



Municipal Utility District

2008 Parks & Recreation

Open Space Master Plan

**INTERIM PHASE I DELIVERABLE**

July 2008



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## INTRODUCTION

A Municipal Utility District is a special purpose governmental entity of the State of Texas. Regulated by the Texas Commission on Environmental Quality (TCEQ), the MUD's primary function is to provide water, wastewater and in some cases, drainage services within its boundaries. A Municipal Utility District may sell bonds, levy and collect taxes, provide and charge for water and sewer services, build infrastructure, condemn property, enforce restrictive covenants and make regulations to accomplish its purposes.

The Mission Statement for the Brushy Creek Municipal Utility District is "Promote the highest quality of life in the Brushy Creek Community by providing the best level of water and wastewater, parks, and recreation and other services in the most cost-effective manner." With a hometown feeling, a progressive attitude, great family attractions, easy access to Round Rock and Austin, and distinct neighborhoods, Brushy Creek is an attractive place to live and recreate.

The District is located in Williamson County, one of the fastest growing counties in Texas, and in the United States. Over the past decade, the District has experienced rapid to steady development and population growth. The District has become one of the communities of choice for families in Williamson County. But fast growth also brings present challenges in providing quality public facilities and district services to the community.

The District commissioned Jacobs Carter Burgess to prepare a comprehensive parks master plan, as a forward - thinking look at the current status of the park system and what it needs to provide in the future. The Jacobs Carter Burgess team included National Service Research, a collaboration recognized in Texas for award-winning strategic park plans. The team took a fresh look at the current park system and recreation programs

today, as well as hearing from park users and interested groups from throughout the community. Clear priorities were established for the overall District, with specific priorities for unique geographic areas. The Master Plan provides a framework and balanced approach for existing park upgrades, new park improvements, and strategic high-profile projects throughout the park system.

Clearly, The Brushy Creek Municipal Utility District is committed to having a great park system that serves its citizens and visitors.

For the Master Plan, the District assembled a Task Force. The Task Force guided the project throughout, and key decisions were reviewed and approved by the District Board. Further, the professional staff of the District assisted in data gathering and public outreach throughout the project:

### **DISTRICT BOARD OF DIRECTORS:**

Rebecca B. Tullos - Treasurer  
Russ Shermer - Secretary  
Paul Tisch - *President*  
Bob Grahl - Assistant Treasurer/Assistant Secretary  
Cristine A. Yackle - *Vice President*

### **TASK FORCE COMMITTEE:**

Bob Grahl  
Diane Candler  
Fred Lord  
Janice Parker  
Russ Shermer  
Chris Yackle  
Steve Widacki  
Rebecca Tullos  
Sara Fournie  
Sara Gaetjens  
Veronica Myers

### **DISTRICT STAFF:**

Tom Clark  
Timothy P. Ishman  
Jesse Kennis



## REGIONAL LOCATION MAP



## PURPOSE OF THE PLAN

The Brushy Creek Municipal Utility District, while celebrating 30 years of service, strives to create the highest quality of life for its citizens. The District approximately has 203 acres of park land.

The purpose of this Master Plan:

1. Provide the framework for orderly and consistent planning and development.
2. Provide detailed research and facts concerning the community and the roles of parks and recreation.
3. Establish priorities and statements of direction based on researched and documented facts and a community based needs analysis.
4. Provide direction in the area of acquisition and development of park land to meet future needs.
5. Conform to the preparation suggestions and/or guidelines for local Park, Recreation and Open Space Master Plans, prepared by the Texas Parks and Wildlife Department for Texas Recreation and Parks Account local park grant program.

The Master Plan looked at the demographic changes and recreational trends impacting the Brushy Creek Municipal Utility District. The Master Plan will help provide direction in balancing the park system throughout the Community.

This document outlines the methods, results and recommendations of the Master Plan study and is intended to be used as a guide for future Park, Recreation and Open Space development within the District.

## METHODOLOGY

The Jacobs Carter Burgess planning team worked closely with District staff, Task Force and the Board during the entire process.

The Parks, Recreation and Open Space Master Plan was prepared using a two-phase process. Phase I involved an inventory and needs assessment study. Phase II involved preparing the Parks, Recreation, and Open Space Master Plan.

The Master Planning Process

### A. PHASE I – INVENTORY AND NEEDS ASSESSMENT

#### *Step 1 – Base Map Preparation*

The team prepared a computer generated base map from digital data provided by the District. The base map illustrated information such as park sites, school sites, streets, thoroughfares, buildings, topography, drainage corridors, vegetation, etc.

#### *Step 2 – Inventory/Supply Analysis*

Starting with information supplied by the District, the team and District Staff performed a district-wide tour of facilities available throughout the Community. The purpose of this task is to develop a thorough understanding of the recreation system as it stands today.

#### *Step 3 – Population Data and Benchmark Comparisons*

Starting with readily available public data provided by the District, Jacobs Carter Burgess analyzed current and projected demographic characteristics of the community. The team also benchmarked other communities in Texas with similar park systems. The communities were selected by the Task Force, and the choices were ratified by the Board.

#### *Step 4 – Standards Analysis/Program Analysis*

The team worked with the Board and staff and developed customized standards for both park acreages and facilities based upon the unique characteristics of Brushy Creek. The customized standards were then applied to the population data in Step 3 resulting in an illustration of 'gaps' between the existing park system and what is prescribed by the customized standards. The Team also analyzed five recreation programs based upon a business approach. The District Staff, with concurrence of the Task Force and the Board, supplied the five programs to be analyzed.

#### *Step 5 – Demand Analysis/Needs Assessment*

With National Service Research leading the needs assessment, a series of steps were utilized to determine the park and recreation needs of the community. This included 3 Focus Groups to determine the nature of the surveyed questions, followed by a mail-out survey to 4,825 households, where a 16% response rate was achieved. This constitutes a defensible basis for the survey results. From the feedback, the team was able to quantify the specific needs of the citizens.

### B. PHASE II – PARKS, RECREATION, AND OPEN SPACE MASTER PLAN (SECTION WILL BE REVISED BASED ON THE COMPLETION OF THIS PHASE)

#### *Step 6 – Priority Ranking Analysis*

The team will develop a list of facility needs based on the standards analysis, the citizen survey results, Task Force input, and input from the Board.

#### *Step 7 – Action Plan*

The team will work closely with staff, the task force, and the Board on specific recommendations to guide and direct the acquisition and development of parks, recreation and open space within the Ten Year Action Plan. The team also will prepare an exhibit depicting the

proposed locations for the Ten-Year Action Plan recommendations.

## *Step 8 – Expenditure Analysis*

To support the Action Plan, the team will prepare an expenditure analysis for budgets/ costs of priority items, including funding recommendations, sources and an estimated timeline for implementation.

## *Step 9 - Funding/Revenue Development & Partnering*

The team will prepare business plans for three (3) revenue sites using current information provided by the District Staff. The Business plans will address programs offered, hours of operation, pricing of programs, marketing of sites and programs, earned income opportunities, customer service, and image levels at the existing sites. The Team will also develop a list of potential funding/ partnering sources for future programs.

## *Step 10 – Preliminary Master Plan*

The team will prepare the preliminary Master Plan document for review with District Staff and the Board.

## *Step 11 – Final Report*

The team will prepare the Final Master Plan documenting the entire process and recommendations for the next five to ten years for the Municipal Utility District of Brushy Creek.



## INVENTORY OF PARK LAND

Brushy Creek has a park system encompassing 202.81 acres of dedicated park land. A profile of the system is presented below:

During the first phase of the Master Plan process, an inventory was compiled of all existing parks, recreation facilities, and open spaces within the Municipal Utility District of Brushy Creek. Jacobs Carter Burgess toured all the sites with District staff, and visited the sites individual without staff. The District provided acreage and amenity inventories for each of the parks.

The following pages provide an inventory which was derived from information provided to Jacobs Carter Burgess by District Staff, and information gathered in the field from site visits by Jacobs Carter Burgess of the existing parks and facilities within the community.

Jacobs Carter Burgess also made a general assessment of the condition of each park site, noting recommendations on how to improve the overall functionality and programming for each site. Located below the charts on each page is a brief condition assessment.

Park Land:	
2	Mini Parks
4	Neighborhood Parks
2	Community Parks
3	Linear Park/Trail
4	Special Use Parks

Parks & Recreation Amenities:	
1	Bat Observation Deck
3	Practice Baseball Fields
3.5	Basketball Courts
1	18 Hole Disc Golf Course
14	Fitness Stations
7	Pavilion/Shade Structures
2	Ponds
14	Playgrounds (2-5 Age & 5-12 Age Group)
3	Pools
1	Soccer Field
3	Tennis Courts
12.32 miles	Trail / Trailhead
3	Volleyball (sand) Courts





<b>Brushy Creek North Park:</b>	
Location: 4000 Park Drive	
Acres	4.91
Type (Refer to sheets 41-42)	N
Developed/Undeveloped:	D
<b>Amenities</b>	
Benches	6
Dog Station	1
Drinking Fountain (with Pet Fountain Option)	1
Fitness Stations	4
Grills	1
Picnic Tables	1
Play Ground	2
Volleyball Court (sand)	1
Shade Structure	1
Parking	5 spaces
Trail	.3 miles





<b>Brushy Creek Village Park:</b>	
Location: Brushy Creek Village	
Acres	1.91
Type (Refer to sheets 41-42)	N
Developed/Undeveloped:	D
<b>Amenities</b>	
Benches	2
Fitness Stations	2
Picnic Tables (wooden)	2
Playground	1



**Condition Assessment:**

- this park should be completely redesigned
- the trees should be kept, but need to be trimmed and pruned selectively
- the park needs all new playground equipment, benches, water fountain, pavilion, picnic tables and trash receptacles
- consider adding a trail to link either side of the neighborhood to the already existing sidewalks along Oconner Drive and Great Oaks
- removal of the white wooden bollards, and handrail on the sidewalk crossing the creek should be evaluated during the redesign of this park





<b>Cat Hollow Park &amp; Pool:</b>	
Location: 8600 O'Connor Drive	
Acres	11.62
Type (Refer to sheets 41-42)	C
Developed/Undeveloped:	D
<b>Amenities</b>	
Baseball Fields (Practice Field)	1
Basketball Court (lighted)	1
Benches	10
Bike Rack	1
Dog Station	2
Drinking Fountain	2
Grills	2
Pavilion	1
Picnic Tables	12
Playground	1
Pool (double slide & mushroom)	1
Restrooms	2
Shade Structure (pool area)	1
Tennis Court	1
Volleyball Court (sand)	1
Parking	46 spaces
Concrete Trail	.9 miles



**Condition Assessment:**

- resurface tennis and basketball courts and replace fencing
- consider reevaluating the layout of the park ( there could be a more efficient way to design the park to meet the needs of the Community/Special Events)
- replace swings and some of the older play equipment
- the pavilion can be up-graded by adding masonry to the columns, also drinking fountain, or water for vendors
- the addition of a larger pavilion should be considered
- the drainage swale which is located north west of the pool needs to be addressed for better drainage, as well as for aesthetics reasons
- consider heating the pool for year round use
- Cat Hollow has beautiful trees which give this park a great atmosphere and a good foundation for creating a signature part for the entire community



<b>Creekside Park &amp; Pool:</b>	
Location: 4300 Brushy Creek Road	
Acres	3.50
Type (Refer to sheets 41-42)	S
Developed/Undeveloped:	D
<b>Amenities</b>	
½ Size Basketball Court	1
Benches	6
Bike Rack	1
Drinking Fountain	1
Grills	1
Picnic Tables	9
Playground	1
Pool (diving board & well)	1
Restroom (1/pool & 1/playground )	2
Tennis Court	2
Well	1
Parking	27 spaces
County Trail (with a Trailhead, concrete)	.14 miles
Concrete Trail	.265 miles



**Condition Assessment:**

- resurface tennis and basketball court, and replace goals and backboard at half court
- renovate existing detached and attached restrooms
- address erosion problem coming off cliff (consider having an engineer evaluate for safety reasons)
- enhance park with more planting around buildings and pool area.
- replace fence around pool to meet Texas Health Department guidelines
- resurface pool/deck annually and consider having the pool and buildings inspected on a regular schedule to ensure the District is in compliance with the Texas Health Department





<b>Community Center &amp; Community Park:</b>	
Location: 16318 Great Oaks Drive	
Acres	20.97
Type (Refer to sheets 41-42)	C
Developed/Undeveloped:	D
<b>Amenities</b>	
Baseball Fields (Practice Field)	1
Bat Observation Deck	1
Benches	4
Bike Rack	2
Botanical Display Area	1.5 acres
Dog Station	1
Drinking Fountain	1
Fitness Stations	8
Pavilion (located in Botanical Display Area)	1
Picnic Tables	1
Playground	1
Restroom	3
Soccer Fields	1
Tables (with chairs, 8 large & 2 small, located on patio under shade cover)	10
Volleyball (sand) Court	1
Parking	399 spaces
Concrete Trail	.42 miles
Soft Trail	.48 miles



**Condition Assessment:**

- add additional benches, especially near play area and volleyball court, and add trash receptacles
- replace playground equipment and add more shade to play area
- consider constructing another pavilion in this park located near the soccer field and the practice baseball field
- volleyball area needs to be renovated
- trees located near the parking area, trail head, and the playground should be trimmed for safety reasons
- consider enlarging the weight room and adding additional meeting rooms and class rooms in the Community Center



<b>Pepper Rock Park:</b>	
Location: 8609 Pepper Rock Drive	
Acres	4.88
Type (Refer to sheets 41-42)	N
Developed/Undeveloped:	D
<b>Amenities</b>	
Baseball Fields (Practice Fields, with team benches, & one set of bleachers)	1
Basketball Court (with team benches)	1
Benches	2
Dog Station	1
Drinking Fountain	1
Grills	1
HC Space on-street	1
Pavilion	1
Picnic Tables	5
Playground	4
Restroom	1
Concrete Trail	.1 miles



