

WTC MUD NO.1 PARKS MASTER PLAN 2022



Page intentionally left blank

Acknowledgements

Williamson–Travis Counties Municipal Utility District No. 1 Board & Staff:

Catherine Frank, President
Art Medrano, Vice President
Beth Jones, Secretary
Megan Dudo, Treasurer
Linda Fabre
Herb Edmonson, District Engineer, Gray Engineering Inc.
Michael Luft, District Accountant, Inframark
Makenzi Scales, District Account Manager, Inframark

Advisory Committee:

Megan Dudo
Beth Jones
Jana Ramirez
Julie Potts
Emilee Blackburn
Carrol Norrell
Gerald Burgess

Special thanks to:

The community members that contributed their time, energy, and attention to the community engagement process.

Consultant Team:



Kevin Shepherd
Tim Wright, PE
Ryan Lozano
AJ Fawver
Marshall Hines

Page intentionally left blank

Table of Contents

Context and Rationale

INTRODUCTION	1
SURROUNDING PARKS	6

WTC MUD No. 1 Parks

EXISTING CONDITIONS	10
INDIVIDUAL PARK ASSESSMENTS	15
ANDERSON MILL WEST PARK	15
ASTER PARK	17
LAKELINE OAKS PARK	18
OLD MILL PARK	19
SUN CHASE PARK	20
VOLENTE HILLS PARK	21
ANDERSON MILL POND	22
ASTER PASS POND	23
CASHELL WOOD POND	24
HATCH POND	25
LITTLE ELM POND	26
LONDON LANE POND	27
MADELINE LOOP POND	28
VESTAVIA RIDGE POND	29

Strategy & Implementation

5-YEAR PARK GOALS	32
MEETING PARK NEEDS	33
ACTION & MEASUREMENT	34
IMPLEMENTATION MATRIX	35
FUNDING & COMMUNITY INVOLVEMENT	38
IMPLEMENTATION BY YEAR	39

Appendix A – Community Engagement	SEE WTC MUD WEBSITE
-----------------------------------	---------------------

Appendix B – Anderson Mill West Park Exhibit	SEE WTC MUD WEBSITE
--	---------------------

Page intentionally left blank

1.0

CONTEXT & RATIONALE



Page intentionally left blank

Introduction

What is a MUD?

Municipal Utility Districts (MUDs) are one type of special purpose government and taxing jurisdiction allowed under Texas law. MUDs are governed by a publicly elected Board of Directors and have the fundamental responsibility of providing water and wastewater services to residents, along with complementary services to sustain property values and support the needs of the community. MUD governments are overseen by the Texas Commission on Environmental Quality.

Williamson-Travis Counties Municipal Utility District No. 1, referred to here on out as the “District”, was created in 1985. The District sits on approximately 562 acres of land and straddles both Williamson and Travis counties in central Texas. Tucked between the City of Austin and the City of Cedar Park, residents of WTC MUD 1 benefit from living in one of the most sought after and fastest growing metro areas in the country. WTC MUD 1 offers a range of single-family housing sizes and options and four mature neighborhoods.

The District owns and operates 6 parks and 8 stormwater ponds that double as additional park and recreation space. Over the years the District has prepared several park plans to help guide investments in and budgeting for its park system. The last planning document was prepared in 2012. The process to prepare this updated plan was intended to incorporate extensive public input to ensure that future investments reflect the specific needs of the community and maximize park amenities for all residents.

Goals

The District had three major goals for this planning process:

Engage and Interact with the Community

Past District planning processes involved minimal public engagement, and what engagement did occur didn’t happen until late in the process. With this process, the District wanted the community to be co-creators of the document and to be involved from beginning to end so that future budgeting decisions can be more aligned with residents’ values and goals for the park system.

Develop a Realistic Implementation Strategy

Given the size and organizational composition the District, it was important that the planning document provided realistic and reasonable guidance for future decisions about the park system. Recommended future projects needed to be aligned with resource availability—both in terms of funding and human resources—and should incorporate options for community-led implementation.

Align Budgeting for Parks with Desired Outcomes

Funding for the District’s park system overwhelmingly comes from tax dollars and maintenance and improvement projects alike are built into the District’s annual budget. The District wanted to better ensure that public funds are spent in accordance with the community’s desired outcomes for its park system.

Sun Chase Park



Importance of Parks

According to the National Recreation and Parks Association (NRPA) report on why parks are essential public services there are three primary values that parks bring to communities that make them essential to communities:

- Economic value
- Health and environmental benefits
- Social importance

(Source: NRPA)

The District has shown a commitment to the importance of parks over the years, viewing the parks system as essential infrastructure just like water, and sewer. Engagement from this plan also puts parks around the top of the list when it comes to the quality of life for District residents.

Economic Value

Parks have the potential to improve the local tax base and increase property values. It is well documented that many private property values can increase the closer such land is to quality community parks. This increase in

private property value due to the proximity to parks has the potential to increase property tax revenues which improves local economies. (source: NRPA) A Texas A&M review of 25 studies investigating whether parks and open space contributed positively to the property values of surrounding properties found that 20 of the 25 studies found that property values were higher. (source: NRPA)

Health & Environmental Benefits

Parks are a place where people go to get healthy and stay fit. They contribute to the health and wellness of people of all ages. According to studies by the Centers for Disease Control and Prevention, creating, improving, and promoting places to be physically active can improve individual and community health and result in a 25 percent increase of residents who exercise at least three times per week. Another study by Penn State University showed significant correlations to reductions in stress, lowered blood pressure, and perceived physical health to the length of stay in visits to parks. (source: NRPA)

Social Importance

Parks are a tangible reflection of the quality of life in a community. They help build a community identity for citizens and are a major factor in the perception of quality of life. Parks and recreation services are often cited as one of the most important factors in surveys of how livable communities are (source: NRPA). The District is no different. From the initial community survey, around 80 percent of respondents agreed or strongly agreed that District parks are valuable parts of the community. Additionally, 75 percent of respondents said that parks were a good place to socialize. As a part of the social fabric in the District, the current parks system has the potential to grow not only into a hub for gathering, but for environmental education experiences for both school age and adult residents.

Plan Development

The park planning process began in early spring of 2021 and was completed in the summer of 2022. The planning team was comprised of the District's consultant, Verdunity, and a 7-member resident advisory committee, which included the two members of the District's standing Parks Committee and 5 residents who represented each of the District's neighborhoods.

The planning process included four phases, each of which included opportunities for public input and involvement. The results of all public input can be viewed in Appendix A.

Phase 1: Discovery

In the first phase of the process, the planning team began evaluation of existing conditions in and use of the parks, reviewed background data, and gathered input from residents on future directions.

Formal Opportunities for Public Input in Phase 1:

- Consultant Site Visit—Residents were invited to tour the parks with the planning team and talk directly with members of the team.
- Focus Groups—Took place the same day as

the site visit and aimed to gather input from several key interest groups

- Community Survey #1: Gathered input on current park usage, opportunities and challenges associated with the current park system, and general preferences for the future.

Phase 2: Idea Exploration

Based on the outcomes from Phase 1, the planning team began to explore options for



ways to improve the District's park system and sought input on how to prioritize future projects.

Formal Opportunities for Public Input in Phase 2:

- Park Workshops: The District hosted four workshops for five of the parks for which the planning team felt it needed more input: Hatch Pond, Aster Park, Old Mill (Gazebo) Park, and Cashell Wood Pond/Volente Hills Pocket Park.
- Community Survey #2: Gathered input on which types of projects to prioritize over the next five years and gauged residents' attitudes about budgeting/spending for parks.

Phase 3: Develop the Plan

This phase of the process was focused on developing a realistic, 5-year implementation strategy for improving District parks and ponds based on the community's desired outcomes.

Formal Opportunities for Public Input in Phase 3:

- **Public Review and Input on Draft Plan:** After the plan was publicly presented to the District's Board of Directors there followed a public comment period to collect feedback prior to adoption.

Phase 4: Adopt and Implement

Last, the Board adopted the plan and finished out the fiscal year by kicking off implementation by pursuing several key projects.

Formal Opportunities for Public Input in Phase 4:

- **Involvement in Plan Implementation:** As described in the Implementation Plan on pages 45-54, there are numerous opportunities for residents to get involved in shaping the future of our park system.

Community Surveys serve to gather the genuine, unfiltered, thoughts, opinions, sentiments, and feelings of the residents that are going to be interacting and using the MUD parks each and every day.

A detailed report on the community engagement effort for this plan can be seen in Appendix A. Data from this effort has been refined and reported in the Strategy & Implementation section of this document beginning on page 31.

District Population Characteristics

At the time of the 2022 US Census, the District's population was approximately 5,478*. The District has two Leander ISD elementary schools within its boundaries and all District properties are within walking or biking distance of both Cedar Park Middle School and Cedar Park High School, which adds to the District's desirability as a place to raise children.

Based on data from the three 2020 US Census Tracts that overlap the District, The District's age composition is approximately as follows (percentages are an average of the percentages for the three Census Tracts that comprise the District):

- Children/minors comprise roughly 29% of the District's population and adults under the age of 50 comprise roughly 43% of the District's population, so 72% of the population is made up of children and adults in the child-rearing age range.
- Adults over the age of 50 represent roughly 28% of the population.
- Adults age 65 and older represent roughly 10% of the population.
- Adults age 75 and older represent 3.5% of the population.

