City of San Marcos
Parks, Recreation & Open Space
Master Plan

December 2010

SAN MARCOS
We'd love your company.

RESOLUTION NO. 2010-173R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS, ADOPTING A PARKS, RECREATION & OPEN SPACE MASTER PLAN; AND DECLARING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

PART 1. The Parks, Recreation & Open Space Master Plan attached to this resolution is hereby adopted.

PART 2. This resolution shall be in full force and effect from and after its passage.

ADOPTED on December 7th, 2010

Daniel Guerrero
Mayor

Attest:

Jamie Lee Pettijohn
City Clerk

Acknowledgements

Mayor Daniel Guerrero

City Council

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Fred Terry	*Place 3*
Chris Jones	*Place 4*
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Introduction

The City of San Marcos (City) strives to be a destination for tourism and, more importantly, home to 50,000 long-time residents and students. Dealing with intense use and limited budget, the San Marcos Parks and Recreation Department has embarked on creating a plan that establishes the framework for a long-term, successful park system.

The City of San Marcos parks and open space system will consist of parks, natural areas, and linear greenways that foster community gatherings, provide opportunities for active and passive recreation for area residents, and preserve significant natural and cultural resources. Accordingly, this document has been developed to reflect these values, and follows the Texas Parks and Wildlife Department (TPWD) guidelines for a locally prepared master plan; which would make the city eligible for future grant funding for parks, if pursued. The planning horizon is ten years, and covers the period from 2010 to 2020.

The City of San Marcos Parks, Recreation and Open Space Master Plan adheres to the following minimum Texas Parks and Wildlife Department (TPWD) guidelines:

1. Introduction
2. Goals and Objectives
3. Plan Development Process
4. Area and Facility Concepts and Standards
5. Inventory of Areas and Facilities
6. Needs Assessment and Identification
7. Plan Implementation and Prioritization of Needs

Through the course of the plan development, the following top five needs were identified:

1. Trails (connections to existing trails and rivers/creeks)
2. Acquisition of Parkland and development of facilities in the Southwest quadrant of the ETJ
3. Acquisition of Parkland and development of facilities East of I-35
4. Athletic Fields West of I-35
5. Community Park development West of I-35 and near downtown

Refer to Section 5 for the complete list of prioritizations and implementation.

Background

The City is currently undergoing significant changes in both growth and resources. That being said, this document is meant to be viewed as a flexible plan that prioritizes current projects for funding, while at the same time allowing for new projects to come online. With the vast array of capital projects within the City, the parks and recreation master plan update will serve as a way to coordinate park-related and programming objectives to provide the San Marcos Parks Department with a comprehensive view of their system and available resources.

As previously stated, this plan is intended to cover a planning horizon of ten years, with the understanding that an update will be undertaken approximately five years from the date of adoption by the City Council. The park master plan covers the San Marcos city limits and includes the extra-territorial jurisdiction (ETJ) of the city. Any recommendations outside of those boundaries will need to be coordinated between the interested parties (i.e., the City and other appropriate counties) and are not directly in the purview of this document.

Within the limits of this plan, we address park land, park facilities, programming, parkland dedication, maintenance, and funding. Each of these individual items and ideas make up the whole of the city-wide plan. Care was taken over the course of several months to understand the needs and desires of the policy makers and residents alike. While this document provides the necessary technical data and standards for development, it is heavily weighted in the public process that results in meeting the local needs of the citizens.

Methodology

The basis for this plan was the need to update the previously completed 2002 plan. Several initiatives were identified in the 2002 Park Master Plan; many of which have been completed. Remaining projects from the 2002 plan were updated to gauge their priority within the City, while new projects were sought. In the end, the list of recommendations meets the current list of demands while recognizing past efforts.

Guidelines developed by the National Recreation and Park Association (NRPA) were utilized to compare standard-based needs for the community, but tremendous energy was spent eliciting public response through organized meetings, intercept surveys and mail out surveys. The data gathered through these demand-based needs methods provided the local knowledge and insight needed to tailor the park plan to the city it serves.

The project team also utilized data obtained through the Planning, Capital Improvements, and Public Works Departments to assist in coordinating different projects in various City departments. Transportation, utility and comprehensive planning initiatives were reviewed and incorporated where necessary to create a more complete system.

Existing Conditions

There are approximately 1,700 acres of parkland in San Marcos, which represents 48 parks. The majority of the existing parks fall into the Neighborhood (<10 acres to 50 acres) or Regional park (50+ acres) category. Additionally, most of the area outside San Marcos city limits is not currently being served by a park.

The existing park land provides a variety of opportunities for passive and active recreation, but tends to favor large gatherings with intense use along the San Marcos River. A separate river management report has been developed in cooperation between the City of San Marcos Parks and Recreation Department, Texas State University's River Systems Institute and the National Park Service's Rivers, Trails and Conservation Assistance Program. The recommendations from the river management plan have been included in the Appendix A of this plan since any proposals for the river corridor have a direct impact on the development and use of the park system.

As of the adoption of this plan, the population of San Marcos is 50,373 people (*source: San Marcos Planning & Development Department*). Using the "San Marcos Horizons Master Plan" as a guide, the population projection for the city is estimated to be 61,971 by 2015; 71,841 by 2020; and nearly 100,000 (or more) by 2030. These projections should be considered estimates, and can be dramatically affected by unforeseen changes in local, regional, or state economies and patterns of migration.

Plan Development Process

Input from the public and other stakeholders in the development of the City of San Marcos Parks Master Plan was obtained through stakeholder interviews and questionnaires, park user-intercept surveying, and community informational meetings. Existing and potential park users responded that the highest priorities of the City parks system should be to:

1. provide trails and natural areas;
2. provide more park amenities and comfort items including restrooms, water fountains, shade areas, and trash receptacles;
3. provide more recreational amenities, including basketball courts, swimming pools, tennis courts, and nature trails.
4. improve/maintain the existing park facilities.

Local park experts and City staff were also asked to identify priorities for the parks system. The highest priorities listed were to:

1. expand the existing park system through the acquisition of additional park lands and natural areas;
2. revise/update the current Parkland Dedication ordinance to reflect changing trends in San Marcos development/expansion;
3. develop the newly acquired city park facilities;
4. provide more efficient maintenance and security in existing park facilities.
5. develop comprehensive recreational and cultural arts activity programming

Standards and Needs

In its *Park, Recreation, and Open Space Master Plan Guidelines* (effective January 27, 2005), TPWD suggests three methods for assessing needs for a locally prepared master plan:

(1) demand based,
(2) standard-based, and
(3) resource based.

Since a single approach would not adequately assess parks and natural areas needs for the City, a combination of these three methods are used.

Parkland Dedication

As part of the development of this Parks and Recreation Master Plan, the City of San Marcos is reviewing the current language in the Parkland Dedication Ordinance for possible revisions. Information gathered through this process is being coordinated with the Development Services – Planning Department. Ultimately, any revisions to the Parkland Dedication Ordinance will be in conjunction with changes to the City Land Development Code (LDC) as developed by the planning department, and not part of this document.

On March 16, 2010, the Parks and Recreation Advisory Board (Parks Board) made a recommendation to support several revisions to the existing Parkland Dedication Ordinance. The revisions will moderately increase the amount of parkland dedicated, as well as increase the fees-in-lieu. The Parks Board also recommended introducing a "Development Fee" to provide a way to help fund capital improvements on dedicated land. No formal action was taken at the meeting with regards to the recommendations. A list of recommendations can be found in Appendix C.

Conclusion

San Marcos is in a position to capitalize on its growth, and provide residents and visitors a comprehensive experience through a coordinated parks system. This document provides a comprehensive view of the parks system as it exists and lays the foundation for future development. San Marcos will achieve success with a mix of regional facilities for tournaments, neighborhood parks for day-to-day use, and green space for interacting with the environment. These facilities will provide local citizens the resources they need to maintain a healthy lifestyle, while attracting people from around the region and state.

SECTION 1

EXISTING CONDITIONS

Project Setting

San Marcos is situated in Central Texas, along the I-35 corridor, approximately 20 miles south of Austin, Texas. From the banks of the San Marcos and Blanco Rivers, to the gently rolling foothills of the Texas Hill Country in Hays County, San Marcos boasts a variety of topography and landscape features giving it a distinctive character. The population of San Marcos is approximately 50,373; which is comprised of long-time residents, a growing university and the desire of others to move away from the metropolitan areas of Austin and San Antonio.

Existing Parks and Recreation System

The San Marcos parks system includes several parks and recreational types, which this plan addresses:

- Land for informal play and passive recreation
- Facilities for team sports and active recreation
- Open space for passive recreation, education and conservation
- Linear space for trail networks
- Recreational and cultural programs

As stated earlier, the current parks system consists of approximately 1,700 acres of land. The system contains regional, community/neighborhood parks, greenspace and special use facilities. For purposes of this plan, we have categorized these park types as follows:

- Regional Parks — Generally greater than 10 acres in size and serve the recreational needs of the entire city and other nearby populations. In San Marcos, Regional Parks are typically those adjacent to the river, or contain a specialized amenity such as a skate plaza or athletic fields.
- Neighborhood Parks — Generally less than 10acres in size and serve the needs of the adjacent neighborhood (within a quarter-mile radius). In San Marcos, Neighborhood Parks typically include playgrounds, courts, practice athletic fields, and open play areas.
- Greenspace — Greenpsace acreage in San Marcos varies in size, and is comprised of developed and undeveloped parcels. Developed parcels include amenities such as trails, benches, and signage. Undeveloped parcels are generally fenced off from public use.
- Special Use Facilities — Special Use Facilities include plazas, buildings, etc. that aren't typical Neighborhood or Regional parks. They don't generally offer recreational amenities.

San Marcos' system of parks contains approximately 180 acres of Regional parks, 42 acres of Community/Neighborhood parks, and 1,436 acres of Greenspace. Special Use Facilities (Memorial Plaza, etc.) comprise approximately 41 acres. The park system is currently operated by approximately 30 full-time staff, including administration, maintenance, recreation, and park rangers.

Ecoregions

<u>Edwards Plateau - Balcones Canyonlands</u>

This ecoregion is largely a dissected limestone plateau that is hillier to the south and west where it is easily distinguished from bordering ecological regions by the Balcones Fault Line. The region contains a sparse network of ephemeral streams, which are relatively clear and cool in temperature compared to those of surrounding areas. This area also lies over the Edwards Aquifer. Soils in this region typically have thin surface soils with deeper soils on plains and valley floors. This region is mostly covered by juniper-oak savanna and mesquite-oak savanna.

<u>Texas Blackland Prairies - Northern Blackland Prairie</u>

The Texas Blackland Prairies form a disjunct ecological region, distinguished from surrounding regions by fine-textured, clayey soils and predominantly prairie potential natural vegetation.

Dominant grasses included little bluestem, big bluestem, yellow Indiangrass, and switchgrass. This region now contains a higher percentage of cropland than adjacent regions; pasture and forage production for livestock is common. Large areas of the region are being converted to urban and industrial uses.

San Marcos River

The San Marcos River rises from the San Marcos Springs. The Springs are home to several threatened or endangered species, including the San Marcos Salamander, Fountain Darter, Comal Spring Riffle Beetle, and Texas Wild Rice. The river is a popular recreational area, and is frequented for tubing, canoeing, swimming, and fishing.

The River begins at San Marcos Springs, rising from the Edwards Aquifer into Spring Lake. The upper river flows through Texas State University and San Marcos, and is a popular recreational area. It is joined by the Blanco River several miles downstream.

Park Inventory and Data Sheets

A comprehensive inventory spreadsheet is included with this document detailing park types, location, facilities, acreage and other data. The inventory categorizes parks by size and then catalogues the quantity of amenities and facilities available for use. This inventory of the existing park system creates a base line for analysis of deficits and surplus within the City when viewing level-of-service (LOS) and needs.

This plan also includes a quality assessment of all the current City parks. Each park was catalogued by photos and had the quantity of program items recorded. In addition, the condition, safety, and accessibility (where applicable) of each program item were assessed to begin to gauge the quality of a park. This quality aspect will help the Parks Department begin to prioritize maintenance and capital improvement efforts.

The condition of an amenity is listed as “Good”, “Fair” or “Replace” (as determined by representatives of Land Design Partners and the City of San Marcos):

Good	New, or free of obvious deficiencies; no action needed
Fair	Some deficiencies; maintenance required
Replace	Damaged, broken, or general safety concern; repair/replace as needed

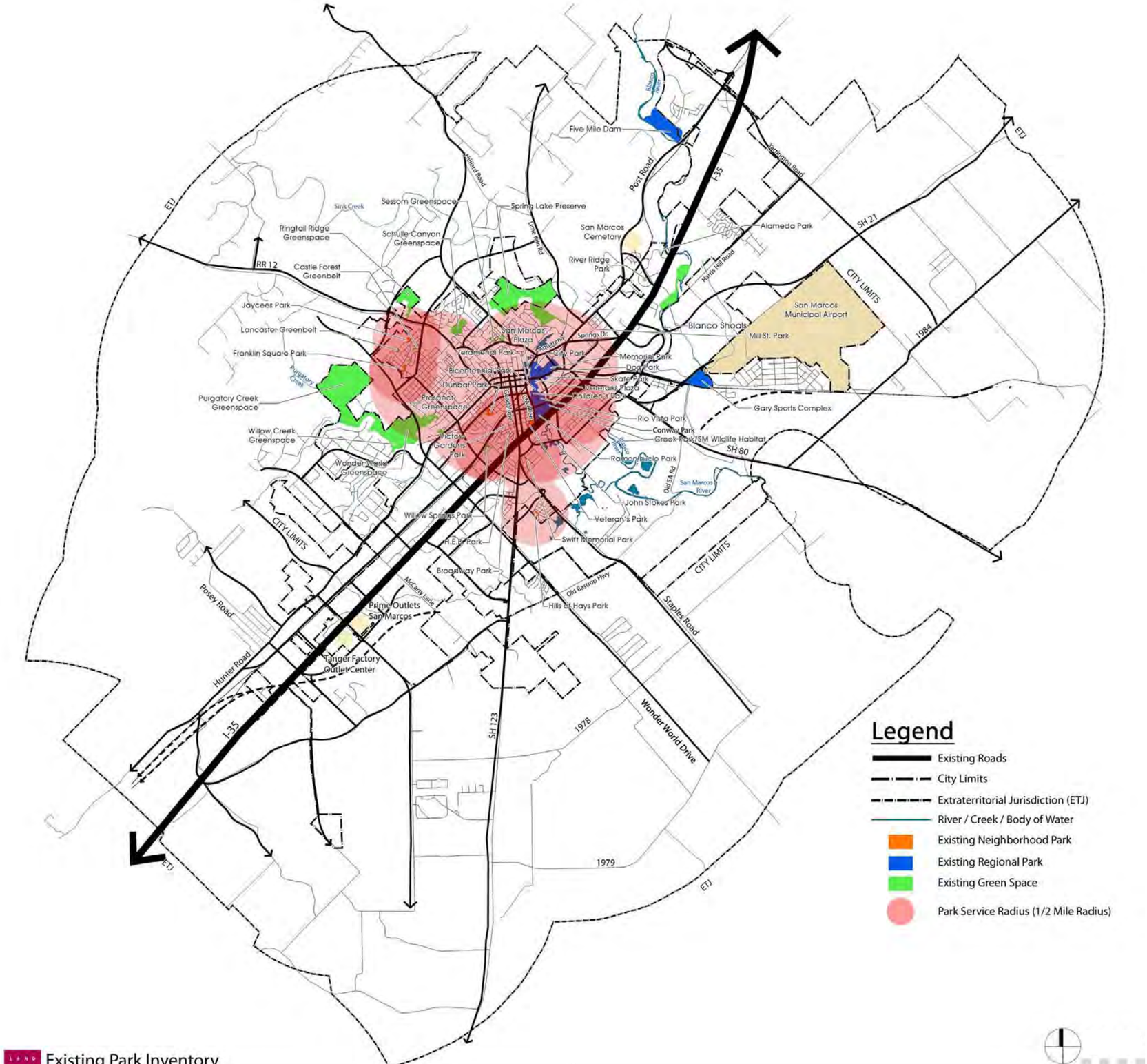
The “Safety” category identifies those amenities within each park that are of concern to the general well-being of the public that uses them. This column is intended to highlight those

amenities that should be further reviewed by the Parks Department as they are currently, or can potentially become, a safety issue.

“Accessibility” in this plan refers to handicap accessibility.