**Condition Assessment:**

- add additional benches and trash receptacles, which color and style coincide with the identity of Brushy Creek
- resurface basketball/multipurpose sports courts, and replace backboards and nets
- the fence which surrounds the entire park should be replaced with a lower fence so the park can be seen from Great Oaks. For new fence, consider using another material besides wood, maybe metal, concrete, stone, or vinyl coated chainlink
- the entire park needs to be re-master planned to work more efficiently and ip-grade park image
- consider replacing the existing 3' wide concrete walks with 5'-8' wide walks
- restrooms should be renovated, add electricity to allow for security cameras
- the existing pavilion can be enhanced up by adding stone to the columns, and repair electrical outlets





<b>Racine Woods Park:</b>	
Location: 8174 Racine Trail	
Acres	.623
Type (Refer to sheets 41-42)	M
Developed/Undeveloped:	D
<b>Amenities</b>	
Benches	1
Picnic Tables	2
Playground	2

**Condition Assessment:**

- add additional benches and trash receptacles, which color and style coincide with the identity of Brushy Creek
- the sinkhole gives this park unique character and great potential, such as a natural amphitheater for small club meetings or small family gathering
- replace playgrounds with new equipment
- add a small pavilion or gazebo, and a drinking fountain
- also consider replacing the perimeter fencing with either an metal fence, concrete fence, or stone
- This park could be a very distinct pocket park snuggled into the neighborhood





<b>Sendero Springs Park &amp; Pool:</b>	
Location: 4203 Pasada Lane	
Acres	7.475
Type (Refer to sheets 41-42)	N
Developed/Undeveloped:	D
<b>Amenities</b>	
Benches	1
Drinking Fountain	2
Grills	2
Pavilion	1
Picnic Tables	9
Playground	1
Pool	1
Restroom (1/pool area, 1/pavilion, & family)	3
Shade Structure (in pool area)	1
Parking	55 spaces
Soft Trail	.3 miles
Hard Trail	.23 miles

**Condition Assessment:**

- add additional benches, picnic tables and trash receptacles which color and style coincide with the identity of Brushy Creek
- there needs to be signage located along Sendero Springs Drive to help identify the park
- the swings need to be replaced
- add a 2-5 age group playstructure
- the pool needs an additional space for the Marlins, and other pool maintenance equipment (storage). The building should be constructed of material similar to the existing building





<b>Shirley McDonald Park:</b>	
Location: 4390 Brushy Creek Road	
Acres	7.66
Type (Refer to sheets 41-42)	S
Developed/Undeveloped:	D
<b>Amenities</b>	
Benches	6
Pedestrian Bridge	1
Picnic Tables	3
Playground	2
Pond	1
Parking	11 spaces
Concrete Trail	.15 miles
Soft Trail	.25 miles



**Condition Assessment:**

- add additional benches, picnic tables and trash receptacles, which color and style coincide with the identity of Brushy Creek
- the 2-5, and the 5-12 age group playstructures need to be replaced, and the area around the structures needs to be redesigned
- this park could use a nice pavilion, possibly located up on the hill near the playground
- the sidewalk needs to be repaired
- replace the fence along Great Oaks with either a metal, concrete or stone fence
- the small retaining walls along Great Oaks Drive need to be repaired or replaced
- there are some very dangerous walks near and along the lake; some of the sidewalk locations should be reconsidered for safety reasons



<b>Stonebridge Site:</b>	
Location: Stonebridge Drive	
Acres (Refer to sheets 41-42)	.1137 acres
Type	M
Developed/Undeveloped:	U

**Condition Assessment:**

- this property could become a very nice neighborhood park with 2-5, 5-12 age group playgrounds, swings, picnic tables, benches, small pavilion, and trash receptacles





## INVENTORY OF HIKE AND BIKE TRAILS/ GREENBELTS

<b>Sendero Springs Greenbelt:</b>	
Location: Brushy Creek North	
Acres	42.264
Type (Refer to sheets 41-42)	L
Developed/Undeveloped:	D
<b>Amenities</b>	
Concrete Trail	1.12 miles
Soft Trail	.68 miles
Undeveloped Trail	.54 miles

<b>The Woods Greenbelt:</b>	
Location: The Woods of Brushy Creek	
Acres	13.216
Type (Refer to sheets 41-42)	L
Developed/Undeveloped:	D
<b>Amenities</b>	
Concrete Trail	1.11 miles
Soft Trail	.55 miles



<b>Liberty Walk Greenbelt &amp; Disc Golf Course:</b>	
Location: Cat Hollow	
Acres	26.2
Type (Refer to sheets 41-42)	L
Developed/Undeveloped:	D
<b>Amenities</b>	
Benches	2
Soft Trail	.47 miles



<b>Community Park Greenbelt:</b>	
Location: The Woods of Brushy Creek	
Acres	55.97
Type (Refer to sheets 41-42)	L
Developed/Undeveloped:	D
<b>Amenities</b>	
Soft Trail	.85 miles



<b>Williamson County Trail (Brushy Creek Regional Trail):</b>	
Location:	
Total Miles	2.5 miles
Type (Refer to sheets 41-42)	L
Developed/Undeveloped:	D
<b>Amenities</b>	
All Weather Trail (Located in Brushy Creek)	.14 miles

## INVENTORY OF PARK & RECREATION FACILITIES BY OTHER PROVIDERS

### Round Rock Independent School District:

- ***Brushy Creek Elementary School***  
– Playfields with backstop, play scapes, swings, running track, soccer fields, and parking
- ***Great Oaks Elementary School***  
– Playfields with backstop, play scapes, swings, running track, soccer fields, and parking
- ***Cedar Valley Middle School***  
– Lighted football field with running track, and bleachers, two baseball diamonds, and two soccer fields
- ***Walsh Ranch Middle School***  
– Lighted football field with running track, and bleachers, two baseball diamonds, and two soccer fields

### Homeowners Association:

- ***The Woods of Brushy Creek***  
– Swimming pool, bathhouse, and parking

### Fern Bluff Municipal Utility District:

- ***Fern Bluff Elementary School and Park***  
– Tennis courts, basketball court, playscapes, playfields, greenbelt and parking

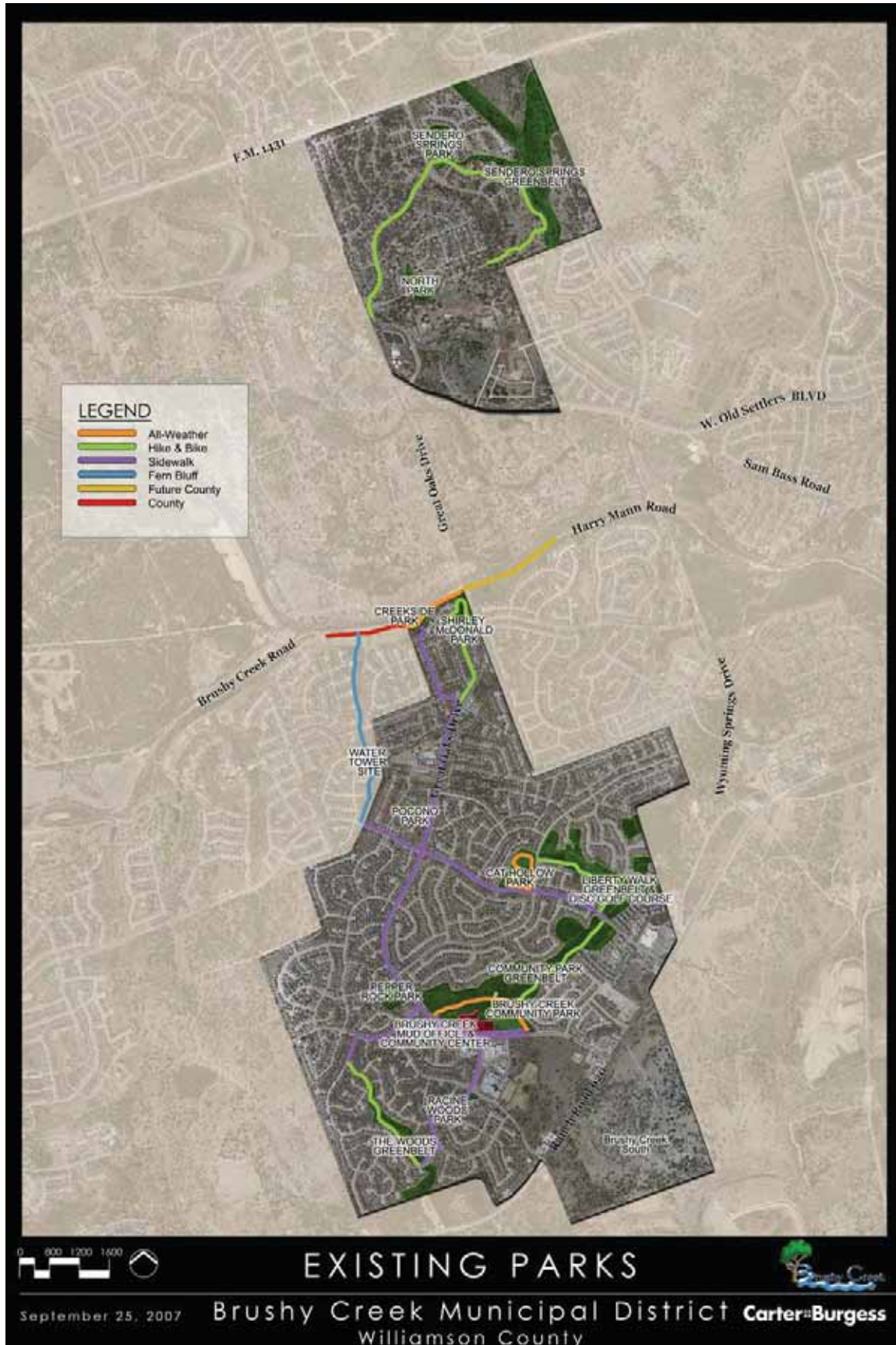
### Churches:

- Area churches provide a variety of recreation facilities including play fields, playscapes, volleyball courts, etc.



Insert 11x17 Excel Spreadsheet

# INVENTORY OF PARK LAND







## POPULATION CHARACTERISTICS & DEMOGRAPHICS (US 2000 CENSUS)

The population of a community can be evaluated in a variety of ways for purposes of park planning. The design of services is based in part on consumption characteristics of the residents. The size and location of parks, schools and services (public and private) should be based on the density and distribution of the population as recipients of these services. In order to assist in forecasting the future park and recreation needs of Brushy Creek Municipal Utility District, this section provided information and analysis on population trends and projections, racial composition, household size, age characteristics and educational attainment. (Based on 2000 Census Data & information supplied by the District)

### Total Population

The total population of Brushy Creek is divided almost equally between the two genders, with 49.1% of the population being male, and 50.9% being female. The median age is 32.4 years. While 62.9% of the population is over 20 years of age, only 4% of the population is over 65 years of age.

Total Population	15,371	
Male	7,540	49.1%
Female	7,831	50.9%
Under 5 Years	1,603	10.4%
5 to 9 Years	1,628	10.6%
10 to 14 Years	1,422	9.3%
15 to 17 Years	733	4.8%
18 to 19 Years	319	2.1%
20 Years	88	.6%
21 Years	73	.5%
22 to 24 Years	239	1.6%
25 to 29 Years	849	5.5%
30 to 34 Years	1,567	10.2%
35 to 39 Years	1,973	12.8%
40 to 44 Years	1,618	10.5%
45 to 49 Years	1,090	7.1%
50 to 54 Years	824	5.4%
55 to 59 Years	443	2.9%
60 and 61 Years	138	.9%
62 to 64 Years	142	.92%
65 to 66 Years	83	.54%
67 to 69 Years	108	.7%
70 to 74 Years	150	.98%
75 to 74 Years	126	.82%
80 to 84 Years	79	.5%
85 Years and Over	76	.5%
Median Age (years)	32.4	

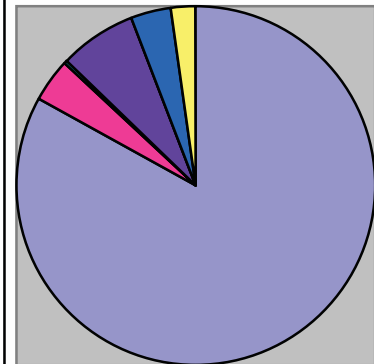
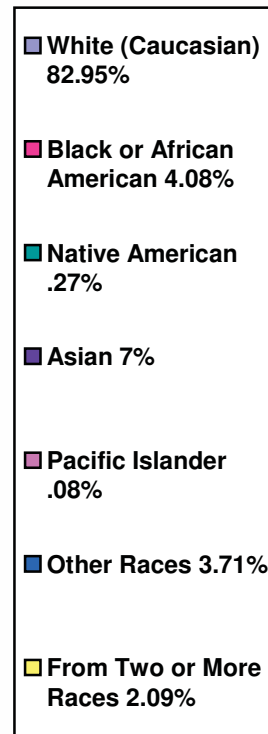
## Educational Attainment

(Based on Data from 2000 US Census)

Population 25 Years and Over	9,266	
Less than 9 <sup>th</sup> Grade	15	.16%
9 <sup>th</sup> to 12 <sup>th</sup> Grade, No Diploma	92	.99%
High School Graduate	1,339	14%
Some College, No Degree	1,519	16%
Associate Degree	671	7%
Bachelor's Degree	3,611	39%
Professional Degree	126	1.4%
Master Degree	1,166	12.6%
Doctorate Degree	163	1.8%
Percent High School Graduate or Higher		90%
Percent Bachelor's Degree or Higher		53%

## Ethnicity

The racial composition of Brushy Creek is predominately white, with 83% of the population comprising this category. Asians make up 7% of the population, while African Americans comprise 4.08% of the current population.