* Population was calculated using Census Block-level data. Census Blocks aligned perfectly with District boundaries except for one block, which overlapped with an area outside the District. For that block, population count was based on the 17 lots located inside the District and extrapolated based on average household size (i.e., average household size for adjacent District block x 17).

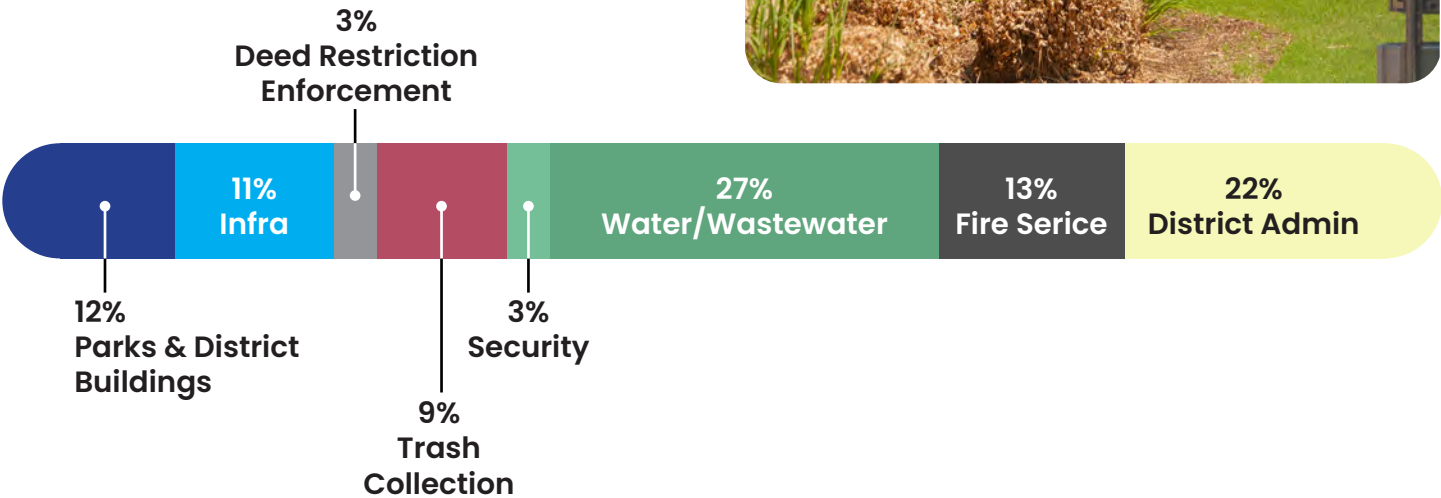
WTC MUD #1 Budget Snapshot

Williamson–Travis Counties MUD No. 1 is responsible for providing a range of municipal services to its residents, including sewer and water service, parks, trash collection, fire protection, and security patrolling. The District also provides deed restriction enforcement services. Funding to provide these services comes from the District’s General Operating Fund, which gets its revenue from two main sources, as shown in Figure 1: Utility Service fees (paid by residents through monthly utility bills) and property taxes. Total projected General Operating Fund revenue for the District’s 2021/22 fiscal year was \$4,634,076.00.

Revenue Sources



Budget Allocations for Fiscal Year 2021/22



Purchase of water and costs of water treatment from City of Cedar Park	Maintenance of sewer/water infrastructure (pipes, pump stations, etc.), sidewalks in Williamson County, plus engineering services
Security patrolling (does not include funding for general law enforcement, which is paid via other taxes)	Contract with City of Cedar Park Fire Department to provide full coverage of District
All things needed to run the District government, including management staff, legal counsel, website management, etc.	All public parks and amenities, including those in stormwater ponds, plus the District building and street landscaping
Third-party enforcement company, plus legal counsel associated with enforcement activity	Third-party waste management company, includes trash and recycling collection

Surrounding Parks

In addition to the District's parks and ponds, residents also have access to public parks located outside the District boundaries. The planning team inventoried surrounding parks and their facilities to get a complete picture of available amenities.



Community Parks

Elizabeth Milburn Park (Cedar Park)

- Swimming pool
- community garden
- covered basketball court
- sand volleyball courts with pavilion
- tennis courts
- 1-mile park trail
- BMX pump track
- sports practice fields
- group pavilion (rentable)

Lakeline Park (Cedar Park)

Phase 1 Amenities (to be completed S/F 2022),
Future phases TBD

- 3 miles of trails (loop trail around the lake)
- multi-purpose pavilion for performing arts
- playground
- great lawn
- kayak launch
- fishing pier
- pavilions of varying sizes
- multi-purpose practice fields
- wildflower meadows
- restrooms
- parking

El Salido Park (Anderson Mill Limited Dist.)

- Swimming pool
- BBQ Grill
- Pavilion
- Trail
- Picnic tables
- Playscapes
- Sand Volleyball
- Tennis Courts

Harper Park (Anderson Mill Limited Dist.)

- BBQ Grill
- Trail
- Pavilion
- Picnic tables
- Playscapes
- Sand Volleyball
- Soccer fields
- Softball field

Neighborhood Parks

Within walking distance of District Residents

Oakwood Glen Park (Cedar Park)

- Playground
- Small pavilion

Goldfinch Park (Cedar Park)

- Playground

Heppner Bend Park (Cedar Park)

- Playground

Other Parks

Twin Creeks Historic Park (Cedar Park)

- Historic Site
- Trails
- Creek
- Picnic Tables

Cedar Park Middle School (Leander ISD)

- Fitness Track

Cedar Park High School (Leander ISD)

- Fitness Track
- Practice Fields

Cedar Park High School



Page intentionally left blank

2.0

WTC MUD NO.1

PARKS



Existing Conditions Overview

The following map shows both District and surrounding area parks, stormwater ponds, and other open space areas, which are fairly well distributed throughout the District. The stormwater ponds are dry detention basins designed to drain water within a day or two. So, although they are referred to by the District as “ponds,” they would be more appropriately characterized as basins.

The District has been working for the last decade to add appropriate and low-impact recreational amenities to these basins, or “ponds,” to take advantage of the valuable greenspace and increase the usability of these

spaces for residents. Many of these ponds: Hatch Pond, Madeline Loop Pond, Little Elm Pond, and Anderson Mill Pond are quite large, and provide valuable additional recreational opportunities to nearby properties.

Anderson Mill West Park and Lakeline Oaks Park are the District’s two larger community parks, both of which are used by District residents and non-residents alike. Sun Chase Park provides a special, wooded natural area unlike anything else in the District, and several smaller neighborhood parks add pockets of green space throughout the District.



General Assessment

The parks and ponds in the District have been developed to be a part of the fabric that makes up a District residents' life. According to survey data, the current parks and open space offerings have been a large reason some people come to live in the District. The ponds in the District are referred to as ponds because they were constructed as drainage basins, built to accommodate excess drainage during

storm events. They have been included in the parks system because of how usable they are as additional open space in the District. These ponds are dry most of the time and many have amenities added to them so that they have more structured uses. An outline of the parks system overall, some key components of each park and pond, as well as costs allocated to maintenance for the system will serve to establish a baseline for what is on the ground in the District today.



