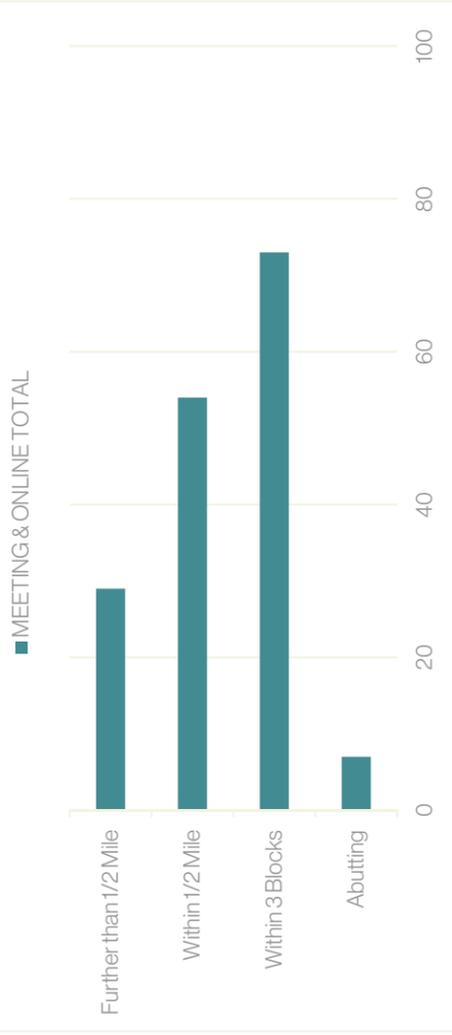
THIS PAGE LEFT BLANK INTENTIONALLY

Public Meeting 1 + Online Survey Results

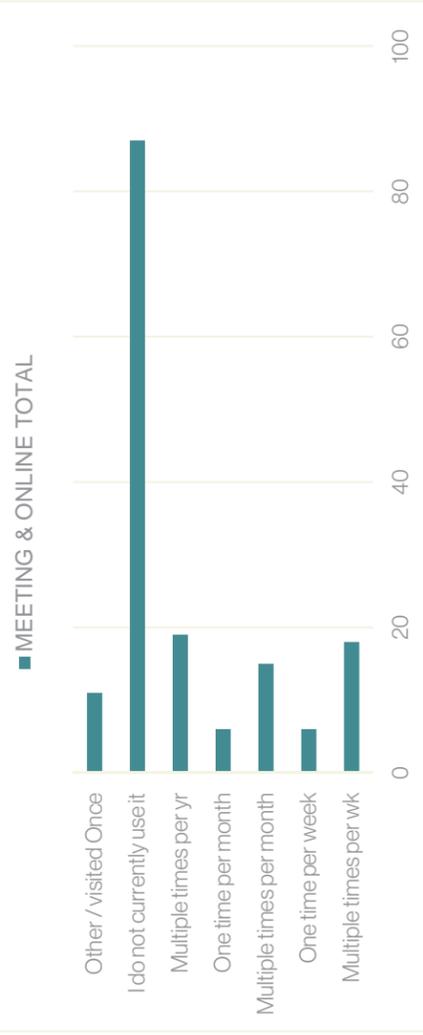
Highland Neighborhood Park and Reznicek Fields Master Plan

General Information Questions

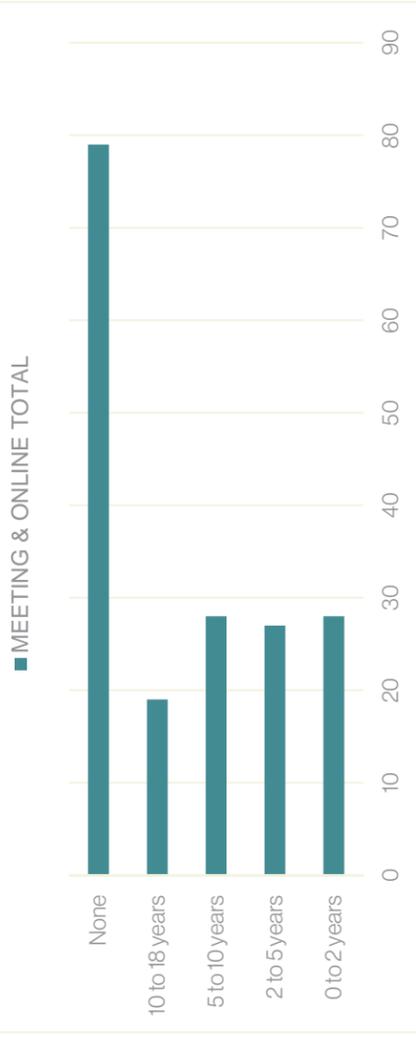
1. Where do you live in relation to the park?



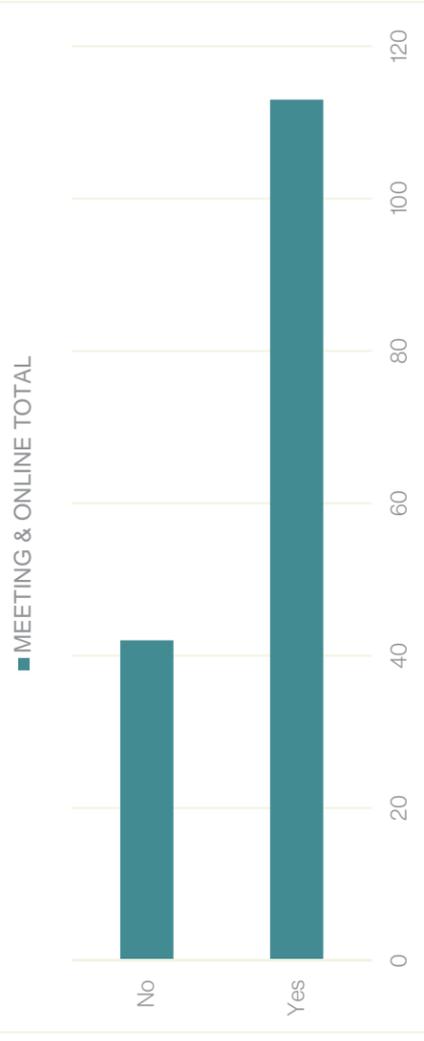
2. How often do you use the park?



3. Does your family have children? If so, how many?

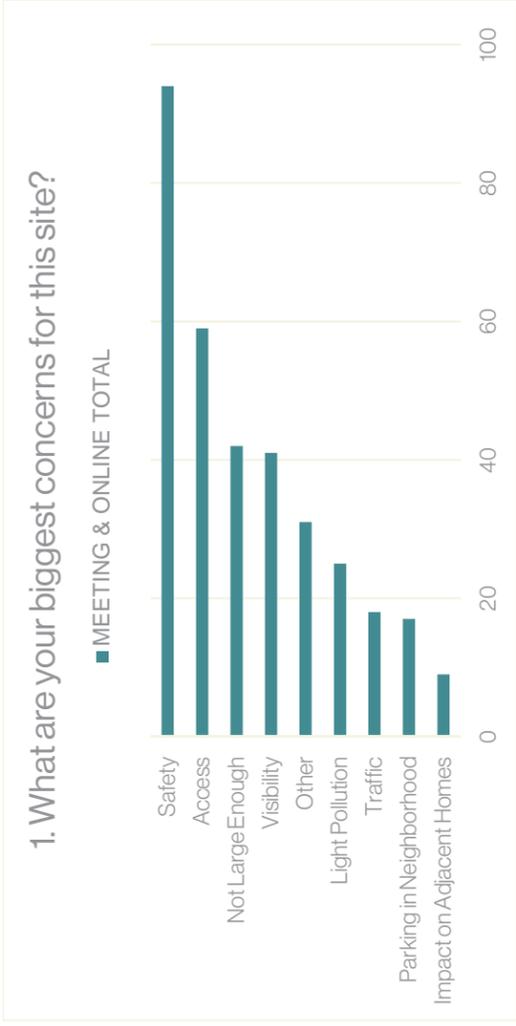


4. Does your family utilize any other COA parks?



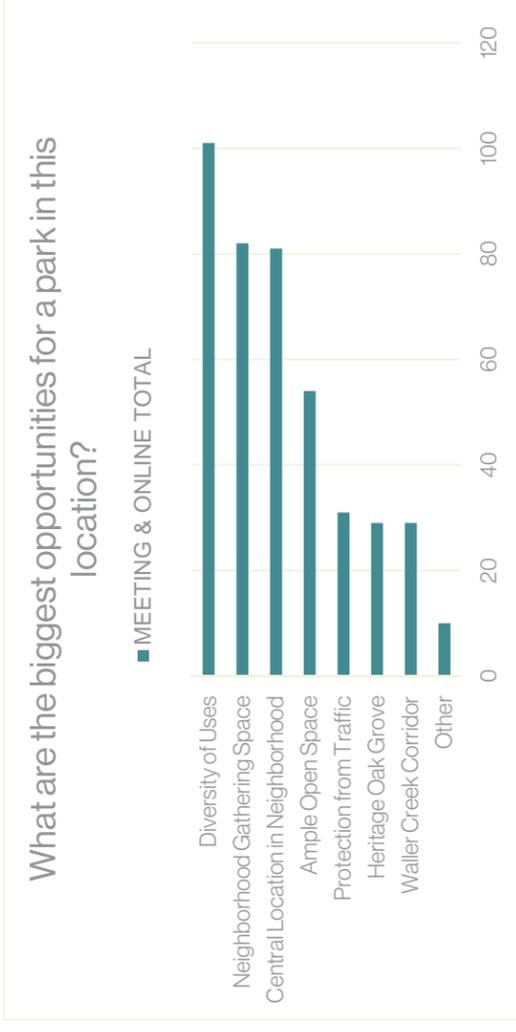
Other Parks Utilized: Brentwood, NW Hills, Walnut Creek, Ramsey, Spicewood Springs

Station #2 – Existing Site Analysis + Site Context



Additional Comments:

- Noise from park - early morning games
- No playground for kids
- Parking & Noise
- It's not really a park at all. It's in pretty bad shape
- No problem
- Too focused on ball sports
- This does not meet the definition of a neighborhood park. It does not have enough green area and access
- Amenities
- Homeless population using park
- Needs water features
- Inadequately developed
- That it be a place not just for families, but also for the elderly who can walk there
- Dog Park
- that it's a nice park
- Equity
- Would like to see a good balance between sports, tranquility and potential to host neighborhood events
- Importance of having fences that are taller than 4 feet and gates that can be locked to provide a cleaner, safer playing environment for our girls!
- Noise pollution
- Suggest no bathrooms because it will attract the homeless
- Bathrooms in park attracting transient population that is always walking along St. Johns Ave (from Lamar to I-35)
- Paving at the park

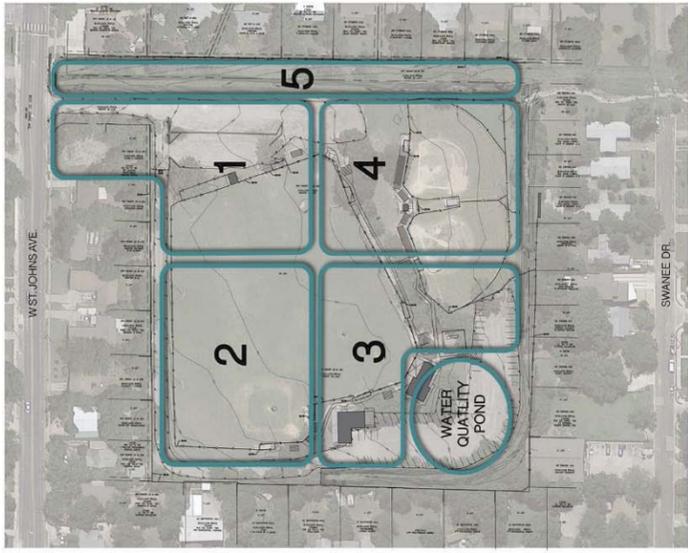


Additional Comments:

- Playground
- Outdoor space for adults as well as families with children
- Splashpad
- A Skate ramp for the youth
- Include other activities and preserve the natural beauty
- Community and surrounding kids being able to continue to play kickball
- Dog park
- It will provide youth sports for Austin Youth
- Safe place to attract families and children
- A safe place to attract families and promote the local community

Station #2 - Site Prioritization

Please indicate which area of the site is most appropriate for the uses listed below.