(Other contains all additional categories not listed in the above groups)

## Households By Type

Total Households	<b>4,920</b>	100%
Family Households (families)	4,381	89%
Non-Family Households	163	3.3%
Households With Individuals Under 18 Years	2,669	54.2%
Households With No Individuals Under 18 Years	1,340	27.2%
Households with Individuals 65 Years and Over	65	1.3%
Households with one or more people under 65 years and over	45	.9%
Average Household Size	3.18	
Average Family Size	3.39	

Definition from the Us Census Bureau, Census 2000 Summary File 1

A **"household"** is a person or group of people who occupy a housing unit. The "householder" is a person in whose name the housing unit is owned, being bought, or rented.

A **"family household"** consists of a householder and one or more people living together in the same household who are related to the householder by birth, marriage, or adoption — it may also include people unrelated to the householder. If the householder is married and living with his/her spouse, then the household is designated a **"married-couple household."**

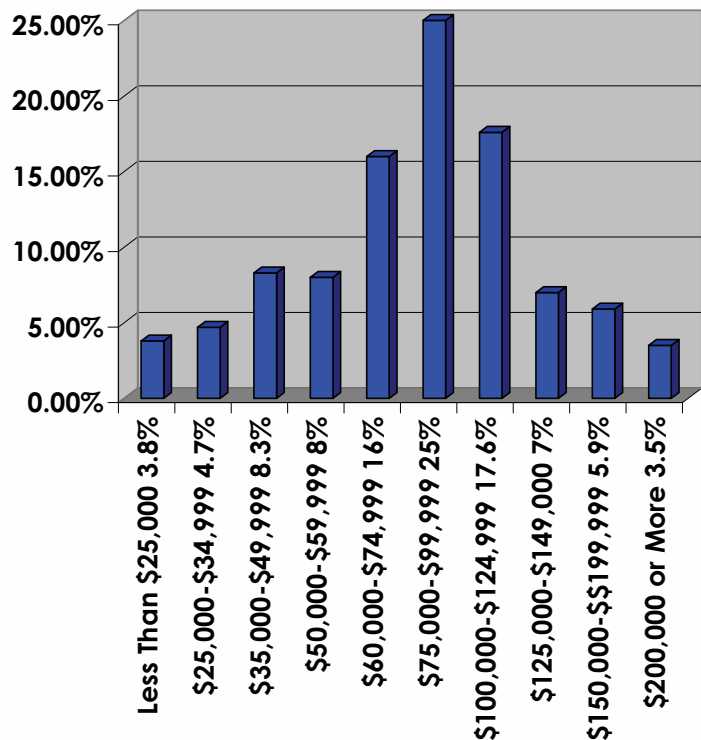
The remaining types of family households not maintained by a married couple are designated by the sex of the householder. A **"nonfamily household"** consists of a person living alone or a householder who shares the home with nonrelatives only; for example, with roommates or an unmarried partner.



## Housing Occupancy

Total Housing Units	<b>5,005</b>	100%
Occupied Housing Units	4,927	98.4%
Vacant Housing Units	78	1.6%

## Income in 2005





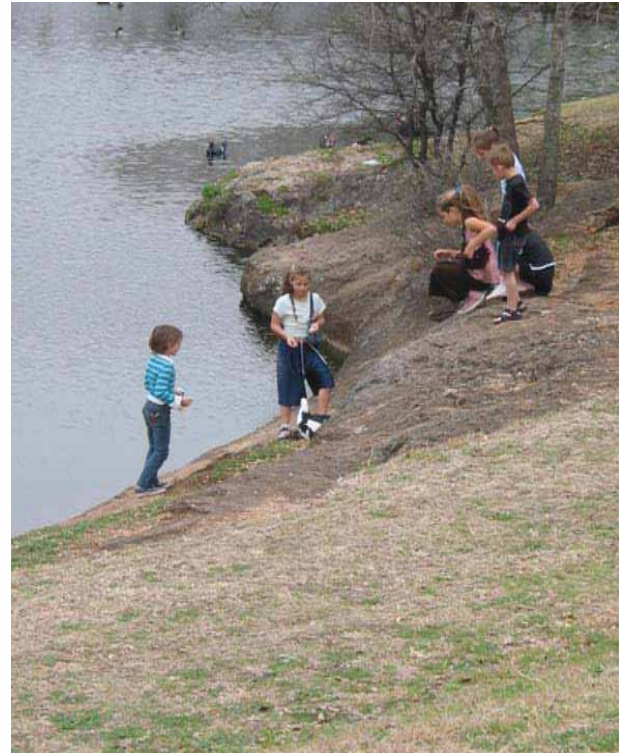
## 2007-2008 Educational Enrollment

(Data received from Round Rock ISD, and the District)

	Total Population	% Total Population	% Total Enrolled
Total Population (as of 2007)	17,000		
Population Enrolled Round Rock ISD	4,110	24%	
Less than 9 <sup>th</sup> Grade	2,873	17%	.16%
9 <sup>th</sup> to 12 <sup>th</sup> Grade	1,130	6.6%	28%

## School Enrollment

More than 24% of Brushy Creek's population is 3 years and over and enrolled in school. Of those 24%, 9% of the population are of elementary school age, more than 12% of persons enrolled are of middle/high school age.



High School (1,130) 6.6%

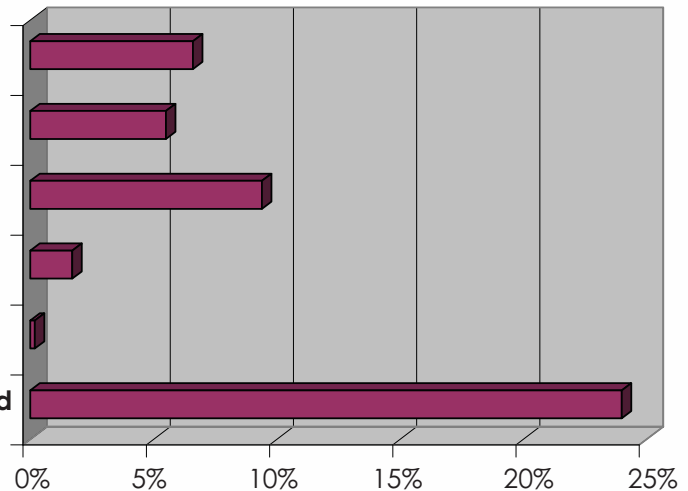
Middle School (Grades 6-8) (931) 5.5%

Elementary School (Grades 1-5) (1,594) 9.4%

Kindergarten (297) 1.7%

Nursery School, Preschool (31) .18%

Pop. 3 Years & Over Enrolled in School (4,110) 24%



## INTRODUCTION AND METHODOLOGY

National Service Research (NSR) completed a comprehensive research study for Brushy Creek Municipal Utility District as part of the Parks, Recreation, and Open Space Master Plan. An important aspect of the Master Plan was to conduct a demand and needs assessment which involved citizen input. The purpose of the needs assessment study was to provide a foundation for the Comprehensive Park and Recreation Master Plan that will provide guidance based upon citizen needs and priorities. NSR worked closely with Brushy Creek Parks Task Force, District staff, and Jacobs Carter Burgess throughout the research process.

In order to complete this study effort, NSR, Jacobs Carter Burgess, Task Force, and staff designed a citizen survey. The survey design was based upon input from focus groups, public meetings, Task Force, and District Staff. A public meeting was held on September 25 and two focus group sessions were held on September 26, 2007. A total of 4,825 surveys were mailed to households on December 26, 2007. A total of 759 surveys were returned and tabulated, a response rate of 16%. The margin of error of this sample size at a 95% confidence level is plus or minus 3.5%. This indicates that one can be 95% sure that the results are accurate and could vary by 3.5% one way or the other.

The citizen survey and detailed survey tables are presented in the Appendices of the technical volume report, which was supplied to the District staff after the data was evaluated and presented to the task force.

This study is to be used as a guide to direct the master park and recreation planning

efforts for Brushy Creek.

## Study Highlights

- Trails, greenbelts, parks, the community center and pools are heavily used by the citizens of Brushy Creek.
- Most citizens rated the maintenance of Brushy Creek parks and recreation facilities as excellent or good. *This indicates the department is doing a good job with regard to maintenance.*
- A total of 31% of residents have participated in one or more recreation programs offered by Brushy Creek.
- A majority of residents support the expansion or renovation of the Brushy Creek Community Center. Only one in five do not support it.
- Primary indoor facilities citizens feel are most needed in the Community Center expansion: expanded weight room, expanded multi-purpose aerobics/fitness room, expanded indoor walking/running track and expanded child play facilities.
- More than half (66%) support the construction of an indoor swimming pool in Brushy Creek. One-fourth of citizens do not support the construction of an indoor swimming pool.
- The top five park facilities citizens feel are most important to add to existing parks or future parks: (in order of importance): additional trail connections throughout the District, new indoor pool (lap/sport/competition and play/therapeutic/recreational), additional nature trails/greenway corridors, additional open space/natural areas, and



additional trails. *This data will assist in providing priorities for facilities in the Master Plan.*

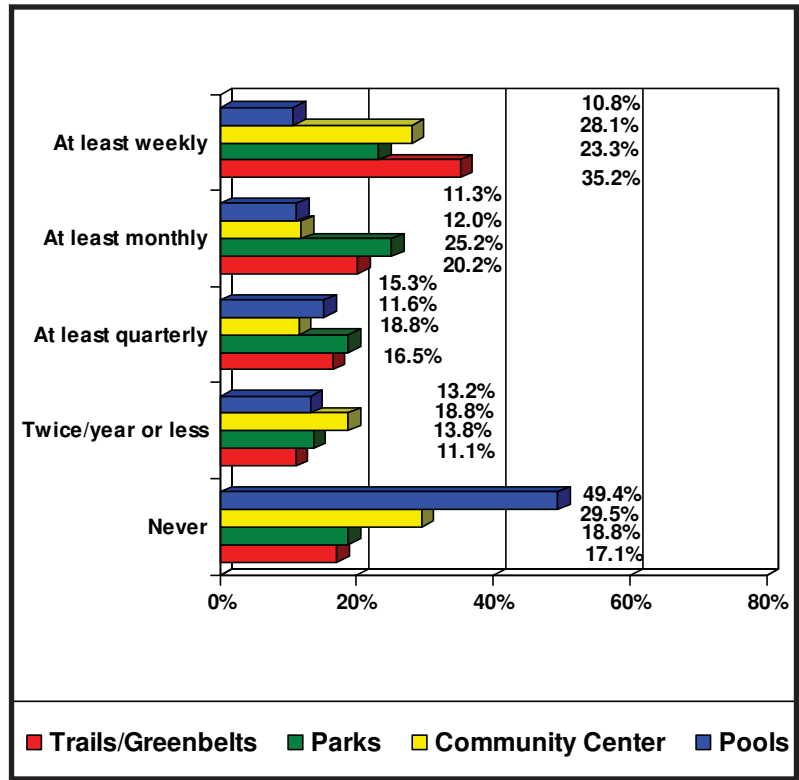
- A majority of respondents, 68.6 % would prefer to receive information about Brushy Creek parks and recreation activities through the water bill insert. Others prefer flyers or direct mail, Community Impact Newspaper and the District web site. *This information will assist the Park and Recreation Department with ways to provide more effective communication, programs, activities and park locations.*





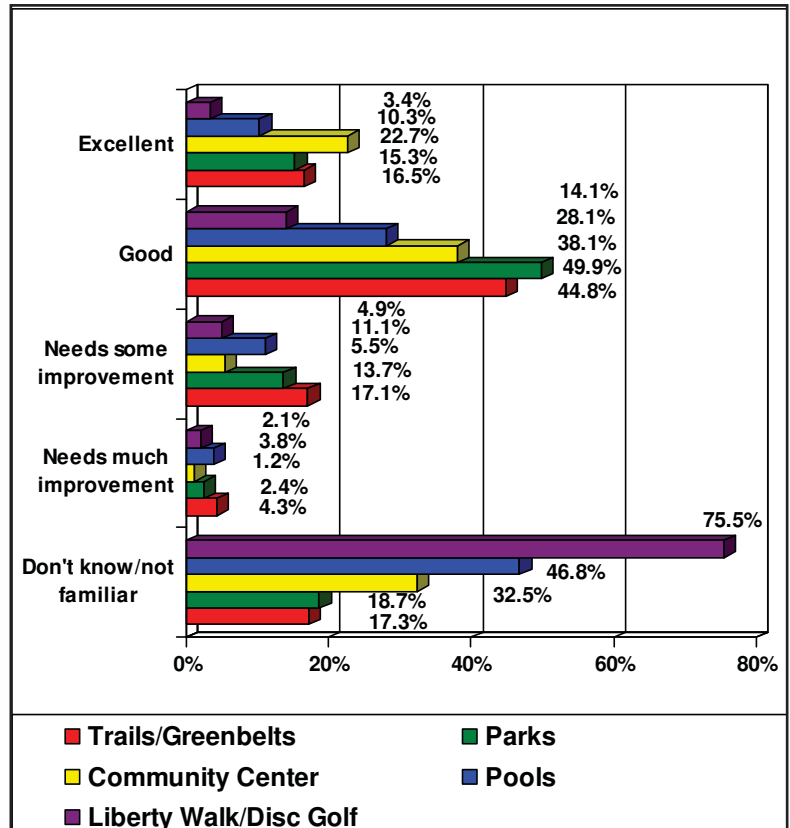
## FREQUENCY OF USE - PARKS & RECREATION FACILITIES

Trails/greenbelts and parks are heavily used by Brushy Creek Residents. 55% reported they use trails/greenbelts monthly or more and 48% use parks monthly or more. 40% of residents use the community center monthly or more, while 51% of residents have used the pools at least once within the past year.



## MAINTENANCE OF PARKS & RECREATION FACILITIES

Most citizens rated the maintenance of Brushy Creek parks and recreation facilities as excellent or good. This indicates the department is doing a good job with regard to maintenance. 11% reported the pools, 6% community center, 14% parks, 17% trails/greenbelts and 5% Liberty Walk Disc Golf needed some improvement. Less than 5% felt any of these facilities needed much improvement.