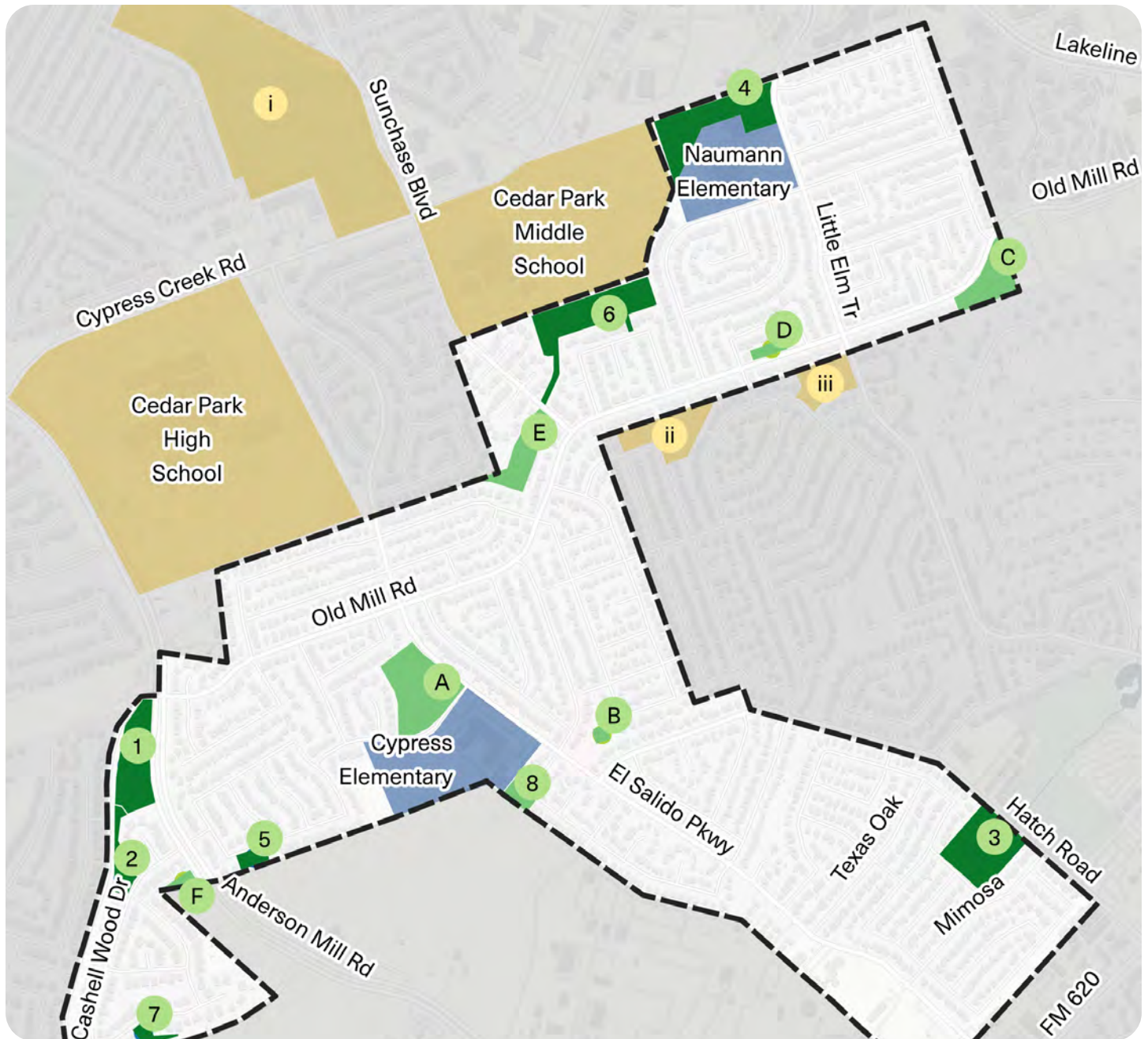
6-Year Park Expenditures

	Fiscal Year 15/16	Fiscal Year 16/17	Fiscal Year 17/18	Fiscal Year 18/19	Fiscal Year 19/20	Fiscal Year 20/21	6-Year Average
Operations and Maintenance	\$240,901.82	\$219,446.31	\$234,864.15	\$262,864.59	\$214,533.99	\$220,864.25	\$232,245.85
Improvements	\$580,930.64	\$505,233.96	\$421,548.67	\$110,214.89	\$189,365.20	\$13,155.50	\$303,408.14
Miscellaneous	\$0	\$4,975.00	\$14,891.07	\$10,190.57	\$11,028.92	\$12,789.17	\$8,979.12
Total	\$821,832.46	\$729,655.27	\$671,303.89	\$383,270.05	\$414,928.11	\$246,808.92	\$544,633.11

Relationship to Schools

The District has two elementary schools located within its boundaries: Cypress Elementary School and Naumann Elementary School, which provide additional play space when school is not in session. Cypress Elementary is located across the street from Anderson Mill West Park, and children cut through the park traveling to and from school and often head to the park after school to play. Naumann Elementary is next door to Little Elm Pond, and Cedar Park

Middle School, located in the City of Cedar Park, shares a property line with Madeline Loop Pond. Middle schoolers have worn their own path to cut through the tree line and use Madeline Loop Pond as a short cut to and from school. Middle schoolers who take Sun Chase Blvd to and from school also pass by Sun Chase Park.



Accessibility

With the exception of Lakeline Oaks Park, which includes the District building, none of the District's parks or ponds have parking lots, which is appropriate since these spaces are predominately oriented toward residents who can access the parks without using a car. In the case of Anderson Mill West Park, which is used regularly by non-residents, as well as residents from all over the District, there is ample street parking on Dagama Drive. And on the weekend, the Cypress Elementary parking lot across the street is used for additional parking. All of the District's the parks and ponds are relatively accessible by bike or foot, as there are sidewalks in almost all areas of the District. The older segments of the District only have sidewalks on one side of the street, and there are some missing sidewalk segments along El Salido Parkway.

Perhaps the most significant accessibility barrier in the District is Anderson Mill Road, which separates the Volente Hills neighborhood from the rest of the District. Anderson Mill Road in an arterial roadway that moves traffic from the City of Austin up into Cedar Park. It has been identified by Leander ISD as "hazardous route" for children traveling to and from school, which means despite being within a mile of Cypress Elementary, children in Volente Hills are provided bus service to and from school. This is significant because it means that children who live in Volente Hills are largely cut off from accessing most of the District's parks and ponds, unless taken there by an adult. Further, the sidewalk between Anderson Mill Road and Anderson Mill Pond is not a safe place to walk as there is no separation between the sidewalk and the street and the 45 mph speed limit is incompatible with a safe pedestrian environment.

Residents have also expressed concerns over the years about the safety of other streets in the community due to issues with speeding vehicles. El Salido Parkway, Old Mill Road, Sun Chase Boulevard, and other connector roads are often cited as problematic. But some residential streets pose problems as well, such as Aster, London Lane, Dayflower Trace, to name a few.

For many years District residents have expressed concerns over unsafe street conditions for pedestrians, bicyclists, and children, and these concerns were repeated frequently throughout this park planning process. Because the District's roads are maintained by Williamson and Travis counties, and not by the District itself, traffic calming and pedestrian and bicycling safety improvements can only happen through coordination with the counties, and, in some cases, Leander ISD and the City of Cedar Park as well. While such an initiative is outside the scope of this park planning process, it is important to acknowledge that safer street conditions are critical to residents having full access to and enjoyment of our parks and ponds and that networks of safe streets are significant recreational amenities in and of themselves. Specific areas of concern cited by residents during this planning process include the following:

- Anderson Mill Road
- Dies Ranch Road (provides interconnection between the District and other adjacent neighborhoods)
- Cashell Wood Drive
- Old Mill Road
- Brighton Bend Lane
- Sun Chase Boulevard
- Aster Pass
- El Salido Parkway
- Dagama Drive



Takeaways from Community Trip

- Most residents were only familiar with a few parks or ponds. A focus on useful wayfinding and maps of the parks system would be a helpful resource. Community needs to know where the parks are.
- The parks need shade, as the summer sun makes them uncomfortable and too hot to visit.
- There are lots of people walking and exercising in the parks who would find distance markers useful.
- Opportunities exist for shaded outdoor tables and games, such as ping pong and chess.
- The “Play for All Abilities” park in Round Rock, Texas, could be a model for additional augmentations to existing parks.
- Open areas that provide opportunities for solitude and to interact with nature are needed.
- Several parks have had little maintenance over the last six months. Examples include broken tree branches and light timers that were not working correctly.
- Outdoor gym equipment for adults would provide additional amenities for all the residents using the parks for exercise.
- More exploratory options for kids, like the interactive playscapes in Aster Pass Pond, would be a resource to entice both children and parents to visit and use the parks more frequently.
- Opportunities exist for educational wildflower seed areas.
- Accommodations to establish a community garden and to provide higher levels of accessibility for users with disabilities should be considered.



Individual Park Assessments

What follows is a park-by-park detail that covers the primary character and use of the park as well as other notes about activities supported by the park and amenities located there.

Anderson Mill West Park

Anderson Mill Park is a larger community park located in the center of the District in the Anderson Mill West neighborhood, across the street from Cypress Elementary School on one of the District's main collector roads, El Salido Parkway. The park has a large, central playground area for children of different ages; two open space (unimproved) areas; a garden; restrooms; tennis, basketball, and volleyball courts; a walking trail; restrooms; picnic tables and grills; and a large, covered pavilion.

Observations:

- The combination of location and amenities at this park gives it the feel of a “public square,” a place where the neighborhood comes together.
- The sand volleyball court has not been well maintained and therefore is not frequently used for playing volleyball. It is mostly used by children for sand play. A creative reuse of the space could build on this use.
- The basketball court could use some modifications to make it more usable, possibly including an adjustable height net. This court is frequently used by children.



Anderson Mill West Park, continued

- The swing set structure is getting old, the chains are stretching, and breaking, and there aren't a variety of options for different users/ages/abilities. The black material gets very hot during the warmer months of the year.
- The Garden of the Wild Things brings a unique character to the park and is a space that residents have contributed to building and maintaining.
- Walking trails lack proper lighting for evening or early morning walking and running.
- Children traveling to and from Cypress Elementary on bike or scooter have trouble with the decomposed granite trails. Some will cut through the center of the park in order to remain on paved surface, but then they are required to cross the street mid-block with no crosswalk or crossing guard.
- The presence of this park is a selling point for houses in the area and appropriate additional improvements would increase its influence on surrounding property values.
- There is a need to better maintain some of the landscaped and open space areas, the trees, and some of the playground equipment to build on the park's existing strengths.
- Many local groups use the park for meetings and events, including Cypress Elementary school groups.
- This park would be the most logical location for a future splash park or water play amenities due to its central location and availability of space.
- There are opportunities to better design available open space so it is welcoming and comfortable and encourages use of the space.
- The existing gazebo is most often used as a play space for children and could be adapted to better reflect this use.