HIGHLAND NEIGHBORHOOD PARK & REZNICEK FIELDS
SITE PRIORITIZATION
NOVEMBER 17, 2015

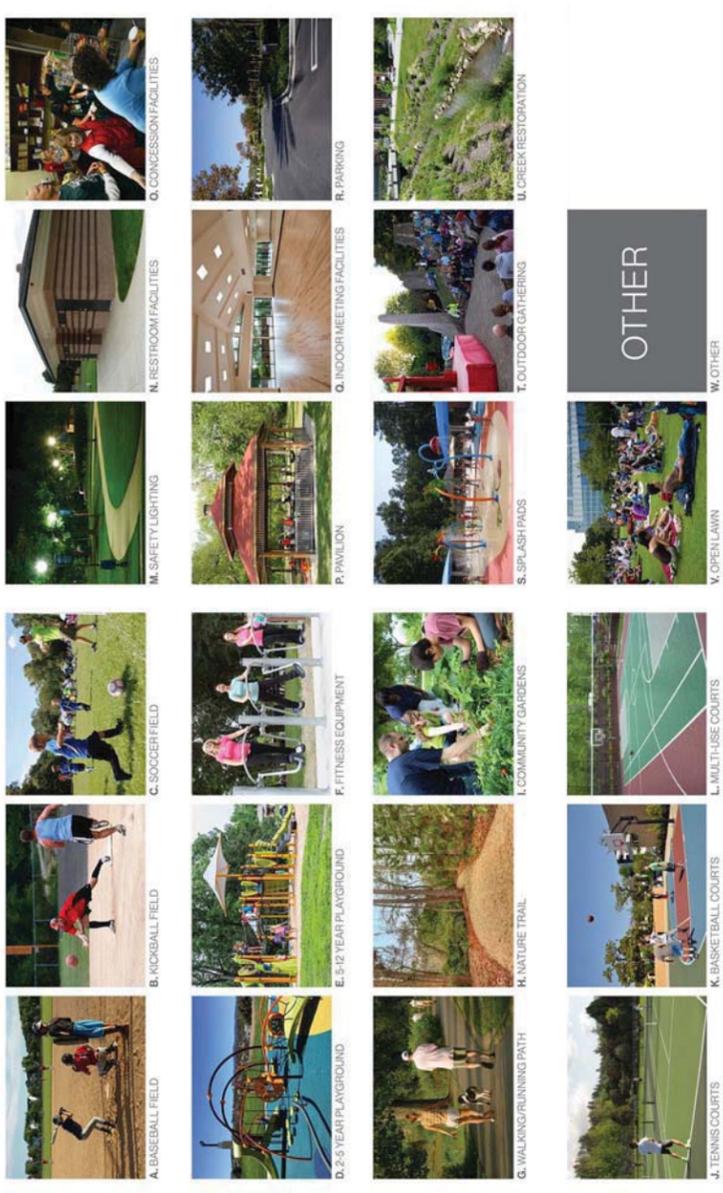


HIGHLAND NEIGHBORHOOD PARK & REZNICEK FIELDS
SITE PRIORITIZATION
NOVEMBER 17, 2015

TOTAL	Area 1	Area 2	Area 3	Area 4	Area 5
Active Uses	17	39	29	48	4
Passive Uses	23	18	58	29	9
Sports Fields	8	65	23	38	5
Parking	77	7	8	7	38
Other Uses	15	13	18	13	72

Station #3 – Amenity Priorities

The following images are examples of various amenities typically found in parks. Please list your top 10 amenities in order of priority.



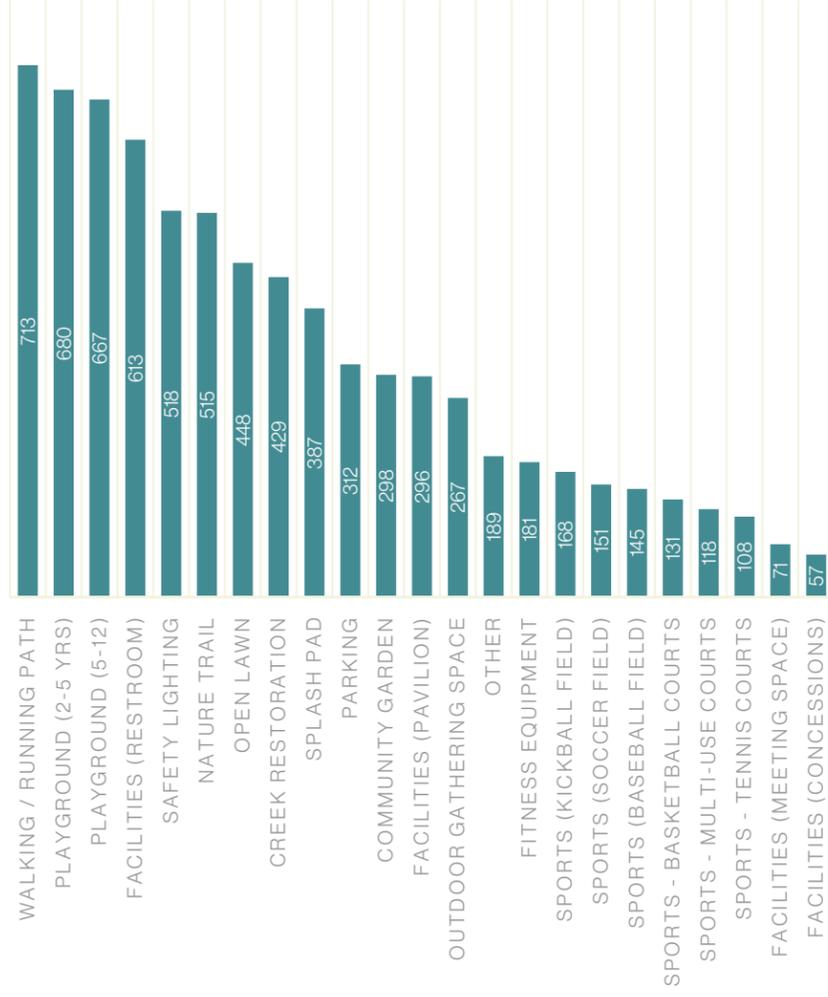
HIGHLAND NEIGHBORHOOD PARK & REZNICEK FIELDS
AMENITY PRIORITIES
NOVEMBER 17, 2015

HIGHLAND NEIGHBORHOOD PARK & REZNICEK FIELDS
AMENITY PRIORITIES
NOVEMBER 17, 2015

HIGHLAND NEIGHBORHOOD PARK & REZNICEK FIELDS
AMENITY PRIORITIES
NOVEMBER 17, 2015

PRIORITIZATION

■ MEETING & ONLINE TOTAL



Additional Comments

1. I would like a skate park more than anything above. Kung Fu practice place
2. I don't want a place for transients to hang, so no public bathrooms. The space is small, so please don't waste it with a large parking space. I'd really love a small 9-hole disc course, or even just a couple practice baskets 280 ft apart with trees near
3. I don't think a dog park should be a priority. I worry that it would take up open space that people can use
4. It needs to be fun! For kids and I want restrooms
5. Current Tractor Parking (?) can be renovated to serve youth sport activities. Construction is sound, though lines (?) probably need to be adjusted to be in keeping with other structures
6. U.H.O. is in a declining state because in 2011 the city made us cease/halt any and all improvements because of the watershed project
7. I really hope the planners listen to U.H.O.'s concerns about temporary fencing. With the number of volunteers, it is not feasible to have temporary fencing. The program is requesting stable fencing that could be locked during our season to prevent it being used as a dog run
8. The fields are in a declining state because the city told us to stop all improvements because of the watershed and retention pond. Also, we need some of the buildings for concessions and meeting spaces for the kickball organization. The city also dropped the ball on helping us keep the fields intact (?) on this last season, even after they promised to help keep up the fields
9. City and Parks & Rec to do a diligent job for maintenance and safety
10. More trees/shade. Great lighting for evening use. Get rid of all old structures
11. Permeable asphalt @ parking areas and runoff
12. Access from Swanee [drive] along Waller Creek is important. Foot bridges would be great
13. My kids would love a skate park or mini-skate park amenities
14. Why is there a building storing the U.H.O. tractor when they no longer take care of the property?
15. I significantly value a place where my son can run, climb and play with his friends and how great it will be to have this place in near walking distance to our home. Thanks you for helping us! I love climbing walls, splash pads, playground equipment that's safe for young kids and equipment that's challenging for older kids to keep their interest.
16. Lots of native plants and trees. Tree shaded picnic tables. Looking for a nice, quiet, comfortable park to relax and picnic.
17. This park should encourage less driving, more walking, biking, public transportation usage. Refillable water bottle stations through park. Brentwood park is great too.
18. The neighborhood has only school parks. A park that could be a neighborhood destination would be a great addition to the neighborhood's offerings
19. Please consider combining uses / spaces where appropriate. E.g. Nature Trails and Walking / Running Paths, or Open Lawns with shaded areas near the water quality pond.
20. Some more stuff I want: Zipline, rock wall. I feel like sports fields aren't very important
21. There is a serious shortage of fields in Austin for softball, baseball, kickball, etc. It would be great if both adults and kids could use the fields! Additionally, playgrounds for older kids are very rare in Austin, though if the kids can use the fields, then probably playgrounds for little kids would take priority.

22. I need the road in ballparks open to get to my house or I will be landlocked (contact info in original survey)
23. Opening up the access routes to Swanee [Drive] would be great. A place where adults couple play softball – kiddie fields to small as pointed out.
24. Possible combination of T and W for farmers markets, school plays, etc.
25. Parking in #1 in order to minimize paved roads
26. Minimize parking - no more than PARD requirement on 2 fields. Temporary fencing
27. Thanks for giving neighbors a chance to comment. We who live next to the park hope that noisy activities will be towards the center of the park away from the homes. Very excited about a walking/jogging path and the creek restoration.
28. We don't have children now but plan to in the near future. Would love a playground!
29. Community swimming pool!!!! There is not a community pool very near our neighborhood. The city run several in town, why not one more central? 45th street is the closest. SWIMMING POOLS
30. Off leash dog part. The survey is very ill formed, thus not all options filled in. I'm interested in a good dog park, nothing else.
31. This is the only park space in this neighborhood, and should FIRST be providing open usable spaces for the people who live there!!!
32. I'd like doggie bags, trash, recycling, and compost bin
33. I would love to have a place nearby to take my dog for walks on an unpaved trail and a place where I can run on a trail that is unpaved (concrete and asphalt are very hard on my joints).
34. Am very appreciative of the incredible amount of work that neighbors have put into getting and making this park!!!!
35. Please be transparent and update neighbors (especially those adjacent to park)
36. Thank you
37. I'm hoping for a park that can be used by adults without children -- that we have open space to use for reading on the lawn, adult picnic gatherings, etc. that won't be overrun by children.:)
38. My children love places to play that have trees and rocks!
39. Barbecue grills would be a nice option
40. This location would be a great place to gather with all the trees that are there.
41. A dog park area would be nice as well
42. Design it for people not cars. Parking can be handled on local streets. There is no need to waste onsite parkland with parking.
43. I think this is a great thing for the highland neighborhood. I would like to see a skate/bmx course somewhere in this plan. Like many of are other parks in and around Austin the youth really enjoy skate/bmx parks as a way to make friends and enjoy there day
44. An off-leash dog area would be nice!
45. The entrance from St. Johns makes the site look like a private facility and the site is generally unkempt and unattractive. I would love to see improved pedestrian access to the site and increased access to the public, not just folks associated with sports orgs.
46. A dog park would be great. Area 5 seems like a natural fit.
47. Completely accessible at all times. Open spaces and lots of green.
48. We have been going to these fields for over 15 years to play kickball with my kids. This park has been able to keep the cost down so we can afford to play. With you all taking the park away to redevelop it will cause many kids to not be able to have the summer sports in their community.
49. No dogs should be allowed off-leash unless there is a fully enclosed leash-free area. Parking should be kept to a minimum to maximize usable space and encourage walking/cycling to the park.