## OTHER OUTDOOR PARKS & INDOOR FACILITY IMPROVEMENT OR MAINTENANCE ISSUES THAT ARE MOST NEEDED

**36% of respondents provided comments for this question. The most frequent answers:**

- Enlarge Community Center/more equipment needed/clean restrooms and equipment more often
- Need indoor pool
- Improve trail maintenance
- Add benches, mile markers, trash cans, water fountains, and lighting along trails
- Need more lighted tennis courts/improve maintenance of tennis courts
- Update pools/better cleanliness of pools and pool restrooms
- Add a dog park
- Improve upkeep of medians
- Need more shade at parks

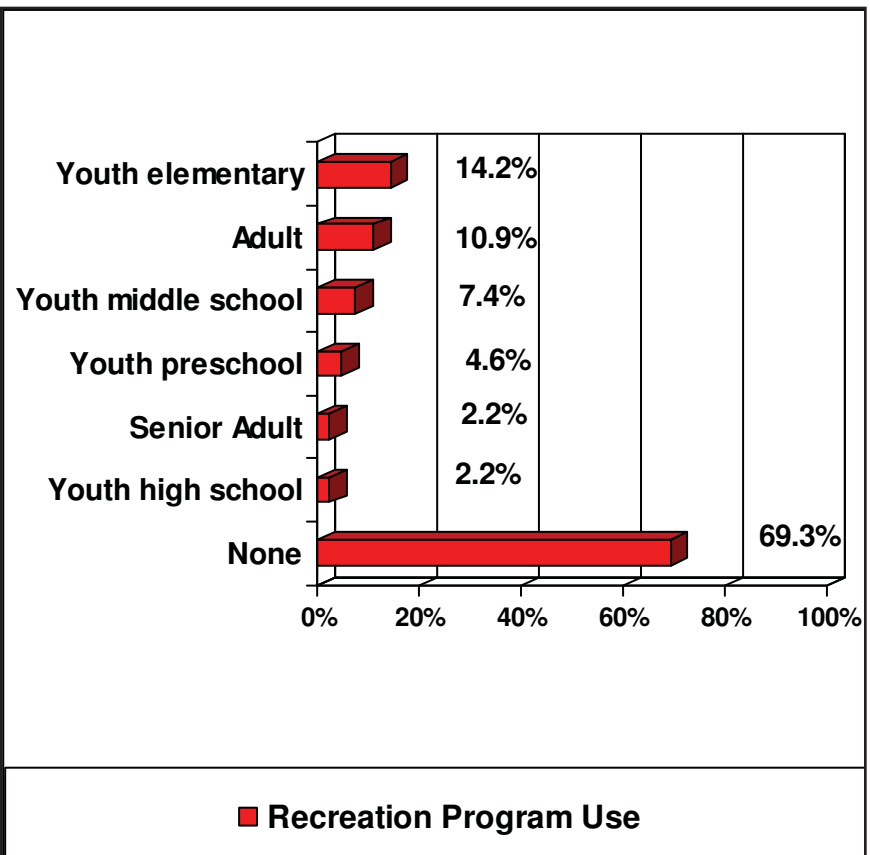


## RECREATION PROGRAM PARTICIPATION

A total of 31% of residents have participated in one or more recreation programs offered by Brushy Creek.

Recreation program participation is 51% among households who have children (18 years of age or younger).

*A 31% participation rate in programs is positive and slightly higher than national averages.*





## RECREATION PROGRAMS YOU WOULD LIKE TO SEE ADDED

### Percentage of respondents who had recreation program suggestions:

- Adult programs 17%
- Children's programs 10%
- Teen programs 8%
- Senior programs 7%
- No suggestions 67%

### Children program suggestions:

- Playgroups/recreational play time
- Exercise/fitness/gymnastics/Pilates yoga/tumbling
- More sports/more team sports (soccer, basketball, tennis, volleyball, badminton, track, football)
- Music and art (guitar lessons)
- Archery
- Dance/ballet
- Cooking
- More programs for 6 to 10 year olds and 3 and under
- Infant/toddler classes
- Outside adventures
- Indoor swim classes
- Kayaking
- Weekend programs
- Alternative language classes
- Tutoring
- After school care

### Teen program suggestions:

- Sports – basketball, ultimate Frisbee, volleyball, soccer, racquetball, running, kickball, tennis, track
- Music - Guitar lessons
- Programs for 10 to 15 year olds
- Cooking classes
- Ping pong, pool
- Art classes
- Community service projects/responsibility programs
- Dances

- Friday/Saturday night activities
- Weight lifting and exercise classes (yoga)
- Diving classes
- Spanish classes

### Adult program suggestions:

- Sports – Racquetball, softball, flag football, volleyball, sand volleyball
- Tennis leagues
- Exercise/aerobic/yoga/spin/circuit training classes (more classes/evening classes)
- More craft classes
- Cards, bingo, poker, dominos, backgammon
- Golf lessons
- Walk/bike groups
- Cooking/gardening
- Woodshop
- Socials/dances
- Dance classes
- Health classes/assessments
- Investing/speaker programs
- Tax preparation/review
- CPR classes
- Language classes (Spanish)

### Senior program suggestions:

- Exercise programs
- Book exchange
- Sports – Softball, volleyball, racquetball
- Evening activities and day trips
- Swim lessons
- Card groups/game night
- Dance lessons
- Social get-togethers
- Cooking classes
- Spanish classes
- Walking groups

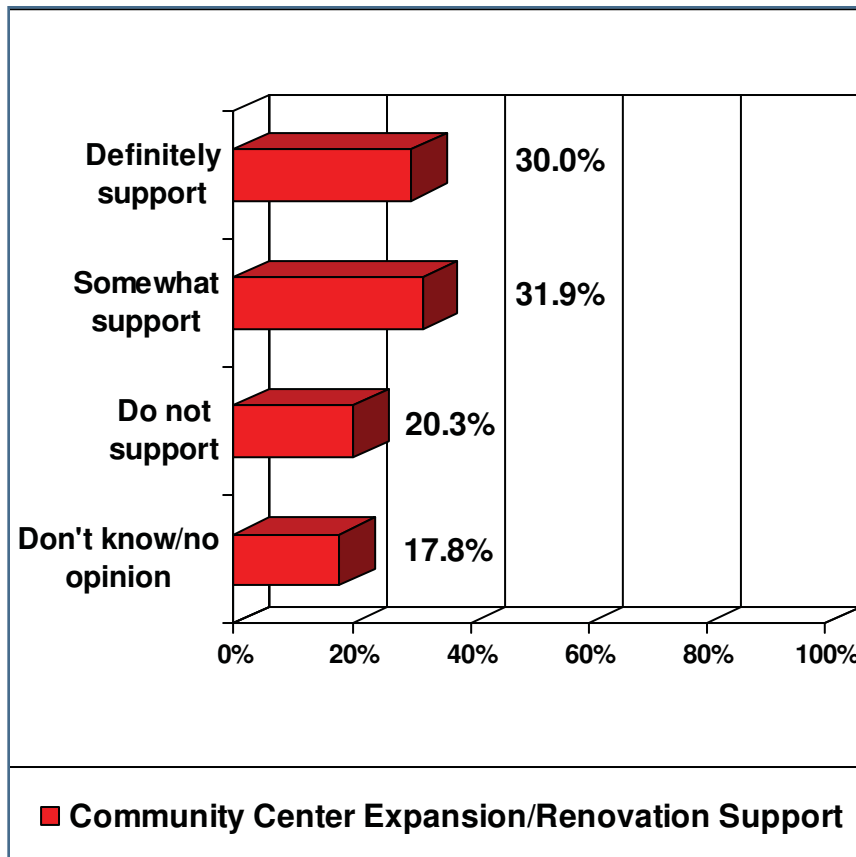


## COMMUNITY CENTER EXPANSION/RENOVATION SUPPORT

A majority of residents support the expansion or renovation of the Brushy Creek Community Center.

Only one in five do not support it.

Among those who use the Community Center at least quarterly or more, a total of 82% definitely or somewhat support the expansion/renovation.



The THIRD BULLET - REPRESENTS ONLY PEOPLE WHO USE THE COMMUNITY CENTER AT LEAST QUARTERLY AND 82% SUPPORT THE EXPANSION/RENOVATION. The graph represents ALL RESPONDENTS.



## INDOOR FACILITIES TO BE CONSIDERED IN THE COMMUNITY CENTER EXPANSION

Important indoor elements in planning the recreation facilities the citizens feel are needed are listed in the table below in priority order. The mean rating scale is: 4=definitely needed and 1=not needed. Those who had no opinion or were not familiar with the need for a particular facility were excluded from the mean score calculation.

The first column presents the facility, the second is the percentage of all respondents rating it a "4" definitely needed and "3" needed, the third columns present the mean score for all respondents.

*This data will provide key elements to the master plan because it presents the facilities citizens feel are most needed. The data will also help prioritize needed indoor facilities in the Master Plan.*

Indoor Facility Needs	% Rating "4" Definitely Needed or "3" Needed	Mean Score
1. Expanded weight room	62.20%	3.21
2. Expanded multi-purpose aerobics/fitness room	57.9	3.13
3. Expanded indoor walking/running track	48.8	2.8
4. Expanded child play facilities	27.3	2.46
5. Expanded/renovated shower/locker facilities	30.3	2.38
6. Additional gymnasium	26.5	2.28
7. Additional racquetball courts	22.9	2.15
8. Expanded kitchen for cooking classes and other uses	18.8	2.11
9. Computer café and resource room	22.6	2.07
10. Sauna	25.8	2.07
11. Climbing wall	21.3	2.04
12. Hot tub	22.2	1.95
13. Additional multipurpose meeting rooms	14.4	1.87





## PARK FACILITIES MOST NEEDED

The table below presents the parks facilities that the citizens felt are needed in order of importance. The mean rating scale is: 4=definitely needed and 1=not needed. Those who had no opinion or were not familiar with the need for a particular program were excluded from the mean score calculation.

The first column presents the program, the second is the percentage of respondents rating the program a “3” and “4”. The third column present the mean score for all respondents.

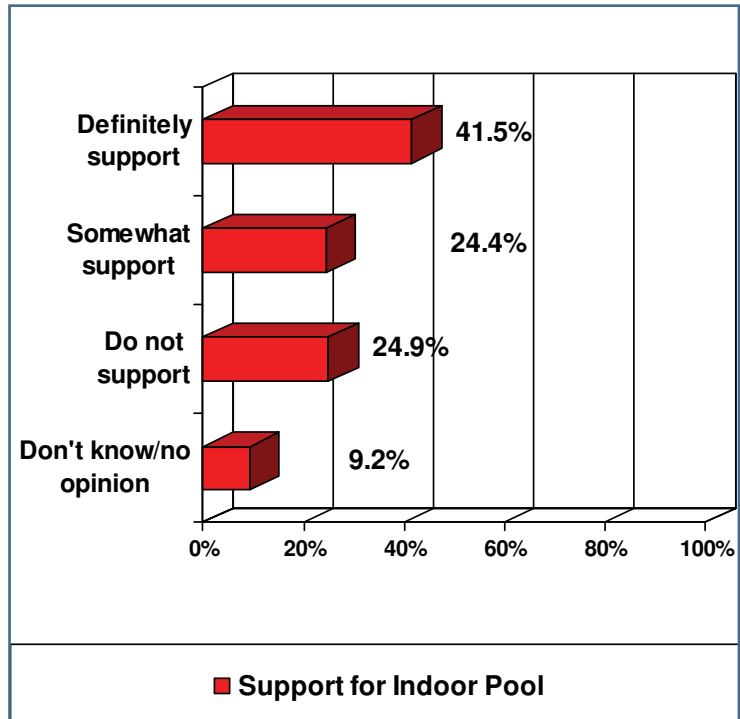
*This data will provide key elements to the master plan. It presents the parks facilities citizens feel are most needed.*

All Respondents – Parks Facility Needs	% Responding “4” Definitely Needed & “3” Needed	Mean Score
1. Additional trail connections throughout the District	50.60%	2.75
2. New indoor swimming pool (lap/sport/competition and play/therapeutic/recreational)	45.7	2.61
3. Additional nature trails/greenway corridors	45.7	2.57
4. Additional open space/natural areas	42.1	2.52
5. Additional hike/bike/walk/jog/run trails	42.7	2.5
6. Additional picnic shelters/pavilions	37.6	2.33
7. New indoor swimming pool (play/therapeutic/recreation pool only)	33.2	2.23
8. New spray ground (outdoor park with spray features for all ages)	31.4	2.21
9. New indoor swimming pool (lap/sport/competition only)	26.6	2.05
10. Additional tennis courts	22.2	2
11. New amphitheater	22.6	1.97
12. New bouldering (outdoor climbing activities)	22.1	1.96
13. Additional basketball courts	19.2	1.92
14. New skate park	18	1.83
15. New BMX track	10.5	1.56



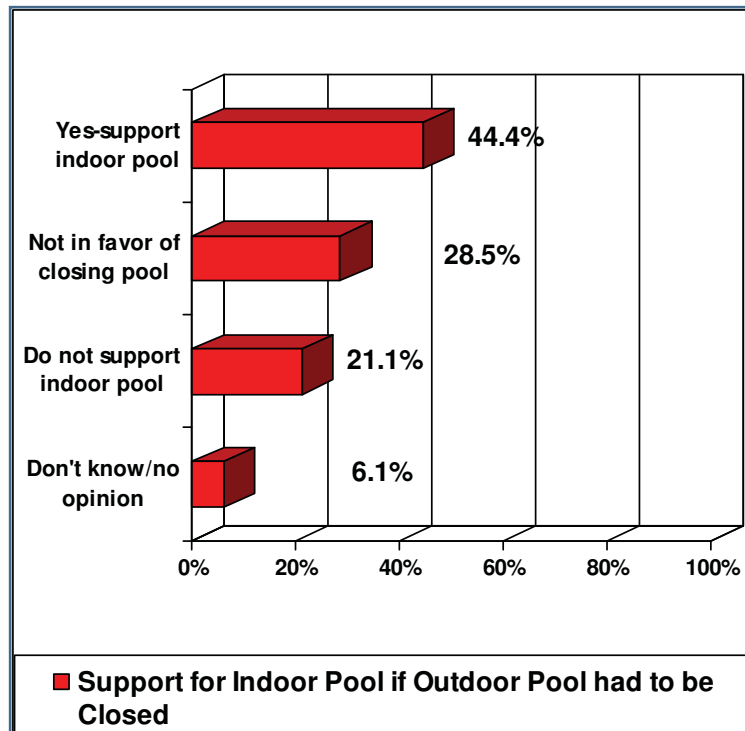
## INDOOR SWIMMING POOL SUPPORT

More than half (66%) support the construction of an indoor swimming pool in Brushy Creek. One-fourth of citizens do not support the construction of an indoor swimming pool.