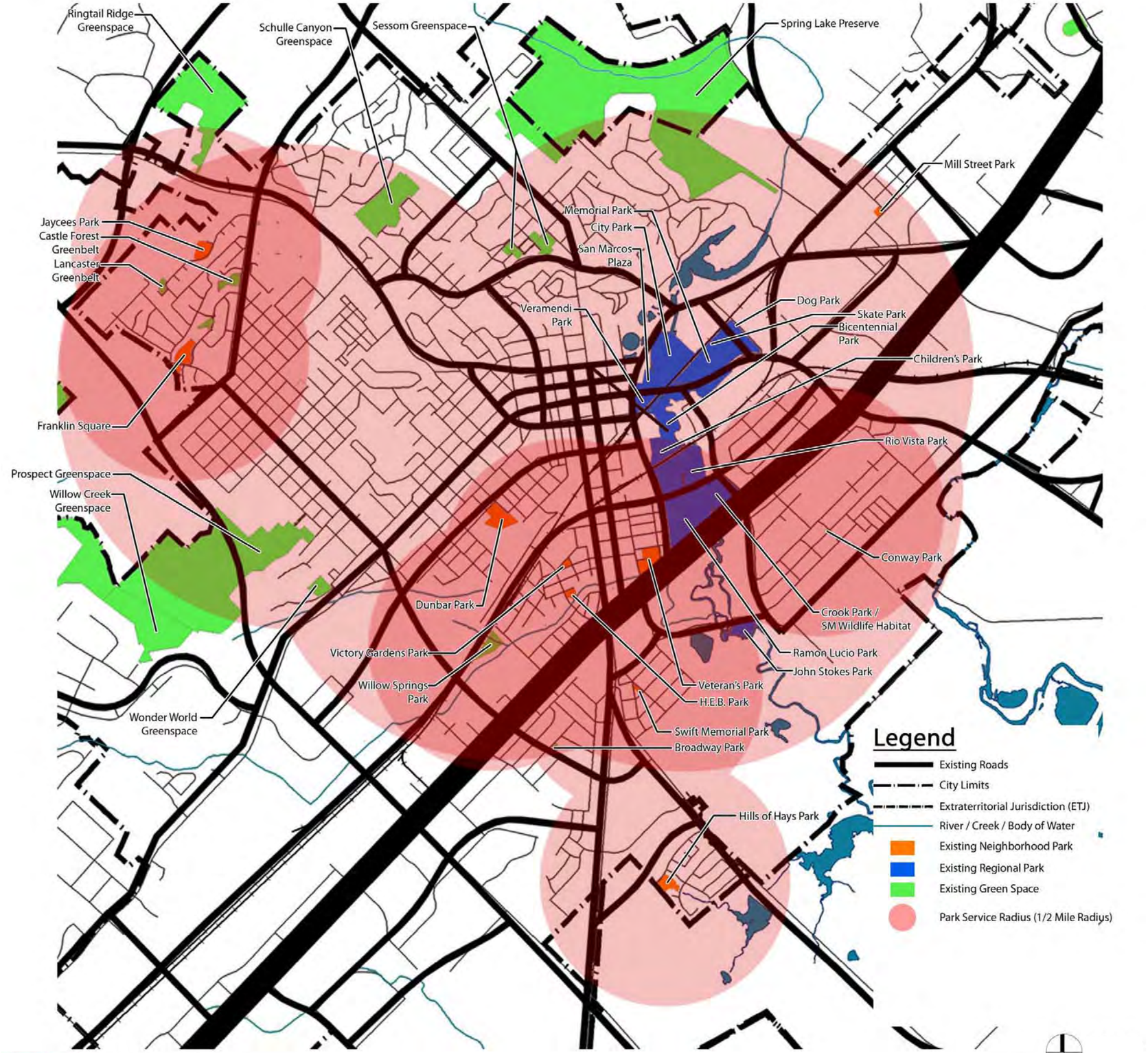
All park inventories and assessment were completed as of February/March 2010.

	LOCATION	RESTROOMS	PLAYGROUND	HIKE/BIKE TRAILS	POOL	SPLASH PAD	TENNIS COURT	SOCCER FIELD	BASKETBALL	PAVILION	BAR-B-QUE GRILLS	PICNIC TABLES	GAZEBO	FOOTBALL FIELD	CANOE/KAYAK LAUNCH	VOLLEYBALL	ACTIVITY CENTER	OFF-LEASH DOG AREA	SWING SET	SOFTBALL	BASEBALL	WATER FOUNTAIN	BENCHES	TRASH CANS	BIKE RACK	INFORMATION KIOSK	PET MITT BOX	ACREAGE	TOTAL ACRES (BY CATEGORY)	TOTAL PARKS
NEIGHBORHOOD PARKS																														
Anita Reyes Memorial Park	112 Lockwood St		1						0.5		3	6	1											3				3		
Conway Park	504 Bliss Lane		1						0.5														2	4				3		
Dunbar Park	801 MLK Drive		1						1		1	4					1		1	2				3				7		
Franklin Square Park	1902 North Bishop St.		1																1				2	2				4		
H.E.B. Park	801 Patton Street		1								5	5												5				1		
Hills of Hays Park	1209 Crystal River Parkway		1						1		5	5										1	2	5	1			3		
Jaycees Park	2108 Lancaster Street		1						0.5		3	3											1	3				3		
Mill Street Park	215 Mill Street		1						1	1	6	10										1		7			1	3		
River Ridge Park	301 River Ridge Parkway						2		1							1												7		
Swift Memorial Park	200 Monterrey Street		1						1															2				1		
Veterans Park	320 Mariposa Street		1						1.5	1	3	10										1	2	7				6		
Victory Gardens Park	300 Roosevelt Street		1						1														2	2				1		
																													42	12
REGIONAL PARKS																														
Bicentennial Park	209 C.M. Allen Parkway			1							5	5												4				4		
City Park	170 Charles Austin Drive		1								10	11		1					1			1	9	19			1	18		
Children's Park	205 South C.M. Allen Parkway	1	1							1	10	21							1			1	5	21				7		
Dog Park	625 East Hopkins										2	2						1				2	8	5			5	2		
Five Mile Dam Park	4440 Old Stagecoach Rd.	1	1	1				10		1			1															45		
Gary Sports Complex	2600 Airport Highway 21	2						7				1								4		3		29				42		
Ramon Lucio Park	601 South C.M. Allen Parkway	1		1						1	1	4								1	4		7	4				22		
Rio Vista Park	555 Cheatham Street			1	1	1	6		1.5	1	13	42			1								16	37				14		
San Marcos Plaza	206 North C.M. Allen Parkway			1						1													12	3				5		
San Marcos Wildlife Habitat	700 Cheatham Street	1		1							7	8											7	10				10		
Skate Park	627 East Hopkins	1								1		3										1	1	5				1		
Veramendi Park	209 South C.M. Allen Parkway									1		3										1	7	8				4		
William/Eleanor Crook Park	430 Riverside Drive	1		1							6	6											8	6				6		
																													180	13
GREENSPACE																														
Blanco Shoals Park	1201 East River Ridge Pkwy																											82		
Castle Forest Greenspace (Undeveloped)	1906 Lancaster Street																											3		
Lancaster Greenspace (Undeveloped)	2108 Lancaster St.																											1		
Prospect Greenspace (Undeveloped)	1412 Prospect St.			1																			1	1		1	1	9		
Purgatory Creek Park	1414 Prospect St.			1																			18	1	1	1	1	453		
Ring Tail Park	1814 Ranch Road 12																						2			1		40		
Schulle Canyon Greenspace (Undeveloped)	1420 Alamo St.			1																			1	1	1	1	1	21		
Sessom Greenspace (Undeveloped)	915 Chestnut St.																											5		
Spring Lake Preserve	109 Panorama Drive																						1			1	1	251		
Stokes Park (Developed)	600 Cape Rd.			1																				2				6		
Lower Purgatory Creek Greenspace	100 Block of Colleen St.																											31		
Willow Springs Park	1500 Block of IH35 South																											4		
Wonder World Greenspace	1012 Hofheinz Street																											127		
																													1033	11
PARKLAND FOR FUTURE DEVELOPMENT																														
Blanco River Village																												20		
Blanco Riverwalk Greenbelt																												55		
Cottonwood Creek Park																												53		
Crystal Creek Greenbelt																												5		
El Camino Real Neighborhood Park																												37		
McCarty Commons																												55		
Paso Robles Parkland																												138		
Purgatory Creek PDD																												3		
Retreat on Willow Springs																												37		
																													403	9
SPECIAL USE LANDS																														
Alameda Park	101 Hernandez Way								1.5															3				7		
Memorial Park	625 East Hopkins			1													1											31		
Veteran's Plaza	400 Block of East Hopkins St.																						4	1				3		
																													41	3
TOTALS		8	14	12	1	1	8	17	12	9	80	149	2	1	1	1	2	1	4	7	4	12	118	203	3	5	11	1699	1699	48



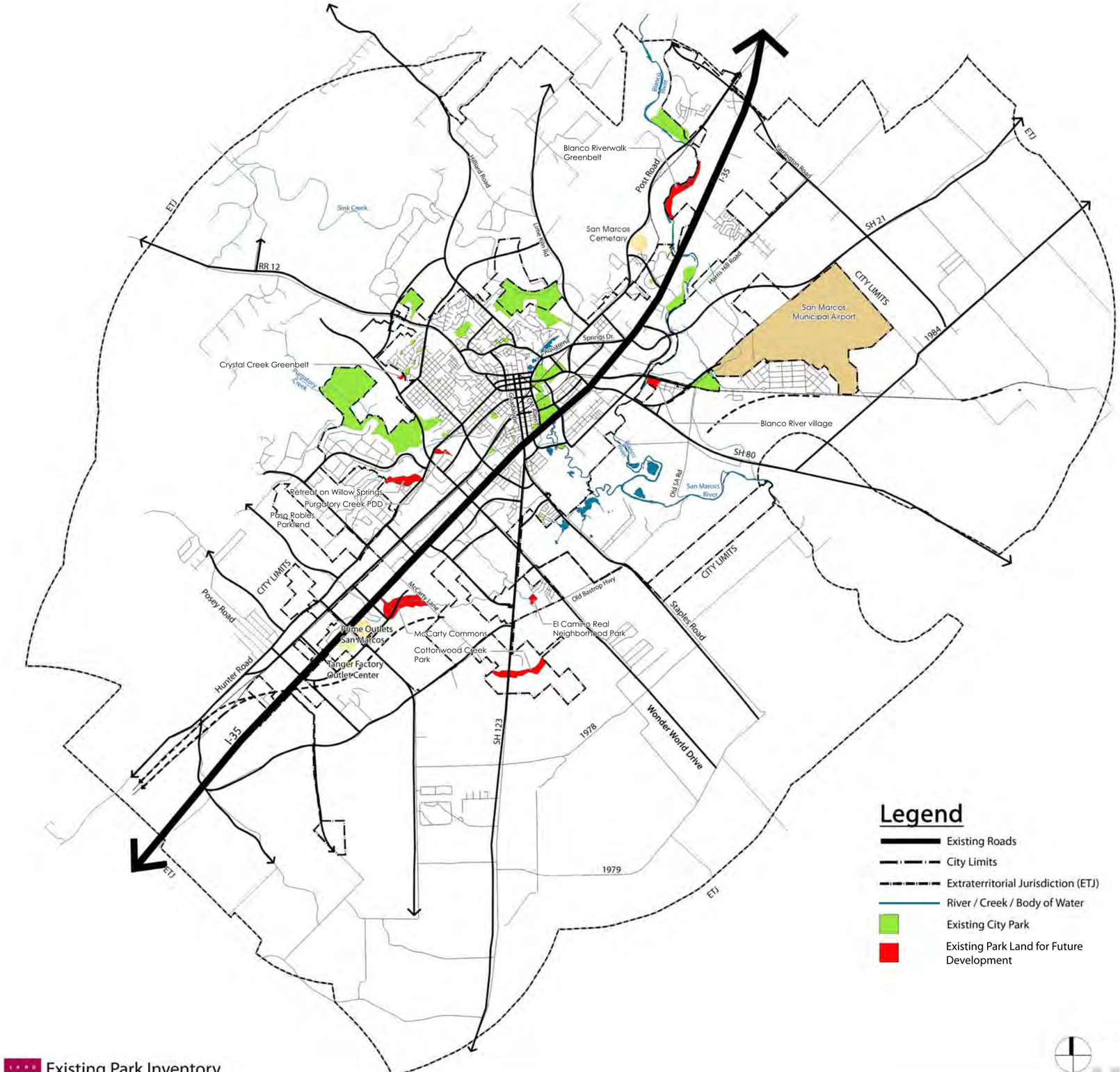
Existing Park Inventory

city-owned properties



Existing Park Inventory

city-owned properties



Existing Park Inventory

city-owned properties

ANITA REYES MEMORIAL PARK

Location: 112 Lockwood St
Park Category: Neighborhood
Size: 3 acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
Picnic Table w/ BBQ Grill	3	3				NO
Picnic Table w/o BBQ Grill	3	3				NO
Pavilion	1	1				NO
Playground	1	1				YES
Trash Cans	3	3				NO
Basketball Court	0.5	0.5				NO

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

BICENTENNIAL PARK

Location: 209 South C.M. Allen Parkway
Park Category: Regional
Size: 4 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
PICNIC TABLES	5		5	-		NO
BAR-B-QUE PITS	5		5	-		NO
TRASHCANS	4		4	1		NO
TRAIL	1		1			NO

•

BLANCO SHOALS

Location: 1201 E River Ridge Pkwy
Park Category: Greenspace (Undeveloped)
Size: 82 acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
NONE						

Note

- Master Plan has been developed and is waiting for implementation.

CASTLE FOREST GREENBELT

Location: 1906 Lancaster
Park Category: Greenspace (Undeveloped)
Size: 2.9 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
NONE						

CHILDREN'S PARK

Location: 205 South C.M. Allen Parkway
Park Category: Regional
Size: 7 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
RESTROOMS	1		1			YES
PLAYGROUND w/ SWINGS	1		1			NO
PAVILION	1		1			NO
TRASH CANS	21		21			NO
BENCHES	5		5			NO
PICNIC TABLES w/o GRILLS	10		21			NO
PICNIC TABLES w/ GRILLS	11		11			NO
DRINKING FOUNTAIN	1	1				YES

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

CITY PARK

Location: 170 Charles Austin Drive
Park Category: Regional
Size: 18 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
PLAYGROUND w/ SWINGS	1		1			YES
DRINKING FOUNTAIN	1	1				YES
BENCHES	9		9			NO
TRASH CANS	19		18	1		YES
PICNIC TABLES w/ GRILLS	10		10			NO
PICNIC TABLES w/o GRILLS	1		1			NO
DOGGIE MITTS	1	1				NO
BRIDGE ACCESS	1	1	1			NO

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

CONWAY PARK

Location: 504 Bliss Lane
Park Category: Neighborhood
Size: 3 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
BENCHES	2		2			NO
TRASH CANS	4		4			NO
PLAYGROUND	1		1			NO
BASKETBALL COURT	0.5		0.5			NO

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

WILLIAM / ELEANOR CROOK PARK

Location: 430 Riverside Drive
Park Category: Regional
Size: 6 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
RESTROOMS	1		1			YES
HIKE AND BIKE TRAILS	1		1			YES
PICNIC TABLES w/ BAR-B-QUE PIT TRASHCANS	6		6			YES
TRASHCANS	2		2			YES
BENCHES	8	3	5			YES

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

DOG PARK

Location: 625 E. Hopkins Road
Park Category: Regional
Size: 2 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
SHADE STRUCTURE	2	1	1			
WATER TUB	2		2			YES
BENCHES	8	3	5			
TRASH CANS	5		5			
PICNIC TABLES	2		2			
SCOOPS	4		4			
DOGGIE MITTS	5	5				

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

DUNBAR PARK

Location: 801 MLK Drive
Park Category: Neighborhood
Size: 7.3 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
PLAYGROUND	1		1			NO
BASKETBALL COURT	1	1				YES
SOFTBALL FIELDS	2		2			NO
BAR-B-QUE GRILLS	1		1			NO
PICNIC TABLES	4		4			NO
ACTIVITY CENTER	1					YES
TRASH CANS	3		3			YES

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

FRANKLIN SQUARE PARK

Location: 1902 North Bishop St.
Park Category: Neighborhood
Size: 3.4 Acres

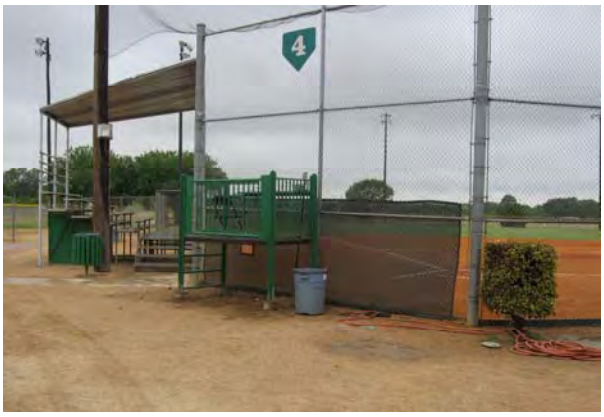
EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
PLAYGROUND	1	1				NO
TRASH CANS	2	1	1			NO
METAL BENCHES	2	2				NO

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

GARY SPORTS COMPLEX

Location: 2600 Airport Hwy 21
Park Category: Regional
Size: 42 Acres



EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
RESTROOMS	2		1			YES
PICNIC TABLES	1		1			
TRASHCANS	29		29			YES
SOFTBALL FIELDS	4	4				
WATER FOUNTAINS	3		3			YES
SOCCER FIELDS	7	7				

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

Note

- Master Plan in place for redevelopment.