50. It's hot in Texas, PLEASE put a splash pad in!
51. We need a high fenced dog park
52. Thank you for your work on this. Most of my answers are not particularly well considered. My main interest is designing the park as a flexible play area for kids.
53. Swimming pool for lap swimming and kids
54. It could be a great park for the neighborhood. The biggest if is safety. I will not go there after dark. I use it primarily for walking my dog. It would be great to have an off leash option on the park. People love to use the lawn for all types of sport activities.
55. Whatever goes in there, please maintain it better than you do the TA Brown park. Actually, please maintain TA Brown better, too.
56. Thanks for the input.
57. Just listen to Robert Deegan.
58. I would like to see a safe community park. Not more sports fields. To attract more families to our neighborhood we need to have somewhere safe and fun to walk to with our kids.
59. Some designated space for temporary art installations.
60. Good luck
61. Please de-emphasize sports fields to favor a mix of green open space, trees, and a playground.
62. I hope you do a good job because if you do this neighborhood will take good care of the park. Please consider pets in use of the park
63. I've read so much about its potential use for children and families - which I support. Please don't forget the older people in the neighborhood. We need a safe place to walk to and sit in the sun or shelter from the sun and meet others in the neighborhood. Walking is a top exercise for elderly people. We are on limited incomes and can't afford gyms and classes.
64. Assuming that the sports fields will be relocated to the NW corner of the site, for cost savings it is recommended that tractor barn be renovated for use as concession. Modify roof to be in keeping with more modern design.
65. There are no dog parks nearby. We need a fenced dog park!!
66. I would like the park to have an off leash section for dogs.
67. I would really enjoy the inclusion of an off-leash dog park.
68. This survey is not good; does not allow for enough feedback because required to rank without being able to say priorities.
69. Dog park?
70. Could there be a dog park section?
71. I'm very excited about this project. While I understand that there are a lot of children in the neighborhood, and that we want to develop amenities that are family friendly...I think that designing a park to be kid-centric severely limits the use of the space, even for the children themselves.
72. Very excited for the new park!
73. I don't think there should be permanent fencing for the sports fields. I also don't think there should be a clubhouse, nor should there be 60 parking spaces.
74. Splash pad please!!!!
75. There was no mention of dog amenities or water fountains - both of which are musts!
76. I think creek restoration and a walking trail along the creek would be great. If possible, it would be nice to have pedestrian and bicycle access from the south.
77. We are wanting a safe family friendly park. Please keep in mind that there are many transients in the area walking between Lamar and i35. We do not want this park to be a wash station.
78. We need a safe family friendly park that the community can gather in! Thanks.
79. I selected other as my top recreational choice. I would like Disc Golf baskets and room to practice throws.

80. I would hope this Park would continue its use for the children as it has in the past 40 yrs. This park has carried a lot of families through the years from Baseball, Kickball and Soccer. It would be A Great loss for the Austin Community/ families if we lose this park for sports it provides for our youth. To me, as a former youth player and now as a parent it saddens me that it has come to this. It's like we are choosing over the Youth of today.
81. I think it's brings together the Neighborhood children for sports and its central
82. I think that the kickball fields need to have fences that are up for the entire season and can be locked to allow the kids to play in a pet-free area. If they have low fences or no locks, they will be used as a dog park. Children should not have to play where pets are defecating and urinating.

Public Meeting 2 + Online Survey Results

Highland Neighborhood Park and Reznicek Fields Master Plan

Station #1 – Concept Options



1. Which parking lot location do you prefer?

	The less visible the better
	not as close to creek. Less likely for litter to get into creek
	more shaded activity space
	I like that it makes the park feel bigger and it seems more friendly b/c its not the first thing / biggest thing when you enter
	less visible from entrance
	I like it more removed / out of sight so that you feel more enveloped in open space
	I like that it's not as visible
A	less visible, away from running children and dogs. Generally, I like A. Seems more natural and convenient for our family walking from the south, straight to the playground. Has a good flow
	Makes parking seem less prominent
	A is not central, keeps parking out of the way
	prefer A for layout, B for convenience
	really like hiding the parking
	I like less visible, though I may prefer the entrance from option B with a pocket park area
	less obtrusive into park, better utilization of space
	like the shape and entrance location
	More open
	seems safer, easier to navigate
	softer
	w/ concession stand and meeting room
	bigger
B	it allows space for the park entry that I like in concept B



2. Which multi-use fields option do you prefer?

	seems more compact
	we need to keep the shed for HHO
	better observer areas
	better use of park space
	w/ removable fence
A	The locations of them; they're not as obtrusive
	I like the playground breaking up the smaller fields and the less visible backstops
	kickball / soccer not a priority for me
	I like 2 fields vs one
	seems like the most efficient use of space
	baseball fields are more separated
	less intrusive
	bigger
B	concept A looks nicer, but leaves less space for residents wanting to play sports
	it is the best use of our limited space. Concept A puts a large paved plaza in the middle of the park
	like the extra green space right of sport court



3. Which Loop Trail do you Prefer

	more options for walking
	more trail variety
A	I like how the main trail does not go around the parking lot, but along the hopefully pretty creek but more trails is better, wo whichever fits best
	I like the extra green space near the creek
	not a strong preference
	longest possible contiguous trail
	whichever has the longer trail - as long as possible
B	using the bigger trail for walking
	more of a loop
	less broken up trail length, more loop-like

4. Which playground location option do you prefer?

	kids are concentrated in one area
	I prefer it further from parking
	seems to keep more trees
A	integrated with trees!
	I think it more efficiently uses the space and allows families a dedicated area. Concept B splits up the playground area and would make it more difficult to keep an eye on kids of different ages in the same family
	more organic attractive design, uninterrupted space
	splitting older and younger children is wise
	seemed larger and more defined
B	but like the nature area
	Nice to have the nestled among the trees



5. Which plaza / food truck option do you prefer?

A	love the idea in concept A
	away from parking lot
	especially like plaza route to/from parking
	much more attractive to overall park layout. Better form & function
	I don't like the parking-lot feel of B
	more space under the trees
	more room for food trucks
	bring on the farmer's market@
	spine idea seems great
	I love the central "spine" idea
B	I don't anticipate visiting food trucks here, but I like the idea of an ale of trees
	the central plaza is a strong feature!
	like the bigger, offset space, location in park
	Food trucks are not a big priority. We should not put such a large paved plaza in the small park. There won't be enough open space
I don't like the idea of food trucks driving through the park	
General Comment: Put grills in park - enhances it as a "destination" option	

6. Which pavilion option do you prefer?

A	more central feature
	I like it connecting the plaza and playground
	bigger, more central to be used by the whole park
	more centralized
	More central
	more central + visible is good
	seems like it would integrate better into use of central space for things like farmers' markets etc.
	like more central location, line w/ plaza
	I think it is a good place
	B



7. Which multi-use court option do you prefer?

A	Also like the smaller size
A	off to the side
a	Keep concept A; drop the multi-court use from plan, open up the area for more open space, and call it a day
A	Seems better integrated
b	ONLY because it's a little bigger. I would love a basketball court
b	picked option B, however like the size of option A
b	it's bigger
b	bigger court hopefully won't take up much more space in the overall more attractive concept A design
b	I like the larger option
b	like larger size, location away from playground, space next to it.

8. Which creek restoration option do you prefer?

A	the South Creek NEEDS help!
	feels more natural
	much more attention to creek restoration - important
	more character
	more natural, better integrated and environmentally friendly
	more restoration is good
	I think the meandering creek will look significantly better
	definitely! Naturalize it!
	it seems larger
	the more natural, the better
	Natural, a bigger part of the park
	Better for the environment and more attractive
	More natural is clearly better!
	Strong preference for A
	in favor of most natural version we can do (what can I say, I'm a born and bred austinite)
	I like the open visibility and possibility of ripples, sunshine, etc



9. Which public open space option do you prefer?

A	More is better, like that there are two separate locations more smaller spaces so that everyone can find their 'space' better division of space I like the more segmented spaces - feels more intimate it seems bigger I like two separate open spaces drop multi-use court from plan Not a strong pref, by like the division b/t spaces Like that there are multiple spaces
b	slightly larger and looks a little more sectioned off from playground, thought still connected



10. Which field storage option do you prefer?

A	pre-existing structure can be used saves \$ to use existing bldg keep existing for meeting space and concession would be nice to use existing structure no real preference utilizes existing shed May as well use existing structure Like refurbishing existing bldg rather than deo-ing and building a new one like using/rehabbing existing building and location to fields the existing building is falling down and is an eyesore. Too big as well build new rather than rehab an older shed smaller space, but I do like the idea of reusing an existing building (A) it's smaller It works with the field location in Concept B best and is smaller I like them both - depends on how much storage is needed No preference
B	



HIGHLAND NEIGHBORHOOD PARK & REZNICK FIELDS
 CONCEPT A

FEBRUARY 10, 2016



11. Which park entry configuration option do you prefer?

A	distance from the light
	I like the trail option in this one
	driveway is further from creek
	more visible to the street
	more inviting
	But I like them bot
	Best access from the east, where we would be coming from. Keeps the trail flow more natural
	seems much better walking in from the south. Gets you right in the park along a nicer trail
	more open space on the east end
	for creek
	Really close, but A seems more inviting
	better use of space; minimizing paved area
	further from stoplight! Larger opening

12. What do you like best about concept A

best use of covered structures / less obtrusive to immediate neighbors
parking lot
the spine configuration seems to use the space well and feels 'balanced'
separation
feels more organic, love the entryway
better creek restoration plan, minimizes field fencing from view
I like the breakup of the spaces
separation of sports fields
Everything!
entrance area being more open
Everything!
walking trail - especially on the east side
separation of fields, main "spine" walkway, hidden parking
curves and connections
The position of the kickball fields
divides park into many attractive spaces
hidden parking lot and use of east side
position of fields
divider sections
best use of park space & food truck corridor is great idea
love the central spine
the spine
the creek
park entry - no-one would utilize B's 'pocket park' due to proximity to St. Johns
I like that it doesn't make the fields the main attraction. I also like the middle "spine" of the park
Parking area near St. Johns. Nice Pavilion + food truck area
Dedication to environmental health, creative, unique look
I like the larger or more spacious pond
Feels like you get a lot of great areas. Maximizes the space
keeps parking lot out of the way. More separate spaces, flows better, central pavilion
creek restoration, seems more cohesive
exciting. Good concept. I can see myself there. Separates sports from passive
Seems like best use of space. Like central/ unifying elements and focus on gathering humans, not cars
Use of trees on playground
Just like it. Like my husband, I see us and our dog, charlie brown, there
multiple spaces, more "nature", more interesting and efficient use of space, love the pond overlook
The creek and playscapes with shade
I like the spine
the layout of the playgrounds and pavilion
aesthetic appeal, overall functionality, variety

