

CITY OF SUNSET VALLEY

PARKS AND OPEN SPACE PLAN



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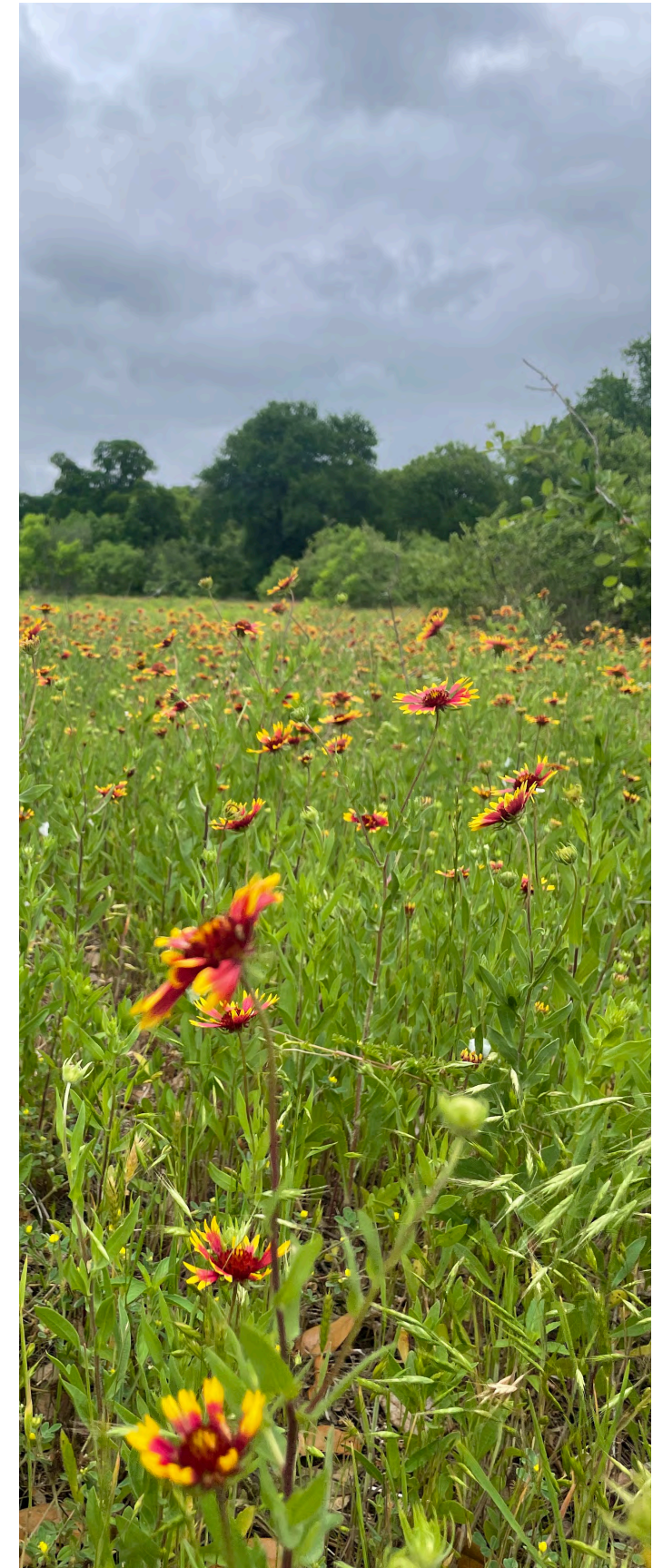
EXECUTIVE SUMMARY

Sunset Valley Parks & Open Space Plan

The Sunset Valley Parks & Open Space Plan provides a vision for the future of Parks, Conservation Areas, and Greenspaces in Sunset Valley. It sets a comprehensive plan for balancing environmental restoration and a responsible use of resources with the community's desire for additional parks amenities, such as playgrounds, community gardens, and a farmers market pavilion. It was informed by a robust community engagement process, which included the guidance of an Ad Hoc Committee, a survey, several pop-ups at community events and popular Sunset Valley locations, City Council meeting, and a community workshop.

The resulting concept plans for each of the sixteen identified Parks, Conservation Areas, and Greenspaces provide realistic and actionable ideas for improving trails, providing basic amenities, such as seating and wayfinding signage across the system, to more ambitious upgrades at key locations like the Uplands, City Hall, and the Upper Cougar Creek Greenbelt.