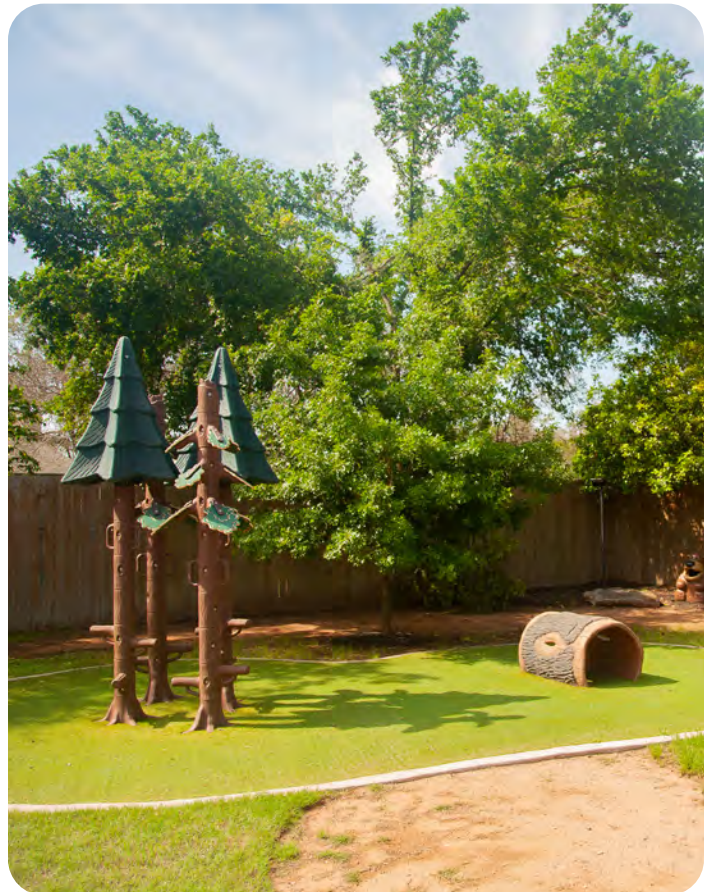


Aster Park

This small pocket park is the former site of a water tower and is tucked away behind the yards of several homes in the Anderson Mill West neighborhood. The park is accessible only by a narrow access drive that runs between two residential properties and is otherwise framed on all sides by the backyards of adjacent homes. Existing amenities include toddler play equipment and a circular walking path.

Observations:

- The park's intimate atmosphere and gated entryway makes it a good space for small children to play and neighbors to gather.
- The park's secluded location and narrow access point make it hard to find for anyone who doesn't already know where it is. To the average person passing by, the park appears to be private property, which may prevent the park from being used as much as it could be.
- Several trees were killed during the February 2021 freeze and need to be replaced.
- The park would make a safe space for hosting small-scale neighborhood gatherings.
- The existing play equipment is minimal and could be expanded on.
- The park lacks places for adults to sit.
- The park lacks shade and is extremely hot in the summer.
- Some of the plants are not appropriate for a children's play space and should be removed and replaced with more child-friendly options.



Lakeline Oaks Park

Lakeline Oaks Park is a large neighborhood park, located on Old Mill Road in the Lakeline Oaks neighborhood. The park has two playground areas, basketball and tennis/pickleball courts, restrooms, grills and picnic tables, a covered pavilion, and is also home to the District's community building, office, and Board of Directors' meeting room, which makes it a symbolically important public space that is representative of the District.

Observations:

- The combination of amenities at this park make it an ideal gathering place for residents and a good location for future community activities.
- The tennis and pickleball courts are a heavily used District amenities, although there has historically been some tension between tennis players and pickleball players due to this being a shared space.
- The basketball courts are heavily used by all age groups.
- Due to the presence of the District building, this park is a good location for a community billboard with news and announcements.
- Better use could be made of the open grassy area in the center of the park

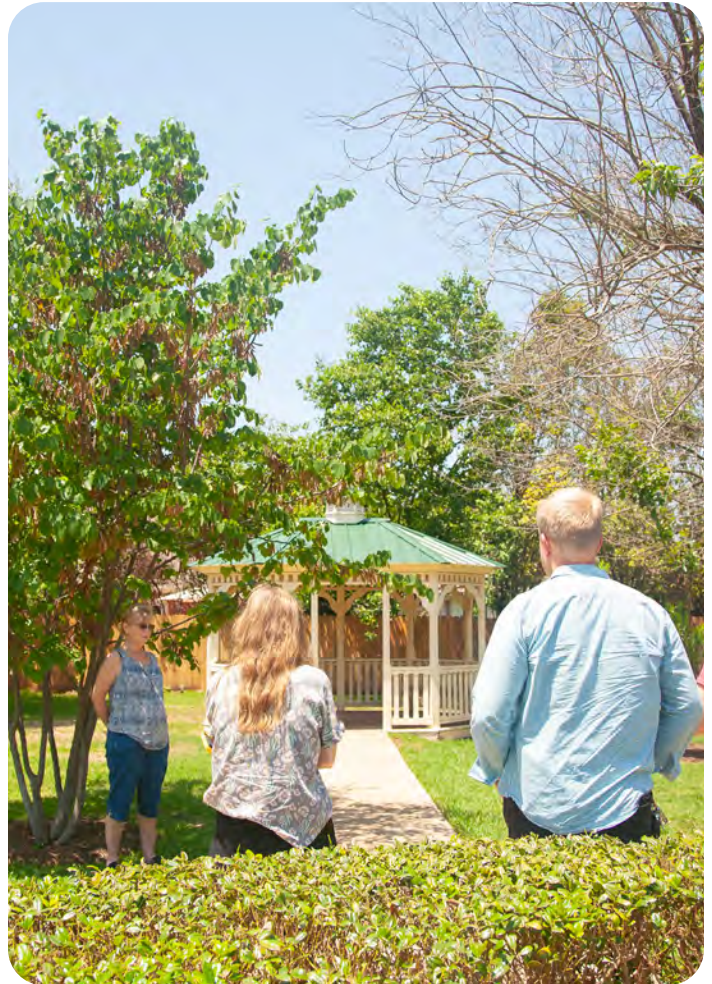


Old Mill Park

Old Mill Park (also known to residents as “Gazebo Park”) is a small, linear pocket park located along Old Mill Road in the Hunter’s Glenn neighborhood. The park is predominately an open lawn with modest-sized trees and has a little gazebo in the center. The park is also home to one of the District’s Free Little Libraries. The park is bordered on three sides by the fenced backyards of adjacent residential properties.

Observations:

- Incremental and small-scale changes to this space could do a lot to increase its value to surrounding neighbors while maintained the peaceful character of the space.
- Landscaping and beautification efforts and low-level lighting would improve the space aesthetically and help create a place where neighbors want to spend time.
- The masonry walls that were installed throughout the District many years ago do not extend around the sides and back perimeter of this park. Instead, individual property owner’s fences provide the only barrier between this park and adjacent properties. An attractive 8-foot District owned fence could make the space look more cared for.
- The lack of any play spaces or features, and the park’s proximity to the street mean that children rarely spend time in this park. Small changes could help make the space safer and more welcoming for families with children as well as adults.

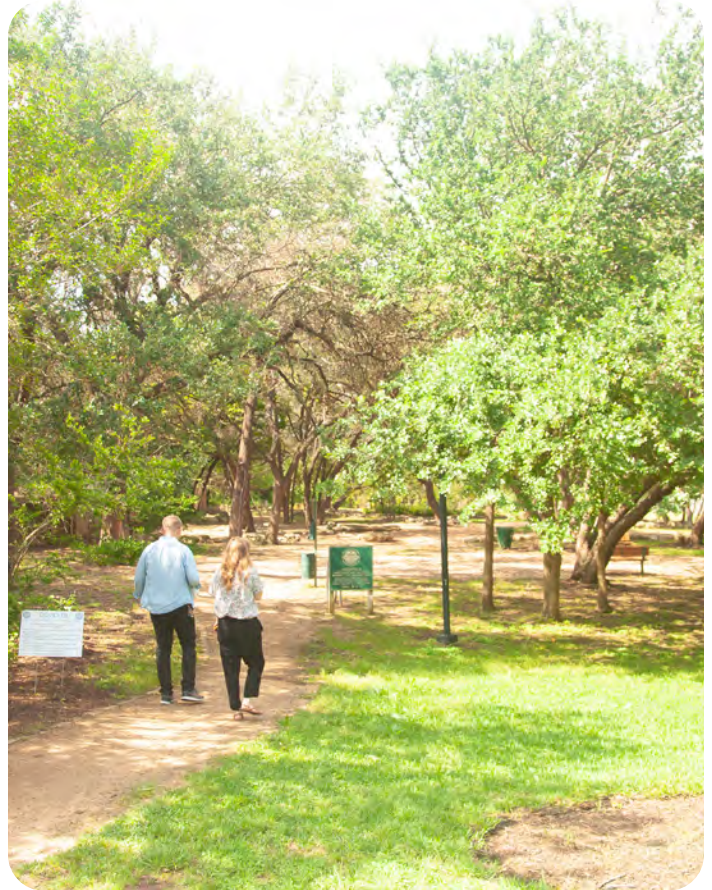


Sun Chase Park

Sun Chase Park is wooded natural area located just off Old Mill Road on Sun Chase Boulevard in the Hunter's Glenn neighborhood. The park has narrow street frontage but extends deep into the space between two residential blocks, creating a secluded and peaceful park space, surrounded on three sides by the backyards of residential properties. A network of gravel trails meanders through the trees and connects walkers and joggers from the street all the way to the back corner of the park. A recently installed bridge links the trails into a continuous loop over a stormwater drainage channel. Landscaping and benches have been installed along the trail to complement the natural ecosystem. The back area of the park has picnic tables and a horseshoe pit.