What do you like least about Concept A?

divided
fields take up space
keeping the storage buildings
court
hidden parking - concerned about safety
food trucks taking up one of the three grassy areas
sport court location
nothing
the giant concrete promenade splitting the park in two
bigger sports fields
nothing
no bridge
do not like the temporary fencing
two weparate section of open space seems like a waste
small multi-use court
I am concerned that the strip of space going up Northcrest to the triangle at Croslin will be underutilized. This green space should not be ignored
Nothing!
That the kickball sand / dirt may overlap wii/ soccer fields? Maybe?
Food trucks in the middle
I worry there's not much room for resident-used sports fields
multi-use court
no splash pad :(
Nothing unless it has less trees (shade)
Mabe too much packed in? But I like all the different components
the divided open space
nothing
The large paved plaza food truck area dividing the small park



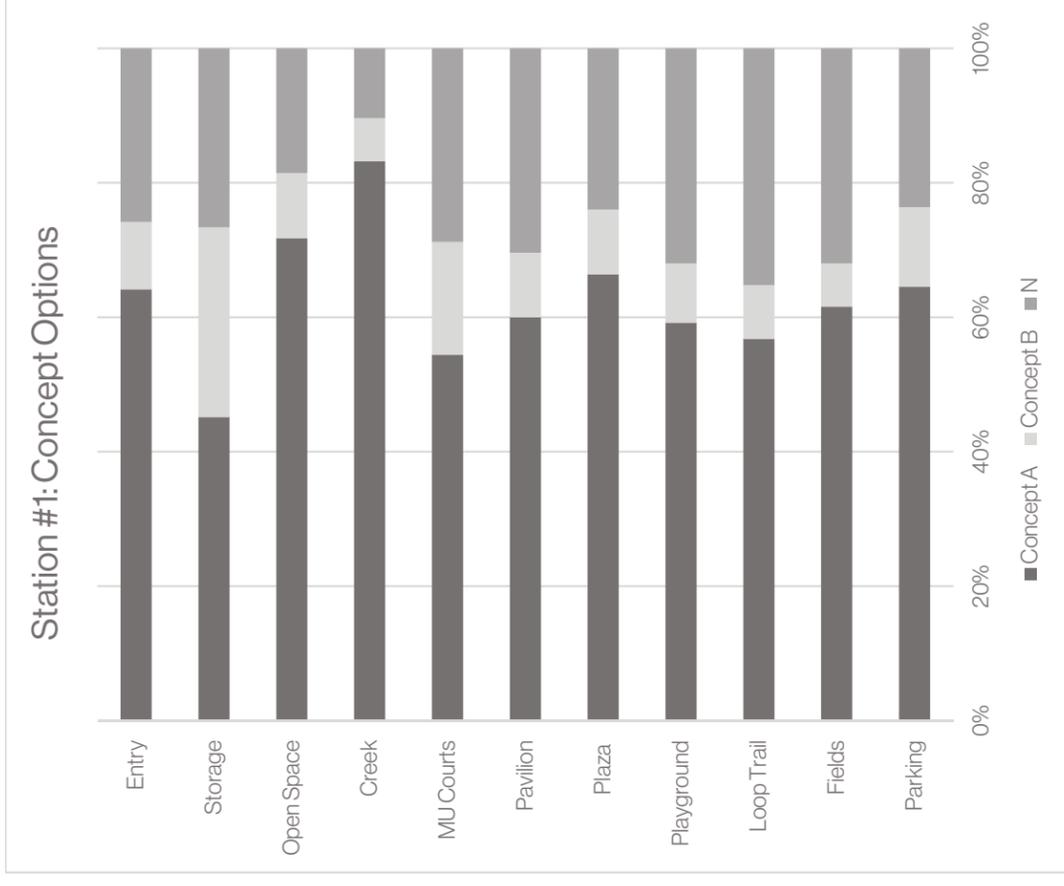
HIGHLAND NEIGHBORHOOD PARK & REZNICEK FIELDS
 CONCEPT B
 FEBRUARY 10, 2016

What do you like best about Concept B?

open
smaller fields
multi-use field location
N/A
larger court
the size of the spaces
lawn area connected to playground is separate from fields
larger walking loop
more open space
not much
wide open space more soccer opportunity. Like "hiding" to restrooms among the trees
bigger storage
meh
I do like bridge going south. Love ACCESS
none
open space
has more open space for general activities
trail space, parking not as visible
larger multi-use court
The trail along the creek is nice
I like the big spaces @ B
Big running loop
Bigger lawn spaces
Athletic field space
large open lawn
The park area up near St. John
entry area
Looks like it has more trees
less "busy" (not a good answer, but all I can think of)
the creek crossing
configuration of the playground is interesting
The field location and small plaza
trail system, green spaces

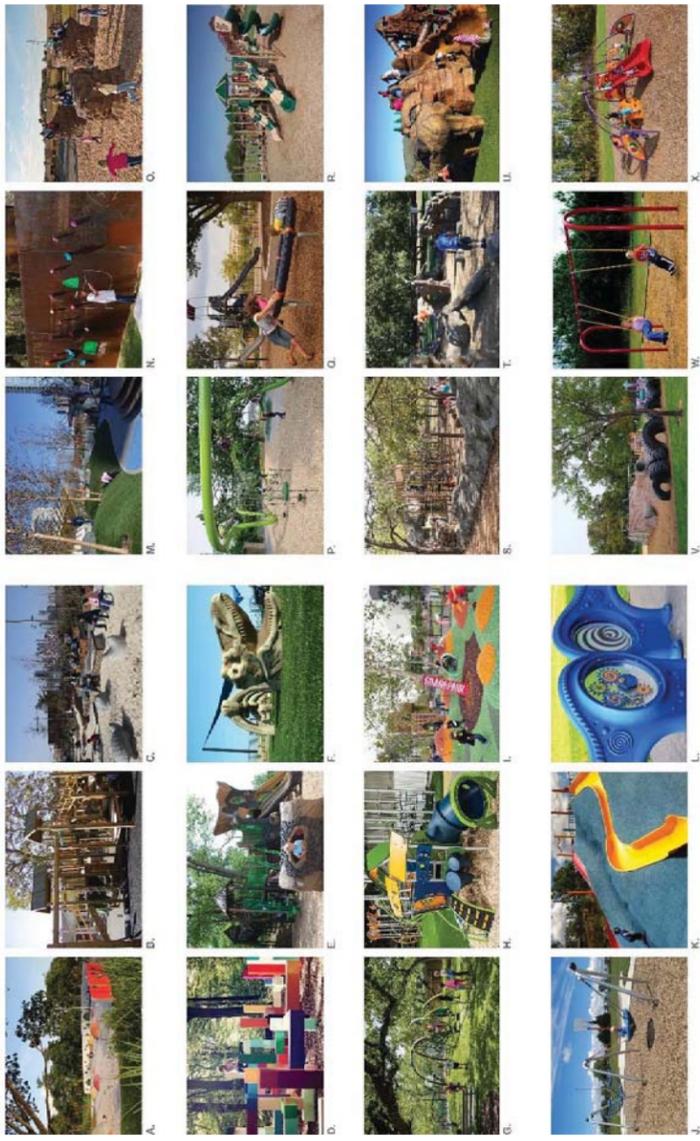
What do you like least about Concept B?

more obtrusive to immediate neighbors
parking lot
eastside creek option
parking
rigid feel, dislike using front area as pocket park
fencing will be visible @ front of park
the amount of room parking takes up, even through it's understandable with the inclusion of the food trucks
sport lawn size
no creek restoration, the big lawn is too big
parking
temporary fencing seems like it might be too labor intensive to properly maintain
meh
orientation of kickball fields, long vehicle drive
it didn't seem to use the space as well
little attention to creek restoration, too much visible parking from entrance
no central spine
parking takes up prime real estate
Park Entry
Parking lot, fields (sports)
Basketball court in middle
Sports fields seem way too prominent
Centralized parking, fewer separate spaces
creek impacts
large open lawn
Parking too central / focus
I imagine it feeling more barren, not as good a use of trees / vegetation
Parking placement: Less plaza / food truck space, bathroom
appears to have fewer trees, less interesting, fewer components
the pavilion
Parking location, orientation of ballfields
The split playground concept
playground, parking lot / entrance



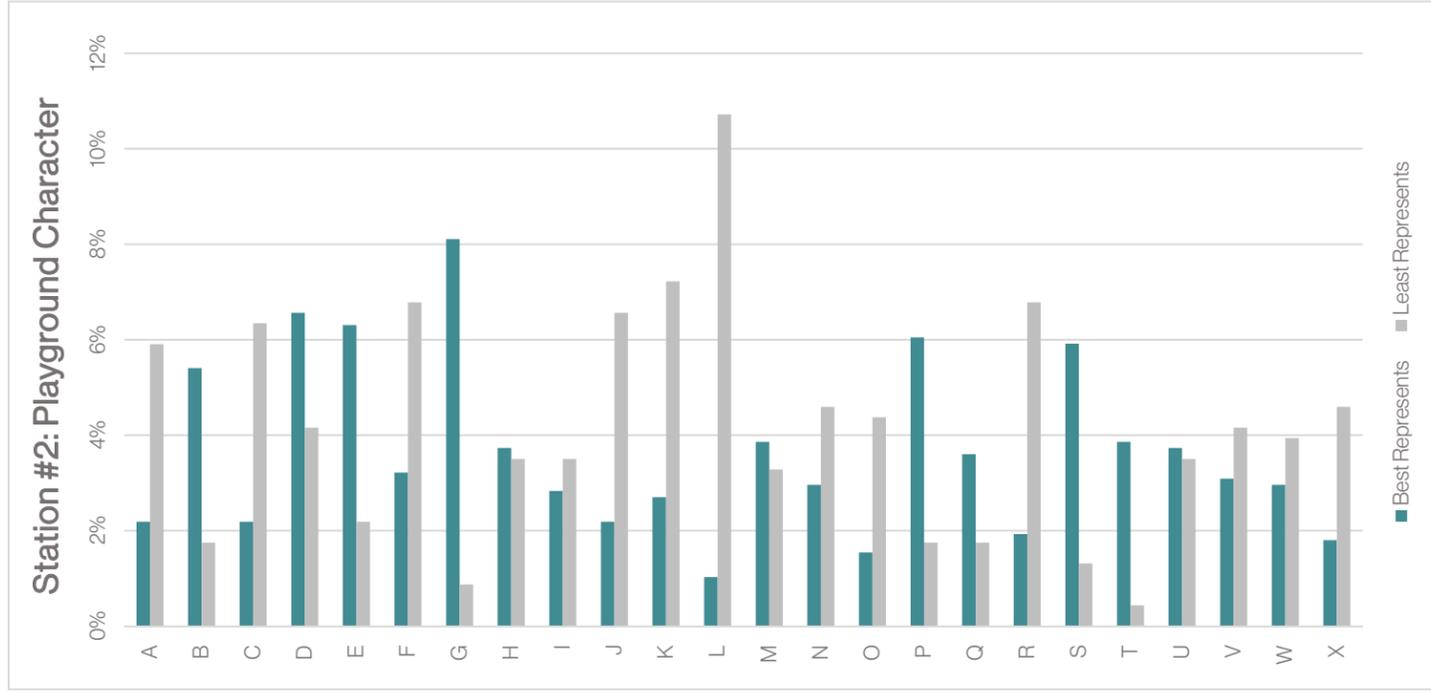
Station #2 - Playground Character

The following images reflect various types of playground character. The data collected reflects what images best and least represent the character, play elements, and general feel of the playgrounds that would like to be seen at Highland Neighborhood Park & Reznicek Fields.