The final chapter of the plan outlines cost estimates for improvements at each location, and provides ideas for funding and partnerships to assist in implementation of these ideas.



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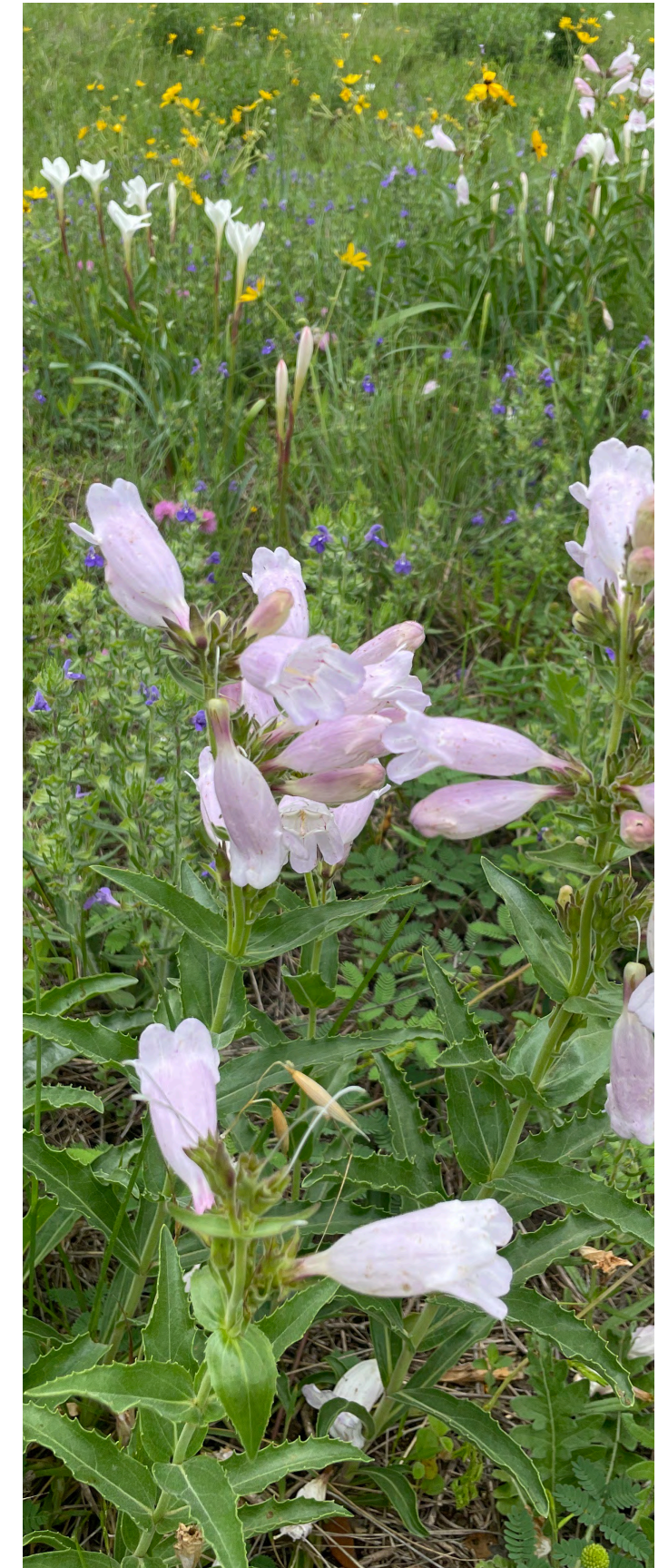
EXISTING CONDITIONS



INTRODUCTION

About Sunset Valley

Sunset Valley is a city distinguished by a culture that is distinct from its surrounding context, and this has played a large role in defining the environmental character of the city and its parks and open space resources. These lands are largely comprised of conservation-focused areas and greenspaces, such as greenbelts, preserves, nature areas, and the City's extensive trails systems. These areas are well-loved by Sunset Valley's closely knit population, who are passionate about maintaining a high quality of life and the natural character and high environmental quality of their City. Residents are proud of their city, eager to participate in local governance, and protective of the values on which the city was originally founded. This Parks and Open Space plan was developed alongside City of Sunset Valley Staff, City Council Members, Community Survey and an Ad Hoc Committee of residents. It reflects a commitment to environmental integrity, conservation of natural resources, active recreation, and community togetherness.