Observations:

- The abundance of shade makes this park an ideal place to spend time in the warmer months and is the most heavily wooded park in the District.
- There was formerly a children's playscape located toward the front end of the park. It was well-loved by residents but had to be removed because it was damaged and became a safety concern. However, the intent was always to replace the structure with something appropriate for this space.
- It is important to preserve the natural character of this park because it is part of what makes the space so unique.
- Connecting this trail loop with Madeline Loop Pond across the street would create a wonderful and long trail corridor.
- Trail markers and trail signage with information on the length of the trail would be helpful for residents who like to walk this park for exercise and could also make for a great Girl or Boy Scout project.
- Tree swings would be a good addition for park users of all ages.
- The space at the back of the park could be upgraded over time.



Volente Hills Park

Volente Hills Park is a small park tucked away behind the homes on Cashell Wood Drive. It is only accessible via an alley, and a commercial area is being constructed behind the park, separated by a wall that is 8 feet tall. The location allows children to play without worrying about a busy street nearby; however, its location also means the park is less known in the community.

- The park provides an enclosed and sheltered place for neighborhood children to play, particularly those who live in the homes that back up to the park.
- For those residents, the park functions almost like an extended backyard and common area for the immediate neighbors. However, the park's location also means it does not feel open and accessible to the public and may feel less safe for parents of children who don't live adjacent to the park.
- Although the play equipment in this park is dated, it is in good repair, safe, and usable.
- The entryway to the park is not well marked, which adds to the private feel of this park space.
- There are opportunities to make better use of the grassy areas of this park space.
- Trees need to be trimmed so they can provide shade without interfering with activity spaces.



Anderson Mill Pond

Anderson Mill Pond is a large stormwater detention area located along Anderson Mill Road and adjacent to the Volente Hills neighborhood. In recent years the District has improved and beautified the pond area by installing a walking trail, benches, landscaping, dog waste stations, trash cans, swings, picnic tables, signage, and a five-hole micro disc golf course.

- The disc golf course signage is user-friendly and attractive and could be used as an example for other District parks.
- The wildflowers that grow in pond are appreciated by residents, and these should be maintained or added to.
- The walking trail needs to be properly maintained and weeds need to be prevented from growing within the pathway.
- Due to its location along a busy arterial roadway, attention must be paid to the safety and comfort of this space.
- The trail needs to be completed along the east side of the park to create a full walking loop that is displaced from the busy street.



Aster Pass Pond

Aster Pass Pond is a small stormwater detention basin adjacent to Cypress Elementary School in the Anderson Mill West neighborhood. In recent years the District has improved and beautified the pond area by adding a walking trail, benches, an observation deck, landscaping, and trees, including two Weeping Willow trees, which are otherwise a unique sight in the District.

Observations:

- Due to the pond's location next to the school, this space receives a lot of after-school activity as children and parents pass through on their way home. Kids enjoy playing in the basin and underneath the observation deck, where concrete stormwater conveyance blocks create a make-shift seating area.
- The quality and variety of landscaping in this park is a good model for others (variety of trees and other perennial grasses and shrubs).
- A crosswalk in the street adjacent to the park would improve the park's function as a safe route to and from school.
- The observation deck could be more useful if there were seating and/or shade.



Cashell Wood Pond

Cashell Wood Pond is a stormwater detention basin located in the Volente Hills neighborhood. In recent years the District has improved and beautified the pond area by adding a paved sidewalk that connects this pond with Anderson Mill Pond, an observation deck, benches, picnic table, landscaping, and one of the District's several Free Little Libraries. The pond is also located next to one of the neighborhood's mailbox clusters, which creates daily opportunities for people to pass by the park.

Observations:

- The path connecting Cashell Wood Pond to Anderson Mill Pond is well-used, particularly since it is cool and shaded. However, there are some safety concerns, especially for seniors. The steps along the path are hard to see in the low light and the paint marking them needs to be frequently maintained.
- The stormwater infrastructure along the pathway is not attractive and is an eyesore to homes that back up to this space.
- The ground in this area is prone to staying wet for longer than desired, and mosquitos have been a concern.
- Dog waste stations are important, but some people still fail to pick up after their dogs. It is important to keep this area clean and dog waste-free.
- The observation deck is not used much because there is no shade or seating and because don't tend to want to linger in this space.



Hatch Pond

Hatch Pond is very large, square stormwater detention basin located off Hatch Road in the oldest and eastern-most portion of the District, in the Anderson Mill West neighborhood. Hatch Pond is accessible from both Hatch Road and Yequa Creek Road on the opposite side. The basin is encircled with a walking path and has a small, shaded children's play area in the southern corner of the Pond, off of Yequa Creek Road. The basin has chain-link baseball backstops in all four corners, and because the basin is essentially a large, open field, it is used by residents for a variety of games, sports, and activities.

Observations:

- The baseball field areas are not used as frequently as they once were.
- The trail is used heavily for walking, but is in need of maintenance and lighting in some areas.
- The basin is not easily accessible because there are no steps or formal access points. You can only get into the basin by walking down the grass embankments, which are fairly steep in some areas.
- There are opportunities to plan activities, games, and sports for this space, and possibly coordinate with Hill Country Bible Church across the street to organize activities.
- Soccer goals would make a good addition to the field.
- Preserve and enhance natural vegetation in this Pond, including the trees.



Little Elm Pond

Little Elm Pond is a stormwater detention area located on the periphery of the District in the Lakeline Oaks neighborhood, sandwiched between Naumann Elementary school and a busy commercial area on Lakeline Boulevard (outside the District boundaries). Of all the ponds in the District, Little Elm has received the least number of improvements, but does have some landscaping, benches, and a dog waste station. A gravel access drive provides an opportunity to walk up and back along the tree-lined perimeter of the pond.

Observations:

- The gravel driveway needs some maintenance to remove potholes and grass and replace gravel in areas where it has washed away.
- This access point is not a particularly comfortable place for people to walk because it lacks shade and also does not connect to anything; it is an up and back walk only.
- There are opportunities in the front end of the pond to install low-impact and modest improvements that would make this pond a more usable neighborhood space.



London Lane Pond

London Lane Pond is a deep stormwater detention basin located close to Anderson Mill Road in the Anderson Mill West neighborhood. The space doubles as an off-leash area for dogs and has been improved with a dog waste station, picnic table, benches, double gate entryway, benches, and a water spigot with bowls to provide water for dogs.

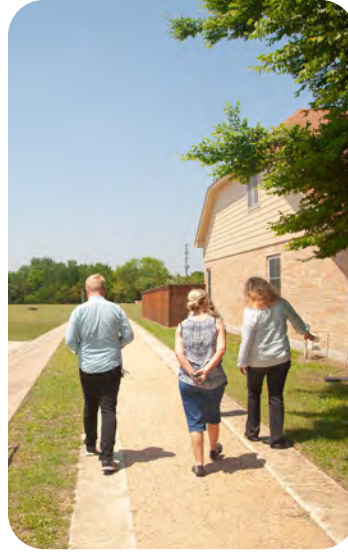
Observations:

- The main portion of the pond gets very hot in the warmer months due to lack of shade.
- The metal guard rail along the top of the pond does not fit in with the residential character of the neighborhood.
- The land behind this pond and Anderson Mill Road (located outside District boundaries) was recently clear cut for commercial development, which completely transformed the character of this space.
- Residents often bring dog toys to this space to be left and shared by all. A dedicated storage box would be helpful.



Madeline Loop Pond

Madeline Loop Pond is a very large stormwater detention area located behind homes in the Hunter's Glenn neighborhood and backing up to Cedar Park Middle School. The pond area has a secluded feel and is only accessible through a narrow gravel walkway located between two residential properties. A gravel trail wraps around two and half sides of the pond and a long wooden bridge spans the concrete stormwater infrastructure to provide trail continuity. Exercise equipment and a picnic area are located at the eastern end of the pond. Several Purple Martin bird houses are installed in the basin.



Observations:

- The exercise equipment is a good amenity but could be better maintained.
- The trail will be more functional once it is connected up to Sun Chase Boulevard. This would also provide a connection to the walking trail at Sun Chase Park. A connection to Little Elm Pond would create a long-trail network through the heart of the community.
- Natural vegetation in the basin would improve the natural feel of this pond and experience of walking the trail.
- Mile markers would be useful for trail walkers, particularly once the trail is connected to Sun Chase Park.
- Kids from the middle school have created their own makeshift trail connection through the tree-line that divides the school property from the pond.



Vestavia Ridge Pond

Vestavia Ridge Pond is a smaller stormwater detention basin located in the back corner of the Volente Hills neighborhood. The upland portion of the pond, along the street has a small, fenced dog run with dog waste station.