HIGHLAND NEIGHBORHOOD PARK & REZNICEK FIELDS
PLAYGROUND CHARACTER
FEBRUARY 10, 2016

HIGHLAND NEIGHBORHOOD PARK & REZNICEK FIELDS
PLAYGROUND CHARACTER
FEBRUARY 10, 2016



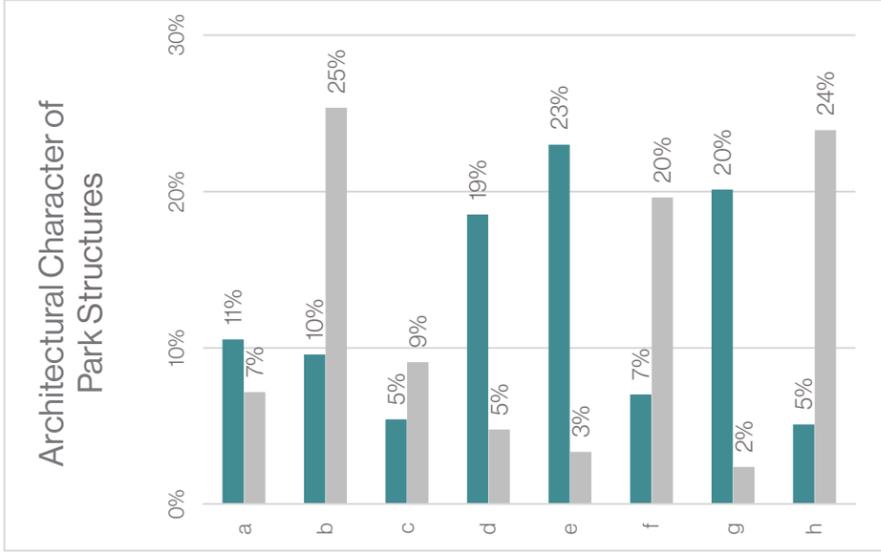
A	17	27
B	42	8
C	17	29
D	51	19
E	49	10
F	25	31
G	63	4
H	29	16
I	22	16
J	17	30
K	21	33
L	8	49
M	30	15
N	23	21
O	12	20
P	47	8
Q	28	8
R	15	31
S	46	6
T	30	2
U	29	16
V	24	19
W	23	18
X	14	21

A	2%	6%
B	5%	2%
C	2%	6%
D	7%	4%
E	6%	2%
F	3%	7%
G	8%	1%
H	4%	4%
I	3%	7%
J	2%	3%
K	3%	1%
L	8%	11%
M	3%	3%
N	3%	5%
O	2%	4%
P	6%	2%
Q	4%	2%
R	2%	7%
S	6%	1%
T	4%	0%
U	4%	4%
V	3%	4%
W	3%	4%
X	2%	5%

Station #3 – Park Character

Architectural Character of Park Structures

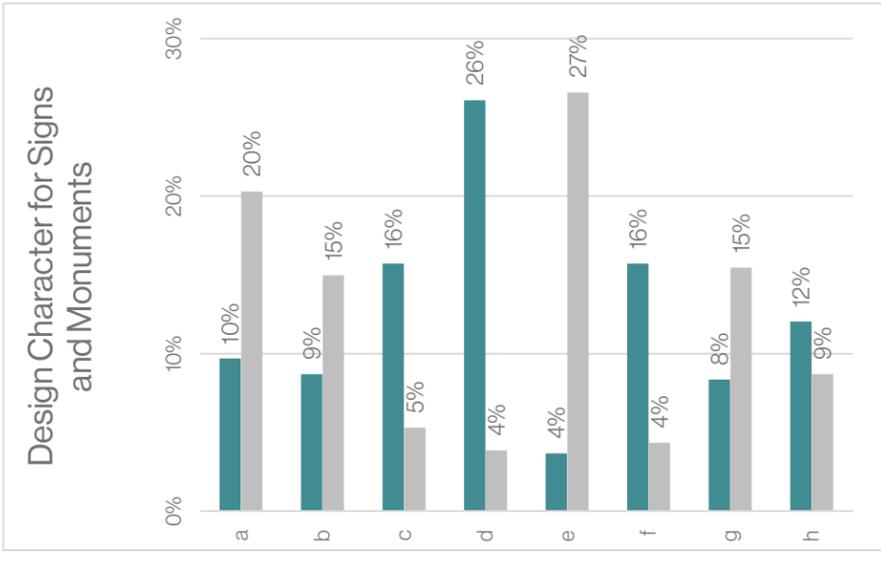
The following images reflect various architectural characters for park structures. The data collected reflects what images best and least represent the character of park structures that would like to be seen at Highland Neighborhood Park & Reznicek Fields.



HIGHLAND NEIGHBORHOOD PARK & REZNICEK FIELDS
PARK CHARACTER - PAVILION ARCHITECTURE
FEBRUARY 10, 2016

Design Character for Signs and Monuments

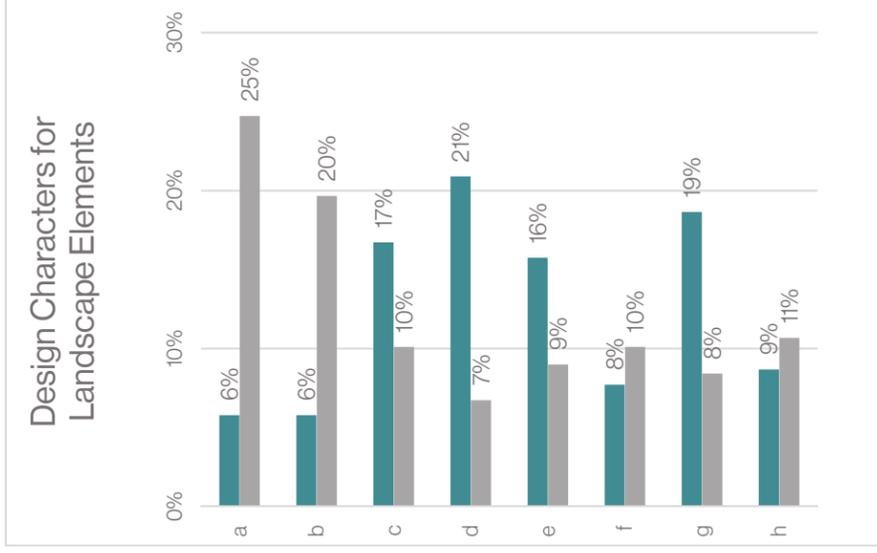
The following images reflect various architectural characters for signage and monumentation structures. The data collected reflects what images best and least represent the character of signage and monumentation structures that would like to be seen at Highland Neighborhood Park & Reznicek Fields.



HIGHLAND NEIGHBORHOOD PARK & REZNICEK FIELDS
PARK CHARACTER - ENTRY SIGNAGE
FEBRUARY 10, 2016

Design Character for Landscape Elements

The following images reflect various design characters for landscape elements. The data collected reflects what images best and least represent the character of landscape elements that would like to be seen at Highland Neighborhood Park & Reznicek Fields.



HIGHLAND NEIGHBORHOOD PARK & REZNICEK FIELDS
PARK CHARACTER - LANDSCAPE
FEBRUARY 10, 2016

Highland Neighborhood Park and Reznicek Fields Master Plan
Public Meeting #3
March 23, 2016

Thank you for attending this public meeting presentation for your neighborhood park. We value your feedback and welcome any comments you may have concerning this presentation or the Master Plan process in general.

Note on kickball fields - since moving to the neighborhood a few months ago, my friends and I have started using the field for sports most weekends. With the temporary fencing up, we wouldn't be able to play (not enough field space in any of the green areas). ~~Are~~ Will they take down / put up fencing for games only? Or can residents move fences if they are put back? I don't want to lose field access for the entire kickball season(s). ~~At this time~~ ^{I do recognize that} WHO needs the fields, I just want to make sure we can BOTH use them.

Also want to point out that there are stray cats that poop in exposed soil everywhere on my street (several blocks away). It's a problem but I don't know if it extends down to the park. Still, I want to point out the possibility that cats will use the sand area as a litterbox.

Highland Neighborhood Park and Reznicek Fields Master Plan
Public Meeting #3
March 23, 2016

Thank you for attending this public meeting presentation for your neighborhood park. We value your feedback and welcome any comments you may have concerning this presentation or the Master Plan process in general.

^{detached}
-Requests for Park:
1). Tether ball pole.
2). Doggie bag stations (for waste removal).
3). Electrical hookups in pavilion for concerts, PA system, to accommodate live music.

Highland Neighborhood Park and Reznicek Fields Master Plan
Public Meeting #3
March 23, 2016

Thank you for attending this public meeting presentation for your neighborhood park. We value your feedback and welcome any comments you may have concerning this presentation or the Master Plan process in general.

Entry Monument - like both options, but A is better because more unique & eye catching

Central Spine - is there a way to integrate some seating, especially for when food trucks ^{but also very important who bring it so it doesn't block the area} & neighborhood gatherings are there?

Where will trash cans be located?

Definitely need recycling & composting bins w/ trash bins. → Austin Zero Waste Alliance can help!

Highland Neighborhood Park and Reznicek Fields Master Plan
Public Meeting #3
March 23, 2016

Thank you for attending this public meeting presentation for your neighborhood park. We value your feedback and welcome any comments you may have concerning this presentation or the Master Plan process in general.

I'm very happy with:
- Less parking, not more
- Informal skate park
- Creek restoration

Thank you!

Highland Neighborhood Park and Reznicek Fields Master Plan
Public Meeting #3
March 23, 2016

Thank you for attending this public meeting presentation for your neighborhood park. We value your feedback and welcome any comments you may have concerning this presentation or the Master Plan process in general.

Plan A - 3) Fitness Stations
Can you use the same equipment that the CBT wildflower center uses (outdoor stationary bike, elliptical machine, etc.)?

I like the proposed entry oak installation.

How will the "sand box" be maintained?
Who will clean it? How often?

Will there be dog poop bag stations?
Ample trash cans for dog waste?

How long will the trail be? Will there be any mile markers or distance signage for runners?

Highland Neighborhood Park and Reznicek Fields Master Plan
Public Meeting #3
March 23, 2016

Thank you for attending this public meeting presentation for your neighborhood park. We value your feedback and welcome any comments you may have concerning this presentation or the Master Plan process in general.

Keep parking at 60.
Entry Monument - Love option A

Is there another option (other than concrete) for the running trail. Concrete can be very punishing on knees. Can you use the same material that is used on tracks (rubber?)