## SUPPORT INDOOR SWIMMING POOL IF ONE OF THE THREE EXISTING OUTDOOR POOLS HAD TO BE CLOSED

44% of citizens support the construction of an indoor pool even if an existing outdoor pool had to be closed. 29% are not in favor of closing an outdoor pool in order to have an indoor pool and 21% are not in favor of an indoor pool.





## PARKS FACILITIES MOST NEEDED

The table below presents the parks facilities that the citizens felt are needed in order of importance. The mean rating scale is: 4=definitely needed and 1=not needed. Those who had no opinion or were not familiar with the need for a particular program were excluded from the mean score calculation.

The first column presents the program, the second is the percentage of respondents rating the program a “3” and “4”. The third column presents the mean score for all respondents.

This data will provide key elements to the master plan. It presents the parks facilities citizens feel are most needed.

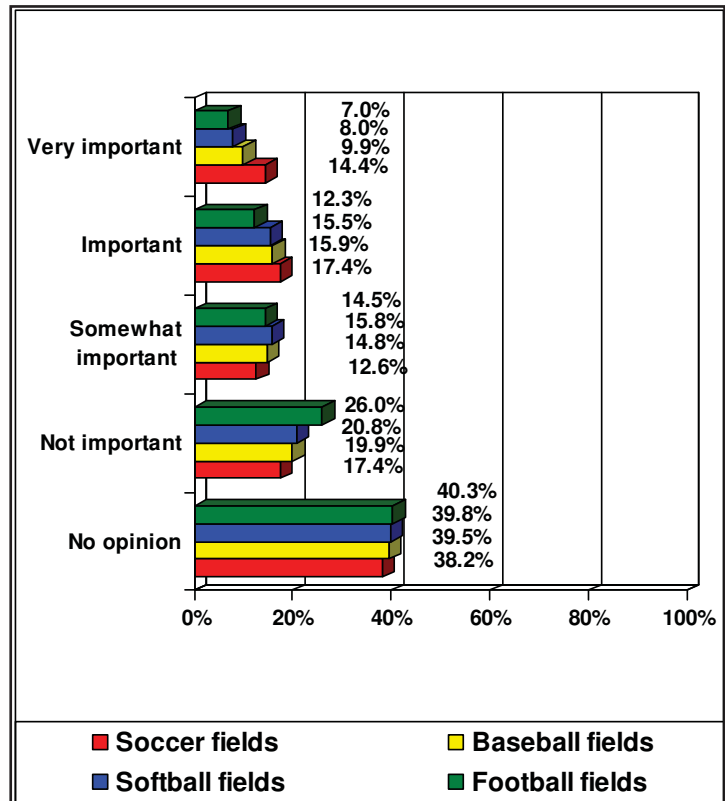
All Respondents – Parks Facility Needs	% Responding “4” Definitely Needed & “3” Needed
1. Additional trail connections throughout the District	50.6%
2. New indoor swimming pool (lap/sport/competition and play/therapeutic/recreational)	45.7
3. Additional nature trails/greenway corridors	45.7
4. Additional open space/natural areas	42.1
5. Additional hike/bike/walk/jog/run trails	42.7
6. Additional picnic shelters/pavilions	37.6
7. New indoor swimming pool (play/therapeutic/recreation pool only)	33.2
8. New spray ground (outdoor park with spray features for all ages)	31.4
9. New indoor swimming pool (lap/sport/competition only)	26.6
10. Additional tennis courts	22.2
11. New amphitheater	22.6
12. New bouldering (outdoor climbing activities)	22.1
13. Additional basketball courts	19.2
14. New skate park	18.0
15. New BMX track	10.5



## IMPORTANCE OF PRACTICE FIELDS IN BRUSHY CREEK

Importance of practice fields ranked as follows for those who ranked them as somewhat important, important or very important:

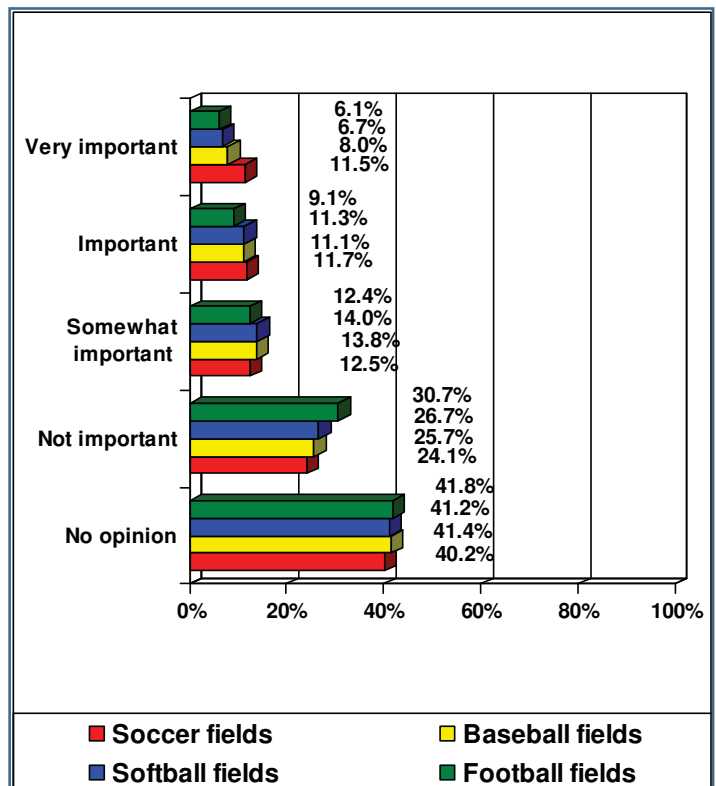
- 44% Soccer
  - 41% Baseball
  - 39% Softball
  - 34% Football
- 56% to 66% of respondents reported practice fields were not important or they had no opinion.



## IMPORTANCE OF LEAGUE/COMPETITIVE FIELDS IN BRUSHY CREEK

Importance of league or competitive fields ranked as follows for those who ranked them as somewhat important, important or very important:

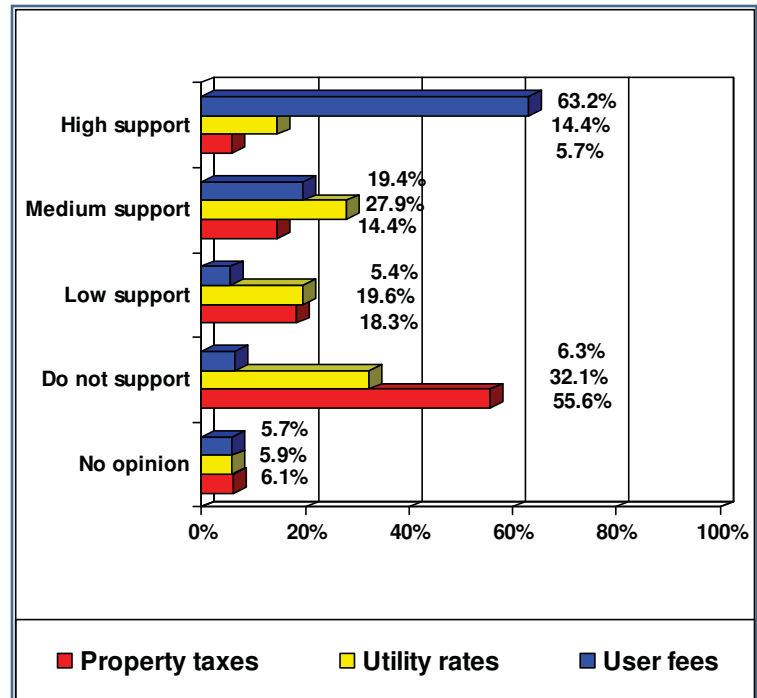
- 36% Soccer
  - 33% Baseball
  - 32% Softball
  - 28% Football
- 64% to 73% of respondents reported league competitive fields were not important or they had no opinion.





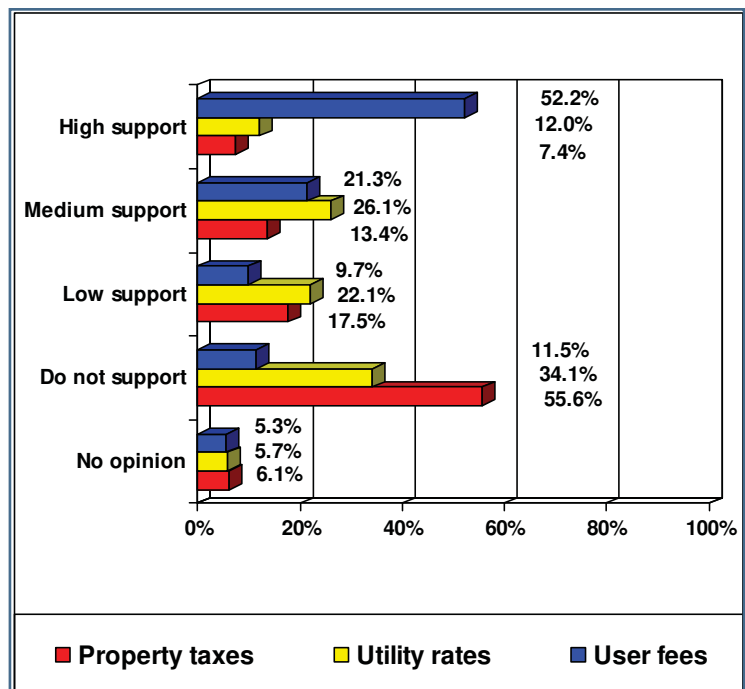
## FUNDING OF CURRENT MAINTENANCE PARKS AND FACILITIES

A majority of respondents expressed high support to fund current maintenance of parks and facilities through user fees. 42% support funding through utility rates. 20% support funding through property taxes.



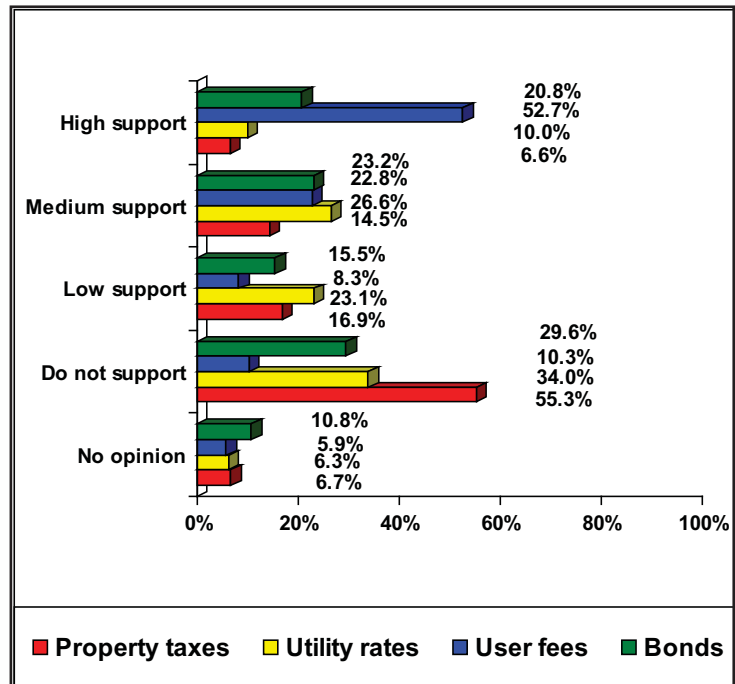
## FUNDING OF ADDITIONAL/EXPANDED MAINTENANCE PARKS AND FACILITIES

A majority of respondents expressed high support to fund additional or expanded maintenance of parks and facilities through user fees. 38% support funding through utility rates 21% support funding through property taxes.



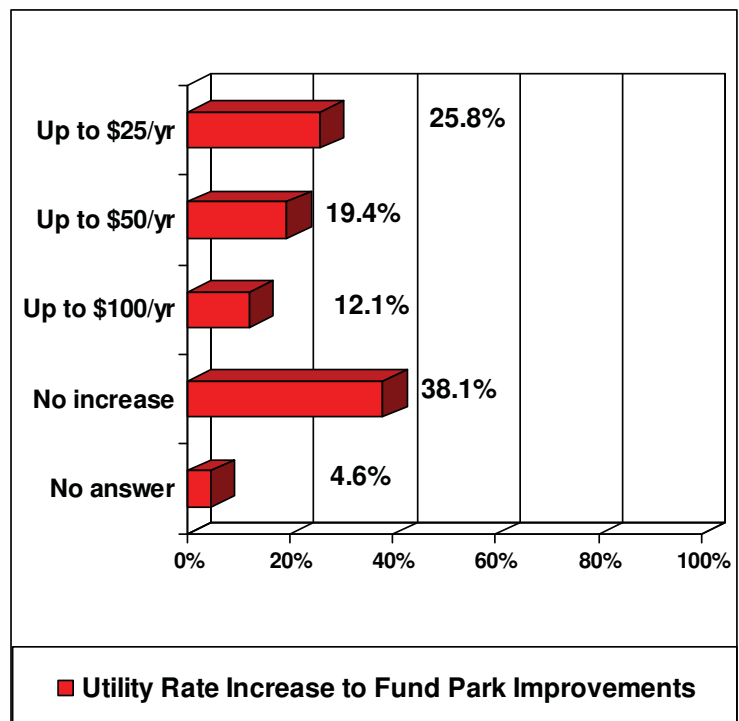
## FUNDING FOR NEW PARKS AND FACILITIES AND/OR ADDITIONS TO EXISTING PARKS AND FACILITIES

A majority of respondents expressed high support to fund new parks or additions to existing parks and facilities through user fees.  
 44% support funding through bonds.  
 37% of respondents support funding through utility rates.  
 21% of respondents support funding through property taxes.