EXISTING PLANS AND INITIATIVES

Aligning the Parks and Open Space Plan with existing City plans and initiatives is an important step in successful execution of the recommendations outlined in this document. The following provides an overview of existing plans and initiatives that the City of Sunset Valley has undertaken, and their relevance to the development of the Parks and Open Space Plan.

City of Sunset Valley Comprehensive Plan (under review)

The City of Sunset Valley Comprehensive Plan is an update of and replacement to The Master Plan for the City of Sunset Valley formerly adopted on February 21, 1995. The comprehensive plan centers on providing development guidance regarding density, road and utility infrastructure, environmental protection of natural resources, and preservation of local cultural, historical, and built assets to ultimately support the health and wellbeing of city residents.

Upper Cougar Creek Concept Plan (2021)

This plan presented a conceptual idea for the Upper Cougar Creek area. The concept plan shows a small trail system connecting to shopping, and includes a small amphitheater, a pavilion, splash pad, and a garden area.

Uplands Concept Plan (2017)

This plan provides a conceptual idea for the Uplands tract. It includes a new farmers market pavilion, an outdoor classroom, prairie restoration, and a small outdoor concert venue.

Valley Creek Park Trail (2022)

Embedded within the city's Capital Improvement Plan, the Valley Creek Park Trail initiative created single trail, hiking path linking Valley Creek Park with the South Hills Conservation Area. It was completed in Summer 2022.

Urban Forest Management Plan (2005)

The Urban Forest Master Plan establishes the City's commitment to a healthy urban forest in Sunset Valley. It provides guidelines on tree management and planning for the future of Sunset Valley. The protection of trees was given a high priority in all aspects of City activities. Currently trees with a 12-inch diameter as measured at 4 ½ feet above the ground are protected and require permits for removal per the City's Tree Protection Ordinance. Maintenance of trees within the right of way or on public property is the responsibility of the City of Sunset Valley. The Plan emphasized the entrances into the City, as primary areas for plantings. Lone Oak Trail has been identified as an opportunity for tree planting. Valley Creek Park has about 65% Cedar Elms (as of 2005) and has been identified as an opportunity for greater tree diversity.

Wildlife Management Plan (2015)

The plan provides guidelines and policies for managing wildlife within Sunset Valley. It establishes a framework for making wildlife management decisions, provides direction on regulatory and program changes, and outlines a set of actions for long-term management of human-wildlife conflicts. The Plan provides a list of the wildlife species that have been sighted within Sunset Valley, sets goals for wildlife management, and strategies for protecting and enhancing wildlife. These strategies include protecting and enhancing wildlife habitat, promoting environmental education, promoting volunteer involvement in wildlife habitat protection and management, and promoting internal education and consistency in department actions.

Community Wildlife Habitat Program

This is an ongoing local initiative to codify Sunset Valley as a Community Wildlife Habitat Program through the National Wildlife Federation. The program seeks to encourage complete community buy-in towards making Sunset Valley into a community that provides habitat for wildlife throughout the community – in individual backyards, on school grounds, in public areas such as parks, community gardens, and businesses. This interactive approach encourages individuals across the city to certify their backyards as wildlife habitats by planting native plants, reducing the use of harmful pesticides, providing wildlife watering areas, setting up roosting boxes or birdhouses, among other supportive actions for local species. Individual property certification costs \$20 for an application and sign fee.

Trails Master Plan (2015)

The Trails Master Plan outlines the current trail system and identifies areas for further development, improvements, and maintenance. The goal of this plan is to develop in a manner that "sustains the natural ambience of the land and wildlife habitat" as well as provides healthy recreational opportunities. The Trails Master Plan is to work in conjunction with the Park and Open Space Management Plan to provide appropriate recreational activities while maintaining environmental integrity. This plan provides an overview of trail usage, research, types, surfacing, borders, clearance, kiosks, signage, safety measures, barriers, and parking.

Open Space Management Plan (2005)

The goal for parklands and open spaces within the Sunset Valley is that they maintain diversity while supplying appropriate recreational opportunities. The Open Space Management Plan is separated into tracts based on habitat and management needs. Each tract contains: a description, recommended management program, and a system for monitoring management activities. There are 5 tracts: South Hills Conservation Area, Gaines Greenbelt, Indian Prairie Grass Preservation, Cougar Creek Greenbelt, Sunset Valley Nature Area.