MEETING MINUTES

Project:	COA Highland Park Master Plan	Date:	10/21/2015
Subject:	University Hills Optimist Club – Stakeholder Meeting	Time:	9:00 am – 10:30 am
Minutes by:	Toby Fox	Location:	Highland Park Concession Building Conference Room

Company	Attendees	Email
COA PARD	Charles Mabry (CM)	Charles.Mabry@ausintexas.gov
UHO Club	Ed Reznicek (ER)	czejt@yahoo.com
UHO Club	Kelli Saldana (KS)	kelli@utexas.edu
Norris Design	Robert Deegan (ND)	rdeegan@norris-design.com
Norris Design	Tobin Fox (ND)	tofox@norris-design.com
Asakura Robinson	Zakcq Lockrem (ZL)	zakcq@asakurarobinson.com

Meeting Minutes (Issued 10/29/15):

A meeting was held on Wednesday, October 21st, in the Highland Park Concession Building conference room between Norris Design, the City of Austin, Asakura Robinson, and representatives of the University Hills Optimists Club (UHO) to review the site analysis and discuss potential opportunities and constraints regarding the Highland Park and Reznicek Fields Master Plan. Persons in attendance included Charles Mabry with the City of Austin Parks Department, Toby Fox & Robert Deegan of Norris Design, Zakcq Lockrem of Asakura Robinson and Ed Reznicek & Kelli Saldana of the University Hills Optimists Club. The following agenda items were discussed:

Item	Action
------	--------

1. Introduction of City of Austin Employees and Design Team members and their respective roles in the project.
2. Discussion of Amenities desired by the UHO
 - a. Each kickball field holds 30 kids per game, and the UHO holds 3 games per field, 3 nights per week. With that amount of people, the UHO feels they need approximately 90 parking spaces. PARD typically likes to provide 30 spaces per field, so 60 spaces would be minimum.
 - b. Current facility has men's/women's restrooms, concession building, meeting room and storage.
 - c. There is a separate building for storing tractors & storage for each league. The biggest storage need is for soccer goals.

- d. UHO would like to get the soccer program running again.
- e. The current fields are used for kickball and tball/coach pitch baseball.
- f. All the UHO programming utilizes the field lighting.
- g. Currently, the spring season is the biggest season for UHO sports.
- h. UHO would like to have full year (fall/spring) seasons.
- i. UHO partnered with RBI to have affordable baseball during the summer.
- j. UHO has a maintenance agreement with PARD. UHO maintains their fields, and PARD maintains balance of park.
- k. The existing fields have 125' outfields, which is regulation for kickball.
- l. The fencing for the new fields will need to be movable. UHO would like to have 125' outfields for kickball, and 150' outfields for coach pitch baseball.
- m. Spectator seating capacity is currently adequate, but some people bring chairs and sit along the fence lines.
- n. The UHO would like to only have to move the fences 2 times per year, and keep them up during their seasons.
- o. Sexual paraphernalia is found all over the park due to the remote parking behind the concession building. There is not a whole lot of drug paraphernalia found though.
- p. UHO would like to have direct access to the fields from the parking lot.
- q. The UHO would like to host mid-season tournaments and would need at least 2 but preferably 3 fields for that to be viable.
- r. There is a current lighting curfew of 10:00 pm in the park. UHO would like the field lighting to be separated from the parking lot lighting.
- s. If the fields need to be relocated based on the master plan, then proximity to the existing barn would be ideal.
- t. Orientation of the fields is important to the UHO.
- u. The UHO would like a meeting space that is half to two-thirds the size of the current facility. They need the space for registration, coach training & testing, referee training & testing, and club meetings. Would also like a concession facility that serves only pre-packaged food as there are no licensing requirements for that.
- v. Public outreach for the UHO is performed using email lists, posters and their website.
- w. There should be no interruption in UHO operations during any construction.
- x. UHO would like adequate lighting and signage indicating registration locations for sports.
- y. The UHO would like to create a partnership between the UHO and the neighborhood association that would be mutually beneficial.

- z. The UHO would like 125 square feet of program storage space for each program and around 300 square feet of space for their office. These spaces would be controlled by the UHO. Any additional meeting rooms, restrooms, etc. would be open for community use.

3. Meeting conclusion

This concludes the Meeting Minutes. The comments and discussions outlined represent our understanding and interpretation of the meeting events to the best of our knowledge. Participants are requested to notify us of any errors or omissions so that the matter can be resolved and a correction issued, if necessary. These meeting minutes will be assumed to be correct and accepted if Norris Design receives no responses or request for revisions within three (3) working days of the issue date.

MEETING MINUTES

Project:	COA Highland Park Master Plan	Date:	10/21/2015
Subject:	Highland Neighborhood Association – Stakeholder Meeting	Time:	10:30 am – 12:00 pm
Minutes by:	Toby Fox	Location:	Highland Park Concession Building Conference Room

Company	Attendees	Email
COA PARD	Charles Mabry (CM)	Charles.Mabry@austintexas.gov
Highland Neighborhood	Marla Schmitz (MS)	sierramarla@yahoo.com
Highland Neighborhood	Alex Schmitz (AS)	Alex.Schmitz@gmail.com
Highland Neighborhood	Richard Sommer (RS)	nwsommer@gmail.com
Highland Neighborhood	Rick Weller (RW)	rickweller@yahoo.com
Norris Design	Robert Deegan (ND)	rdeegan@norris-design.com
Norris Design	Tobin Fox (ND)	tf@norris-design.com
Asakura Robinson	Zakcq Lockrem (ZL)	zakcq@asakurarobinson.com

Meeting Minutes (Issued 10/29/15):

A meeting was held on Wednesday, October 21st, in the Highland Park Concession Building conference room between Norris Design, the City of Austin, Asakura Robinson, and representatives of the Highland Neighborhood Association to review the site analysis and discuss potential opportunities and constraints regarding the Highland Park and Reznicek Fields Master Plan. Persons in attendance included Charles Mabry with the City of Austin Parks Department, Toby Fox & Robert Deegan of Norris Design, Zakcq Lockrem of Asakura Robinson and Marla Schmitz, Alex Schmitz, Richard Sommer & Rick Weller of the Highland Neighborhood Association (HNA). The following agenda items were discussed:

Item	Action
------	--------

1. Introduction of City of Austin Employees and Design Team members and their respective roles in the project.
2. Discussion of Amenities desired by the Highland Neighborhood Association
 - a. Can the existing vacant lot that borders the park on the north be used for additional access to the park?
 - b. The HNA likes the idea of additional access points and a trail to the park.
 - c. The HNA would like to significantly reduce the amount of parking from what is currently there. Can the parking be relocated to the

- d. north side of the park?
The HNA likes the idea of a uniform fence around the entire park that would be translucent to provide visibility into the park. PARD is not a fan of providing fencing around the park.
- e. The prime alley of existing trees should contain the prime uses for the park to take advantage of the shade.
- f. The HNA conducted an online survey of the neighborhood, and new buildings on the site ranked very low.
- g. Other items that ranked higher on the HNA online survey were, older & younger playgrounds, restrooms, pavilions, a splash pad, a trail around the park, a multi-purpose open space and a community garden.
- h. A concession facility ranked low on the list. Foodtrucks might be a viable option.
- i. Could the properties along St. John's be rezoned to allow the potential to redevelop to have access to the park?
- j. The removable fence for the kickball fields would need to be removed weekly, if not daily for open use of the park.
- k. The HNA is interested to see if the community garden issue comes up at the public meeting.
- l. The inclusion of additional shade is important. Add more pavilions.
- m. The neighborhood doesn't have too much problem with the sports field lighting, except when it is left on overnight. They would like a more up to date lighting system, trail lighting and security lighting.
- n. The HNA will include the public meeting flyer in their newsletter and install yard signs in strategic locations to help advertise the public meetings.

3. Meeting conclusion

This concludes the Meeting Minutes. The comments and discussions outlined represent our understanding and interpretation of the meeting events to the best of our knowledge. Participants are requested to notify us of any errors or omissions so that the matter can be resolved and a correction issued, if necessary. These meeting minutes will be assumed to be correct and accepted if Norris Design receives no responses or request for revisions within three (3) working days of the issue date.

MEETING MINUTES

Project:	COA Highland Park Master Plan	Date:	10/14/2015
Subject:	TAG Meeting #1	Time:	10:30 am – 12:00 pm
Minutes by:	Toby Fox	Location:	PARD Annex Conference Room

Company	Attendees	Email
COA PARD	Charles Mabry (CM)	Charles.Mabry@ausintexas.gov
COA PARD	John Estrada (JE)	John.Estrada@ausintexas.gov
COA Watershed Protection	Tom Franke (TF)	Tom.Franke@ausintexas.gov
COA Public Works	Nadia Barrera (NB)	Nadia.Barrera@ausintexas.gov
APD	James Hyatt (JH)	
Norris Design	Robert Deegan (ND)	rdeegan@norris-design.com
Norris Design	Tobin Fox (ND)	fox@norris-design.com

Meeting Minutes (Issued 10/28/15):

A meeting was held on Wednesday, October 14th, in the City of Austin Parks and Recreation Department Annex conference room between Norris Design, the City of Austin, and various Technical Advisory Group members to review the site analysis and discuss potential opportunities and constraints regarding the Highland Park and Reznicek Fields Master Plan. Persons in attendance included Charles Mabry & John Estrada with the City of Austin Parks Department, Toby Fox & Robert Deegan of Norris Design, Tom Franke with the City of Austin Watershed Protection Department, Nadia Barrera with the City of Austin Public Works Department and James Hyatt of the City of Austin Police Department. The following agenda items were discussed:

Item	Action
------	--------

1. Introduction of City of Austin Employees, TAG members and Design Team members and their respective roles in the project.
2. Discussion of future water quality pond.
 - a. The park has a potential to be a regional detention facility, and Watershed Protection has the option to upgrade it as such in the future.
 - b. Access road to back of site is a problem for APD to monitor.
 - c. Watershed will need an access road to service the future water quality pond in the back corner.
 - d. Utility poles around pond will be reconfigured and the quantity of them reduced.

- e. Pond will have lay back slopes of 3:1 with no fence around it.
- f. Austin Energy (AE) will need access to poles, potentially from the east. May just generally need perimeter maintenance access.
- g. Donald Pleasant is the contact person with AE. Joy Shephard is the supervisor for lights at AE (boom trucks).
- h. CH2M Hill is the consultant designing the water quality pond.
- i. Watershed Protection Project Manager for this project is Robyn Smith. Norris Design can get pond plans from her or Tom Franke will send directly.
- j. Existing bio-filtration ponds have had some issues causing Watershed Protection to change the current pond design from bio-filtration to sand filtration.
- k. Watershed Protection is looking at providing a Grow Zone in Waller Creek on site. Ana Gonzalez is looking at this now.
- l. The water quality pond construction will require some tree mitigation. Mitigation trees could potentially be planted along the creek or in the area we plan to construct.
- m. Watershed Protection will make a presentation about the pond early next year. Final design should be complete by late spring.
- n. The water quality pond will not be a wet pond. The idea is to keep this as a mow pond, with turfgrass on the sedimentation side and vegetation on the filtration side. Celebration Bermuda Grass has worked well at other sites. It stays low and requires less mowing.
- o. Darcy Nuffer is the staff LA with Watershed Protection.
- p. Norris will want to work with Darcy towards the end of the Master Planning process to look at placement of the mitigation trees.
- q. The drainage channel on the south side of the site is undersized. Moving the kickball fields would open up an opportunity improve it.
- r. CWOZs are going to be an issue. Require a 50' offset. Floodplain modifications are also an issue. Need to update site analysis to reflect.

3. Discussion of general park conditions

- a. Current lights on site are a huge issue and need to be replaced. Existing poles are in decent shape.
- b. A temporary solution could be to place bollards along the front parking lot and close the vehicular access gate to keep people from driving to the back of the site.
- c. APD needs access to the road to patrol. Access drive would be better if it was a full circle and not a turn around. Would like a combination lock for the vehic
- d. Reduce the number of trash cans and locate them in a better spot.
- e. Public Works is interested in the potential for an urban trail through the site along Waller Creek.
- f. Concrete or asphalt trails are preferred for urban trails.