## UTILITY RATE INCREASE TO FUND PARKS IMPROVEMENTS PRIORITIES

More than half (57%) of citizens surveyed would be willing to support a utility rate increase of \$25 to \$100 per year to support the improvement priorities suggested in the citizen survey.  
 38% do not support a utility rate increase



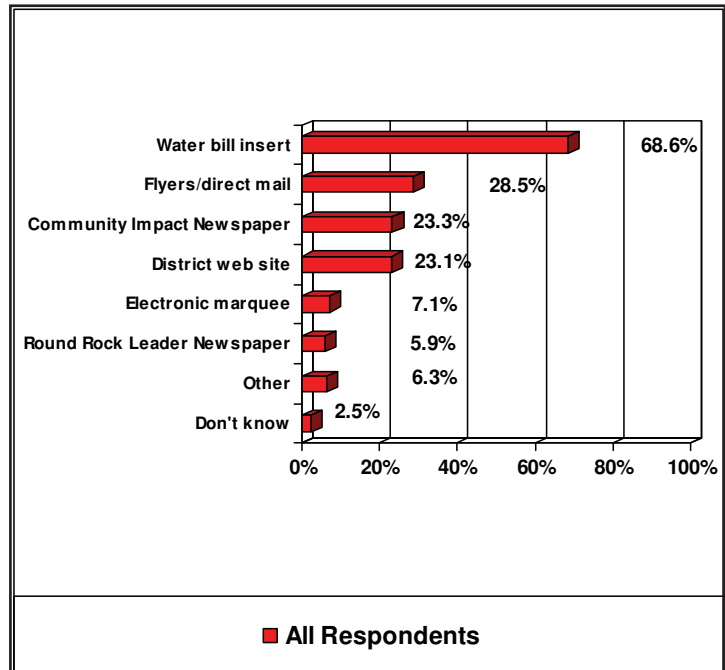


## PREFERRED METHOD OF RECEIVING INFORMATION ABOUT PARKS, RECREATION PROGRAMS AND ACTIVITIES IN BRUSHY CREEK

A majority of respondents would prefer to receive information about Brushy Creek parks and recreation activities through the water bill insert.

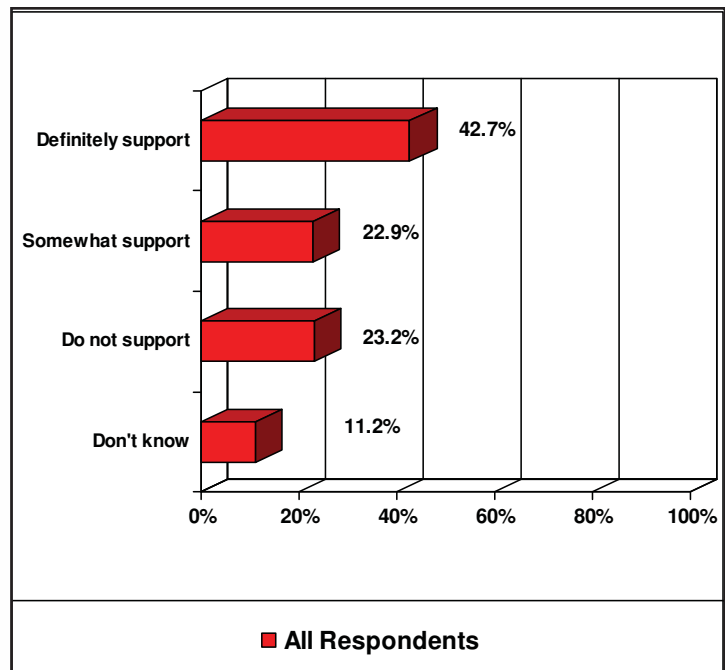
Others prefer flyers or direct mail, Community Impact Newspaper and the District web site.

*This information will assist the Parks and Recreation Department with ways to provide more effective communication about parks, programs and activities.*



## SUPPORT FOR LIBRARY DISTRICT

Although the District can not fund a library, 66% of respondents would support the creation of a Library District.



## RESPONDENT DEMOGRAPHICS

### Age groups of children in household:

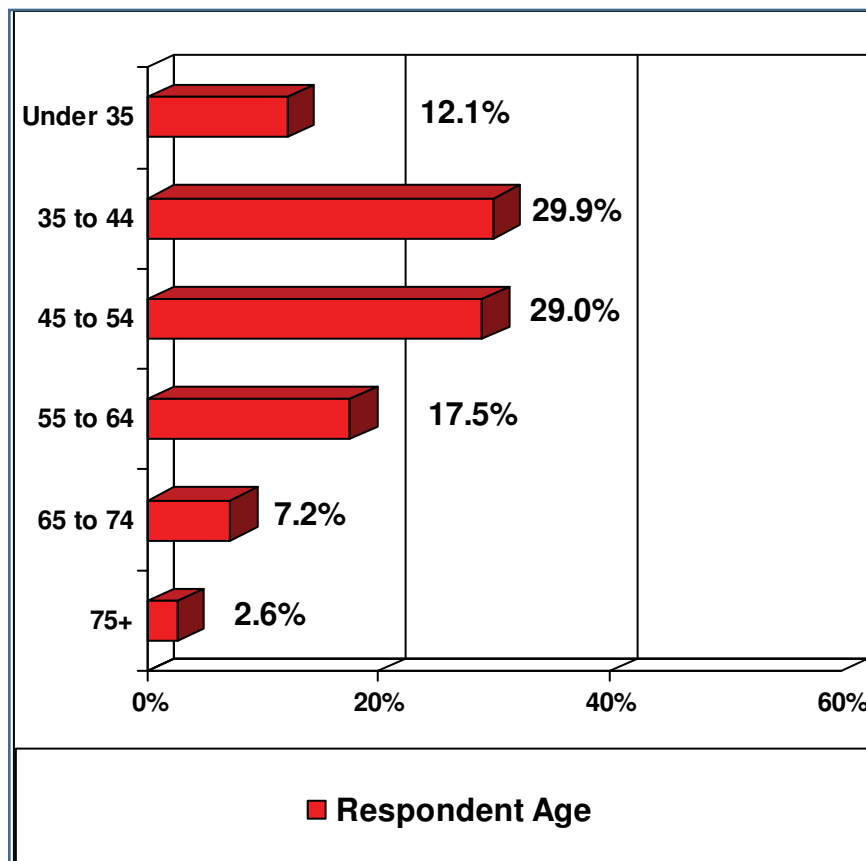
- 0 to 5 years of age 19.5%
- 6 to 10 years of age 22.0
- 11 to 13 years of age 16.7
- 14 to 18 years of age 20.4
- No children in household 46.9

### Household size:

- One person 10.9%
- Two persons 31.6
- Three persons 15.5
- Four persons 29.8
- Five or more persons 11.2

### Own/rent:

- Own 93.3
- Rent 2.2



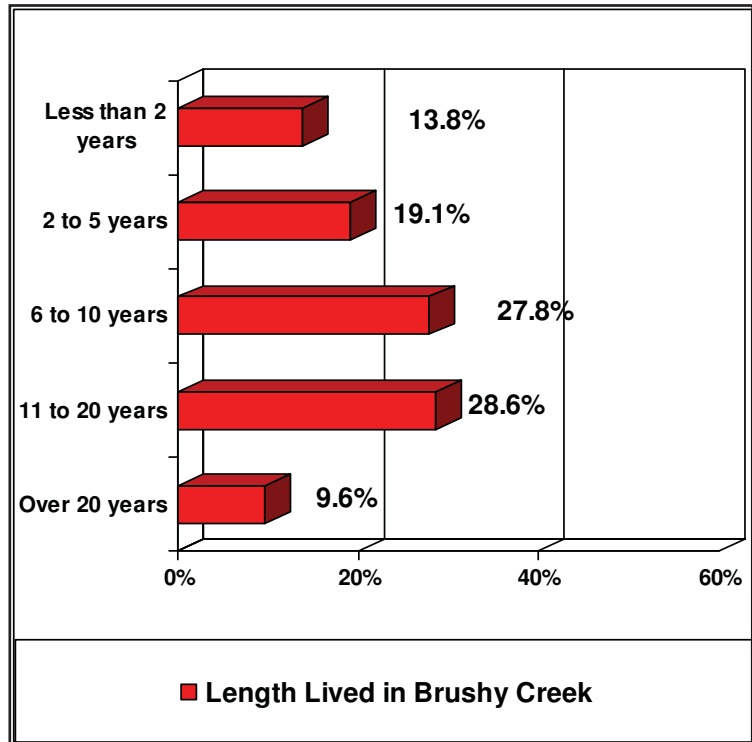
*This data is representative of the population of Brushy Creek which provides credibility and validity to the data herein.*





## RESPONDENT DEMOGRAPHICS

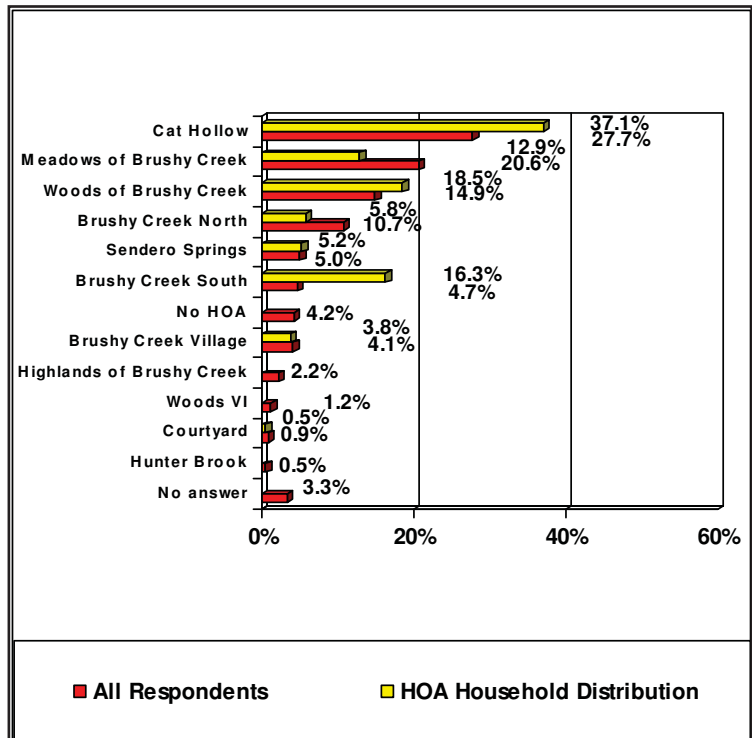
The survey included representation from new residents as well as long term residents in Brushy Creek



*This data is representative of the population of Brushy Creek which provides credibility and validity to the data herein.*

## NEIGHBORHOOD ASSOCIATION

Question: In which Brushy Creek neighborhood or Homeowners Association do you presently reside?  
All Homeowners Associations were represented in the survey.



**THIS SECTION WILL BE REVIEWED & POSSIBLY REVISED AT THE ACTION PLAN WORKSHOP WITH THE DISTRICT STAFF & THE BOARD**

## STANDARDS ANALYSIS

The adequacy of existing parks, recreation facilities and open spaces are determined by comparing the needs of the present and forecasted populations of the Brushy Creek Municipal Utility District to specific goals and guidelines. This Parks, Recreation and Open Space Master Plan utilizes the guidelines established by National Recreation and Park Association (NRPA 4th Printing 1990).

### Criteria for Guidelines

Historically, the most common standards for park planning guidelines, as recognized by park and recreation professionals, have been the published guidelines by the NRPA. As written in the introduction, the NRPA recognizes the importance of establishing and using park and recreation guidelines as:

1. A national expression of minimum acceptable facilities for the citizens of urban and rural communities.
2. A guideline to determine land requirements for various kinds of park and recreation areas and facilities.
3. A basis for relating recreation needs to spatial analysis within a community wide system of parks and open space areas.
4. One of the major structuring elements that can be used to guide and assist regional development.
5. A means to justify the need for parks and open space within the overall land use pattern of a region or community.

The purpose of NRPA guidelines is to present park and recreation space guidelines that are applicable for planning, acquisition, and development of parks. These

guidelines should be viewed as a guide. They address minimum, not maximum, goals to be achieved. The guidelines are to be coupled with local conventional wisdom and judgment relating to the particular situation to which they are applied and specific local needs.

### Park Classification System

When evaluating existing or future parks in Brushy Creek, it is necessary to classify each park by type, size, service area, and acres per 1,000 population. The following five classifications for parks have been established for the Municipal Utility District of Brushy Creek:

#### **Mini-Park (M)**

A mini-park is a small public park that serves up to a ¼ mile radius, and is normally located within a residential area. Mini-parks generally range in size from 2500 square feet and one acre in size, and usually contain a playground and picnic area. These parks may be either active or passive, but are geared more to a specific recreational need rather than a particular population density.

#### **Neighborhood Park (N)**

A neighborhood park is a medium sized park serving a general neighborhood area, usually with play equipment, athletic facilities, and passive open space. They generally range in size from 1 – 5 acres and are the most frequently needed size of park. They are easily accessible to area residents, serving approximately a ¼ to ½ mile radius. They have a playground, multi-purpose court, open space for flexible types of activity, and picnic areas and shelters. The guidelines recommend 1.25 – 1.5 acres per 1,000 population.