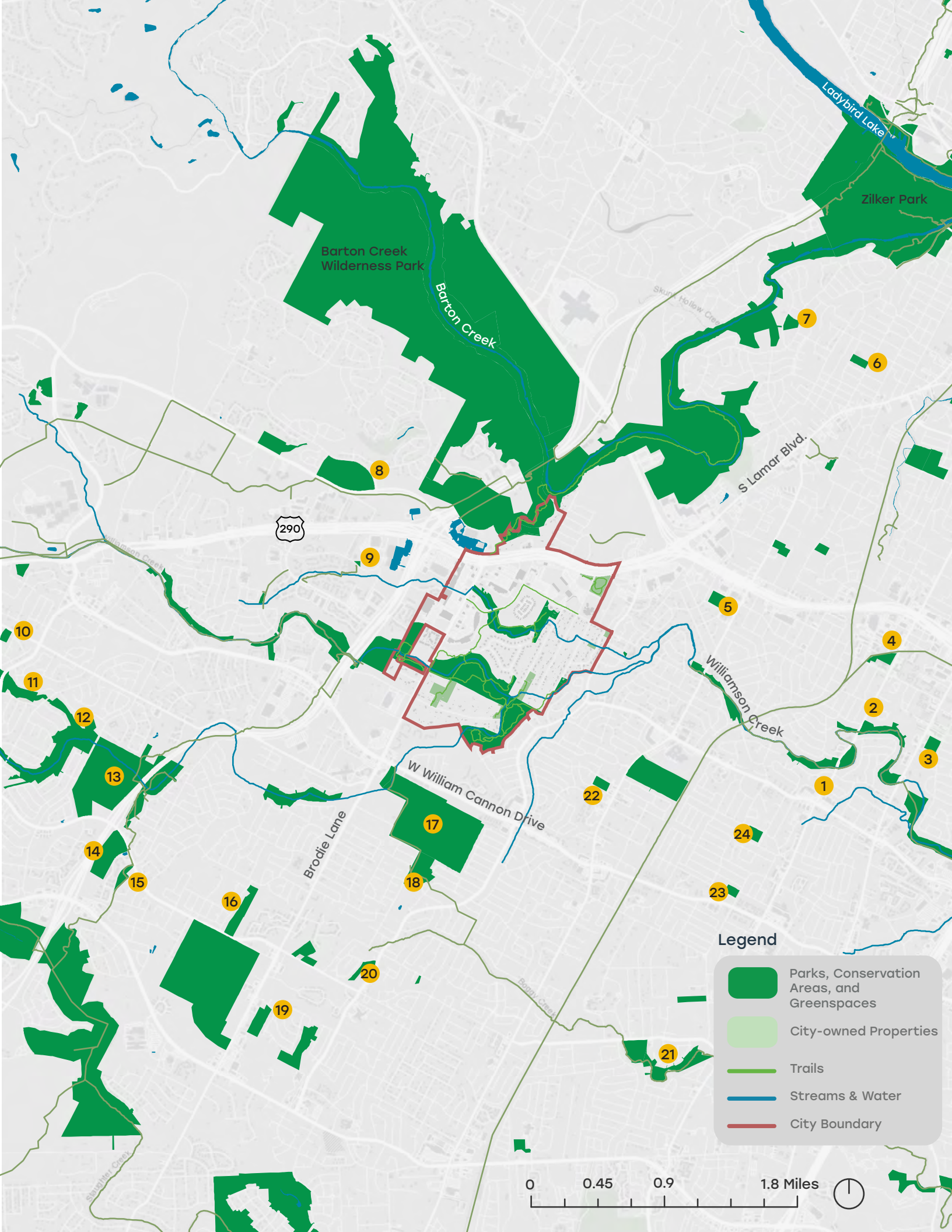
Community Wildfire Protection Plan (2021)

The Community Wildfire Protection Plan identifies how Sunset Valley will reduce its risks from wildland fire. The efforts include joining Firewise communities, a country wide group aimed at reducing wildland fuels. The plan was prepared following the guidelines of collaboration, prioritized fuel reduction, and treatment of structures. This plan contains information about the city of Sunset Valley, climate change considerations, critical wildlife, inventory of structures, local conservation, and open space areas. Past incidents of fires and the preparedness of residents and the local fire department are included. Maintenance activities such as mowing, dead wood removal, and brush thinning are outlined for each conservation and open space area.

	Parks & Open Space	Connectivity & Transit	Beautification	Health & Wellness
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PARKS AND OPEN SPACE CONTEXT

The City of Sunset Valley is completely surrounded by the City of Austin, and many of the City's residents use the City of Austin's parks and recreation system to supplement the parks and trails within the City of Sunset Valley. Thus, it is important to understand the parks and open space context that surrounds the City of Sunset Valley. For example, it may not be necessary to include a specific amenity, such as tennis courts, if a City of Austin park is adequately serving the Sunset Valley community's needs.