Observations:

- Neighborhood children like to play in the basin portion of the pond and build forts near the trees and amidst the stormwater infrastructure, as there are no other park spaces in this area of the neighborhood.
- The linear stormwater conveyance area along RM 2769 is accessible by walking along narrow grass walkways on either side of the Pond property.
- Need to improve maintenance of the vegetation in the basin.



Page intentionally left blank

3.0

STRATEGY & IMPLEMENTATION



5-Year Park Goals

Based on the public input received throughout this planning process, the planning team developed the following series of goals for the District's Park System over the next 5 years:

- Prioritize the meticulous maintenance of our parks and ponds.
- Expand opportunities for residents to access and enjoy the natural environment.
- Where possible, utilize the park and pond system to interconnect the community through walking trails
- Provide a diversity of year-round amenities for different age, and park users, especially those currently under-served populations, such as teenagers, seniors, adults without children, and those with different physical capabilities.
- Invest in the Districts ponds and smaller parks as much as in the larger parks to enhance the value and usability of these spaces for nearby residents.
- Leverage a variety of funding and implementation strategies to improve the park system, including grants, private donations, and volunteerism.



Source: Chicago Parks District

Project Prioritization

Using public input as well as all the data presented earlier in this document, the planning team developed a list of specific projects, each of which would contribute incrementally to achieving the goals listed above. The results of Community Survey #2 (see Appendix A), helped the team refine and prioritize that list to develop a five year budgeting strategy. Generally, physical improvements were prioritized in the following order:

Physical Improvements

1. Trail improvement
2. Playscape improvements/replacements
3. Landscaping beautification and access improvements
4. Ecosystem restoration and enhancements
5. Water play amenities
6. Athletic or sports amenity additions or improvements
7. Social gathering areas

In addition, public input suggested broad support for park programming, events, and activities to bring residents together. A range of options exist for this, but the top two priorities, per the results of Survey #2 were movies and/or music in the park and large community-wide events (e.g., 4th of July picnic).

According to feedback received in the earlier phases of the planning process, residents indicated a preference for park spaces they could walk to and that were located closest to their own homes. As such, when developing the 5-year budgeting strategy, the planning team also tried to spread investment throughout the District's parks and ponds rather than invest exclusively in certain areas.

Meeting Park Needs

Three significant needs were identified through the public engagement process. A strategy for meeting each of these was created, and these strategies informed the recommendations in the implementation section of the document.

NEEDS

Optimize & Improve Existing Parks System

To optimize and improve what is on the ground in the MUD today, partnerships and revenue opportunities must be leveraged to elevate the quality of MUD park operations, maintenance, and infrastructure. In this effort the MUD must also consider the impact these efforts have on upholding and improving equitable park access and ensuring a sustainable and well-balanced MUD budget.

Expand and Improve Access

Providing equitable access to parkland for all residents is a priority for the MUD. Through the planning process community members commented on the access and communication of park locations in the parks system. The MUD's goal is to ensure residents know what is available to them, can access the parks easily, and don't have to worry about physical abilities limiting their enjoyment.

Align Park Programming with Community

While there is a high demand for more programs at parks, there is also a strong interest in natural experiences and unprogrammed spaces and activities. As the needs and interests of community members change, program offerings should be evaluated and adjusted as needed to reflect the most relevant programs. To meet this goal, the plan highlights several implementation items and suggested programming genres that aim to align with community interests.

STRATEGY

Embrace Efficiency & Utilization of Space

In the spirit of building for the future in a fiscally responsible and sustainable manner, the MUD can align itself with several different avenues to increase efficiency, optimize spaces, and ensure assets and liabilities are accounted for appropriately with the principles of outcome-based budgeting.

Enable Accessible Play and Embrace Natural Features

In today's parks and open spaces inclusivity of play is of utmost importance. This takes into consideration physical abilities, age limitations, and more. With the District's geography and the region surrounding the MUD, it is also important to consider that parks and open spaces should embrace the natural features to bolster a unique character but also to embrace the fiscal lens by leveraging natural play and terrain when planning. The plan highlights multiple implementation items that aim to improve park access including partnering with Leander ISD to develop trail connections, improved wayfinding, and a greater sensitivity to ADA standards.

Prioritize Communication of Park System

One of the most important parts of a well functioning and well utilized parks system is a well formulated communication system. Prioritizing getting the word out about the "whats", "whens", and "hows" of the system and individual parks is key to allowing residents and visitors to feel confident in what the parks in the District have to offer.

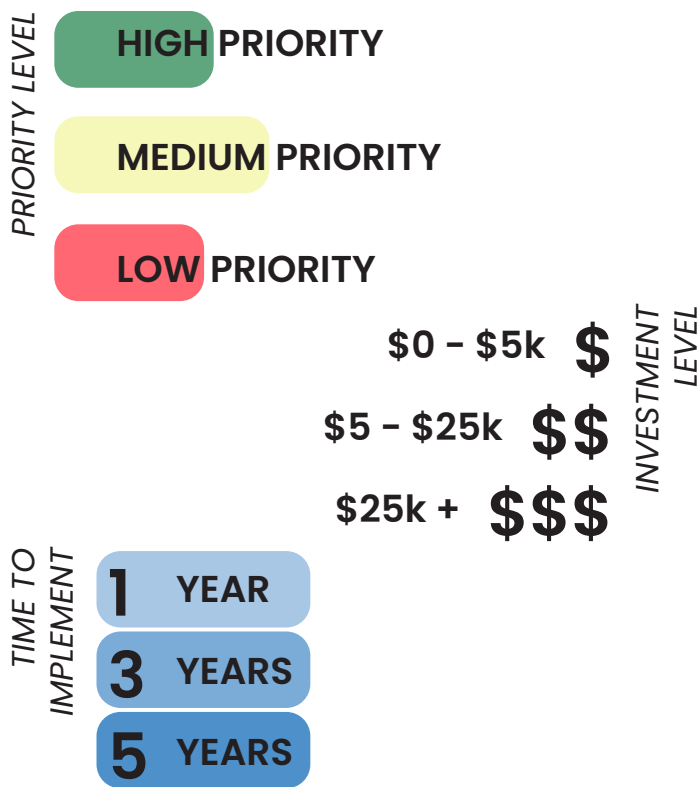
Action & Measurement

A key to a plan that is actionable and easily implementable is to provide explicit examples, guidance, and timelines for how the overall strategy can be implemented in the future.

Measuring & Tracking Progress

As a part of the engagement and planning process, the team along with MUD Board members collaborated on a set of implementation actions. These actions have been collected to form an exhaustive implementation matrix that provides an easy visual representation of different activities and actions that align with the future strategies and prioritization categories and corresponding priorities.

Implementation Opportunities are split and refined multiple ways. First is between area. Each park has a list of different implementation actions and recommendations. This allows different parks to get the time, investment, and attention that they require to keep up with community needs. The other parameters can be seen below.



FACILITIES & AMENITIES

- 1. Trail improvement
- 2. Playscape improvements/replacements
- 3. Landscaping beautification and access improvements
- 4. Ecosystem restoration and enhancements
- 5. Water play amenities
- 6. Athletic or sports amenity additions or improvements
- 7. Social gathering areas

COMMUNITY PROGRAMMING

- 1. Movies or music in the park
- 2. Large community events
- 3. Active recreation events
- 4. Community art projects
- 5. Informational classes
- 6. Contests and community challenges

The goal of this implementation exercise is to provide realistic, actionable improvements that align with community interest to further the overall parks strategy in the District.