## **Community Park (C)**

**WITH THE DISTRICT STAFF & THE BOARD.**

A community park is a large park ranging in size from 5-30 acres, serving multiple neighborhoods, which may include ball fields, playgrounds for different age groups, parking, picnic areas, passive areas, tennis courts, swimming pool, recreational building, restrooms, multi-purpose courts and a meeting area for special events. These parks usually contain multiple practice ball fields and can be lighted for evening play. In addition, the community park should be placed along a major road for easy access. The guidelines recommend 5.0 – 8.0 acres per 1,000 population.

### Competition Fields

Are fields built to the specifications of the type of sport playing on the field, either it be soccer, baseball or softball, and meet all league requirements for competitive play/sanctioned events. They typically are fully lighted, irrigated, have spectator bleachers, adequate parking facilities, and restroom concessions readily available.

### Practice Fields

Are open spaces used only for practice, and have no baselines, foul lines, pitcher mounds or permanent goals.

## **Special Park (S)**

A special-use park is one that serves a unique recreation type, serving a large area, perhaps a regional population. Typical examples of special parks are extreme sports facilities, an off-road vehicle course, a nature center, or a disc golf course. There are no specific guidelines for number of recommended acres.

## **Open Space/Linear Park (L)**

A linear park is an area of open space that usually runs along a drainage corridor, utility easement or body of water. These parks use the linear aspects of the open space to serve different types of trails. These trails typically tie into key locations such as schools,

residential neighborhoods and other parks. There are no specific guidelines for number of recommended acres.

## **Playgrounds**

A playground is an area designed for children to play freely. Modern playgrounds often have recreational equipment such as the swingset, slide, climber, walking bridge, jungle gym, chin-up bars, spring rider, monkey bars, overhead ladder, trapeze and trapeze rings, playhouses, and maze, many of which help children develop physical coordination, strength, and flexibility, as well as providing recreation and enjoyment. Common in modern playgrounds are “play structures” that link many different pieces of equipment.

Playscape; the space should be as natural as possible, with as little man made components as possible. Using native plants, rolling hills, lots of trees, playscapes represent a natural place such as a forest. Playscapes are provided with the intent of bringing children and people back to nature. Playscapes offer a wide range of open-ended play options that allow children to be creative and use their imagination. Playscapes offer a wide range of developmental benefits to children, rehabilitation programs and the community as a whole.

The Playgrounds were inventoried as follows for the Brushy Creek Municipal Utility District: if all the play equipment lies within one space/share fall zone material, they were counted as one playground, if there are multiple pods with play equipment in each, and connected by concrete walks, for an example, Pepper Rock Park, they were counted as individual stand alone playgrounds.



# STANDARDS ANALYSIS



**THIS SECTION WILL BE REVIEWED & POSSIBLY REVISED AT THE ACTION PLAN WORKSHOP WITH THE DISTRICT STAFF & THE BOARD.**

## EXISTING PARK ACREAGE IN BRUSHY CREEK MUNICIPAL UTILITY DISTRICT

PARK CLASSIFICATION	NAME	ACRES
Mini-Park	Racine Woods Park	0.62
	Stonebridge Site	0.1137
	<b>Total</b>	<b>0.73</b>
Neighborhood Park	Brushy Creek North	4.91
	Brushy Creek Village Park	1.91
	Pepper Rock Park	4.88
	Sendero Springs Park & Pool	7.475
	<b>Total</b>	<b>19.18</b>
Community Park	Cat Hollow Park	11.62
	Community Center & Community Park	20.97
	<b>Total</b>	<b>32.59</b>
Special Use	Creekside Park & Pool	3.50
	Shirley McDonald Park	7.66
	Liberty Walk Greenbelt & Disc Golf Course	26.20
	Community Center Garden	1.50
	<b>Total</b>	<b>38.86</b>
Linear Park / Trail	Sendero Springs Greenbelt	42.264
	The Woods Greenbelt	13.216
	Community Park Greenbelt	55.970
	<b>Total</b>	<b>111.45</b>
<b>TOTAL:</b>		<b>202.81</b>

## PARK ACREAGE GUIDELINES

PARK CLASSIFICATION	SIZE / ACRES	SERVICE AREA	ACRES PER 1,000 POPULATION
Mini-Park	Less than 1 Acres	Less than ¼ mile distance in residential setting	No Specified
Neighborhood Park	1 – 5 Acres	Approx. ½ mile radius	1.25– 2.00 ac/1,000
Community Park	5.1 - 30 Acres	Several neighborhoods up to 1.5 mile radius	5.00– 10.00 ac/1,000
Special Use Areas	Varies depending on desired use	No applicable standard	Variable
Linear Park	Developable area outside of the designated floodway zone.	No applicable standard	Variable
<b>TOTAL</b>			<b>6.25 – 12 Ac/1,000 Population</b>

**THIS SECTION WILL BE REVIEWED & POSSIBLY REVISED AT THE ACTION PLAN WORKSHOP  
WITH THE DISTRICT STAFF & THE BOARD.**

## Comparison of Park Land Acreage and Open Space Strategic Plan Guidelines

Based upon the guidelines for each of the previous park classifications, the recommended park acreage per 1,000 population for the Municipal Utility District of Brushy Creek ranges from 6.25 to 12.00 acres. The Brushy Creek Municipal Utility District includes a total of 202.81 acres for a ratio of 11.93 acres per 1,000 population at its current population of 17,000. The tables on the following pages summarize the acreage guidelines and the standards applied to the existing parks in Brushy Creek Municipal Utility District.

<b>EXISTING PARK LAND ACREAGE IN BRUSHY CREEK MUNICIPAL UTILITY DISTRICT</b>	
Mini-Park	0.73
Neighborhood Park	19.18
Community Park	32.59
Special Use Areas	38.86
Open Space / Linear Parks	111.45
<b>TOTAL PARK ACREAGES</b>	<b>202.81</b>

## THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT PARKS AND OPEN SPACE PLAN PARK ACREAGE GUIDELINES

***THIS WILL NEED TO BE DISCUSSED IN THE ACTION  
PLAN WORKSHOP***

Park Facility	Existing Acreage	Guidelines for 2007 Population of 17,000	Guidelines for 2008 Population of 18,000	Guidelines for 2010 Population of 20,000	Guidelines for 2012 Population of 22,000
		Range in Acres	Range in Acres	Range in Acres	Range in Acres
Mini Parks	0.73				
Neighborhood Parks	19.18				
Community Parks	32.59				
Special Use Areas	38.86				
Linear Parks / Trails	111.45				
<b>TOTALS</b>	<b>202.81</b>				



# STANDARDS ANALYSIS



**THIS SECTION WILL BE REVIEWED & POSSIBLY REVISED AT THE ACTION PLAN WORKSHOP WITH THE DISTRICT STAFF & THE BOARD.**

## COMPARISON OF EXISTING FACILITY DEVELOPMENT TO LOCAL STANDARDS

The following table provides a detailed facility review based upon the 2007 population and the projected 2008, 2010 and 2012 year population in Brushy Creek as compared to local standards.

Outdoor recreation facilities standards presented in the below table are general guides and should be adjusted to meet socio-economic conditions and variabes present within the community. (as stated in *Recreation, Park and Open Space Standards and Guidelines*, 4th Printing 1990)

Activity / Facility	Recommended Facilities Per Population	Existing Facilities in Brushy Creek	Recommended Facilities for 2007 Population of Brushy Creek (Population 17,000)	Recommended Facilities for 2008 (Population of 18,000)	Recommended Facilities for Projected Population of 2010 (Population 20,000)	Recommended Facilities for Projected Population of 2012 (Population 22,000)
Baseball Fields (Competition)	1 per 7,000	0	2.5	2.5	3	3
Basketball Courts (Outdoor & Indoor)	1 per 4,000	3.5	4	4.5	5	5.5
Disc Golf Course	1 per 20,000	1	0.85	0.9	1	1
Football Fields (Competition)	1 per 20,000	0	0.85	0.9	1	1
Hard Trail (Paved)	1 mile per 4,000	7.01 miles	4.25 miles	4.5 miles	5 miles	5.5 miles
Pavilion/Picnic Shelter	1 per 4,000	7	4	4.5	5	5.5
Picnic Tables	1 table per 400	55	42.5	45	50	55
Playgrounds	1 area per 2,000	14	8.5	9	10	11
Multi-Use / Soccer Fields (Practice)	1 per 10,000	0	1.7	2	2	2.2
Softball / Baseball (Practice)	1 per 7,000	3	2.5	2.5	3	3
Recreation/Community Center	1 S.F. per person	35,970 S.F.	17,000 S.F.	18,000 S.F.	20,000 S.F.	22,000 S.F.
Running Track	1 per 20,000	0	0.85	0.9	1	1
Soccer Fields (Competition)	1 per 7,000	1	2.4	2.5	3	3
Soft Trail	1 mile per 8,000	3.58 miles	2.13 miles	2.25 miles	2.5 miles	2.75 miles
Softball Fields (Competition)	1 per 7,000	0	2.5	2.5	3	3
Inline Skating Court	1 per 25,000	0	0.68	0.72	0.8	0.8
Skate Park	1 per 100,000	0	0.17	0.18	0.2	0.22
Sprayground	1 per 10,000	0	1.7	1.8	2	2.2
Swimming Pool (community)	1 per 25,000	3	0.68	0.72	0.8	0.8
Tennis Courts	1 court per 10,000	3	1.7	1.8	2	2.2
Volleyball Areas	1 per 10,000	3	1.7	1.8	2	2.2

Facility needs will be met through a variety of providers throughout the District, these providers include but are not limited to the following: schools, churches, and not for profit organizations.

## BENCHMARKING

The purpose of this benchmark study was to provide comparisons of other communities and MUDs comparable to Brushy Creek. The data is helpful in determining relative comparisons but should be used appropriately. No two communities or MUDs are alike; demographically, geographically, finances, governance, and constituency all enhance a community or District and its response to parks and recreation needs. The comparison cities and District were selected through a collaborative decision reached by District Staff, the Task Force Committee, and Jacobs Carter Burgess.

The benchmark study evaluated Texas communities and one Municipal Utility District comparable to Brushy Creek. This includes how they have managed park land acquisition, recreation facility development, and program needs of residents. The communities and Municipal Utility District selected include Bellaire, Cedar Park, Colleyville, Universal City, and Wells Branch MUD.

### Bellaire, Texas

- Maintains a strong communication among city leaders, staff and the community.
- Enhanced and made improvements to existing parks, park facilities, and play fields to meet the current and future needs for the ever changing demographics within the city.
- Addition of several parks, pocket parks and play fields.
- Maintaining pedestrian walkways, trails, and bikeways throughout the city. Have future plans for a trail network, pending public input, and council approval.
- Preserve and enhance the unique and aesthetic natural assets of Bellaire.
- Addressed external factors which impact the future of parks and recreation such as changing demographics, continuing redevelopment of residential property and the economic environment within which the City must operate.

### Cedar Park, Texas

- Maintains open spaces for recreation
- Developed a plan to best meet and prioritize the recreation needs of a growing city.
- Provides adequate distribution of parks and facilities citywide.
- Preserves and protects unique natural open spaces, floodplain and drainage corridors within the city and its extra-territorial jurisdictional (ETJ) lands.
- Promotes partnerships with other public, semi-public, and private entities to most efficiently use public funding to provide parks and open space.
- Continues to maintain all parks and recreation facilities in a superior condition.
- Continues to develop a network of pedestrian and bicycle facilities throughout Cedar Park.

### Colleyville, Texas

- Dedicated to preserving and enhancing strong family and community values, gracious suburban living, natural beauty, and historical settings.
- Pride themselves on goal-oriented actions and decision making for the betterment of the community.
- Created a document which set priorities for development, established design standards and made recommendations for preservation and development of the City's natural areas.
- Voters passed a \$2.1 million dollar bond to improve their main baseball/softball complex, and build a new soccer complex and park.
- Adopted a Land Use and Thoroughfare Plan outlining a vision statement and goals for Colleyville with emphasis on maintaining the City's rural surroundings.
- Conducted a Citywide Trail System Plan, a study identifying potential trail and pathway connections from residential neighborhoods to local schools, parks, and other key destinations throughout

the City.

- Provide parks and recreation programs to meet the diverse needs of the citizens of Colleyville.
- Determined practical means of maintaining and upgrading existing areas and facilities to a prescribed standard and purpose.
- Has acquired park land and developed outdoor recreational facilities, including orderly development of existing park areas.
- Enlist community interest by encouraging individuals and citizen groups, funds, property, manpower, and input for the development and operation of parks and recreation facilities.
- Provides new and traditional parks and recreation experiences for current and future community residents.

## **Universal City, Texas**

- Expanded recreational opportunities for all Universal City citizens.
- Maximizes the usability of existing facilities and available open space.
- Develops and maximizes the diversity of recreational services offered in the City.
- Working to establish high quality parks throughout the City.
- Reviews policies and ordinances on an annual basis to assure that the spirit and needs of the Parks, Recreation, and Open Space Master Plan are being considered.

## **Wells Branch MUD, Texas**

- Entire Park System is connected by a network of trails
- Maximized the usability of existing facilities and available open space, since the Community is land locked.
- Philosophy : "what can we develop, that we do not have?"
- Finding ways to strengthen enforcement of restrictive covenants in neighborhoods (maintenance of lawns and landscaping, prohibit the parking of boats and recreational vehicles in pub-

lic view, and restrict the size of outbuildings)

- Youth Center for ages 11-16 has expanded hours during the summer months from 1 to 8 p.m. Monday through Thursdays; 2 to 10 p.m. Fridays and Saturdays and 2 to 8 p.m. on Sundays. The center offers games such as air hockey; ping pong, foosball, TV areas, and board games, MUD staff supervises the center. (must sign in with a valid recreation tag & are permitted one guest) – also offer special hours in the fall
- Offer babysitting certification classes for 11-16 years

## **SUMMARY OF FINDINGS**

A parks and recreation system is not complete without linear connection/linkages between facilities, connections to neighborhoods, schools, and other public use facilities within the community. In comparing all six (6) communities, all seem to have a well balanced park system. The communities have all expressed the interest and desire in creating a trail network within their community, but not all six have completed a Comprehensive Trail System Master Plan or established a layout for their trails ensuring they all connect and have a purpose.