PARK	AMENITIES
1 Emerald Wood Community Garden	Organic raised beds, educational gardens
2 Central Williamson Creek Greenway	Education areas, protected wildlife habitat areas, trails, gathering spaces, gardens
3 Battle Bend Neighborhood Park	Shelter, fitness and playground equipment, play meadow
4 St. Elmo School Park	Trails, field sports, sports courts
5 Joslin Neighborhood Park	Playground equipment, field sports, tennis courts
6 Little Zilker Park	Track, tennis courts, volleyball courts, disc golf course, multipurpose field
7 Barton Hills School Park	Picnic tables, trails, playgrounds, pavilion
8 Gaines Creek Neighborhood Park	Trails, rock climbing
9 Archstone Greenbelt	Trails
10 Convict Hill Quarry Park	Trails, historic site
11 Legend Oaks Neighborhood Park	Pool, picnic tables, pavilion, playground
12 Latta Branch Greenbelt	Trails, picnic tables, pavilion
13 Dick Nichols District Park	Grills/BBQ pits/fire pits, trails, showers, picnic tables, playground, pavilion
14 Deer Path at Maple Run Preserve	Playgrounds, trails
15 Sendera Mesa Neighborhood Park	Playground, pool
16 Goat Cave Karst Nature Preserve	Caves, trails, playground
17 Stephenson Nature Preserve	Trails, nature preserve
18 Longview Neighborhood Park	Courts, playground, trails
19 Cherry Creek Neighborhood Park	Playground, picnic tables
20 Piney Bend Park	Picnic tables, playground
21 Dittmar District Park	Playground, trails picnic tables
22 Cunningham School Park	Playground, trails, picnic tables
23 Armadillo Neighborhood Park	Trails, picnic tables
24 Odom School Park	Playground, picnic tables, courts

SUNSET VALLEY PARKS AND OPEN SPACES

Parks and Open Spaces

The City of Sunset Valley has an robust parks and open space system connected by an extensive pedestrian and bicyclist trail system. There are three types of parks and open spaces in Sunset Valley, each with their own zoning regulations as defined by the City's Land Use Code-parks, greenspace areas, and conservation areas. These definitions provide guidelines for the types of activities and construction that is allowed within each of the defined areas.

Parks Zoning

To provide publicly owned parcels for parks and recreation, including active and passive recreation, water quality protection, air purification, and continuity of aesthetic open space and nature area buffering for the citizens of Sunset Valley.

Greenspace Areas Zoning

To provide publicly and privately owned parcels for permanent open space or preservation purposes, including passive recreation, wildlife habitat, ecological and historical preservation, water quality protection, air purification, science education, nature observation, and continuity of aesthetic open space and natural area buffering for the citizens of Sunset Valley.

Conservation Areas Zoning

To provide publicly and privately owned parcels for permanent conservation purposes including space for wildlife habitat (including federally listed endangered species habitat), ecological and geological preservation, water quality protection, air purification, science education, nature observation, and continuity of aesthetic open space and nature area buffering for the citizens of Sunset Valley.

Current Parks and Open Spaces

While the City of Sunset Valley owns many parcels that are used by Sunset Valley residents as parks and open space, for the purpose of this plan, only parcels zoned as parks, greenspace/preservation areas, and conservation areas will be designated as a current park and open space. These include:

Conservation Area

- Gaines Greenbelt
- South Hills Conservation Area
- Indiangrass Prairie Preserve

Greenspace Areas

- Upper Cougar Creek Greenbelt
- Lower Cougar Creek Greenbelt
- Sunset Valley Nature Area

Parks

- Valley Creek Park

Opportunity Areas

There are many properties owned by the City of Sunset Valley or other entities that are currently used by community members as parks and open spaces, even though they are not formally a part of the Sunset Valley parks and open space system. Many of these properties are, however, already zoned as greenspace areas or parks. These exist across a spectrum of uses, with some properties having trails and other amenities on them, and some without trails or amenities and are infrequently used for recreation. All these properties are identified here as "Opportunity Areas." These properties include:

Greenspace Area Zoning

- 10 Sunset Trail
- 764 Oakdale Drive (Manly Tract)