Implementation Opportunity Matrix

Legend:									
CP: Community Programming		F&A: Facility and Amenity Improvements		High Priority		Medium Priority		Low Priority	
1-YR implementation time		3-YR implementation time		Ongoing effort (O)		Possible Scout Project			
Area	CP	F & A	Implementation Opportunity	1-YR implementation time	3-YR implementation time	5YR implementation time	High Priority	Medium Priority	Low Priority
District Wide		5	Street tree planting program						
District Wide		5	explore becoming a certified bird city (through TP&W)						
District Wide		5	ID areas to designate as Certified Wildlife Habitat through National Wildlife Federation						
District Wide		3	Institute a multi-tiered "Play in the MUD" campaign aimed at celebrating our park system; increasing awareness of our parks, ponds, and amenities; and increasing and diversifying park use. This may include promotional work, hosting of community events, and establishing volunteer groups and programs.						
District Wide		1	Improve our website and communications						
District Wide		1	Pop up movie kit and block party trailer (\$12,000)						
District Wide		3	District sponsored community events and events planned in collaboration with other neighborhood organizations. Possible establishment of events committee						
District Wide		1	District walk/run event (e.g., turkey trot)						
District Wide		0	District sponsored tournaments						
District Wide		0	Classes or lectures from experts (e.g., natural landscaping, Texas birds or habitat, etc.)						
District Wide		1	District sponsored contests (e.g., park photo contests)						
District Wide		0	Park ambassadors						
District Wide		0	Volunteer days						
District Wide		0	Enhance the functionality and user-experience of existing amenities through incremental, smaller-scale projects.						
District Wide		0	Prepare a "community service project guide" that lists small-scale projects that could be completed by volunteers (e.g, boy/girl scouts, high school students, etc.)						
District Wide		0	Investigate "water-play" options/alternatives as a longer-term investment.						
District Wide		5	Plant shade trees						
Anderson Mill Pond		3	Install Trail/distance markers						
Anderson Mill Pond		3	Install seating (facing west—to enjoy the sunset)						
Anderson Mill Pond		5	Plant screening (evergreen) trees in the SW corner to better screen adjacent properties.						
Anderson Mill Pond		5	Enhancements to the north end of the park (picnic area and swings)						
Anderson Mill Pond		3	Install signage about function of stormwater detention areas.						
Anderson Mill Pond		1	Hosting of neighborhood tournament						
Anderson Mill Pond		3	Build on existing signage that emphasizes the pond's natural environment.						
Anderson Mill Pond		1	Website marketing						
Anderson Mill Pond		1	Improve marketing of the existing disc golf course.						
Anderson Mill West Park		3	Install a barrier around park space to keep kids from running into the street						
Anderson Mill West Park		5	Install adjustable height basketball nets to accommodate players of all ages						
Anderson Mill West Park		3	Install a barrier to prevent balls from rolling off and away from the basketball court						
Anderson Mill West Park		1	Stripe the basketball court to accommodate games other than basketball (e.g., four square)						
Anderson Mill West Park		5	Plant new shade trees in areas that are without and along street frontage, and to replace trees that have been lost in recent years.						
Anderson Mill West Park		3	Add tennis practice wall inside tennis courts						
Anderson Mill West Park		1	Transform existing gazebo into a playhouse for kids						
Anderson Mill West Park		3	Replace play equipment with alternatives accessible to <i>all</i> children (e.g., different types of swings)						
Anderson Mill West Park		1	District-sponsored community events (e.g., 4 th of July BBQ, Light Up the Park, etc.)						
Anderson Mill West Park		5	Bathroom updates (e.g., better toilet seats, baby changing station, etc.)						
Anderson Mill West Park		5	Install water bottle fill up stations						
Anderson Mill West Park		3	Add pickleball striping and pickleball equipment to tennis courts.						
Anderson Mill West Park		1	Alter mowing plan to allow flowers to remain						
Anderson Mill West Park		5	Parkour equipment						
Anderson Mill West Park		3	Gathering space that involves sculptures to sit on, climb, etc.						

36 | WTC MUD No. 1 Parks Master Plan

Improve marketing of this space, as many residents are not aware the District has a public off-leash area.

[illegible]

Funding & Community Involvement

The majority of funding for the park system comes from tax dollars, so future spending has to be aligned with what is realistic and appropriate for the District and should also reflect the spending preferences of the taxpayers.

Community Survey #2 attempted to gather input on how residents feel about spending on parks. Results of the survey suggested the following key things:

- The park system is considered a vital part of the community's infrastructure.
- It is worth it to continue to invest public funds in the park system.
- The average amount spent **(\$99/person)** by the District over the last six years is well-aligned with taxpayers spending preferences **(\$104/person)**.

It should also be stated that the budgeting strategy included in the plan is a guide for future decision-making and is not intended to bind the Board of Directors to spending a particular amount each year. Annual decisions about the District's budget will be based on a wide variety of considerations and the District's overall needs each year. However, the budgeting strategy helps connect the public's desired outcomes for the park system with the budgeting process and improves the transparency and accessibility of that process by allowing residents to understand the reasons behind budgeting decisions, at least as they relate to the park system.

Also built into the budgeting strategy spreadsheet are opportunities to leverage people's time and talent to improve the park system without spending public funds. This may include efforts on the part of the District's Directors but can and should also involve residents and community organizations, such as Boy and Girls Scouts.

The District also aims to supplement funding with grant money and potentially other fundraising activities, which will be pursued over time as opportunities become available.

Prioritizing the meticulous maintenance of our parks and ponds



Future budgeting for our parks must account not only for improvement costs, but also for the maintenance and operating costs of both existing and proposed new amenities. The estimated costs for proposed park improvements (tables starting on pg 39) were intended to leave adequate room in the overall budget for maintenance and operations spending.

Over the last 6 years, the District has spent between roughly \$215,000 and \$263,000 per year on maintenance and operations for our existing parks and ponds (see table on pg. 11). While future annual maintenance and operations spending will continue to fall somewhere within this range, special attention to proposed trails and landscaping maintenance costs needs to be considered in future budgets. Additionally, the Splash Pad proposed for Anderson Mill West Park has the potential to require a larger amount of year-to-year maintenance and thus should be researched more in-depth before the board commits to such an improvement.

The projects that are proposed in the following implementation tables are, on average, lower than both the target spending value and the previous 6-year spending average on improvements. The expected age to replace major capital improvements is represented in the final column of the implementation by year tables. Based on the estimated lifespan of each improvement, the board will need to account for approximately \$30K per year in the improvements portion of the parks budget (see second row of the table on page 11) after year 5 to ensure that these amenities can be replaced at the end of their useful life.

Implementation By Year

The specific projects listed below were selected based on resident preferences and resource constraints. However, the District wants to ensure that future projects continue to reflect residents' priorities over time. Residents who express interest in projects not included in these tables may bring proposals to the District for consideration and assistance

in implementation. In several instances, flexibility has already been built into the project description to allow for input from residents on the specifics of a given project. (e.g., Lakeline Oaks Park: Work with a Landscape Architect to develop a design plan to maximize value of and better define central open space area. Pg. 43).

FY 21/22 – Kickoff Projects

\$161,000
Total Cost to Implement

Project	Estimated Cost	Notes	Years to Replace
PARK SYSTEM			
Establish a volunteer resident Tree Committee.			
Begin work on a multi-tiered "Play in the MUD" campaign aimed at celebrating our park system; increasing awareness of our parks, ponds, and amenities; and increasing and diversifying park use.		May include promotional work, hosting of community events, and establishing volunteer groups and programs. Some small costs may be incurred for signage or other promotional or informational materials are produced.	
Update park website pages to be to provide more detailed and up-to-date information about our park system.			
Purchase supplies for "Movies in the Park": Pop Up Screen, Projector, and Sound System.	\$6,000	Aim to host first ever Movies in the Park event by end of fiscal year.	10
SUN CHASE PARK			
Install play feature in front of Sun Chase Park at the site of the former playscape.	\$45,000		20
LONDON LANE POND			
Work with Texas A&M Community Forestry to plant new trees along the back (south) end of the pond to replace some of the former character and intimacy of the space (prior to adjacent land being cleared for development)	Seeking grant for initial plantings		
MADELINE LOOP POND			
Install trail segment connecting existing trail to Sun Chase Blvd.	\$85,000	This trail has portions that are concrete and portions that are crushed granite, depending on the location.	50
ANDERSON MILL WEST PARK			
Replace missing playscape features (former bouncer and climbing feature.	\$25,000		10



Project	Estimated Cost	Notes	Years to Replace
PARK SYSTEM			
Prepare a tree inventory and tree management and planting plan with assistance from community forestry			
Institute a multi-tiered “Play in the MUD” campaign aimed at celebrating our park system; increasing awareness of our parks, ponds, and amenities; and increasing and diversifying park use.		May include promotional work, hosting of community events, and establishing volunteer groups and programs. Some small costs may be incurred for signage or other promotional or informational materials are produced.	
Prepare a volunteer project “binder”		Prepare an inventory of District projects that could be completed by any volunteer groups (e.g., Boy and Girl Scouts, school groups or students, church or organizations, etc.).	
ANDERSON MILL WEST PARK			
Conduct in-depth research into a range of water play options to gain a better understanding of all costs--upfront, maintenance, and operation—as well as the other trade-offs associated with different options.		Research will be used to make decisions in subsequent years about investing in a community water play amenities.	
Modernize swing area to accommodate a variety of options and install zipline feature behind existing swing structure.	\$50,000	Should try to accommodate different ages and abilities	10
Pave trail along El Salido Parkway street frontage with a 6-foot wide concrete pathway.	\$36,000	Look for opportunities to maintain a crushed granite trail alongside the new paved trail for residents who prefer walking on a more forgiving surface.	50
Pickleball striping and equipment at Anderson Mill West tennis courts	\$5,000		5

FY 22/23 – Year 1, continued

Project	Estimated Cost	Notes	Years to Replace
ASTER PARK			
Enhance landscaping along the park entryway and paint pavement with a welcoming design to help emphasize entryway.	\$5,000		
ASTER PASS POND			
Install a barrier in the NW corner next to wooden bridge to keep children from riding over the edge of the hill when existing or entering the bridge.	Less than \$1000		
OLD MILL (GAZEBO) PARK			
Install lighting in gazebo and landscaping lighting throughout park	\$10,000		10
Host a community planting day to install landscaping around the gazebo.	\$1,000		
LITTLE ELM POND			
Initiate conversation with Leander ISD about potential for a trail connection between Madeline Loop Pond and Little Elm Pond on school district land.		A trail in this location would interconnect not only Madeline Loop and Little Elm Pond, but also the middle school and Naumann Elementary, creating a more direct safe route between homes and schools and providing a more extensive trail network though the heart of the community.	
Install fenced in "off-leash" area in front end of pond.	\$20,000		
LAKELINE OAKS PARK			
Replace pavilion fans with something that moves more air	\$8,000		
LONDON LANE POND			
Investigate opportunities to remove /replace the metal guardrail along the top of the pond.	Less than \$1000		15
SUN CHASE PARK			
Install trail/nature walk/distance signage and mile markers, including land acknowledgement signage.	\$3,000		
ONGOING AND INCREMENTAL INITIATIVES			
Tree Planting Program	Varies		
Landscaping Program	Varies	Prioritize natives, integrate opportunities to improve habitat, conserve water, and combine landscaping with green infrastructure (e.g., rain gardens, bioswales). Can combine with efforts to earn various certifications, such as: Bird City (TX Parks & Wildlife), Certified Wildlife Habitat (National Wildlife Federation), Texas Water Smart	
Annual Park Events	\$2,000	May involve establishing a resident committee to assist in planning and managing District- sponsored events.	
Detention Basin Conversion (Green Infrastructure): converting dry detention basins to natural ecosystems	\$60,000	Consider Madeline Loop as pilot project location	