- 2 -

TF to send pond plans to ND

- g. Alternative trail materials could be Sta-Lock or Terra Pave.
 - h. Maintenance access will need to be 12' wide at a minimum. A staging area of approximately 800 s.f. will be required.
 - i. An example of bad maintenance access is Dick Nichols Park.
4. Final thoughts
- a. Public Meeting #1 scheduled for November 11th. Norris will not be showing much other than the completed site analysis and site context maps and updating the public on what outreach has been performed to date. The meeting is more of a listening meeting to get the public to tell the designers what they want to see in the park.
 - b. Request from TAG members to get a copy of the site analysis and site context maps.
5. Meeting conclusion

ND to send site analysis & site context maps to TAG members

This concludes the Meeting Minutes. The comments and discussions outlined represent our understanding and interpretation of the meeting events to the best of our knowledge. Participants are requested to notify us of any errors or omissions so that the matter can be resolved and a correction issued, if necessary. These meeting minutes will be assumed to be correct and accepted if Norris Design receives no responses or request for revisions within three (3) working days of the issue date.

- 3 -

MEETING MINUTES

Project:	COA Highland Park Master Plan	Date:	01/26/2016
Subject:	TAG Meeting #2	Time:	10:30 am – 12:00 pm
Minutes by:	Toby Fox	Location:	PARD Annex Conference Room

Company	Attendees	Email
COA PARD	Charles Mabry (CM)	Charles.Mabry@ausintexas.gov
COA PARD	Jim Kotick (JK)	Jim.Kotick@ausintexas.gov
COA PARD	Alberto Perez (AP)	Alberto.Perez@ausintexas.gov
COA Watershed Protection	Tom Franke (TF)	Tom.Franke@ausintexas.gov
COA Public Works	Nadia Barrera (NB)	Nadia.Barrera@ausintexas.gov
APD	James Hyatt (JH)	James.Hyatt@ausintexas.gov
ATD	Mike Schofield (MS)	Mike.Schofield@ausintexas.gov
Norris Design	Robert Deegan (ND)	rdeegan@norris-design.com
Norris Design	Tobin Fox (ND)	tofox@norris-design.com

Meeting Minutes (Issued 02/03/16):

A meeting was held on Tuesday, January 26th, in the City of Austin Parks and Recreation Department Annex conference room between Norris Design, the City of Austin, and various Technical Advisory Group members to review the results of the first public meeting and the subsequent voting results regarding the types of amenities desired for the Highland Park and Reznicek Fields Master Plan and review preliminary design concepts for the park. Persons in attendance included Charles Mabry & Jim Kotick and Alberto Perez with the City of Austin Parks Department, Toby Fox & Robert Deegan of Norris Design, Tom Franke with the City of Austin Watershed Protection Department, Nadia Barrera with the City of Austin Public Works Department, Mike Schofield with the City of Austin Active Transportation Department and James Hyatt with the City of Austin Police Department. The following agenda items were discussed:

Item	Action
1. Introduction of City of Austin Employees, TAG members and Design Team members.	
2. It was noted that a representative from the City of Austin Fire Department wasn't available to attend the TAG meeting.	Norris Design to contact the Fire Department to vet the proposed design concepts with their requirements
3. Robert Deegan reviewed the Needs Assessment Matrix created by Norris Design in response to the Public Meeting voting results as well as comments received from City Staff.	

4. Robert Deegan presented two (2) design concepts for the Highland Neighborhood Park & Reznicek Fields and detailed the differences between each plan.

- a. TF noted that he liked Option B better because the turning radiuses of the perimeter trail were better for the Watershed Protection Department
- b. CM suggested that the design team not worry too much about the orientation of the ball fields on a park this small.
- c. JK mentioned that the temporary fencing proposed for the ball fields is not as sturdy as permanent fencing, and it will not survive for very long by installing it and taking it down every day. The temporary fencing could potentially be installed and removed weekly for games, depending on the UHO schedule for practices and games.
- d. TF noted that it would be nice to leave a little room for the future widening of the private creek channel at the south end of the property to help reduce localized flooding.
- e. Creek restoration would be considered low priority.
- f. NB mentioned that she didn't like the isolated trail on the east side of Waller Creek as depicted in Option B, as didn't feel like it was a part of the park.
- g. JH suggested that the public restrooms proposed in the park be designed with lockable water and electrical outlets to help reduce the use of the park by transients.
- h. Multi-use court might need to be located closer to parking lot to be more visible.
- i. CM noted that the City is moving to more innovative play equipment and natural play features. The creek could readily support natural play as well. Would be beneficial to ask about types of play equipment at the next public meeting.
- j. Feedback from the public regarding the park character will be important.
- k. Lighting will be important in this park. Curfew in the park is from 10 p.m. to 5 a.m. The trail will need to be lit through the night with a night watchman feature. The ballfields will need new lights that can be controlled via central control.
- l. NB and MS noted that it would be great to include a trail/bike path in the right of way to the north of the project as part of the master plan. Questions to be asked at the public meeting should address the preferred option for each major park feature as well as site character questions.
- m.

TF to send Watershed Protection Departments turning radius specifications to Norris Design

ND to contact the UHO to clarify their practice/game schedule

5. Final thoughts
 - a. Public Meeting #2 scheduled for February 10th, 2016. Norris will present the voting results from the last public meeting and the two concepts that were prepared for the park. This meeting will serve to get the public's opinion on the placement of the different options within the park, and the general park character.

6. Meeting conclusion

This concludes the Meeting Minutes. The comments and discussions outlined represent our understanding and interpretation of the meeting events to the best of our knowledge. Participants are requested to notify us of any errors or omissions so that the matter can be resolved and a correction issued, if necessary. These meeting minutes will be assumed to be correct and accepted if Norris Design receives no responses or request for revisions within three (3) working days of the issue date.

MEETING MINUTES

Project:	COA Highland Park Master Plan	Date:	03/09/2016
Subject:	TAG Meeting #3	Time:	1:00 pm – 2:00 pm
Minutes by:	Toby Fox	Location:	PARD Annex Conference Room

Company	Attendees	Email
COA PARD	Charles Mabry (CM)	Charles.Mabry@ausintexas.gov
COA PARD	Jim Kotick (JK)	Jim.Kotick@ausintexas.gov
COA PARD	Alberto Perez (AP)	Alberto.Perez@ausintexas.gov
COA PARD	John Estrada (JE)	John.Estrada@ausintexas.gov
COA Watershed Protection	Tom Franke (TF)	Tom.Franke@ausintexas.gov
COA Public Works	Nadia Barrera (NB)	Nadia.Barrera@ausintexas.gov
Norris Design	Robert Deegan (ND)	rdeegan@norris-design.com
Norris Design	Tobin Fox (ND)	tf@norris-design.com

Meeting Minutes (Issued 03/23/16):

A meeting was held on Wednesday, March 9th, in the City of Austin Parks and Recreation Department Annex conference room between Norris Design, the City of Austin, and various Technical Advisory Group members to review the results of the second public meeting and the subsequent voting results regarding the preliminary design concepts and the park character desired for the Highland Park and Reznicek Fields Master Plan and review updated preferred design concept for the park. Persons in attendance included Charles Mabry & Jim Kotick, Alberto Perez and John Estrada with the City of Austin Parks Department, Toby Fox & Robert Deegan of Norris Design, Tom Franke with the City of Austin Watershed Protection Department, and Nadia Barrera with the City of Austin Public Works Department. The following agenda items were discussed:

Item	Action
------	--------

1. Introduction of City of Austin Employees, TAG members and Design Team members.
2. Robert Deegan reviewed the survey results from the 2nd Public Meeting.
3. Robert Deegan presented the updated master plan concept for the Highland Neighborhood Park & Reznicek Fields.
 - a. It was noted that the neighbors would need to be properly screened from the proposed parking lot with planting and privacy fencing.
 - b. TF suggested slightly expanding the parking lot to create a bio-swale.

- c. TF noted that on site drainage would need to be handled with low impact green infrastructure. What can't be treated could probably be handled by payment in lieu.
- d. Maintenance access to the pond is not counted in the calculation for water quality.
- e. Parking lot and sport court would be the only items calculated for water quality.
- f. CM was concerned with the proximity of the sport court to the surrounding neighbors. The city likes the new orientation and keeping it behind the playground so it's not the first thing seen when entering the park.
- g. Existing barn storage could be partitioned off to provide some storage for the UHO and the remaining storage could be for the City. JK noted that the price shown for sports field lighting was too low. Would probably cost closer to \$125,000 for 5 lights. Contact Brant Troutman from Musco to discuss.
- i. NB said she would discuss the north trail extension with the Traffic Department.
- j. The north and south trail extensions are not within the park property and the master plan report will need to be fairly vague when addressing this.
- k. It is likely that during UHO tournaments, people will park on the street throughout the neighborhood because of the smaller parking lot.
- l. JK noted that PARD would provide the temporary fencing for the sports field at construction, but the UHO would be responsible for replacement of the fencing thereafter.

4. Final thoughts

- a. Public Meeting #3 scheduled for March 23rd, 2016. Norris will present the voting results from the last public meeting and the revised final master plan that was prepared for the park. This meeting will serve present the final master plan to the public.

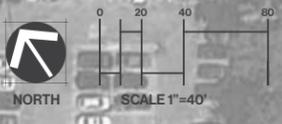
5. Meeting conclusion

This concludes the Meeting Minutes. The comments and discussions outlined represent our understanding and interpretation of the meeting events to the best of our knowledge. Participants are requested to notify us of any errors of omissions so that the matter can be resolved and a correction issued, if necessary. These meeting minutes will be assumed to be correct and accepted if Norris Design receives no responses or request for revisions within three (3) working days of the issue date.



LEGEND

- | | | |
|-------------------------------|---|------------------------------|
| ① Entry Monument/Marker | ⑫ 5-12 Year Playground | ⑳ Maintenance Access |
| ② Parking (58 spaces) | ⑬ Nature Play Area | ㉑ Open Lawn/Multi-Use Fields |
| ③ Drop-off | ⑭ Open Lawn | ㉒ Permanent Fencing |
| ④ Planting Buffer | ⑮ Open Lawn | ㉓ Temporary Fencing |
| ⑤ Main Lawn/ Gathering Area | ⑯ Creek Restoration
(Meander and restore creek channel) | ㉔ Dugout |
| ⑥ Central Spine | ⑰ No-Mow Slope
(Herbaceous restoration on park side slope) | ㉕ Bleachers |
| ⑦ Food Truck/Booth Pads | ⑱ Herbaceous & Woody Restoration
(Restoration between creek and property line) | ㉖ Existing Trees, Typ. |
| ⑧ Large Pavilion | ⑲ Footbridge | ㉗ Proposed Trees, Typ. |
| ⑨ Picnic Area | ㉑ Multi-Use Court | ㉘ Fitness Stations |
| ⑩ 2-5 Year Toddler Playground | ㉒ Pond Overlook | ㉙ Low water crossing |
| ⑪ Sand Play Area | ㉓ Bio-filtration Pond | ㉚ Trail-head |
| | ㉔ Storage Facility
(Refurbished Existing Building) | |



HIGHLAND NEIGHBORHOOD PARK & REZNICEK FIELDS CONCEPT A



LEGEND

- ① Entry Monument /Marker
- ② Parking (58 spaces)
- ③ Planting Bed
- ④ Open Lawn
- ⑤ Plaza/Food Truck Parking
- ⑥ Small Pavilion
- ⑦ Large Pavilion
- ⑧ Picnic Area
- ⑨ 2-5 Year Toddler Playground
- ⑩ 5-12 Year Playground
- ⑪ Creek Restoration (Existing channel)
- ⑫ No-Mow Slope (No-mow herbaceous restoration on slopes)
- ⑬ Footbridge
- ⑭ Multi-Use Court
- ⑮ Bio-filtration Pond
- ⑯ Maintenance Staging Area
- ⑰ Maintenance Drive
- ⑱ Open Lawn/Multi-Use Fields
- ⑲ Permanent Fencing
- ⑳ Temporary Fencing
- ㉑ Dugout
- ㉒ Bleachers
- ㉓ Field Storage
- ㉔ Existing Trees
- ㉕ Proposed Trees
- ㉖ Fitness Stations
- ㉗ Low water crossing
- ㉘ Trail-head