H.E.B. PARK

Location: 801 Patton Street
Park Category: Neighborhood
Size: 1.0 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
BAR-B-QUE GRILLS	5		5			NO
PICNIC TABLES	5		5			NO
TRASH CANS	5		5			NO

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

HILLS OF HAYS PARK

Location: 1209 Crystal River Parkway
Park Category: Neighborhood
Size: 2.9 Acres

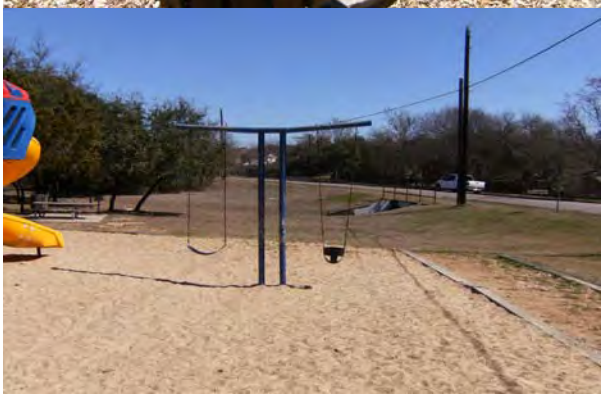
EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
PLAYGROUND	1	1				NO
BAR-B-QUE GRILLS	5	5				YES
PICNIC TABLES	5	5				YES
WATER FOUNTAIN	1	1				YES
TRASH CANS	5	5				YES
BIKE RACK	1	1				NO
BENCHES	2	2				NO
BASKETBALL COURT	1	1				NO

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

JAYCEES PARK

Location: 2108 Lancaster Street
Park Category: Neighborhood
Size: 3.5 Acres



EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
PLAYGROUND	1	1				NO
BASKETBALL COURT	.5		.5			NO
BAR-B-QUE GRILLS	3	3				
PICNIC TABLES	3	3				YES
TRASH CANS	3	3				
BENCH	1	1				

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

LANCASTER GREENBELT

Location: 2108 Lancaster St.
Park Category: Greenspace (Undeveloped)
Size: 1 Acre

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
NONE						

MEMORIAL PARK

Location: 625 East Hopkins

Size: 31 acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
NONE						

Note

- A conceptual Master Plan for new walking trails and other amenities is located in Appendix B of this document.

MILL STREET PARK

Location: 215 Mill St
Park Category: Neighborhood
Size: 3 acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
Picnic Table w/ BBQ Grill	6	6				NO
Picnic Table w/o BBQ Grill	4	4				NO
Pavilion	1	1				NO
Playground	1		1			NO
Trash Cans	7	7				NO
Basketball Court	1	1				NO
Water Fountain	1	1				NO
Doggy Mits	1	1				NO

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

PROSPECT GREENSPACE

Location: 1412 Prospect St.
Park Category: Greenspace
Size: 9 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
HIKE AND BIKE TRAILS	1	1				
KIOSK	1	1				
BENCHES	1	1				
TRASH CANS	1	1				
DOGGIE MITTS	1	1				

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

PURGATORY CREEK GREENSPACE

Location: 1414 Prospect
Park Category: Greenspace (Developed)
Size: 453 acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
Kiosk	2	1	1			YES
Hike and Bike Trails	1		1			NO
Benches	18		18			NO
Trash Cans	1	1				YES
Doggie Mits	1	1				YES
Bike Rack	1	1				YES

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

RAMON LUCIO PARK

Location: 601 South C.M. Allen Parkway
Park Category: Regional
Size: 22 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
RESTROOMS	1		1			YES
HIKE AND BIKE TRAILS	1		1			YES
BENCHES	7		7			NO
PAVILION w/	1	1				NO
LARGE PICNIC TABLES	4	4				NO
LARGE BAR-B-QUE GRILL	1	1				NO
TRASHCANS	4	4				NO
SOFTBALL FIELDS	1		1			NO
BASEBALL FIELDS	4	4				NO

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

RING TAIL PARK

Location: 1814 Ranch Road 12
Park Category: Greenspace (Undeveloped)
Size: 40 acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
NONE						

Note

- Undeveloped

RIO VISTA PARK

Location: 555 Cheatham Street
Park Category: Regional
Size: 14 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
RESTROOMS	1		1			YES
HIKE AND BIKE TRAILS	1					YES
SWIMMING POOL	1	1				
BENCHES	14		14			
BAR-B-QUE GRILL	13		13			
TENNIS COURT	6		6			
SPLASH PARK	1		1			
PAVILION	1	1				
LARGE PICNIC AREAS	3		3			
PICNIC TABLES	39		39			
TRASHCANS	35		35			
CANOE LAUNCH	1		1			
BASKETBALL COURT	1		1			
HALF COURT	1		1			
BENCHES	2		2			
TRASHCANS	2		2			
PARK RANGER OFFICE	1					

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

RIVER RIDGE PARK

Location: 301 River Ridge Parkway
Park Category: Neighborhood
Size: 7.4 acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
TENNIS COURTS	2		2			NO
BASKETBALL COURTS	1.5		1.5			NO
VOLLEYBALL COURTS	1		1			NO
HORSESHOE PITS	10		10			NO
TRASH CANS	3		3			YES

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

SAN MARCOS PLAZA

Location: 206 North C.M. Allen Pkwy
Park Category: Regional
Size: 5.1 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
STAGE / LARGE PAVILION	1	1				YES
LARGE DECK	1		1			YES
BENCHES	5		5			YES
RIVER CROSSING	2	1	1			YES
WALKING PATH	1		1			YES
BENCHES	12		12			YES
TRASH CANS	3		3			YES
FISH HATCHERY BUILDING	1	1				

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

SCHULLE CANYON GREENSPACE

Location: 1420 Alamo St.
Park Category: Greenspace (Developed)
Size: 21 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
HIKE AND BIKE TRAILS	1	1				NO
TRASH CAN	1	1				YES
DOG MITT BOX	1	1				YES
BIKE RACK	1	1				NO
BENCHES	2	2				NO
KIOSK	1	1				YES

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

SESSOM GREENSPACE

Location: 915 Chestnut St.
Park Category: Greenspace (Undeveloped)
Size: 5 Acres

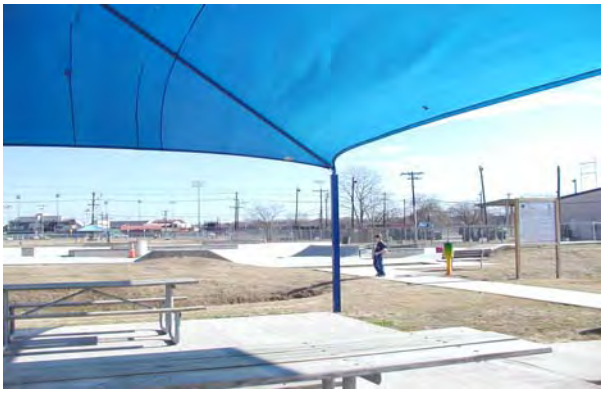
EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
NONE						

Note

- No vehicular / pedestrian access permitted

SKATE PARK

Location: 627 E Hopkins
Park Category: Regional
Size: 1 Acre



EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
SKATE RAMPS	5+	5+				NO
SHADE STRUCTURE	1		1			YES
PICNIC TABLES	3	3				YES
TRASHCANS	5	5				NO
BENCHES	1	1				NO
PORTABLE RESTROOM	1		1			YES
DRINKING FOUNTAIN	1	1				YES

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

SPRING LAKE PRESERVE

Location: 109 Panorama Drive
Park Category: Greenspace (Undeveloped)
Size: 251 acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		

Note

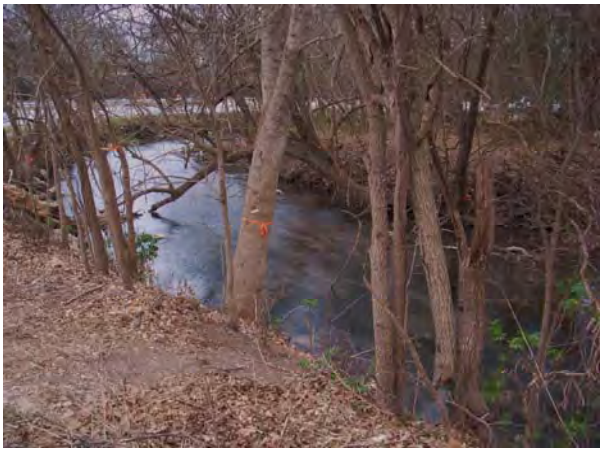
- Improvements to site are planned pending funding.

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

STOKES PARK

Location: 600 Cape Rd
Park Category: Greenspace (Developed)
Size: 6 acres



EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
Trash Cans	2		2			NO
5' Walk along creek	1		1			YES

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

SWIFT MEMORIAL PARK

Location: 200 Monterrey Street
Park Category: Neighborhood
Size: 1 Acre

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
PLAYGROUND	1		1			YES
BASKETBALL COURTS	1		1			NO
TRASH CAN	2		2			NO

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

VERAMENDI PARK

Location: 209 South C.M. Allen Parkway
Park Category: Regional
Size: 4 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
PICNIC TABLES	3	3				YES
BENCHES	4		4			YES
TRASHCANS	8		8			YES
CABIN	1		1			YES
GAZEBO	1		1			NO
DECORATIVE FOUNTAIN	1		1			YES

Note

- PARK REDESIGN CURRENTLY UNDER CONSIDERATION

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

VETERANS PARK

Location: 320 Mariposa Street
Park Category: Neighborhood
Size: 6 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
DRINKING FOUNTAIN	1	1				YES
PAVILION w/	1	1				YES
PICNIC TABLES	3	3				
LARGE PICNIC AREA w/	1		1			YES
TABLES	4		4			
BAR-B-QUE GRILL	1		1			
PICNIC TABLES	3		3			NO
TRASHCANS	7		7			NO
PLAYGROUND	1		1			NO
BASKETBALL COURT						NO
HALF COURT	1	1	1			NO
BENCHES	2	2	2			NO
BBQ GRILLS	2		2			NO

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

VETERANS PLAZA

Location: 400 Block of E Hopkins St
Park Category: Special Use
Size: 3.4 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
BENCHES	4	4				YES
TRASH CANS	1		1			YES

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

VICTORY GARDENS PARK

Location: 300 Roosevelt Street
Park Category: Neighborhood
Size: 1 Acre

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
PLAYGROUND	1		1			NO
BASKETBALL	1		1			NO
BENCH	2		2			NO
TRASH CAN	2		2			NO

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

SAN MARCOS WILDLIFE HABITAT

Location: 700 Cheatham Street
Park Cayegory: Greenspace
Size: 10 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
RESTROOMS	1		1			YES
HIKE AND BIKE TRAILS	1				1	NO
TRASH CANS	10		10			NO
BENCHES	7		7			NO
DECK OVERLOOK	1		1			NO
PICNIC TABLE W/ GRILL	7		7			NO
PICNIC TABLE W/O GRILL	1		1			NO
INTERPRETIVE SIGNAGE	3		3			NO

Note

- RESTROOM IS SHARED WITH CROOK PARK.

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

WILLOW CREEK GREENSPACE

Location: 100 Block of Colleen St
Park Category: Greenspace (Undeveloped)
Size: 31 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
NONE						

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

WILLOW SPRINGS PARK

Location: 1500 Block of IH35 South
Park Category: Greenspace
Size: 4 Acres

EXISTING PROGRAM	QUANTITY	CONDITION			SAFETY	ACCESSIBILITY
		GOOD	FAIR	REPLACE		
NONE						

Key

- Accessibility: "YES" – Visible accessible path meeting minimum accessibility standards
  "NO" – No visible accessible path to amenity, or minimum number of amenities

EXISTING PARKLAND FOR FUTURE DEVELOPMENT

BLANCO RIVER VILLAGE
Park Category: Neighborhood (Undeveloped)
Size: 20 Acres

BLANCO RIVERWALK GREENBELT
Park Category: Greenbelt (Undeveloped)
Size: 55 Acres

COTTONWODD CREEK PARK
Park Category: Greenbelt (Undeveloped)
Size: 53 Acres

CRYSTAL CREEK GREENBELT
Park Category: Greenbelt (Undeveloped)
Size: 5 Acres

EL CAMINO REAL NEIGHBORHOOD PARK
Park Category: Neighborhood (Undeveloped)
Size: 37 Acres

McCARTY COMMONS
Park Category: Greenbelt (Undeveloped)
Size: 55 Acres

PASO ROBLES PARKLAND
Park Category: Greenbelt (Undeveloped)
Size: 138 Acres

PURGATORY CREEK PDD
Park Category: Greenbelt (Undeveloped)
Size: 3 Acres

RETREAT ON WILLOW SPRINGS
Park Category: Greenbelt (Undeveloped)
Size: 37 Acres

SECTION 2

PLAN DEVELOPMENT PROCESS

Plan Development Process

This master plan for parks and open space was prepared by an independent consultant in cooperation with the Community Services Department-Park and Recreation. The approach follows guidelines identified in the TPWD Parks and Open Space Master Plan Guidelines, the National Recreation and Park Association (NRPA) recommendations for park acreage, and industry best practices. Major steps in the planning process included:

1. preparation of an inventory of existing facilities;

2. identification of city goals and objectives;

3. establishment of park standards;

4. community and stakeholder involvement;

5. development of an overall needs assessment; and

6. development of a prioritization and implementation strategy for identified needs.

Through interviews with elected officials, city personnel/boards, and key organizations (stakeholders), the project team was able to develop a list of goals and objectives that establish the framework by which the Plan will operate. The goals were derived from major policy issues that were repeated through our various, individual discussions with stakeholders. The Vision is the guiding principle for the long-term sustainability of the park system.

Vision

Create a unified parks and recreation system that serves the entire San Marcos community, supports tourism efforts and remains a good steward to the River and surrounding environment.

Goals

1. **Funding** – allocate adequate funding for the long-term benefit of the park system.

2. **Maintenance** – establish a set of department standards by which maintenance practices adhere to.

3. **Safety** – maintain parks for the health, safety, and welfare of the public.

4. **Programming** – offer a variety of recreational and cultural City programs for public use.

5. **Sustainability** – plan for the long-term health of the park and recreation system.

6. **Environmental** – sensitivity to natural areas, waterways, habitat and the aquifer recharge zone.

7. **Tourism** – promote recreational and cultural tourism through the development of regional facilities.

8. **Connectivity** – interconnected system of parks, trails and greenbelts throughout the San Marcos ETJ.

9. **Parkland Dedication** – revise/update the current Parkland Dedication ordinance to reflect changing trends in San Marcos development/expansion.

10. **University** – create a plan that can be implemented over time with the coordination/cooperation of Texas State University.

SECTION 3

PUBLIC INVOLVEMENT PROCESS

Public Involvement Process

Paramount to the success of the park system is the support and guidance of the public it serves. The San Marcos Parks, Recreation and Open Space Master Plan (Master Plan) process provided multiple opportunities for citizens to voice likes, dislikes, and general thoughts. All questions were developed to gauge user opinion as to the state of the current park system, as well as solicit a citizen's vision for the future.

The methods used to gather public input included park user surveys (intercept, mail out and special events), stakeholder interviews, and community meetings.

Park User-Intercept Surveys

The public was engaged in the planning process by a field survey method called intercept surveying. Intercept surveying is a face-to-face, random survey method that was conducted at City park facilities. A total of 750 surveys were conducted. Those surveyed were asked to provide basic demographic information, including age and ethnicity. Survey questions were also designed to obtain current user preferences and to identify individual park needs.

Special Event Surveys

User surveys were conducted at the following City-sponsored events.

Movies in the Park	July 22, 2008
Movies in the Park	July 29, 2008
Summer Concert Series	August 8, 2008
Summer Concert Series	August 14, 2008
Summer Youth Basketball	August 23, 2008

User surveys were comprised of a series of questions related to park land and facilities. Questions were developed to coordinate with the data gathered at the community meetings. This way, although in different settings, responses to similarly stated questions could be compared across the board.

Mail-Out Surveys

2,400 surveys were also mailed to random San Marcos residents with their monthly utility bill. A self-addressed, stamped envelope was included with the mailing for residents to return to the appropriate City department. Several residents requested an electronic format of the survey, which was provided to them via email. The electronic surveys were filled out and returned to Land Design Partners.

Questions contained within the mail-out survey were identical to those asked during the intercept survey. Again, this allowed the project team to compare answers on similar questions to verify that we were receiving a consistent message.

In all, approximately 705 residents were represented in the user surveys that were received by January 1, 2009; including surveys received from residents attending the public meetings. No surveys or mail-outs were conducted after that date.

Stakeholder Interviews

Face-to-face interviews were conducted with City of San Marcos officials, University officials and associated agency directors and staff to gauge the current state of the San Marcos Parks, as well as understand their goals for the future. Responses within each of the following five categories are listed in priority order.

From an administrative standpoint, the most common issues facing the park system are:

1. Finance/Funding
2. Environmental Issues/Concerns
3. Maintenance/Safety
4. Sustainability/Long-Range Planning

From a Parks & Recreation Department standpoint, the most common issues facing the park system are:

1. Maintenance
2. Finance/Funding
3. Programming
4. Staffing/Resources

From a park user standpoint, the most common issues facing the park system are:

1. Safety
2. Maintenance
3. Programming
4. Finance/Funding

From a park neighbor standpoint, the most common issues facing the park system are:

1. Safety
2. Maintenance
3. Park Buffers/Property Issues
4. Parking/Access

From a cultural programming (art, music, theater, etc.) standpoint, the most common needs are:

1. Citizen Involvement and Promotion of the Arts
2. Facilities
3. Funding
4. Staffing

Community Meetings

A series of public meetings were held at key milestones in the planning process. The purpose of these meetings was to inform the community of the development of the Master Plan. Participants were given an overview of the planning process and provided an inventory of existing facilities. They were then asked to provide feedback regarding existing park conditions and to identify opportunities for future improvements.