A system wide trail network could provide safe, accessible routes for children and others who either can not, or may choose not to drive automobiles to each of the park locations. A diverse trail system also provides an opportunity for recreation, exercise and enjoyment of the outdoors for all residents. With careful placement and planning, these trails could include nature observation areas, picnic, and rest areas. Possible links to trail from surrounding cities and neighboring MUDs could also provide interesting and educational destination sites. Brushy Creek should continue to develop a comprehensive trail system that connects all neighborhoods, parks and facilities to each other and to the surrounding communities. This initiative will promote inclusiveness in all programs and facilities to insure that the District links the entire





community, allowing all of its residents a possible connection to a trail network..

Two of the communities (Cedar Park, and Wells Branch MUD) have significantly more miles of trail than the other four.

Cedar Park has a Recreation Trails System Plan. This plan is a collection of ideas formulated by their Council appointed task force, the general public and city staff in suggesting possibilities for trails within the community for the next twenty to thirty years. The product of this plan will be to fulfill the recreational needs and provide an interconnected system of trails throughout the City. Cedar Park is proposing the trail system to be destination oriented and be safe, convenient, and enjoyable for all users.

Wells Branch is a very unique community; linked by winding trails, and a safe connection between each park. This has helped make Wells Branch a successful MUD and a desirable place to live. When Wells Branch decides to build a new park the Parks Department always identifies how the new location can be connected to existing parks and park facilities. They have accomplished this without a Trails System Master Plan.

The City of Bellaire is currently studying the future of a pathway plan throughout their community. Any implementation of a specific pathway plan, subject to public input and council approval, would be coordinated with any approved City sidewalk plan. Basically, Bellaire is trying to coordinate their Trail/Pathway Plan with the installation of new sidewalks throughout the City.

Colleyville has created a plan which they call the Colleyville Pathways. The plan proposes a citywide network of pathways and trails within the Colleyville community. The primary emphasis of the study has been to identify potential trail and pathway connections from residential neighborhoods to local schools, parks, and other key destinations throughout the city. They have also used this study to help identify and reserve the corridor connections and then for-

malize them as public demand warrants in order providing for greater diversity of users.

Not all of these communities have competition sports fields. Bellaire, Colleyville, and Universal City have competition baseball fields, which are lighted, while Brushy Creek, Cedar Park, and Wells Branch only have practice fields. Colleyville and Wells Branch are the only communities who have facilities for competition soccer and football. Brushy Creek, Bellaire, Cedar Park, and Universal City have soccer and football fields, but they have no lights and are considered practice fields.

Brushy Creek Municipal Utility District has the need for sports fields, but does not have the land; this might be an area where the community partners with the ISD, or surrounding communities.

Out of the six communities surveyed, two have no aquatics; Colleyville and Universal City are the only two communities which do not provide a pool for their citizens. Of the four remaining communities, three of them have two (2) total pools, while Brushy Creek currently maintains three (3), and a new pool is in the planning process in the residential subdivision of Highland Horizon.

Financially, Brushy Creek Municipal Utility District has the second highest funding on a per-citizen basis in head-to-head comparisons. This means Brushy Creek Municipal Utility District has the funding to maintain what the Parks Department has, but their standards of maintenance need to be raised. In order to accomplish this goal, Brushy Creek Municipal Utility District needs to establish a design standard of high quality parks and trails throughout their community.

# BENCHMARK SUMMARY ANALYSIS



## Benchmark Summary

Question	Brushy Creek MUD, Round Rock, TX	Bellaire, TX	Cedar Park, TX	Colleyville, TX	Universal City, TX	Wells Branch MUD, TX
CATEGORY: PARK AND FACILITY STANDARDS						
POPULATION:	17,000	15,642	45,306	23,261	16,569	19,813
SIZE OF SERVICE AREA:	3.6 sq. miles	3.1 sq. miles	33.42 sq. miles	12 sq. miles	5.65 sq. miles	2.53 sq. miles
POPULATION GROWTH OVER PAST 10 YEARS:	About 1,629 (population growth)	About 1,500 (population growth)	About 28,344 (population growth)	About 10,537 (population growth)	About 1,720 (population growth)	About 1,129 (population growth)
1) What is your total number of parks? How do you classify your parks?	9 mini, neighborhood, and community / special use parks	12 pocket ,neighborhood, community, school park / field, and green space	46 neighborhood, community, athletic, and linear	11 mini, neighborhood, community, special use	5 ornamental, neighborhood, community, natural resource, and linear/greenways	8 No (Parks and Park Land) Park System connected by trails, entire
2) DO YOU HAVE ACREAGE PER 1,000 RESIDENTS GOAL? IF SO, PLEASE LIST.	No (Total: 145.83 acres of parkland, currently have 8.58 acres per 1,000)	.29 acres per 100 (will never be able to meet ratio due to being landlocked) goal is to add 7 more acres of parkland (Total: 44.756 acres of parkland)	23 to 31 acres per 1,000 residents (Total : 848 acres of parkland, Currently have 18.72 acres per 1,000)	9.58 acres per 1,000 residents (Total: 184.43 acres of parkland, Currently have 7.93 acres per 1,000)	4.99 acres per 1,000 residents (Total: 80.58 acres of parkland, 4.86 acres per 1,000)	NO, because land locked, their philosophy : "what can we develop, that we do not have" (Total: 160 acres of parkland, currently have 8.08 acres per 1,000)
3) WHAT IS YOUR TOTAL MILEAGE OF PARK TRAILS? PLEASE SPECIFY NATURE, JOGGING/WALKING AND BIKING.	4.7 miles	3 miles (2.5 miles walking trail, .5 miles multi-use trail) Plans to create pedestrian friendly system	20.95 miles total (6.35 miles – compacted gravel, 1.6 miles wood chip, & 13 miles paved)	6.8 miles	1 mile	15 miles
4) WHAT IS YOUR TOTAL NUMBER OF BASEBALL FIELDS? ARE YOUR GAME FIELDS SEPARATE FROM PRACTICE FIELDS?	(3) Unlighted Baseball Fields, no separation between practice and game	(6) Lighted Baseball Fields, no separation between practice and game fields	(10) Practice Fields	(9) Lighted baseball fields, (2) Lighted Practice Fields, and batting cages	2 Lighted (have to pay fee if use lights)	2 Unlighted practice fields
5) WHAT IS YOUR TOTAL NUMBER OF BASKETBALL COURTS? DO YOU HAVE SEPARATE GAME AND PRACTICE COURTS? INDOOR/OUTDOOR?	(4) Unlighted (2) Indoor Courts	5 outdoor courts, 1 indoor court (no separation between practice and game)	5 Lighted, 4 Unlighted, & 3 ½ courts	5 outdoor	5	1 full size indoor court with 6 available hoops, 2 full size outdoor courts, 3 ½ courts outdoor
6) What is your total number of football fields?	0	4 (shared use with soccer)	0	0	1	0
7) What is your total number of indoor recreation facilities? Please specify what is offered (i.e.: indoor pool, rock climbing, weights, running track, etc.)	1(35,970 sq. ft.), Brushy Creek Community Center, Community Garden, large pavilion, child care, fitness room, game room, open gymnasium, programs, racquetball courts, craft room, kitchen, and meeting rooms,	1 (25,000 sq. ft.), fitness room and open gymnasium 1, civic center – auditorium, meeting rooms, and senior adult center	0 (In the process of planning and designing a recreation center)	0	0 (do not have one planned until their population reaches 20,000)	Wells Branch Community Center: basketball gym (multi purpose gym, can do volleyball, and make 4 bad mitten courts), workout room, meeting room, exercise classes, and multi-purpose room, Community Center: full service kitchen, gym, and meeting rooms Youth Center: offers games such as air hockey; ping pong, foosball, TV areas, and board games
8) What is your total number of outdoor volleyball courts?	3 (sand) & 2-4 indoor	1	2 Lighted, 6 Unlighted	3	2 (sand)	1 indoor court, 1 hard surface court, outdoor, and 1 sand
9) What is your total number of soccer fields? Do you have separate game and practice fields?	1 no separation	4 no separation (shared use with football)	4 no separation	3 lighted, 12 unlighted	1	2 lighted , 8 unlighted fields
10) What is your total number of tennis courts?	2 Lighted, 1 unlighted	10	6 Lighted, 2 Unlighted	6 lighted tennis courts	3	4 lighted
11) What is your total number of playgrounds?	9	9	23	6	7	7
12) What is your total number of picnic facilities?	3 pavilions, 28 picnic tables	8	29	6	2 pavilions & 35 picnic tables	2 pavilions (large gazebos)
13) Do you have water parks/aquatic centers? If so, how many? How many neighborhood pools do you have?	(3) outdoor, (1 pool is heated)	2 outdoor pools, 1 indoor pool	2 outdoor pools, 1 Water Playscape	0	0	2 outdoor pools (both provide baby pool, and locker rooms) 1pool for rentals – heated, residential size for small parties
14) Do you have skateboard parks? If so how many?	0	0	0	0	0	0
15) Do you have any other facilities offered that have not been mentioned.	Cave preserves, fitness stations, and disc golf	Aviary, Herb Garden, Wildflower Garden, and Nature Discovery Center, racquetball / handball court, shuffleboard surfaces, therapy pool, batting cages	Fishing, nature park, historical landmark, climbing wall, BMX bike track, three whiffle ball/T-ball fields, garden plots (community garden), cave preserves (Cave Days), and disc golf	Batting cages, POW Memorial, ponds, horseshoe pits, fishing ponds, natural refuge area, and amphitheater	Disc golf, clubhouse with full kitchen, and restrooms for rent,	Wells Branch Homestead Tours, concerts in the park, Community Garden, Amphitheater, Disc Golf Course
16) Annual operating budget.	\$3,104,877 (includes salaries) (\$182.64 per person)	\$1.6 million (includes salaries, benefits and contract work) (\$102.30 per person)	\$2,364,653 (includes salaries) (\$52.19 per person)	\$1,838,309 (includes salaries) (\$79.03 per person)	\$272,352 (includes salaries) (\$16.44 per person)	\$4,466,065 (includes salaries & capital projects) (\$225.41 per person)







# INVENTORY OF PARK LAND



Parks	Acres	Type	Developed/Undeveloped	Bat observation Deck	Practice Baseball Fields	1/2 Basketball Court	Basketball Court	Benches	Blke Racks	Bleachers	Disc Golf Holes	Dog Station	Drinking Fountain	Drinking with Pet Fountain Option	Fitness Stations	Grills	Pavilion/Shade Structure	Picnic Tables	Pond	Playground (2-5 Age & 5-12 Age Group)	Parking Spaces	Pool	Restroom	Soccer	Swings	Tennis	Soft Trail (in miles)	Hard Trail (in miles)	Volleyball (sand) Court
Brushy Creek North Park	4.91	N	D					6				1		1	4	1	1	2		1	5							0.30	1
Brushy Creek Village Park	1.91	N	D					2							2			2		1									
Cat Hollow Park & Pool	11.62	C	D		1		1	10	1			2	2		2	2	12		1	46	1	1		1	1		0.90	1	
Creekside Park & Pool	3.50	S	D			1		6	1				1	1	1		9		1	27	1	2		1	2		0.265		
Community Center & Community Park	20.97	C	D	1	1		1	4	2			1	1		8		1		1	399		1	1	1		0.48	0.42	1	
Community Center Garden	1.50	S	D					6									1		1										
Community Park Greenbelt	55.97	L	D									1														0.85			
Liberty Walk Greenbelt & Disc Golf Course	26.20	S	D					2			18	1														0.47			
Pepper Rock Park	4.88	N	D		1		1	6		1			1			1	1	5		4		1		1			0.10		
Racine Woods Park	0.62	M	D					1										2		2					1				
Sendero Springs Park & Pool	7.475	N	D					1					2		2	2	9		1	55	1	3		1		0.30	0.23		
Shirley McDonald Park	7.66	S	D					6									3	1	2	11					1	0.25	0.15		
Sendero Springs Greenbelt	42.264	L	D									1														0.68	1.12		
Stonebridge Site	0.1137	M	U																										
The Woods Greenbelt	13.216	L	D									2														0.55	1.11		
Williams County Trail (Miles Located inside Brushy Creek) Total of 2.5 miles		L	D																							0.14			
Great Oaks Drive																												1.70	
Oconner Drive																												1.05	
WTF to Shirley McDonald																												1.25	
Sidewalks																												2.50	
<b>TOTALS</b>	<b>202.81</b>			<b>1</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>50</b>	<b>4</b>	<b>1</b>	<b>18</b>	<b>9</b>	<b>7</b>	<b>2</b>	<b>14</b>	<b>7</b>	<b>7</b>	<b>45</b>	<b>2</b>	<b>14</b>	<b>543</b>	<b>3</b>	<b>8</b>	<b>1</b>	<b>8</b>	<b>3</b>	<b>3.58</b>	<b>11.24</b>	<b>3</b>

M=Mini Park N=Neighborhood Park C=Community Park L=Linear Park/Trail S=Special Use Park

Total Undeveloped (acres)= 0.1137  
 Total Developed (acres)= 202.70  
 Total of 10 Parks (1 undeveloped)  
 Total of 5 Greenbelts/Trails



# **Brushy Creek Municipal Utility District Citizen Survey of Parks and Recreation Facilities Executive Summary**

**February 18, 2008**

**Revised July 18, 2008**