HIGHLAND NEIGHBORHOOD PARK & REZNICEK FIELDS

CONCEPT B

FEBRUARY 10, 2016

THIS PAGE LEFT BLANK INTENTIONALLY

DATE: April 11, 2016

Highland Neighborhood Park & Reznicek Fields - Phased Cost Estimate

Item	Quantity	Unit	Cost	Total
Demolition of Concession Building and Parking Lot	1	ls	\$50,000.00	\$50,000.00
Hauling of Demolished Materials	1	ls	\$10,000.00	\$10,000.00
Erosion and Sedimentation Control	1	ls	\$12,000.00	\$12,000.00
Subtotal				\$72,000.00

Phase 1

Site Preparation

Item	Quantity	Unit	Cost	Total
Asphalt Entry Drive and Parking Lot	25,090	sf	\$3.00	\$75,270.00
Concrete Curb and Gutter	1,170	lf	\$8.00	\$9,360.00
Barrier Free Ramps	7	ea	\$1,500.00	\$10,500.00
Parking Lot Striping and Signage	1	ls	\$8,000.00	\$8,000.00
Parking Lot Lighting	4	ea	\$6,000.00	\$24,000.00
Enhanced Heavy Duty Concrete Trail	7,000	sf	\$15.00	\$105,000.00
Heavy Duty Concrete Trail	11,285	sf	\$12.50	\$141,062.50
Concrete Trail	9,785	sf	\$8.50	\$83,172.50
Entry Monument	1	ea	Allowance	\$25,000.00
Pavilion w/ restrooms including paving, lighting and plumbing	1	ea	\$250,000.00	\$250,000.00
Electrical Service	1	ls	\$12,000.00	\$12,000.00
Electrical Circuitry	1	ls	\$10,000.00	\$10,000.00
Water/Wastewater Service	1	ls	\$10,000.00	\$10,000.00
2-5 Year Old Playground	1	ls	\$30,000.00	\$30,000.00
5-12 Year Old Playground	1	ls	\$60,000.00	\$60,000.00
Sand Play Area	1	ls	\$8,000.00	\$8,000.00
Playground Fall Surfacing	8,250	sf	\$3.00	\$24,750.00
Concrete Curb around Playground	80	lf	\$10.00	\$800.00
Raised Planter at Playground	110	lf	\$30.00	\$3,300.00
Trail Lighting	8	ea	\$4,000.00	\$32,000.00
Parking Lot Bio-Swale	1	ls	Allowance	\$25,000.00
Landscape - Planting Beds including soil, mulch, irrigation and plantings	8,000	sf	\$6.00	\$48,000.00
Landscape - Shade Trees	23	ea	\$500.00	\$11,500.00
Landscape - Ornamental Trees	9	ea	\$350.00	\$3,150.00
Landscape - Hydromulch Turf including Temporary Irrigation	41,300	sf	\$0.75	\$30,975.00
Irrigation - Tree Bubblers	32	ea	\$100.00	\$3,200.00
Irrigation - Tap, Meter, Backflow Prevention, Mainline Loop, Controller, Wiring and Valves	1	ls	\$25,000.00	\$25,000.00
Natural Aggregate Seating Areas	1,460	sf	\$5.00	\$7,300.00
Picnic Table	5	ea	\$1,000.00	\$5,000.00
Barbeque Grill	1	ea	\$700.00	\$700.00
Trash Receptacle	6	ea	\$800.00	\$4,800.00

DATE: April 11, 2016

Highland Neighborhood Park & Reznicek Fields - Phased Cost Estimate

Item	Quantity	Unit	Cost	Total
Pet Waste Station	2	ea	\$750.00	\$1,500.00
Water Fountain including drainage field	1	ea	\$10,000.00	\$10,000.00
Subtotal				\$1,098,340.00

Construction Mobilization

Item	Quantity	Unit	Cost	Total
Mobilization and General Conditions (20%)	1	ls	\$234,070.00	\$234,070.00
Subtotal				\$234,070.00

Design & Permitting

Item	Quantity	Unit	Cost	Total
Design Fees (12%)	1	ls	\$168,530.00	\$168,530.00
Permitting, Layout and Inspections (5%)	1	ls	\$70,220.00	\$70,220.00
Subtotal				\$238,750.00

Phase 1 Project Sub-Total

25% Contingency				\$1,643,160.00
Phase 1 Project Total				\$410,790.00
				\$2,053,950.00

Phase 2

Site Preparation

Item	Quantity	Unit	Cost	Total
Erosion and Sedimentation Control	1	ls	\$12,000.00	\$12,000.00
Subtotal				\$12,000.00

Park

Item	Quantity	Unit	Cost	Total
Heavy Duty Concrete Trail	12,960	sf	\$12.50	\$162,000.00
Concrete Trail	11,930	sf	\$8.50	\$101,405.00
Sport Court Post Tensioned Concrete	4,020	sf	\$10.00	\$40,200.00
Sport Court Striping & Equipment	1	ls	\$10,000.00	\$10,000.00
Renovate Existing Storage Barn	1	ea	Allowance	\$15,000.00
Ball Field backstop fencing, dugout fencing, dugout covers, bleachers, bleacher covers, clay infield and permanent irrigation	2	ea	\$100,000.00	\$200,000.00
4' Temporary Fencing	770	lf	\$5.00	\$3,850.00
Sports Field Grading and Turf Sprigging	64,150	sf	\$0.30	\$19,245.00
Sports Field Lighting	8	ea	\$28,000.00	\$224,000.00
Electrical Service	1	ls	\$8,000.00	\$8,000.00
Electrical Circuitry	1	ls	\$5,000.00	\$5,000.00
Swing Play Playground	1	ls	\$10,000.00	\$10,000.00
Nature Play Playground	1	ls	\$35,000.00	\$35,000.00
Playground Fall Surfacing	5,400	sf	\$3.00	\$16,200.00
Concrete Curb around Playground	95	lf	\$10.00	\$950.00
30' Pedestrian Bridge including Abutments	1	ea	\$50,000.00	\$50,000.00

DATE: April 11, 2016
Highland Neighborhood Park & Reznicek Fields - Phased Cost Estimate

Item	Quantity	Unit	Cost	Total
Trail Lighting	8	ea	\$4,000.00	\$32,000.00
Trail Exercise Stations	4	ea	\$3,000.00	\$12,000.00
Creek Restoration - Meander Channel	885	cy	\$25.00	\$22,125.00
Creek Restoration - Boulders, Walls, Riprap, Armoring	1	ea	Allowance	\$20,000.00
Creek Restoration - Mown Side including Soil, Seeding and Temporary Irrigation	10,900	sf	\$1.00	\$10,900.00
Creek Restoration - Natural Side including Soil, Shrubs, Saplings and Temporary Irrigation	6,350	sf	\$3.00	\$19,050.00
Rain Gardens	1	ls	Allowance	\$25,000.00
Landscape - Planting Beds including soil, mulch, irrigation and plantings	3,000	sf	\$6.00	\$18,000.00
Landscape - Shade Trees	3	ea	\$500.00	\$1,500.00
Landscape - Ornamental Trees	16	ea	\$350.00	\$5,600.00
Landscape - Hydromulch Turf including Temporary Irrigation	60,700	sf	\$0.75	\$45,525.00
Irrigation - Tree Bubblers	19	ea	\$100.00	\$1,900.00
Irrigation - Mainline Loop Extension, Wiring and Valves	1	ls	\$10,000.00	\$10,000.00
Natural Aggregate Seating Areas	3,540	sf	\$5.00	\$17,700.00
Picnic Table	5	ea	\$1,000.00	\$5,000.00
Barbeque Grill	3	ea	\$700.00	\$2,100.00
Trash Receptacle	6	ea	\$800.00	\$4,800.00
6' Bench	8	ea	\$1,800.00	\$14,400.00
Pet Waste Station	4	ea	\$750.00	\$3,000.00
Water Fountain including drainage field	1	ea	\$10,000.00	\$10,000.00
Subtotal				\$1,181,450.00

Item	Quantity	Unit	Cost	Total
Construction Mobilization				
Mobilization and General Conditions (20%)	1	ls	\$238,690.00	\$238,690.00
Subtotal				\$238,690.00

Item	Quantity	Unit	Cost	Total
Design & Permitting				
Design Fees (12%)	1	ls	\$171,855.00	\$171,855.00
Permitting, Layout and Inspections (5%)	1	ls	\$71,610.00	\$71,610.00
Subtotal				\$243,465.00

Phase 2 Project Sub-Total				\$1,675,605.00
25% Contingency				\$418,901.25
Phase 2 Project Total				\$2,094,506.25

Phase 1 & Phase 2 Total				
Phase 1 Total				\$2,053,950.00
Phase 2 Total				\$2,094,506.25
Project Total				\$4,148,456.25

DATE: April 11, 2016
Highland Neighborhood Park & Reznicek Fields - North & South Greenbelt Cost Estimate

Item	Quantity	Unit	Cost	Total
Site Preparation				
Erosion and Sedimentation Control	1	ls	\$12,000.00	\$12,000.00
Subtotal				\$12,000.00
North Greenbelt				
Concrete Trail	9,285	sf	\$10.00	\$92,850.00
Barrier Free Ramps	7	ea	\$1,500.00	\$10,500.00
Shelter Island	1	ls	Allowance	\$10,000.00
2' Wide Raised Vehicular Barrier	390	lf	\$25.00	\$9,750.00
Crosswalk and Bikeway Striping	1	ls	Allowance	\$8,000.00
6' Bench	4	ea	\$1,800.00	\$7,200.00
Trash Receptacle	3	ea	\$800.00	\$2,400.00
Trailhead Signage	2	ea	\$1,000.00	\$2,000.00
Landscape - Shade Trees	18	ea	\$500.00	\$9,000.00
Landscape - Ornamental Trees	13	ea	\$350.00	\$4,550.00
Landscape - Hydromulch Turf including Temporary Irrigation	32,000	sf	\$0.75	\$8,000.00
Subtotal				\$131,100.00
South Greenbelt				
Concrete Trail	3,750	sf	\$10.00	\$37,500.00
Low Water Crossing Concrete Trail	310	sf	\$15.00	\$4,650.00
6' Bench	4	ea	\$1,800.00	\$7,200.00
Trash Receptacle	2	ea	\$800.00	\$1,600.00
Trailhead Signage	2	ea	\$1,000.00	\$2,000.00
Landscape - Shade Trees	5	ea	\$500.00	\$2,500.00
Landscape - Ornamental Trees	7	ea	\$350.00	\$2,450.00
Landscape - Hydromulch Turf including Temporary Irrigation	1,500	sf	\$0.75	\$1,125.00
Subtotal				\$59,025.00

Item	Quantity	Unit	Cost	Total
Construction Mobilization				
Mobilization and General Conditions (20%)	1	ls	\$40,425.00	\$40,425.00
Subtotal				\$40,425.00

Item	Quantity	Unit	Cost	Total
Design & Permitting				
Design Fees (12%)	1	ls	\$29,105.00	\$29,105.00
Permitting, Layout and Inspections (5%)	1	ls	\$12,130.00	\$12,130.00
Subtotal				\$41,235.00

Project Sub-Total				\$283,785.00
25% Contingency				\$70,946.25
Project Total				\$354,731.25