Six public meetings were conducted in during the development of this plan:

Public Meeting #1 – July 16, 2008 (Goodnight Middle School)
Public Meeting #2 – July 21, 2008 (Crockett Elementary School)
Public Meeting #3 – August 6, 2008 (CM Allen Homes)
Public Meeting #4 – August 18, 2008 (San Marcos Activity Center)
Public Meeting #5 – September 16, 2008 (Parks & Recreation Advisory Board Meeting)
Public Meeting #6 – August 10, 2010 (Planning and Zoning Commission Meeting)

Public meetings were conducted in a workshop format whereby the attendees were able to ask questions, interact with the project team and rank/vote the facilities they wanted most. Participants were asked to locate park land for passive and active parks, and were also asked to provide their thoughts on what facilities were needed in the City. Results from each of the meetings was tabulated and recorded by the project team to understand the wants and needs from the residents in attendance.

Needs Assessment

Based on the feedback from citizens in attendance at the public meetings, as well as responses from the user surveys, we have developed the following general summary of citizen use and needs:

Through the community meetings and user surveys, the following five activities were consistently requested:

1. **Natural Areas**
2. **Hike / Bike Trails**
3. **River Access**
4. **Soccer**
5. **Tennis Courts**

Park Facilities Use

1. Approximately 70% of those surveyed visit the parks at least one to two times per month.
2. City Park, Rio Vista Park and Sewell Park (Texas State University property) are the top three most visited parks.
3. Approximately 73% of those surveyed felt that maintenance at the parks was “good” or “excellent”. Twenty percent of those surveyed felt maintenance was “fair” or “poor”.

4. The top three activities enjoyed by people at the parks they visit are: Swimming/tubing/etc., Relaxing, and Walking/Running/Hiking.
5. The majority of respondents felt that alcohol was not appropriate in the City parks on a normal day-to-day function; especially Children's Park, Rio Vista children/family areas and family oriented activities. However, most respondents also agreed that alcohol was appropriate in the City park system for special events (concerts, movies, etc.)

Park Facilities Needs

1. The top four most desired activities/amenities are: Hike/Bike Trails, Restrooms, Camping, and Natural/Interpretive Areas
2. By a small margin, respondents would tend to spend money on improvements/maintenance to existing parks rather than on developing new parks.
3. 52% of respondents favored passive park development over active parks (22%)
4. 62% of respondents would possibly pay for the use of some facilities within parks
5. Taxes or public/private partnerships are the most desired ways to pay for facilities.

Programming Use

1. 45% of respondents currently participate in City-sponsored programs.
2. The two programs with the most participation are Special Events and Fitness.
3. 78% of respondents are not members at the Activity Center.
4. Approximately 58% of those surveyed use the Activity Center at least 2-3 times per week.
5. Approximately 85% of respondents are most likely to use the Activity Center on Saturday (26%) or Sunday (59%) if available.
6. Amenities most used by those surveyed are: Pool, Walking Track and Weight room.

Programming Needs

1. 63% felt that the City should consider building additional facilities for activities and recreation programs.
2. The two most recommended locations were near Hunter Road and the central part of the city.
3. 30% percent of respondents hear about City programs through word of mouth; the majority felt that information through the internet, email and electronic registration might be helpful.
4. Nature, fitness and water-based programs were the most requested activities.

The overwhelming majority of those surveyed, and those in attendance at public meetings felt that extensive consideration needed to go towards trail systems and balancing the protection of the San Marcos River with development. In general, most respondents participate in passive, group-gathering type activities, especially in relation to the corridor from Rio Vista Park to the northern reaches of City Park. Overcrowding at specific times of the year may occur, but not to the detriment of the facilities or users. This document provides conceptual site plans for three

of the City parks, including City Park, Dunbar Park and Memorial Park, to begin adequately programming facilities for their continued heavy use.

SECTION 4

STANDARDS AND NEEDS

Standards and Needs Analyses

Park Land

Level of Service Standards
Establishing standards and using them to measure strengths and weaknesses has been a common practice for many years. Standards aid in measuring quantities of park types and determining where deficits, if any, occur. Organizations, such as the National Recreation and Park Association (NRPA), have established recommendations for use as a nationwide guide (See Table 4.1).

Based on the national recommendations, Regional parks should be provided at an average of 5-10 acres per 1,000 people served. San Marcos should provide 5 acres per 1,000 people. Currently the City is providing approximately 3.3 acres per 1,000 people.

Neighborhood parks are intended to accommodate a variety of recreational needs, but at the same time they need to serve the adjacent neighborhood. It is recommended that a municipality have 1 to 5 acres of Neighborhood park land per 1,000 people served. San Marcos should provide 3 acres per 1,000 people. Currently the City is providing approximately 1.8 acres per 1,000 people.

Nationally, Greenspace should be provided at an average of 5-10 acres per 1,000 people served. San Marcos should provide 5 acres per 1,000 people. Currently the City is providing approximately 26 acres per 1,000 people.

Table 4.1

Park Type	**Acres**	**San Marcos LOS (2010) Pop. 50,373**	**Cedar Park LOS (2010) Pop. 54,015**	**Georgetown LOS (2010) Pop. 50,000**	**NRPA**	**Total # Acres Needed per NRPA**	**Deficit: Add'l Facility Needs**
		Acres / 1000 pop	*Acres / 1000 pop*	*Acres / 1000 pop*	*Acre/ 1000 pop*		
Regional Park	180	3.3	6.2	4.9	5	270	90
Neighborhood Park	99	1.8	4.3	2.6	3	162	72
Green Space / Special Use	1,420	26.3	4.8	3.4	5	270	(1,150)

Needs Analysis

The numbers outlined in the following pages are general and are intended to measure the current levels of existing park land and facilities, to indicate deficiencies within the park system, and to guide the system in an overall direction. The numbers are not absolute indications of additional acres to be acquired or facilities to be built.

In addition to the quantifiable standards represented by the comparison to national guidelines, this plan places heavy emphasis on the responses gathered from the citizens of San Marcos through surveys and public meetings. Information gathered from local resources comprised a significant portion of the needs identified in Chapter 5.

Regional Parks

Significant deficits occur among Regional parks within the park system. As previously stated, San Marcos provides approximately 3.3 acres of regional park land per 1,000 people, with a goal of providing 5 acres per 1,000 people (see Table 4.2). Since regional parks serve the entire city and surrounding area, geographic placement is not as critical as the placement of the smaller community and neighborhood parks for targeted service areas.

The focus of the immediate growth within the city will be for Community and Neighborhood parks. Five Mile Dam park begins to assume the role of a regional park, and the development of green space will further play a role in meeting the Regional park deficit.

Neighborhood Parks
Neighborhood parks are also low compared to national recommendations at approximately 1.8 acres per 1,000 people. This plan recommends that San Marcos invest in Community parks to provide 3 acres per 1,000 people at a minimum (see Table 4.2).

Greenspace
The City of San Marcos currently provides roughly 26 acres of greenspace per 1,000 people (see Table 4.2). The parks department is continually obtaining natural area, and also maintains property along existing portions of San Marcos and Blanco rivers. As the population increases, it will be beneficial to the city to maintain a minimum 5 acres of greenspace per 1,000 people. Greenspace needs are currently met, but often provide key linkages and opportunities for trail connectivity, education and recreation. The City must continue to be vigilant in its acquisition of greenspace so as not to find itself in a deficit in the future. The City of San Marcos utilizes a "Greenspace Selection Criteria" for all newly acquired properties. A copy of this form, in its current state, can be found in Appendix E.

Greenbelts
A greenbelt is a contiguous corridor of open land. Greenbelts provide trails for interconnected transportation routes between business centers, neighborhoods and active recreation parks – improving tourism opportunities and quality of life residents. They also provide important habitat, wildlife corridors, watershed protection, reduction in flood damage, and improved property values. As opposed to free standing greenspaces, greenbelts cover long, relatively narrow stretches of undeveloped land. Several greenbelts in San Marcos are under development, and investment in their advancement is a priority.

In San Marcos, there are two types of greenbelts: those that follow waterways; and those that serve as connective corridors. Together they will create a network of greenbelts which provides hike and bike opportunities to all parts of town and over long distances. Sometimes called a greenway, a greenbelt is characterized by having a high ratio between its edge and its acreage and therefore offers easy access for neighbors and visitors.

While most of the core of the city limits has adequate park service, the outlying areas display noticeable deficits. Through the public meetings and community surveys, a strong need was expressed by citizens to provide facilities on both the far west portions of the city as well as on the east side (east of I-35). Also noted was the request to provide active recreation on the south-southwest and southeast portions of the ETJ. Generally, this Neighborhood park-type will provide a mixture of recreational opportunities, but will not be focused on specifically passive or active facilities. The community desire is for space for gathering, interaction, non-tournament fields and general day-to-day park amenities.

Investment needs to be made to maintain, and even improve, places like Dunbar Park, H.E.B. Park, etc., but as new development expands to the outlying city limits and ETJ, distribution of smaller parks is critical. Residents need to have the opportunity to access city parks within a quarter-mile of their home/work to utilize playgrounds, pavilions, courts, etc. Older, outlying areas in the ETJ (such as communities to the southeast), should also be considered when distributing smaller, neighborhood facilities.

Table 4.2

	NRPA		**San Marcos**
Regional Park			
Recommended Size (AC)	200 +		> 10
Recommended Service Radius			County
Recommended Acres/1000 Population	**5.0-10.0**		**5.0**
Current Acres/1000 Population			*0.9*
Neighborhood			
Recommended Size (AC)	30-50		< 10
Recommended Service Radius	0.5-3.0 miles		0.5-3.0 miles
Recommended Acres/1000 Population	**1.0-5.0**		**3.0**
Current Acres/1000 Population			*1.5*
Greenspace/Special Use			
Recommended Size (AC)			> 10
Recommended Service Radius			County
Recommended Acres/1000 Population			**5.0**
Current Acres/1000 Population			*18.0*

Recreational Facilities

NRPA also recommends level of service (LOS) standards for facilities. The needs analysis for San Marcos facilities was based on community input, NRPA recommendations, current recreation facilities LOS and future trends.

Activity / Community Centers

One activity center is currently operated by the city at the level of 1 per 50,000 people. The national guideline suggests 1 per 25,000 people. Based on community feedback, and to meet the needs of the expanding population, this plan recommends that all future activity centers be smaller in scale and located throughout the City. Similar to neighborhood parks, these facilities would serve more localized populations (rather than city-wide), and could be tailored to the

needs of the area it serves (i.e. seniors, youth, etc.) Although this arrangement may spread the department resources, it will better serve the population by providing accessible recreation and programs.

Related to recreational activity centers, the City is also in need of a facility for cultural programming, including the arts. This center could serve the dual role of servicing a specific locale within San Marcos, but also act as an anchor for cultural programming throughout the City.

Baseball Fields / Softball Fields

Based on the current population, the City deficit for baseball/softball is approximately 8-10 fields. With the redevelopment of the Gary Sports Complex the city will be working to fulfill the need. These fields will help increase potential sports tourism, which is an overall goal for the city. Community input indicated that practice-level or league play fields are greatly needed.

Priority was also given to development of a sports-oriented complex on the south, southwest portion of the ETJ.

Soccer Fields

The additional soccer fields being constructed at Five Mile Dam are helping the city provide an adequate level of soccer fields for a city of its size (1 per 3,000 people). Soccer fields are a great way to attract regional and state tournaments. Multiple large-scale soccer venues are encouraged.

Courts (Basketball, Volleyball and Tennis)

Court sports such as basketball are needed throughout the community. The City currently provides approximately 1 per 6,000 people, but could handle 1 per 5,000 by adding facilities into neighborhood parks.

Volleyball is generally less used, but in a town with a young, active population sand volleyball could be of benefit. Similar to basketball, volleyball works best in groups within neighborhood or community parks. The City currently has a deficit of 4-5 based on national recommendations.

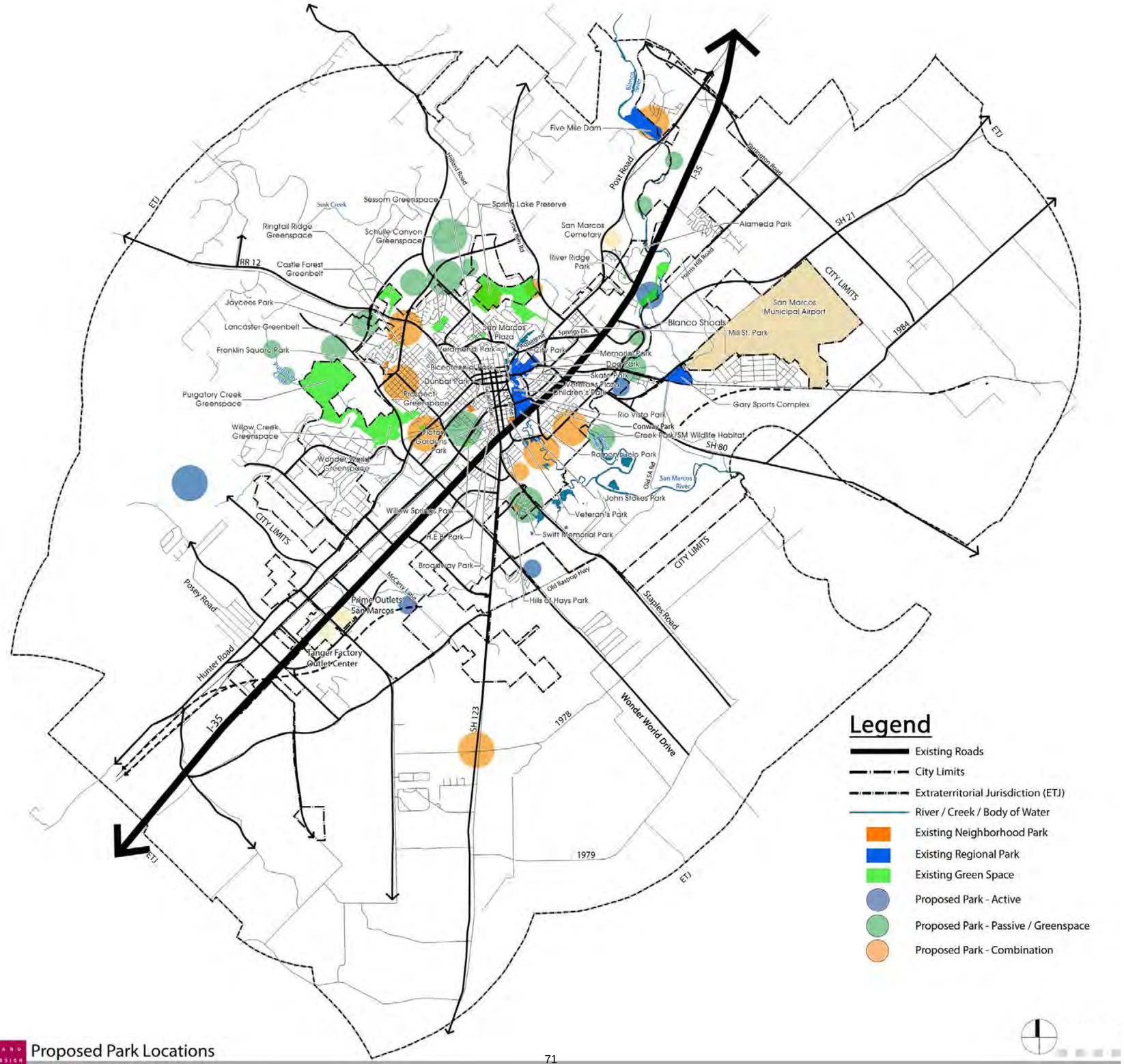
Tennis courts are being provided at 1 per 6,000 people, which is approximately 3-times lower than national guidelines (1 per 2,000 people). The redevelopment of the Rio Vista courts will potentially add interest to a sport already in demand. It is recommended that the City look at implementing an additional tennis facility of similar size.

Football Fields
One field is currently in operation, which is adequate for San Marcos. Arrangements can be made to utilize soccer fields in order to address the football demand for non-contact leagues provided by the City.

Pools
Pools are adequately serving the community at this time. The San Marcos River provides the bulk of the water recreation. As new developments occur, private pools will serve much of the population, while any new pools for the city can be combined with community centers (if needed). For existing neighborhoods and neighborhood parks, splash pads are a good opportunity to provide a water-related activity without the long-term staffing and continual maintenance costs.