Project	Estimated Cost	Notes	Years to Replace
ANDERSON MILL WEST PARK			
Transform deteriorating volleyball court into a natural play area with digging/play sand. Possibly include shade structure boulders and other natural play elements, and digging, sifting, tools.	\$30,000		
Conversion of gazebo to playhouse, considering interrelationship between sand play area.	\$3,000		
Install water bottle fill up station	\$5,000		10
Pave trail along Dagama Drive street frontage with a 6-foot wide concrete pathway.	\$56,500	Look for opportunities to maintain a crushed granite trail alongside the new paved trail for residents who prefer walking on a more forgiving surface.	50
ASTER PARK			
New play equipment for children of different ages and abilities	\$60,000		20
Remove spiky and spiny plants and replace with child-friendly landscaping.	\$5,000		
CASHELL WOOD POND			
Install trees along the corridor between Cashell Wood Pond and Anderson Mill Pond to beautify and screen the noise and sight of Dies Ranch Road and the stormwater management infrastructure.	\$5,000		
Install bird (e.g., purple martin) and bat houses to help control mosquito population (not a replacement for active management and treatment of infrastructure).	Less than \$500		

FY 23/24 – Year 2, continued

Project	Estimated Cost	Notes	
LAKELINE OAKS PARK			
Work with a Landscape Architect to develop a design plan to maximize value of and better define central open space area.	Less than \$5,000		
Host a community planting day to install landscaping around the gazebo.	\$1,000		
HATCH POND			
Installation of access point into basin—Embankment slide with side steps	\$25,000		20
LITTLE ELM POND			
Invest in front end of park, cleaning up area under large oak tree to create play space.	\$5,000		
Project	Estimated Cost	Notes	
ONGOING AND INCREMENTAL INITIATIVES			
Tree Planting Program	Varies		
Landscaping Program	Varies	Prioritize natives, integrate opportunities to improve habitat, conserve water, and combine landscaping with green infrastructure (e.g., rain gardens, bioswales). Can combine with efforts to earn various certifications, such as: Bird City (TX Parks & Wildlife), Certified Wildlife Habitat (National Wildlife Federation), Texas Water Smart	
Annual Park Events	\$2,000 (fluctuating budget based on levels of volunteerism)	May involve establishing a resident committee to assist in planning and managing District- sponsored events.	
Detention Basin Conversion (Green Infrastructure): converting dry detention basins to natural ecosystems	Varies		



Project	Estimated Cost	Notes	Years to Replace
ANDERSON MILL WEST PARK			
Water amenities implementation, if determined feasible.	\$15,000 (see Appendix B)	Research will be used to make decisions in subsequent years about investing in a community water play amenities.	30
ANDERSON MILL POND			
Install trail segment along east side of pond to create a full, connected walking loop and provide a safer alternative to walking directly along Anderson Mill Road.	\$50,000		50
Install trail/nature walk/distance signage and mile markers	\$5,000		
LAKELINE OAKS PARK			
Implementation of design plan for central area	\$25,000		
Install water bottle fill up station	\$5,000		
ASTER PARK			
Install shade structure and picnic seating area in central portion of park	\$40,000		10
MADELINE LOOP POND			
Work with Leander ISD, specifically Cedar Park Middle School to provide a more formal and safer pedestrian connection between the school and pond.	Less than \$5,000		
Work with Williamson County on safe mid-block crossing between Sun Chase Park and Madeline Loop Pond to encourage this to function as an integrated trail network.			

FY 24/25 – Year 3, continued

Project	Estimated Cost	Notes	
OLD MILL (GAZEBO) PARK			
Improve seating and “gathering” areas.	\$5,000		
Integrate small-scale and imaginative play features into the landscape, such as a playhouse.	\$10,000		15
LONDON LANE POND			
Install shade structure in the southwest corner.	\$12,000		10
SUN CHASE PARK			
Install tree/hanging swings and swing seats throughout the park.	\$5,000		10
ONGOING AND INCREMENTAL INITIATIVES			
Tree Planting Program	Varies		
Landscaping Program	Varies	Prioritize natives, integrate opportunities to improve habitat, conserve water, and combine landscaping with green infrastructure (e.g., rain gardens, bioswales). Can combine with efforts to earn various certifications, such as: Bird City (TX Parks & Wildlife), Certified Wildlife Habitat (National Wildlife Federation), Texas Water Smart	
Annual Park Events	\$2,000 (fluctuating budget based on levels of volunteerism)	May involve establishing a resident committee to assist in planning and managing District- sponsored events.	
Detention Basin Conversion (Green Infrastructure): converting dry detention basins to natural ecosystems			

FY 25/26 – Year 4

\$250,000
Total Cost to Implement

Project	Estimated Cost	Notes	Years to Replace
ANDERSON MILL WEST PARK			
Upgrades to basketball court: Adjustable height nets, court surfacing/stripping for multi-sport use, barrier to prevent balls from rolling away.	\$10,000		10
Install tennis practice wall in court.	\$5,000		
Improved lighting throughout park: bollard lighting around trails and pathways.	\$35,000		30
Work with a landscape architect to prepare a plan for the front, open area of the park.	\$5,000	Plan should emphasize that this is the main entryway into the park and is underutilized, lacks shade, edges, and defining features.	
ANDERSON MILL POND			
Install seating along the trail, facing west so people can enjoy the sunset.	\$3,000		
HATCH POND			
Upgrades/add-ons to existing play equipment: opportunities for all ages and abilities	\$30,000		30
Install fenced in "off-leash" area	\$80,000		
LITTLE ELM POND			
Depending on outcomes of discussions with Leander ISD related to trail access between Little Elm Pond and Madeline Loop Pond, potential implementation of trail connection project. This would also require extending a trail from the existing access drive to the southwest corner of Little Elm Pond.	\$80,000		
VOLENTE HILLS POCKET PARK			
Work with Volente Hills HOA to prepare a plan for improving this space.		Plans should seek to improve visibility and accessibility of this park space, potentially including new signage on Briona Wood Lane improvements to alleyway (pavement markings, landscaping, etc.), better use of open space in park, all taking into consideration proximity of homes.	
ONGOING AND INCREMENTAL INITIATIVES			
Tree Planting Program	Varies		
Landscaping Program	Varies	Prioritize natives, integrate opportunities to improve habitat, conserve water, and combine landscaping with green infrastructure (e.g., rain gardens, bioswales). Can combine with efforts to earn various certifications, such as: Bird City (TX Parks & Wildlife), Certified Wildlife Habitat (National Wildlife Federation), Texas Water Smart	
Annual Park Events	\$2,000 (fluctuating budget based on levels of volunteerism)	May involve establishing a resident committee to assist in planning and managing District- sponsored events.	
Detention Basin Conversion (Green Infrastructure): converting dry detention basins to natural ecosystems	Varies		

FY 26/27 – Year 5

\$202,000
Total Cost to Implement

Project	Estimated Cost	Notes	Years to Replace
ANDERSON MILL WEST PARK			
Implementation of design plan for front area of park.	\$65,000		
ASTER PASS POND			
Add shaded seating to observation deck	\$5,000		
SUN CHASE PARK			
Redesign and upgrade rear picnic area to include soft lighting, improved seating, a grilling area, etc.	\$30,000		15
HATCH POND			
Add low level lighting to dark and shaded areas, specifically play area.	\$10,000		30
VESTAVIA RIDGE POND			
Install embankment slide in Vestavia Ridge Pond to provide play opportunities in this area of the neighborhood/District.	\$20,000		20
VOLENTE HILLS POCKET PARK			
Implement plans to improve this park space.	TBD		
OLD MILL (GAZEBO) PARK			
Install 8-foot “fencecrete” fence (in lieu of masonry wall) along sides and back of this park to create a uniform and neat appearance.	\$70,000		
ONGOING AND INCREMENTAL INITIATIVES			
Tree Planting Program	Varies		
Landscaping Program	Varies	Prioritize natives, integrate opportunities to improve habitat, conserve water, and combine landscaping with green infrastructure (e.g., rain gardens, bioswales). Can combine with efforts to earn various certifications, such as: Bird City (TX Parks & Wildlife), Certified Wildlife Habitat (National Wildlife Federation), Texas Water Smart	
Annual Park Events	\$2,000 (fluctuating budget based on levels of volunteerism)	May involve establishing a resident committee to assist in planning and managing District- sponsored events.	
Detention Basin Conversion (Green Infrastructure): converting dry detention basins to natural ecosystems	Varies		

Page intentionally left blank