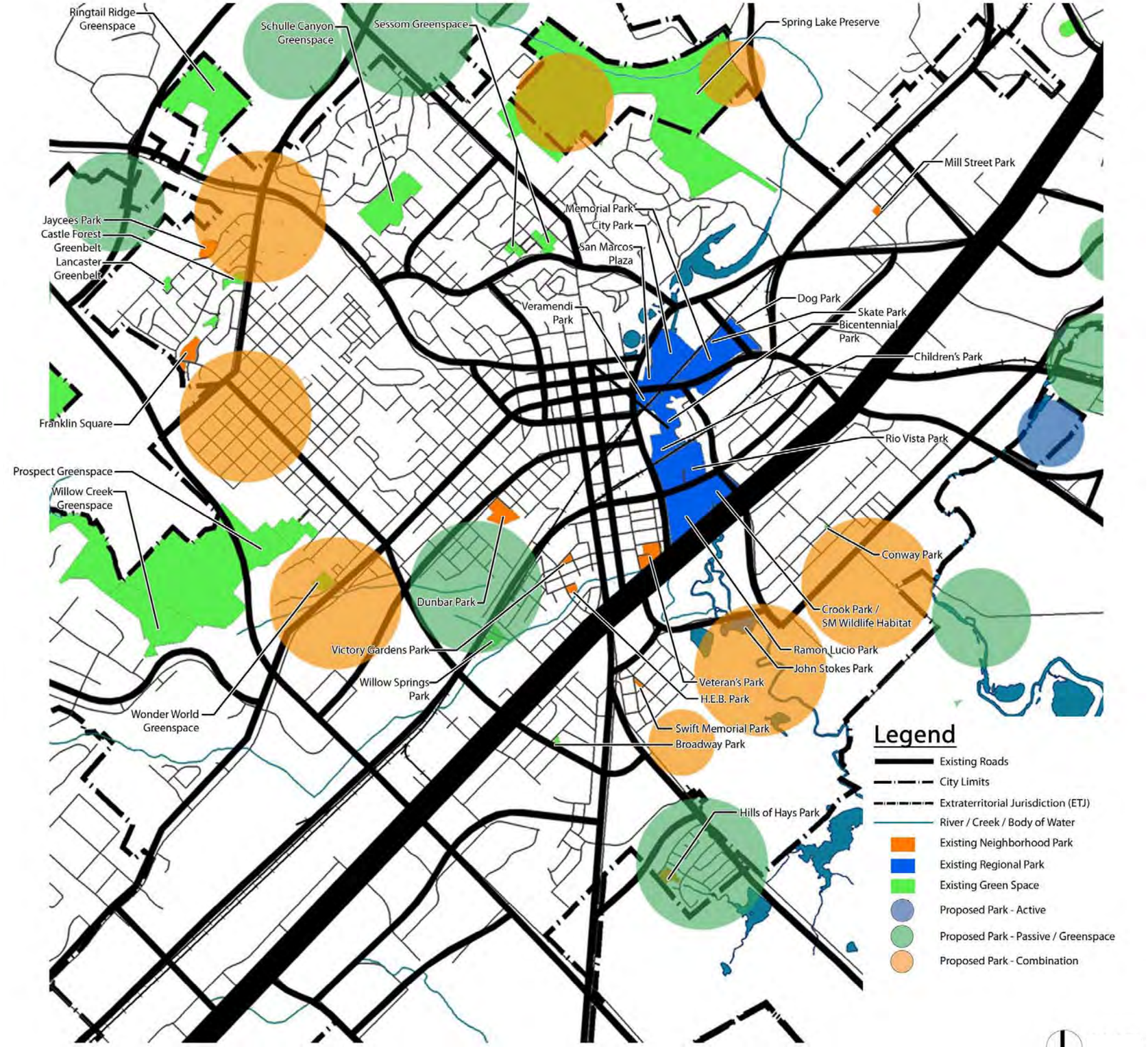
Walking / Jogging Trails (miles)
One of the highest priority items through our public meetings and standards research is trails. Currently, the city has approximately 5-miles of trail contained with the park system. There are no national guidelines for amount of trail miles recommended per city, but this plan recommends at least doubling the amount of trail available to the public. A key opportunity in achieving this level of service is utilizing the surplus of greenspace in and throughout the ETJ.

This plan focuses on trail connections between parks and along water/drainage corridors. Any trail within a particular park is considered in addition to the 10-mile goal. Trails are discussed further in the implementation section of the document.



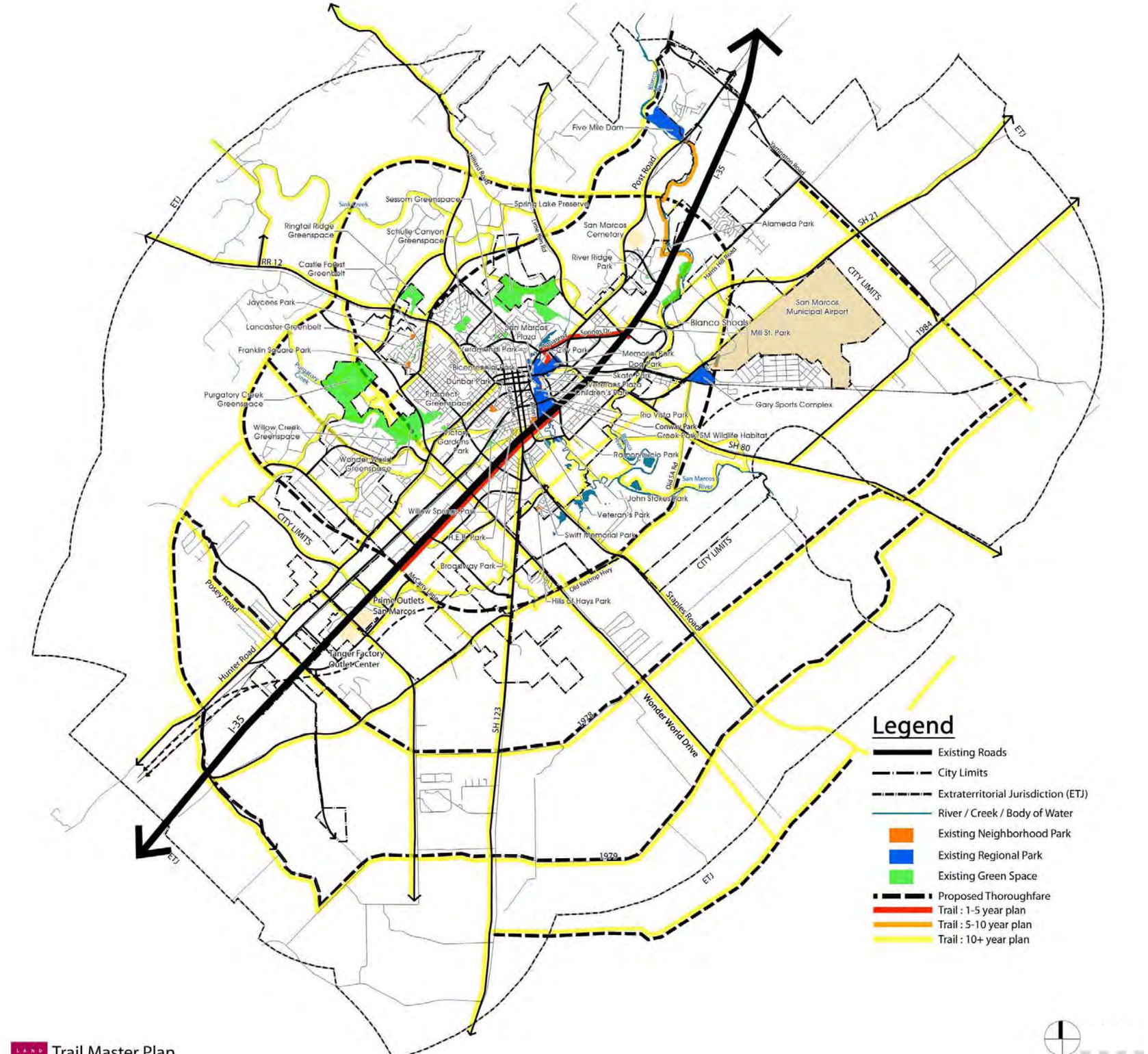
Proposed Park Locations

passive and active parks



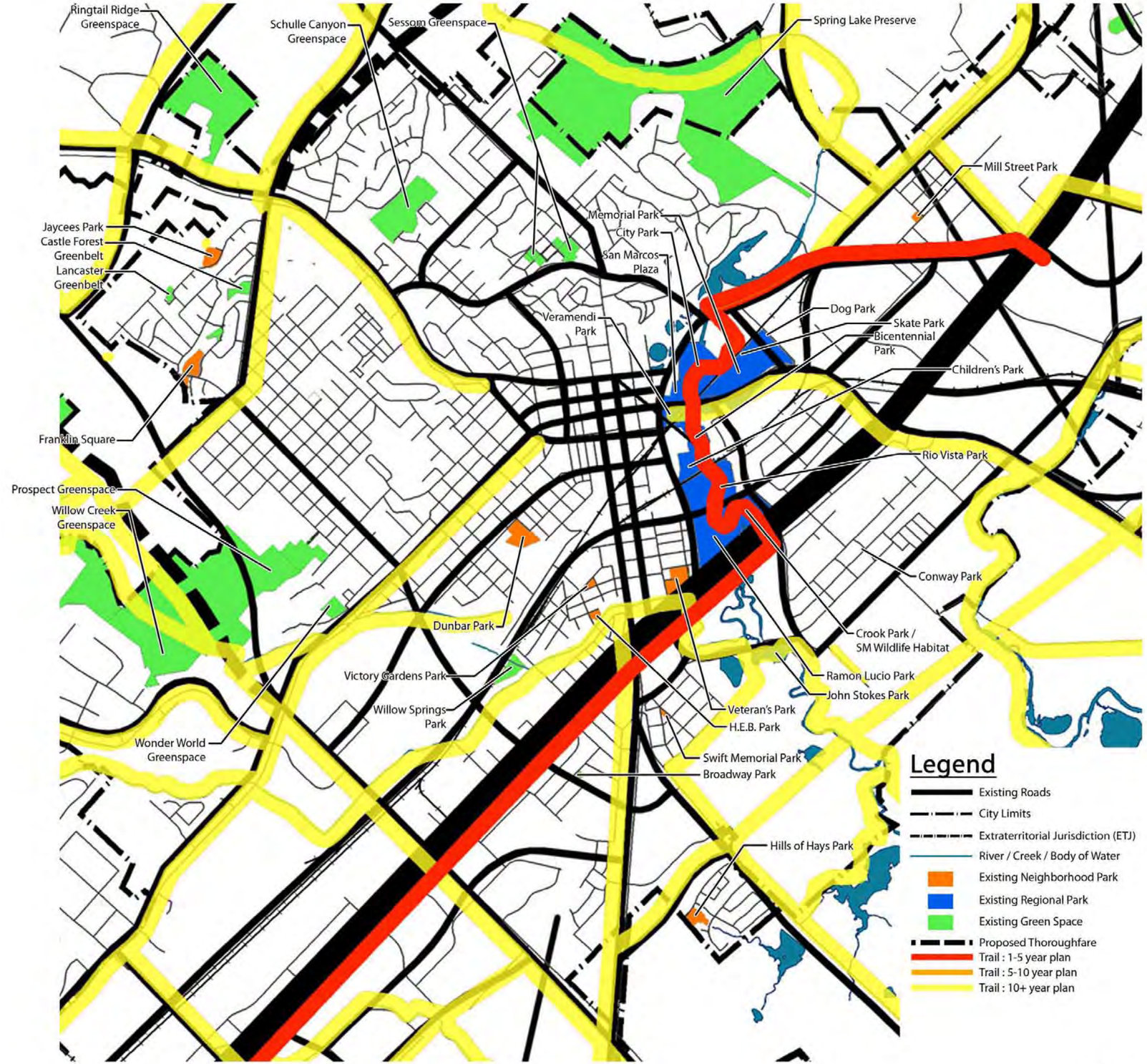
Proposed Park Locations

passive and active parks



Trail Master Plan

future trail layout

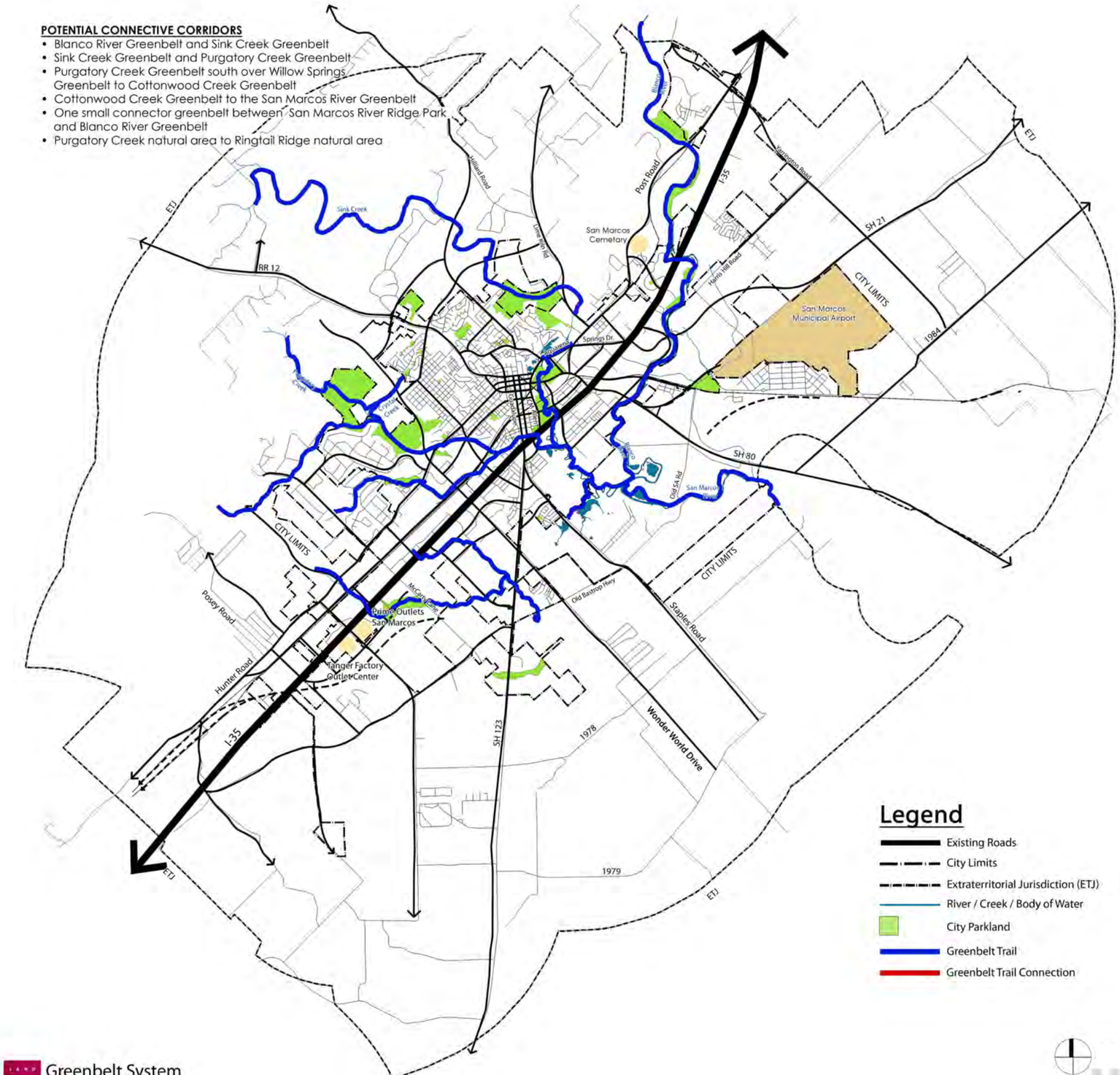


Trail Master Plan

future trail layout

POTENTIAL CONNECTIVE CORRIDORS

- Blanco River Greenbelt and Sink Creek Greenbelt
- Sink Creek Greenbelt and Purgatory Creek Greenbelt
- Purgatory Creek Greenbelt south over Willow Springs Greenbelt to Cottonwood Creek Greenbelt
- Cottonwood Creek Greenbelt to the San Marcos River Greenbelt
- One small connector greenbelt between San Marcos River Ridge Park and Blanco River Greenbelt
- Purgatory Creek natural area to Ringtail Ridge natural area



Greenbelt System

waterways and connective corridors

SECTION 5

ACTION PLAN

Prioritization of Needs

Recommendations for improvements to the San Marcos parks system were developed based on the City's goals and objectives, existing and forecasted park LOS, and user and stakeholder needs and priorities. If implemented, these improvements would serve to maintain existing City of San Marcos investments, upgrade existing facilities to current standards, and accommodate future demand. The recommended improvements are summarized in the following sections.

2002 Prioritization of Needs:

1. Acquisition of Parkland and Greenspace
2. Trails and related amenities
3. Neighborhood and/or Regional Swimming Pools
4. Athletic Fields
5. Cultural Arts Center
6. Neighborhood Recreation Centers
7. Playgrounds
8. Inline/Skate/Skateboard Park or Parks

2010 Prioritization of Needs:

1. Trails (connections to existing trails and rivers/creeks)
2. Acquisition of Parkland and development of facilities in the southwest quadrant of the ETJ
3. Acquisition of Parkland and development of facilities East of I-35
4. Athletic Fields west of I-35
5. Community Park development west of I-35 and near downtown
6. Passive Park development along San Marcos River and Blanco River
7. Increased Staffing and budget for increased facilities
8. Development of recreational/activity centers (small) and cultural arts center

Land Acquisition

Land acquisition, either through purchase or donation, will be important during the early stages of implementation in order to preserve the portions of real estate that provide the best access and visibility to users. The City is already receiving land through donation and development on a regular basis. The City, as part of this plan, is reviewing the need for an updated parkland dedication ordinance. As part of the strategy, the city will not only continue to accept land, but will also capture fees to develop the raw land (see Appendix C).

The City also has in place measures to evaluate and prioritize green space property. The intent of this document is to continue utilizing the evaluation criteria and modify as needed when the time for such action is required.

The following is a recommended timeline/sequence for land acquisition:

0-3 years

RR 12/Craddock Road	Tremendous amount of interest in providing park land on the west side of town. Need 20+ acres to accommodate a variety of amenities (trail, playgrounds, practice fields, etc.) and to increase the amount of Community park land.
East of I-35 (River Road)	Need 20+ acres to accommodate a variety of amenities (trail, playgrounds, practice fields, etc.) and to increase the amount of Community park land.

3-5 years

San Marcos River Property	Begin acquisition of available land and easements to provide a "string" of smaller, neighborhood-sized parks. Land to be acquired should be between 2 and 10 acres.
McCarty Lane Property	Acquire 30+ acres in southwest portion of ETJ to accommodate sports fields.

5-10 years

Near-west Downtown	Acquire +/- 10 acres near downtown to provide additional gathering space, playgrounds, etc.
Blanco River Property	Begin acquisition of available land and easements to provide a "string" of smaller, neighborhood-sized parks. Land to be acquired should be between 2 and 10 acres.
Southeast ETJ (Redwood)	Acquire 20+ acres to accommodate a variety of amenities (trail, playgrounds, practice fields, etc.) and to increase the amount of community park land.

Park Development

As the City has expanded over the years, the ability to develop acquired land has fallen short. The City is not currently capturing potential development money through any of the lands development mechanisms. Therefore, San Marcos tends to receive land with no way to improve that land. Appendix C provides recommendations for development fees.

Nearly every facility category is at a current deficit according to the level-of-service data, and the gap will continue to widen should things remain as they are today. However, through the multiple capital projects currently being planned and the possibility of development fees, there is a real possibility to close the gap between what the public expects and what the City can provide.

The following timeline represents the priority projects/amenities as identified through the public process and input:

0-5 years

Community Park @ Southwest Quadrant of ETJ

Amenities to include trails, playgrounds, pavilions, picnic tables, grills, spray park, practice sports fields for soccer and baseball/softball

Community Park @ East of I-35 (River Road)
Amenities to include trails, playgrounds, pavilions, picnic tables, grills, spray park, practice sports fields for soccer and baseball/softball

Passive Parks along San Marcos River
Amenities to include picnic tables, benches, signage, natural trails, trash and recycling bins; connection to linear creekway trail system

5-10 years
Sports Park @ McCarty Lane
Facilities to include soccer, softball, baseball, playgrounds, spray park, trails

Community Park @ Near-west Downtown
Amenities to include trails, playgrounds, pavilions, picnic tables, grills

Passive Parks along Blanco River
Amenities to include picnic tables, benches, signage, natural trails, trash and recycling bins; connection to linear creekway trail system

Community Park @ SH 123 and FM 1978 (Redwood Community)
Amenities to include trails, playgrounds, pavilions, picnic tables, grills

Trails

As one of the top priorities of the parks plan, the City should work to establish a complete trail network rather than implementing it in bits and pieces. Coordination with other City departments and public agencies will be critical in providing a network that is useable throughout the ETJ. The combination of this plan and the transportation master plan for the City merely provides the general framework of a network concept. There is far greater detail that needs to be studied on individual projects to understand limits, feasibility and timing.

Trail material will need to be determined on a case-by-case basis depending on soils, function, location and other variables. This plan serves to identify corridors so that as the City develops there is an understanding of connectivity and shared use.

Greeenbelts

As mentioned previously, there are two types of greenbelts as categorized by this plan: those that follow waterways, and those that provide connective corridors. Waterway greenbelts are foremost in town, with the most acreage. These greenbelts occur mainly in the floodplain, a region that is difficult to build in. The following waterway greenbelts will connect parkland and open space on the:

- San Marcos River
- Blanco River
- Purgatory Creek
- Sink Creek
- Willow Springs Creek
- Cottonwood Creek
- Crystal Creek

The second type provides connective corridors between waterway greenbelts. They are short greenbelts, augmenting the greenbelt system and providing linkages for long distance travel on hike and bike trails. Connective greenbelts will link the following waterway greenbelts:

- Blanco River Greenbelt and Sink Creek Greenbelt
- Sink Creek Greenbelt and Purgatory Creek Greenbelt
- Purgatory Creek Greenbelt south over Willow Springs Greenbelt to Cottonwood Creek Greenbelt
- Cottonwood Creek Greenbelt to the San Marcos River Greenbelt
- One small connector greenbelt between San Marcos River Ridge Park and Blanco River Greenbelt
- Purgatory Creek natural area to Ringtail Ridge natural area

With this network of greenbelts, complete with hike and bike trails, residents can get anywhere in the city while enjoying nature. Connecting San Marcos greenbelts to the northeast towards Kyle and Austin's "Walk for a Day" Trail will make long distance, inter-urban recreation opportunities a reality. Many existing city-owned parks already fit into this vision. A greenbelt master plan will ensure that the larger goal of contiguous greenbelts will be factored into the process as parks are acquired in the future.

The following timeline looks at priority corridors and action items as taken from citizen response and current city programs:

0-5 years

- Provide multi-modal path from I-35 to River Center
- Provide access to east side of I-35
- Connect Purgatory Creek to Downtown (CM Allen Parkway)

5-10 years

- Along Blanco River: Five-Mile Dam Park to Blanco Shoals
- Along Blanco River: Blanco Shoals to U.S. 80
- Connect downtown to conference center and hotel

Activities and Programming

City-sponsored programs and activities are being utilized to a degree, but there appears to be strong support to increase the frequency and availability of those programs; especially for cultural programming, outdoor recreation and activity center.

The City is in need of a cultural activities coordinator who can begin to develop the strategy and model needed to implement a successful program. Availability of space seems to be a barrier to keeping people involved. It was suggested that several, smaller centers be developed (similar to recreation) so that individuals of any age have easy access within their neighborhood and not across town. Certain activities such as music and theater would benefit from their own, larger facility, so a long-range goal is to identify where and how that happens.

Active recreation and outdoor learning continue to grow exponentially throughout the City. From youth basketball programs to outdoor education, citizen involvement is beginning to flourish throughout the City. One of the ideas brought forth through the user surveys is the need to have a consistent, comprehensive outreach program so that people know what is happening in the City, and when. The people will participate as long as the City is doing its part to advertise the opportunities.

Cost / Funding

The following is a look at potential cost of land acquisition, facility development and trails for the next ten years. These numbers are general in nature and make assumptions about cost:

Land Acquisition	*$25,000 per acre*
Park Development	*$120,000 per acre (incl. infrastructure, parking, amenities, etc.)*
Hike & Bike Trails	*$200,000 per mile*
Natural Trails	*$2,000 per mile*
Building	*$225 per square foot*

Each of these initiatives will need to be reviewed in greater detail to understand the final magnitude of the project. These probable costs also do not include miscellaneous costs such as design consultants, permit fees, etc. At the end of this section there is a summary table that outlines the total potential capital expenses needed over the next ten years:

Land Acquisition

0-3 years	*Need*	*Cost (in 2009 $$)*
SW Quadrant of ETJ	Min. 20 acres for community park	$500,000
East of I-35 (River Road)	Min. 20 acres for community park	$500,000

3-5 years		
San Marcos River Property	2 to 5 acre sites (6 locations)	$450,000
McCarty Lane Property	Min. 30 acres for sports fields	$750,000
5-10 years		
Near-west Downtown	Min. 5 acres for neighborhood park	$125,000
Blanco River Property	2 to 5 acre sites (6 locations)	$450,000
	TOTAL	**$2,775,000**

Park Development

0-5 years	*Need*	*Cost (in 2009 $$)*
Community Park (SW Quadrant of ETJ)	Trails, playgrounds, pavilions, picnic tables, grills, spray park, practice sports fields	$2,400,000
Community Park (area East of I-35)	Trails, playgrounds, pavilions, picnic tables, grills, spray park, practice sports fields	$2,400,000
Passive Parks (San Marcos River)	Picnic tables, benches, signage, natural trails	$300,000 ea *($1,800,000)*
5-10 years		
Sports Park (area of McCarty Lane)	Soccer, softball, baseball, playground, spray park, trails	$4,500,000
Neighborhood Park (area West of Downtown)	Trails, playgrounds, pavilions, picnic tables, grills	$600,000
Passive Parks (Blanco River)	Picnic tables, benches, signage, natural trails	$300,000 ea *($1,800,000)*
	TOTAL	**$13,500,000**

Trails

0-5 years	*Quantity (in miles)*	*Cost (in 2009 $$)*
San Marcos River (Aquarena Springs to River Road under I-35)	3	$2,500,000
Along Purgatory Creek (CM Allen to Wonder World property)	5	$950,000
Greenbelts	15	$30,000

5-10 years	*Quantity (in miles)*	*Cost (in 2009 $$)*
Along Blanco River (5-Mile Dam to Blanco Shoals)	3	$575,000
Along Blanco River (Blanco Shoals to US 80)	2	$375,000
Conference Center to Downtown	4	$750,000
Greenbelts	25	$50,000
TOTAL	**61**	**$5,230,000**

Park Development

0-5 years	*Need*	*Cost (in 2009 $$)*
Cultural Center (location TBD)	Arts, music	$500,000
5-10 years		
Activity Center (East)	TBD	$450,000
Activity Center (North)	TBD	$450,000
Activity Center (West)	TBD	$450,000
Activity Center (South)	TBD	$450,000
	TOTAL	**$2,300,000**

Total Capital Outlay – Land, Facilities and Trails

	0-5 Years	*5-10 Years*
Park Land Acquisition	$2,200,000	$575,000
Park Development	$6,600,000	$6,900,000
Trail Development	$3,980,000	$1,750,000
Facility Development	$500,000	$1,800,000
TOTAL	**$12,780,000**	**$11,025,000**

Summary

Per this plan, the expenditures for improvements represent an approximate increase in park land by 20% over the next 5 years and a 300% increase in trail miles over the next 5 years. In addition, due to this potential increase in facilities, the City must also be conscious of the fact that maintenance expenditures will continue to increase as new facilities are brought online.

The City will need to look closely at how facilities and infrastructure can be developed simultaneously in order to achieve the maximum benefit from dollars spent. Coordination between CIP, public works and parks will be one mechanism that may help alleviate the burden of overextending one department budget or general fund. Grants, development fees and pay-per-use may also be a way to capture the necessary funds to implement the plan.

SECTION 6

OPERATIONS AND MAINTENANCE

Parks System Operation and Maintenance

Issues related to maintenance, security, and general cleanup of existing parks and facilities were identified through the user surveys and community meetings. Since general park maintenance is an ongoing expense for the City, it is beneficial to establish a standard of operation to which park maintenance providers can adhere.

The NRPA lists six maintenance modes for parks and open space that range from one (the most intensive maintenance plan) to six (the least intensive). A definition for each mode is provided below.

Mode I: State of the art maintenance applied to a high quality diverse landscape. Usually associated with high traffic urban areas such as public squares, malls, governmental grounds or visitation parks;

Mode II: High level maintenance associated with well-developed park areas with reasonably high visitation;

Mode III: Moderate level maintenance associated with locations with moderate to low levels of development, moderate to low levels of visitation, or agencies that due to budget constraints cannot afford more intense maintenance;

Mode IV: Moderately low level, usually associated with a low rate of development, low visitation, undeveloped areas, or remote parks;

Mode V: High visitation natural areas usually associated with large urban or regional parks. Size and user frequency may dictate resident maintenance staff. Road, pathway or trail systems relatively well developed. Other facilities at strategic locations such as entries, trail heads, building complexes and parking lots; and

Mode VI: Minimum maintenance level associated with low visitation natural areas or large urban parks that remain undeveloped.

Currently, San Marcos utilizes a Mode III-type maintenance program for the majority of the parks system. In order to meet the future needs of a variety of park types and sizes, this plan recommends employing multiple maintenance standards geared towards specific activities:

Athletic Fields	Mode I
River Parks	Mode II
Other Parks (Regional and Neighborhood)	Mode III

Developed Greenspace should employ a Mode III level of maintenance as well. Undeveloped Greenspace will continue to be evaluated on a case-by-case basis for what frequency of maintenance needs to be utilized.

The intent of utilizing NRPA's maintenance guidelines is to establish a protocol for the City of San Marcos maintenance department. It is fully anticipated that the City will modify the NRPA guidelines to meet its specific demands, but utilizing a template to coordinate City practices will create long-term viability and accountability. Inevitably, an increase in maintenance practices, as well as an increase in park land and facilities, will put a burden on the current staff. As the City grows, the allocation of dollars and staff will need to be evaluated on a regular basis. The park system is typically the most visible City-funded commodity to the general public. Investment in the upkeep and longevity of the system is crucial.

APPENDIX A

SAN MARCOS RIVER MANAGEMENT

INTRODUCTION

The San Marcos River is the heart of the City of San Marcos. Citizens love their river with its clear, spring-fed water, riverside parks, and endangered species. Some might even say it's getting "loved to death." Recreation use is seen by some as a potential threat to the health of the river. Recreationists overwhelmingly rank their day at the river as a great experience, and the crowds there may even add to the fun of enjoying river play.

The City of San Marcos Community Services Department - Parks and Recreation and Texas State University's River Systems Institute partnered with the National Park Service's Rivers, Trails and Conservation Assistance Program to study the amount and kinds of use of the river, the opinions of recreationists and citizens at large, and the impacts on the water quality and endangered species. Using the help of "experts" in various fields of recreation and resource protection, along with citizen suggestions, the partners then developed a set of recommendations that if adopted would constitute a Management Plan for River Recreation in the San Marcos River Corridor within the City Limits. The ideas for balancing recreation with resource protection were developed for the river corridor within the City Limits.

ISSUES

Concerns about the river were collected in several ways. In 2006, the three partners exploring river management held a community workshop attended by approximately 50 people from diverse community groups, City and University departments, landowners, resource agencies, recreationists, and others. Identified issues fell into several categories: impacts from recreation users' behavior, impacts on the river from non-recreation activities that occur within the watershed and in the riparian areas, and the needs for physical improvements.

Some examples of river issues from the workshop include:

- Intense use of spillway
- Overcrowding
- Too much hard bank stabilization
- No overall interpretative plan
- Need for bilingual signage and education
- Lack of public information on regulations
- Increasing impervious cover in watershed (and non-point source pollution)
- Trash dumping in and around the river and watershed
- Protection of Spring Lake buffer and aquifer recharge areas
- Inappropriate plantings in the floodplain
- Need comprehensive enforcement, fines, curfews
- Pedestrian safety concerns.

A random-sample survey of San Marcos citizens, conducted in 2008 as part of the Parks and Open Space Planning effort, asked respondents to comment on how problematic is each listed recreation issue. Their answers follow on Table A.1.

Table A.1
Citizen Opinions on River Recreation Issues

How much of a problem do you think the following issues are along the San Marcos River?					
Issues	**% Not a problem**	**% Small problem**	**% Big problem**	**% Any problem**	**% Don't Know**
Litter in parks	14.2	49.6	29.8	79.4	7.1
Litter in river	15.2	41.4	37.9	79.3	6.2
Not enough parking at the parks and river access sites	19.5	36.9	40.3	77.2	3.4
Not enough drinking water available along the river	19	39.5	33.3	72.8	8.2
Not enough restrooms along the river	21.8	39.5	31.3	70.8	7.5
Too many places congested with people	26	39.7	30.1	69.8	4.1
Noisy/rowdy people	29.2	43.8	19.4	63.2	7.6
Damage to soil and vegetation along the river	28.1	39	21.9	60.9	11.6
Too much vegetation in the river	35.4	26.4	34	60.4	4.2
Parks on river poorly maintained	36.3	44.5	11.6	56.1	7.5
Lack of public transportation to parks & river access sites	25	29.9	22.2	52.1	22.9
Not enough information available for river users	38.1	39.5	10.9	50.4	11.6
Regulations not adequately publicized and enforced	37.7	32.9	15.8	48.7	13.7
People blocking the chute at Rio Vista Falls	22.8	31	16.6	47.6	29.7
Not enough watercraft put-in/take out places	37.5	33.3	11.8	45.1	18.1
Feelings of being unsafe/insecure	45.5	31.9	11.8	43.4	11
River too developed	47.9	32.9	9.6	42.5	9.6
Evidence of human waste (toilet paper, feces, etc)	29	22.8	19.3	42.1	29
Not enough rangers/management staff on river	44.2	28.6	10.9	39.5	16.3
Conflict between different types of visitors	34	28.5	7.6	36.1	30.6
Others tying tubes together	53.5	25.7	3.5	29.2	17.4
Too many rules and regulations	64.6	20.1	4.9	25	10.4
Theft of personal property	39.6	17.4	6.9	24.3	36.1
Too many rangers/management staff on river	70.3	15.9	2.8	18.7	11
Not enough people on river	87.3	9.9	0.7	10.6	2.1

The problems shown in the table above are ranked from high to low, based on the greatest percentage of respondents who thought there was any degree of problem (combining those that indicated either a small problem or a large problem). It shows that cleanliness problems rank highest, followed by user amenities (parking, restrooms, and drinking water). After that, the next highest ranking problems are crowding and noisy, rowdy people.

The Issue of Crowding

The amount of recreational use of the river can only be expected to increase as the population of San Marcos grows. There are two parts to the issue of the numbers of people who come to the river: (1) is it so crowded that the recreation experience is diminished, and (2) do the crowded conditions negatively impact the river's significant natural resources? The table below shows how frequently citizens said they were likely to change their use of the river because of perceived crowded conditions. The top choice is to go to less crowded sections of the river.

Table A.2
Citizens' Tendencies to Change Recreation Patterns Due to Crowding

Please indicate how much you do the following behaviors due to crowding at the San Marcos River:						
Answer Options	% Never	% Rarely	% Sometimes	% Often	% Always	Weighted Avg. *
Use less crowded sections of the river	12.2	12.9	29.3	36.1	10.9	3.24
Use the river more during less crowded times of day	14.4	11.6	30.1	39	4.8	3.06
Use the river more in less crowded months of year	18.1	18.1	31.5	28.9	4	2.84
Use the river more on weekdays than weekends	22	16.7	30.7	24	6.7	2.77
Use the river more when it is crowded	44.6	29.7	19.6	4.7	2	1.92

* 1=Never 3=Sometimes 5=Always

RECOMMENDED RIVER MANAGEMENT STRATEGIES

The following strategies have been developed by a committee convened by the three partners: National Park Service, the City of San Marcos Parks and Recreation Department and Texas State University's River Systems Institute. The committee was comprised of experts in the field of river recreation and conservation, including: federal, state, regional, and local agency scientists and practitioners; academics; and park planning consultants. The issues which the strategies address were compiled from the community workshop held about the San Marcos River in 2006 and supplemented by the experts' opinions, including what has worked and not worked in New Braunfels River Management Program.

General Recommendation: The partners recommend a new position be developed (City of San Marcos River Program Manager) to oversee the area from the headwaters to the confluence with the Blanco River. The following specific strategies would primarily fall under the prevue of this proposed program.

Strategies for Managing Visitor Impacts

Modifying Behavior Through Education
Relatively inexpensive and definitely non-controversial, an educational strategy can take various forms. Signage can indicate legally protected plants vs. unprotected plants, including undesirable invasive, non-

native vegetation; protected fauna, their value, habitats, penalties for harming, etc. The messages can be delivered by interpretive staff, non-profit partners, and local schools through programming. Endangered species protection is not the only topic; others could include riparian area values, erosion, inappropriate behavior, littering, river water quality, impacts of human waste, and even off-site behaviors like pollution and trash in the watersheds.

- Install kiosks and interpretive signing at key put-in points and where viewable from the river. Laminate information on rental tubes and trash bags.
- Develop curriculum & programming through the San Marcos CISD.
- Develop public programs (on-site tours, various media campaigns).

Increasing Enforcement of Existing Rules

Rangers address the issues of public intoxication, underage drinking, destruction of property, intentional destruction of Texas Wild Rice, curfew enforcement, public safety and security, prohibitions of glass in parks, and the like. Behavior that is illegal would be cause for ticketing, fining, or arresting. Behavior that is "inappropriate" could be cautioned. Some river impact problems could be solved or improved with a greater presence of rangers, especially when coupled with a public information campaign regarding illegal activities, endangered species, and the threat of fines and charges.

- Increase number of rangers and train them to enforce river impacting behaviors with zero tolerance.

Developing New Regulations of User Behavior*

New regulations are probably the most controversial and some would be legally difficult to implement. For example, the City has no jurisdiction over navigable state waters nor the state-owned river bed and banks, however, the City does have full control over river access from and behavior on parkland adjacent to the river. The Legislature could transfer jurisdiction of river bottom from the State to the City (such as Waco and Austin have). The City could explore earmarking fines for enforcement for river management activities.

- Modify the leash law to limit leash length to 6 feet (for better dog control).
- Regulate cooler size, require coolers to have locking devices, and ban the types of containers that contribute to litter (volume drinking devices, containers under 5 fl. oz.).
- Modify existing litter ordinance to dedicate fines in vicinity of river for river management.
- Research impacts of recreation use during low flows and determine if there's an appropriate mechanism to designate "no swim zones" and/or restricting swimmers during low flows to protect endangered species.

*Many of these recommendations have come from the City of New Braunfels as they have tried to control their recreation impacts.

Collecting Fees

Fees collected should be used for management, clean-ups, restoration, and education. Parking fees could also be a source of revenue for management as well as way to price impacts from impervious cover. Pricing strategies could involve higher fees during peak times and lower fees (or no fees) in off-peak times to discourage congestion and disperse visitors over time. Fees that impact visitors more than locals are more politically acceptable.

- Collect river management fees from rental businesses by adding to rental cost of tubes and boats.
- Collect parking fees from lots near the river (May-Sept on weekends).

- Designate zones around the river in which fines collected for Code Citations for "D" Offenses are designated for river management.

Concentrating Access in Preferred Locations

This strategy involves a combination of developing well-designed swimmer, tuber, boater, and fishing access points at desired, relatively sustainable locations while creating physical barriers to prevent access at less desirable locations. Barriers could include thick vegetation and/or fencing to prevent users from accessing the river in unlimited locations. Designated access points could be hardened to minimize erosion and sedimentation (like the large rocks at Rio Vista Falls). US Army Corps of Engineers Sec. 206 funding may cover the cost of moving trails away from the river's edge.

- Construct access points and restrict continuous access (identify places with greatest benefits from restoration).

Providing Increased Trash Collection, Recycling, and Encourage Restroom Use

One strategy to improving the visitor's experience along with minimizing visitor impacts involves encouraging visitors to use restrooms instead of the river and banks and improving trash management. Adding recycling collection bins will garner good public relations and discourage littering. Bin design should minimize blown trash, and frequent collection on high-use days will assure there's room inside bins and avoid overflowing conditions.

- Add recycling collecting bins to riverside parks.
- Provide visitors information on existing restroom locations.

Dispersing Users with New River Access & New Recreation Opportunities

In the field of recreation, providing new opportunities takes some of the pressure off existing, overused areas. Downstream access in San Marcos (east of I-35) is currently under-developed with adequate facilities and public parkland and is an area identified by community input for more river access. Promoting other opportunities is one way to attract some users away from the highly impacted sites, however, over time, with population increases, the new sites may also become congested and cause an even greater area of the river to experience degradation from use. This strategy could also involve providing attractive recreation opportunities at locations located sustainably away from the river and river bank.

- Study the area downstream of IH 35 to identify new river access park sites that would not harm fountain darter and wild rice habitat.
- Partner with Texas Parks and Wildlife to improve and market Thompson's Island with additional picnicking and programmed family and youth camping.
- Add well-designed trails set back from the riparian area with intermittently placed river viewing facilities and added vegetation to discourage trampling the river's edge.
- Increase group picnicking areas away from the river (identify places).

Dispersing Users by Marketing Less-used Opportunities

This strategy implies that there are other similarly desirable opportunities for river recreation that would satisfy the same users who are heavily impacting high use, sensitive areas and that other areas may be less sensitive sites. However, as less-used sites get more used, visitor impacts go with them. Similar to the idea of dispersing users with new or less used river access sites is a related strategy is to market low-use days (weekdays, off-peak season).

- Market off-peak days through package deals for out-of-town visitors.
- Use University programmed activities to promote non-river activities on peak days.

Managing Visitors' Transportation Patterns

Some visitor impacts in the corridor come from the desire of visitors to park vehicles near the river parks. When designated parking areas become full, visitors often make new parking spaces on roadsides or grassy areas of parks and park in neighborhoods. If remote parking sites with shuttle service are offered, the impact of impervious parking lots and subsequent run-off of motor oil and other vehicle pollutants is minimized, though shuttle service might bring too many users. Providing safe off-road trails, on-road bikeways, sidewalks, and safe pedestrian crossing can encourage river users to arrive by other means than driving vehicles. Parking fees at lots that are kept near the river can generate revenue for management activities as well as encourage remote parking if it is free.

- Develop a safe network for non-motorized travel to the river - trails, bikeways, sidewalks, pedestrian crossings.
- Restrict parking in river corridor neighborhoods to residents and their guests.
- Designate fees collected from illegally parking in the areas around the river to a river management program.
- Appoint a committee to recommend and promote driving routes and parking most suitable for visitors who come to use the river and sign them.

<u>Strategies for Managing Natural Resources, Pollution, and Sedimentation in the River Corridor</u>

Modifying Behavior Through Education

Similar to the educational strategy delivered to recreation users, educational programs can be developed for various audiences through diverse media to let citizens know the impacts their activities in the watershed can have on the river. One target audience is riverside property owners where the educational topics can include protecting and restoring riparian areas, floodplain use/storage of floatable items, light pollution, reduction of lawn chemicals, etc.

- Develop public information campaign promoting Best Management Practices for riverside property owners.
- Develop citywide public information campaign to stop pollution, litter, erosion and sedimentation (stress road litter).
- Use scuba divers to clean up river bottom trash; explore Texas State University's (TxSU) diver program as a source of volunteers.

Increasing Sedimentation Controls/Stormwater Management on Land and Road Development

Some of the greatest impacts on the river from sedimentation and pollution are likely to be generated from major land disturbing activities in the watershed. The city could review its development regulations to assure they are as protective as possible in preventing harmful runoff to the river. If adequate, then increased enforcement or better training may be what is needed. Fines for violating regulations could be earmarked for river clean-ups. TxSU has training through its Certified Public Management Program and its in-house project management training.

- Review development regulations related to sedimentation controls and stormwater management and update as needed.
- Add and train staff for better enforcement of development regulations.

Greening of Golf Course Management

Stakeholders have suggested that the Aquarena golf course could be managed to minimize fertilizer applications in an area so close to Spring Lake, however, Best Management Practices have been adopted by the University.

Conservation Easements and Land Acquisition

A conservation easement is a legal mechanism to assure certain conservation conditions are maintained while limiting other activities, primarily development on the land covered by the easement. It allows land to stay in private hands while some other entity has oversight to assure the conditions. The development rights are sometimes donated but may need to be purchased. Conservation easements can help the health of the river by putting them in place on riverside lands as well as in the watershed and recharge areas for the aquifer. Additionally, stakeholders in a San Marcos River workshop identified buildings that could be desirable for removal. The structures may be deemed unsightly, but primarily, their uses are not dependent on locations near the river. After removal, the sites could be restored to open space or park land and limited support facilities that can be sustainably managed on lands close to the river. Some argue that buildings without public access to the land are preventing further bank trampling.

- Develop a strategy to encourage private land easements for riparian buffer, floodplains, and recharge features (easement holding partner, funding, and promotion to landowners).
- Investigate land uses along the river and when properties with buildings close to the river become available, evaluate the suitability for building removal and site restoration.

Riparian restoration

Maintaining or restoring the riparian areas along the river banks to support native, non-invasive diverse vegetation serves multiple functions – such as water filtering, bank stabilization, wildlife habitat, water table storage, and flood management. If the riparian areas of the banks are impacted by human trampling or non-native invasive plants (such as elephant ears), river management can involve restoration. These activities can be done by volunteers but also by professional contractors.

- Expand restoration program to replace non-native invasive plants with bank-stabilizing natives.
- Revegetate trampled areas with bank-stabilizing native plants.
- Restore hardscaped areas (e.g. retaining walls) to sustainably sloped, native-vegetated banks.
- Restore and maintain vegetated riparian buffers along San Marcos River tributaries; designate no-mow areas and allow vegetation to recover on its own.

CITIZEN OPINIONS ON RIVER MANAGEMENT

The random sample survey asked citizens to comment on their support or opposition to several strategies that could be used for protecting the river's sensitive resources as well as protecting the river recreationist's quality of experience when enjoying the river. The following table shows the percentage of respondents that indicated what management actions they could support. The actions are ranked by the weighted average. Any average above zero indicates some degree of support while the negative numbers indicate the citizens are opposed to some degree.

Table A.3
CITIZEN OPINIONS IN SUPPORT OF MANAGEMENT ACTIONS

Listed below are a number of actions that could be taken along the San Marcos River. Please indicate the extent to which you would support or oppose each item.

Answer Options	% Strongly oppose	% Oppose	Neutral	% Support	% Strongly support	Weighted Avg. **
Provide more trash cans along the river	1.3	0	7.8	51.3	39.6	1.279
Provide more environmental education along the river	1.3	0	25	46.7	27.6	0.993
Provide users more information about appropriate use of the river	0.7	2.6	21.7	46.7	28.3	0.993
Restore native vegetation to the banks of the river	0.7	3.3	27.8	35.8	32.5	0.960
Provide additional toilets along the river	1.3	3.3	21.7	46.7	27	0.947
Build more/better trails along the river	1.3	3.4	18.1	52.3	24.8	0.760
Create “no swim zones” to protect endangered species	6.5	11	21.4	39	22.1	0.591
Limit the volume of alcohol allowed per person	13.8	10.5	21.1	20.4	34.2	0.507
Put more rangers along the river	7.3	17.2	29.8	32.5	13.2	0.272
Ban alcohol consumption along the river	26.5	17.9	19.2	13.9	22.5	-0.119
Limit the number of tube rentals	20.5	22.5	32.5	21.2	4	-0.344
Charge a fee to help pay for river maintenance and user education	20.8	31.5	23.5	16.8	8.1	-0.403
Limit the number of people allowed to use the river	29.1	30.5	24.5	12.6	4	-0.682

** -2=Strongly oppose 0=Neutral +2=Strongly support

APPENDIX B

PARK CONCEPT PLANS

City of San Marcos
Park Schematic Concepts

Estimate of Probable Improvement Costs							
Schematic Plan Development Level							
Prepared for: City of San Marcos							
Bid Item	**Item Description**	**Unit**	**Quantity**		**Unit Cost**	**Total Amount**	**Remarks**
A	**City Park**						
1	8' Concrete Sidewalk	LF	4500		36.00	162,000.00	
2	Concrete Courtyard	SF	7500		6.00	45,000.00	
3	Detention Pond	LS	1		25,000.00	25,000.00	
4	Parking Lot Demolition	SF	12500		1.00	12,500.00	
5	Sitework / Grading	LS	1		10,000.00	10,000.00	
6	New Bridge	LS	1		40,000.00	40,000.00	
7	Playground Relocation	LS	1		50,000.00	50,000.00	
8	Miscellaneous Landscaping	LS	1		6,000.00	6,000.00	2% of Subtotal
	Subtotal for City Park					**344,500.00**	
						68,900.00	
							$413,400.00
B	**Dunbar Park**						
1	8' Concrete Sidewalk	LF	2000		36.00	72,000.00	
2	Pavilion	LS	1		40,000.00	40,000.00	
3	Spray Park	LS	1		60,000.00	60,000.00	
4	Playground Relocation	LS	1		50,000.00	50,000.00	
5	Sitework / Grading	LS	1		10,000.00	10,000.00	
6	Miscellaneous Landscaping	LS	1		4,000.00	4,000.00	2% of Subtotal
	Subtotal for Dunbar Park					**236,000.00**	
						47,200.00	
							$283,200.00
C	**Memorial Park**						
1	8' Concrete Sidewalk	LF	6000		36.00	216,000.00	
2	Exercise Stations	EA	5		10,000.00	50,000.00	
3	Sitework / Grading	LS	1		10,000.00	10,000.00	
4	Miscellaneous Landscaping	LS	1		6,000.00	6,000.00	2% of Subtotal
	Subtotal for Dunbar Park					**282,000.00**	
						56,400.00	
							$338,400.00
							$1,035,000.00

Program Elements

-Plaza

-Landscape & Irrigation

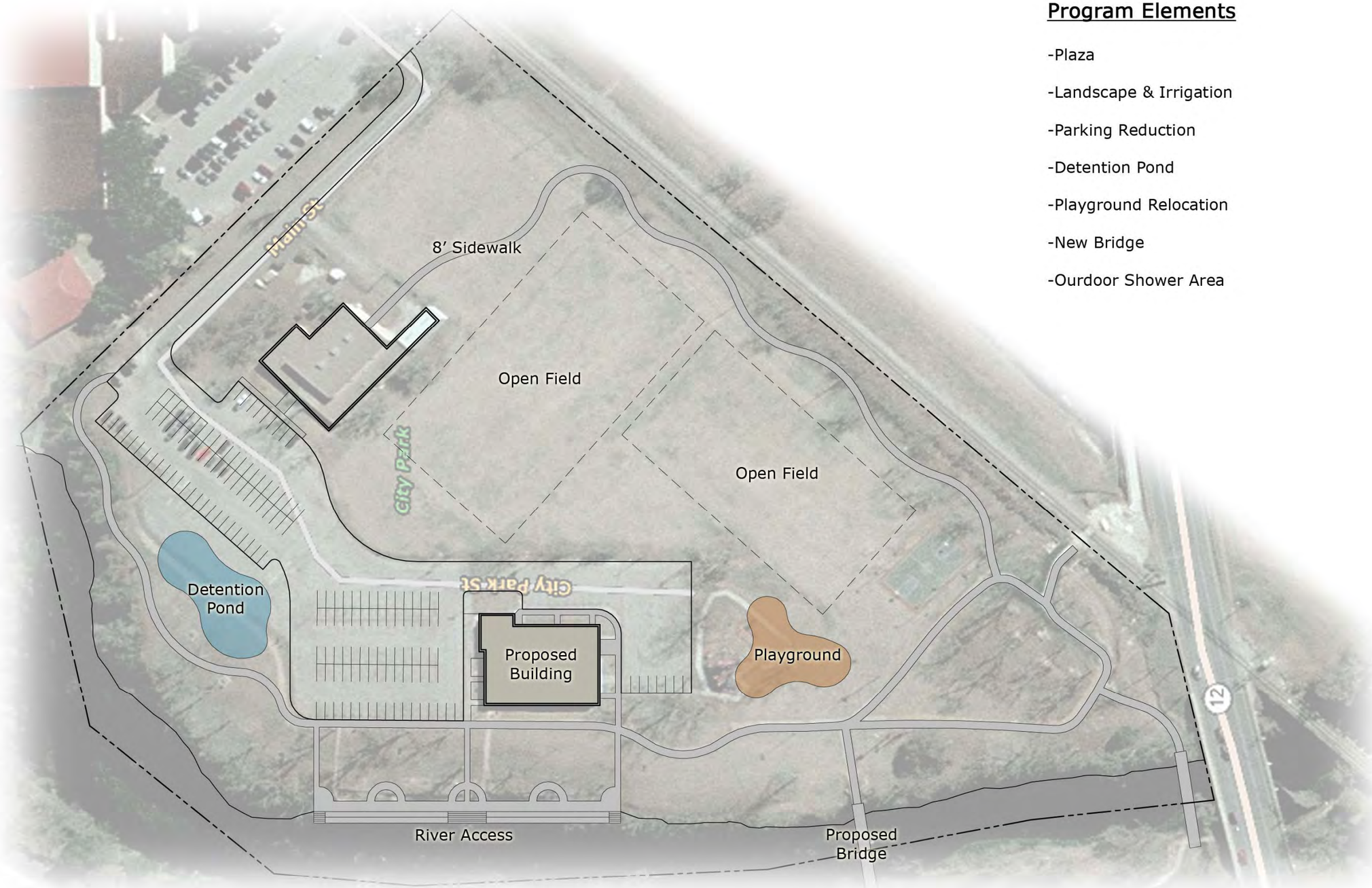
-Parking Reduction

-Detention Pond

-Playground Relocation

-New Bridge

-Ourdoor Shower Area



LAND DESIGN PARTNERS

City Park Improvements

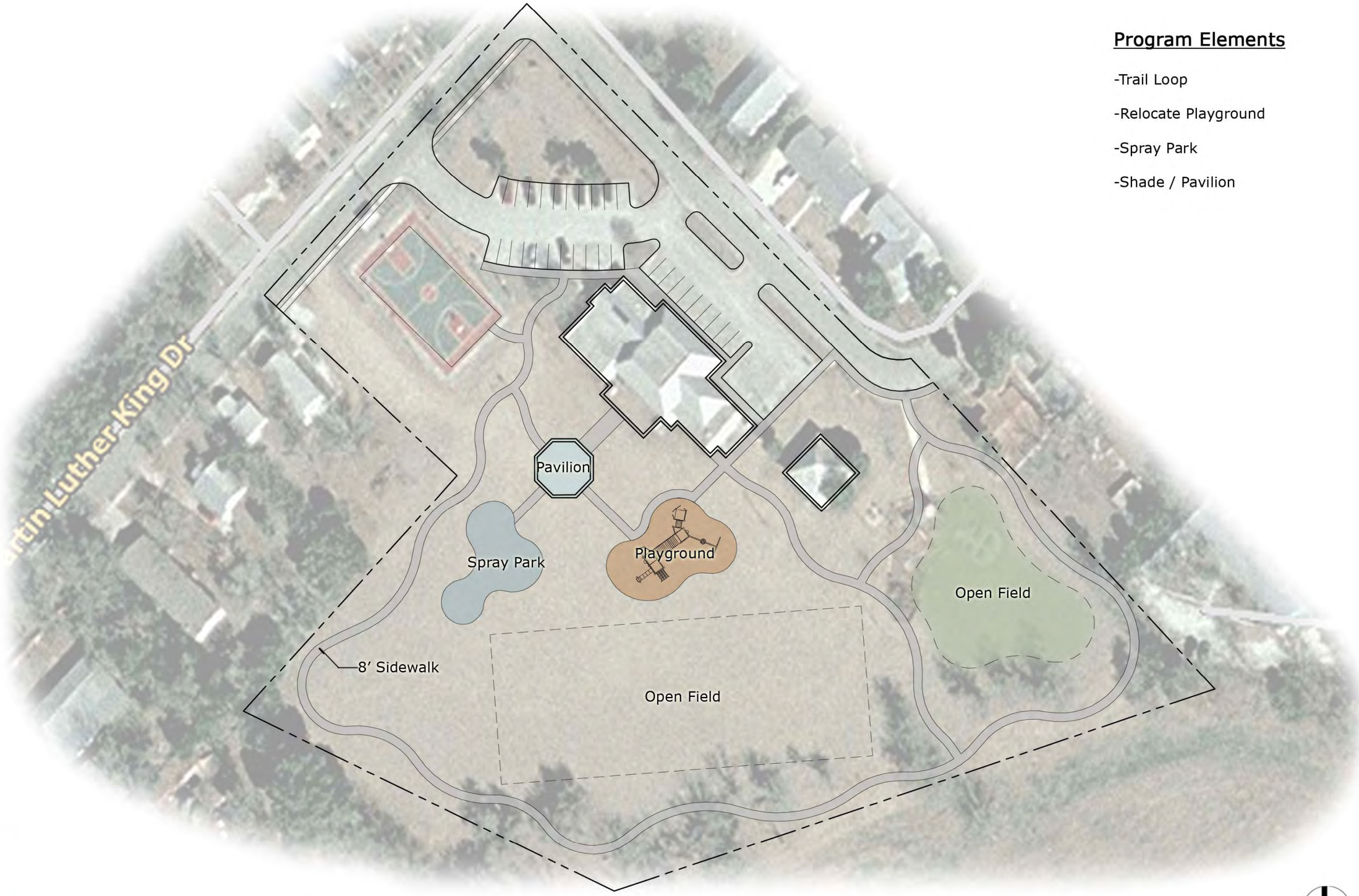
existing conditions

B0001-01

100

0 25 50 100
SCALE: 1"=50'

City of San Marcos
Parks Master Plan



Program Elements

-Trail Loop

-Relocate Playground

-Spray Park

-Shade / Pavilion

Dunbar Park Improvements

LAND DESIGN PARTNERS

B0001-01

0 15 30 60
SCALE: 1"=30'

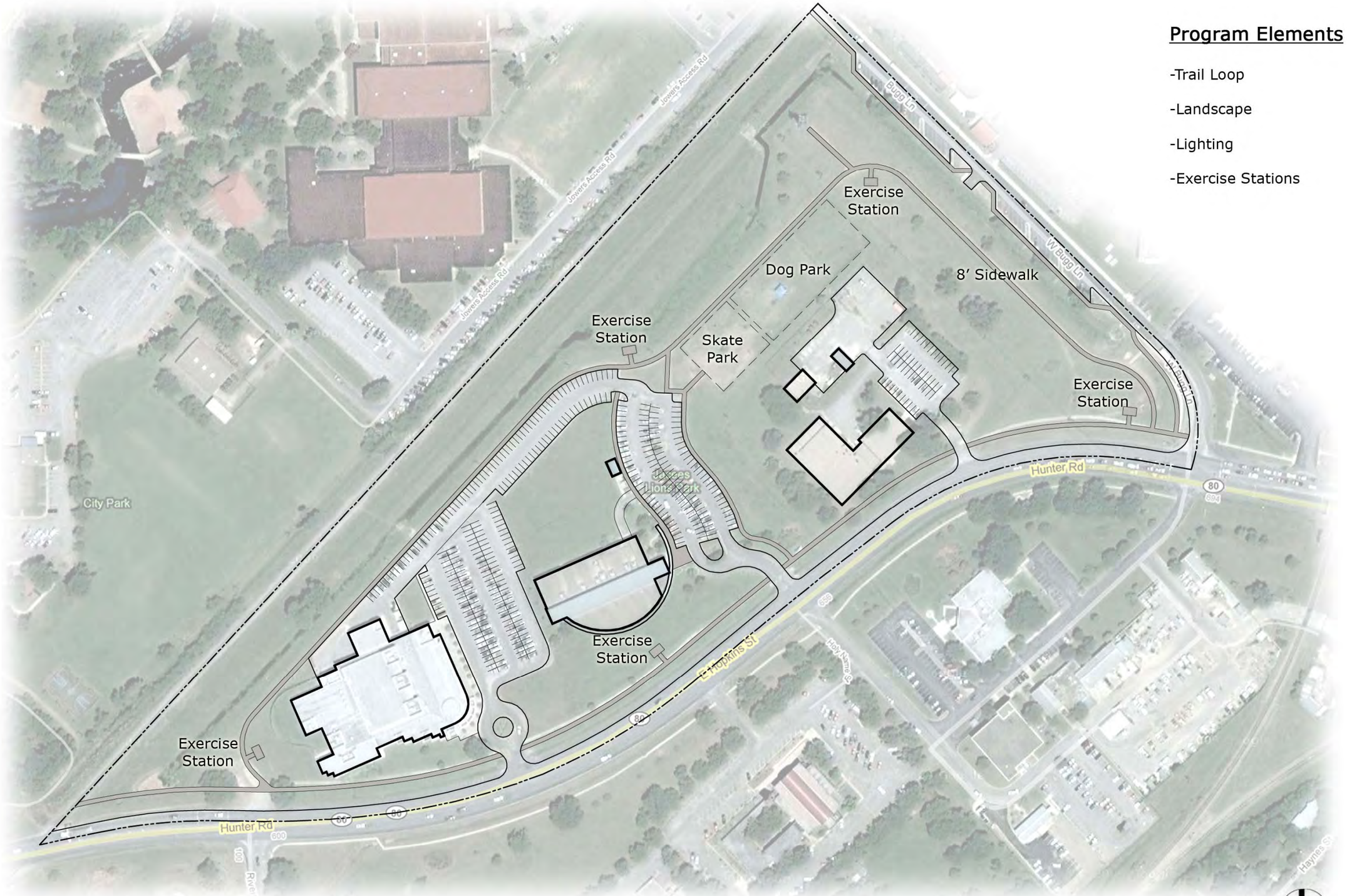
Program Elements

-Trail Loop

-Landscape

-Lighting

-Exercise Stations



LAND DESIGN PARTNERS

Memorial Park Improvements

existing conditions

B0001-01

0 40 80 160
SCALE: 1"=80'

APPENDIX C

PARKLAND DEDICATION

Parkland Dedication

The following tables summarize the research and methodology used to determine the extent of the parkland dedication recommendations. The City is currently acquiring land, but has little or no means to develop and maintain the property. The recommendations on the following pages allow the City to acquire slightly more park land than the existing ordinance, but also add development fees for improvements. The increases in land per unit and the addition of the development fee are modest, and are in line with communities of similar size. The recommendations were determined through a series of meetings and discussions with the Parks Board.

The following is a summary comparison of the existing City of San Marcos parkland dedication ordinance (left column) and the recommended changes (right column). All final revisions to the parkland dedication ordinance will be completed by the Planning and Development Services Department.

CURRENT	PROPOSED
Section 7.6.1.2 Parkland Dedication Five acres per 1,000 ultimate residents (1 AC/200 people) (1) 2.7 residents per single-family dwelling (74 du / 1 AC); (2) 2.5 residents per townhouse, duplex or condominium unit (80 du / 1 AC); and (3) 2.1 residents per multifamily residential unit (95 du / 1 AC)	1 AC / 175 people 65 du / 1 AC 73 du / 1 AC 80 du / 1 AC
Residential units shall be calculated based on the actual number of single-family, duplex and townhouse lots platted in the subdivision	
Multiple-family and condominium units shall be calculated on the maximum allowed density of the zoning district in which the lot is located	Based on actual number of units
Subdivision is located outside of the City limits, multiple-family units shall be calculated at the rate of 24 dwelling units per acre, and condominium units shall be calculated at the rate of 12 dwelling units per acre, unless deed restrictions are filed restricting the property to a lesser density	Extend jurisdiction to the ETJ Single Family calculated at the rate of actual dwelling units
The formula shall therefore be: Five acres *(multiplied by)* #units *(multiplied by)* residents per unit *(divided by)* 1,000	5.7 AC / 1,000 Residents
Parkland dedication requirements shall not apply to either the subdivision of commercial, industrial or other nonresidential lots, or to the replatting of previously platted residential lots, where such lots were subject to parkland dedication requirements at the time of the prior subdivision	
(e) The following criteria shall apply to land proposed for parkland or open space dedication:	

CURRENT	**PROPOSED**
1) At least 50% of the parkland that is required to be dedicated (based on the previously described calculation) shall be acceptable in terms of design, location, etc., for use as an area of active recreation	Slope is ≤ 10% on useable land
2) Drainage ditches, detention ponds, power line easements, steep slopes and similar sites shall not be accepted for parkland dedication, unless the Commission finds, after consultation with the Director or Assistant Director Community Services - Parks and Recreation, that the land has exceptional recreational value that warrants its acceptance as parkland or open space	If the land is acceptable, a maximum of 50% of the land can be used towards dedication Land utilized for dedication purposes must be a minimum of 100’ in width
3) Dedication of land within the 100-year floodplain is acceptable, provided the land consists of the native floodplain that is unaltered by channelization or other man-made stormwater control facilities	A maximum of 50% of the land can be used towards dedication Floodway is not acceptable towards any land credit quantity
4) All parkland and open space dedication shall be consistent with the goals, objectives and policies of the City's adopted Park Plan (as amended).	
(f) Fee-in-Lieu of Dedication A cash fee for the purchase of offsite parkland may be paid in lieu of all or part of the dedication of onsite parkland. The cash fee in lieu of parkland dedication shall be set by resolution of the City Council (see the Technical Manual). Fees in lieu of dedication may be accepted if either of the following conditions apply: 1) reviewed by the Director or Assistant Director Community Services - Parks and Recreation, the Planning and Zoning Commission 2) land proposed for dedication by the subdivider is either unsuitable for parkland due to its size or general physical characteristics, or the proposed dedication is not consistent with the goals, policies and objectives of the City's adopted Parks Plan	Fee-in-lieu may be granted: - If size of land is < 5-AC - Developer may develop park for the community in order to waive fee) Fees: Single family - $375/ du Multi-family - $300 / du Development fee - $400 / du

CURRENT

(g) Park Benefit Areas
The City shall establish a separate parkland and open space account. The funds in the account shall be earmarked solely for the acquisition and development of parkland either in the same park benefit area in which the subdivision is located, or for regional parks and open space that will benefit all of the citizens of San Marcos. The City shall expend cash contributions within ten years of the date any such contribution is made.

(h) Parkland Conveyance
Land proposed for dedication as public parkland or open space shall be designated on the final plat and shown as "Parkland dedicated to the City of San Marcos."

The acreage of the land included in the dedication shall also be shown on the plat.

All land designated as parkland shall be included in a separate lot, or multiple lots, that are shown on the plat.

The subdivider shall be obligated to survey corner markers at the corners of all parkland lots in accordance with the standards set forth in Chapter 6, Article 7, Division 3.

Prior to the City's acceptance of the subdivision improvements, the subdivider shall deliver a warranty deed to the City conveying fee simple title of all parkland shown on the final plat.

PROPOSED

All fees to be paid at building permit stage similar to other City impact fees.

CURRENT

(i) ***Parkland Improvements.***
The City shall be responsible for making any improvements, as it deems necessary, to parkland after it is dedicated and conveyed by the subdivider.

Park improvements shall be consistent with the intended use of the park and the overall goals, policies and objectives of the City, as stated in the adopted parks plan of the City, as amended.

During the platting of the subdivision, the subdivider may elect to fund certain park improvements that would benefit the character and quality of the subdivision. Where this is done, the subdivider shall be entitled to a partial credit on the total amount of parkland that is required for dedication. The Directors or Assistant Director Community Services - Planning and the Director of Parks and Recreation shall determine the total dollar value of the proposed parkland improvements and advise the Commission regarding a suggested equivalent acreage reduction in parkland dedication. Financial guarantees for the completion of parkland improvements by the subdivider shall be handled in the same manner as infrastructure improvements, as outlined in Section 1.6.6.4.
(Ord. No. 2006-45, § 65, 9-19-06)

PROPOSED

Develop a document of park standards that developers will need to adhere to if they choose to build their own park instead of contributing land or funds. Development of their own park will be used as credit towards the dedication required by this ordinance.

APPENDIX D

GREENSPACE MANAGEMENT PLAN

(Pending)

APPENDIX E

GREENSPACE SCORING CRITERIA

Greenspace Selection Criteria

In order to be considered, a proposed property MUST meet ALL of the following three (3) criteria:

1. The protection of this property is consistent with the policies of the San Marcos Horizons (City Master Plan).
2. The property has natural, scenic, historical, or agricultural value.
3. The properly is located within the San Marcos City limits of ETJ.

If the property under consideration meets ALL of the three (3) criteria above, then to further qualify for selection the property MUST meet two (2) or more of the PUBLIC BENEFIT LIST items and at least one (1) of the FEASIBILITY LIST items.

The PUBLIC BENEFIT LIST items are as follows (a minimum of two required):

1. The property provides connection to other open protected or open space land.
2. The property promotes responsible watershed and floodplain management.
3. The property is important for the movement of wildlife between habitat and/or for the conservation of native vegetation.
4. The property provides protection for the Edwards Aquifer
5. The property presents an opportunity to partner with other agencies and organization, both public and private.
6. The property helps balance urban development with natural areas and helps define the form of the community.
7. The property has the potential to offer alternative non-motorized routes for the movement of people.
8. The property provides opportunity for equal access for traditionally under-represented groups.
9. The property promotes public health and safety
10. The property creates and enhances the aesthetics/scenery and quality of life that define the community.
11. The property can contribute to the conservation listed species or species concern.
12. The conservation of this property offers economic benefits to the community.
13. The property provides appropriate recreational or educational opportunities.

The FEASIBILITY LSIT items are as follow (a minimum of one required):

1. The property could likely be protected or acquired with reasonable effort in relation to the property's conservation value.
2. It is likely that adjacent properties could be connected/protected.
3. The property is accessible to the general public.
4. Grant or matching funds may be available to facilitate acquisition.
5. Lack of immediate action precludes future protection or acquisition.
6. The property would require minimal funds for restoration, development, and/or maintenance because it is in a relatively natural state.
7. The mechanism and/or fund are in place for on-going maintenance.
8. The property could easily be acquired through development agreements.

APPENDIX F

ARTS MASTER PLAN

(Pending)