Park Zoning

- 1 Sunset Trail

Single Family Home Zoning

- 6401 Brodie Lane
- 6107 Brodie Lane
- 37 Lone Oak Trail

Government, Utility, and Institutional Zoning

- City Hall and Community Garden
- The Uplands (zoned as Government, Utility, and Institutional)
- Sunset Valley Elementary School (owned by AISD)

Current Parks and Open Spaces and Opportunity Areas

CURRENT PARKS + OPEN SPACES

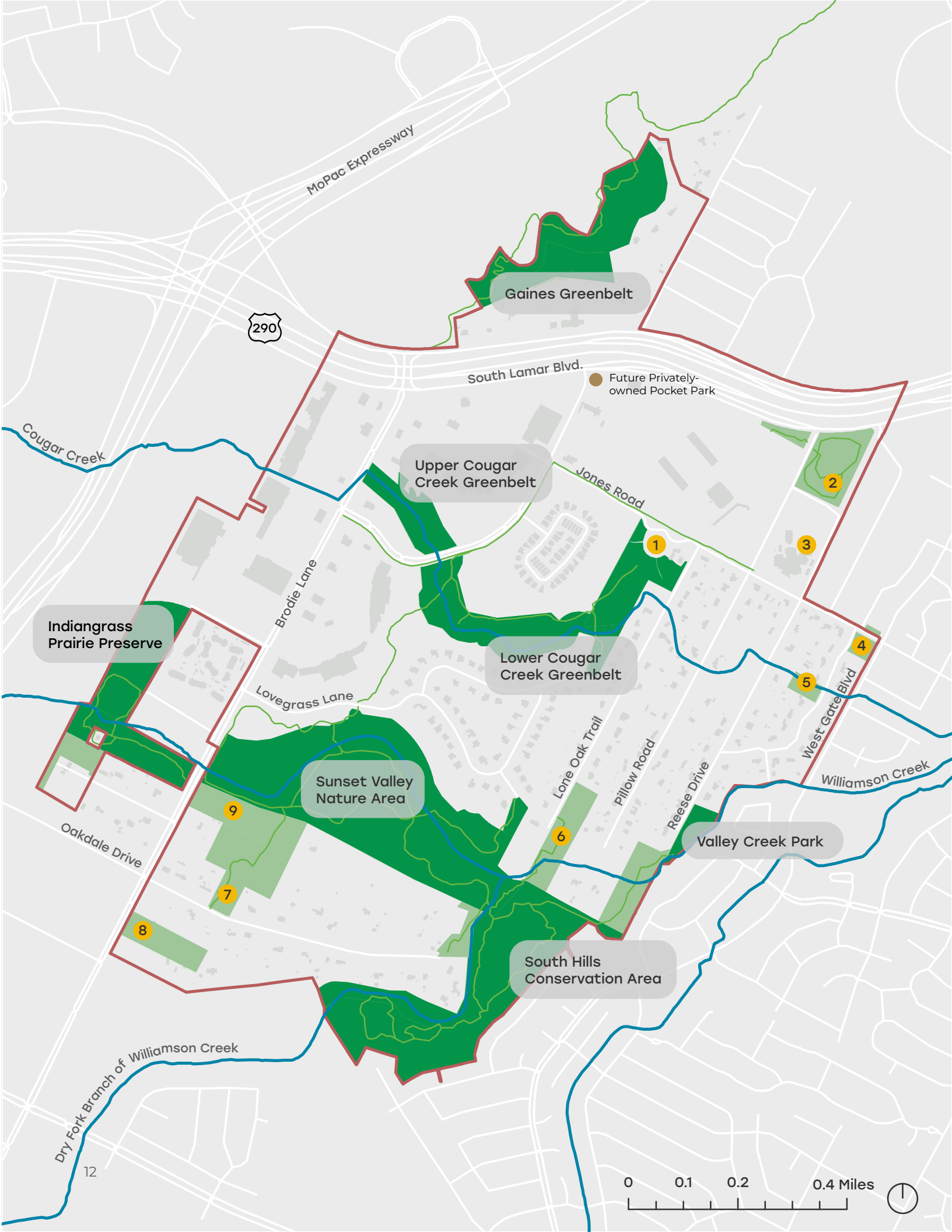
- Gaines Greenbelt
- Upper Cougar Creek Greenbelt
- Lower Cougar Creek Greenbelt
- Indiangrass Prairie Preserve
- Sunset Valley Nature Area
- Valley Creek Park
- South Hills Conservation Area

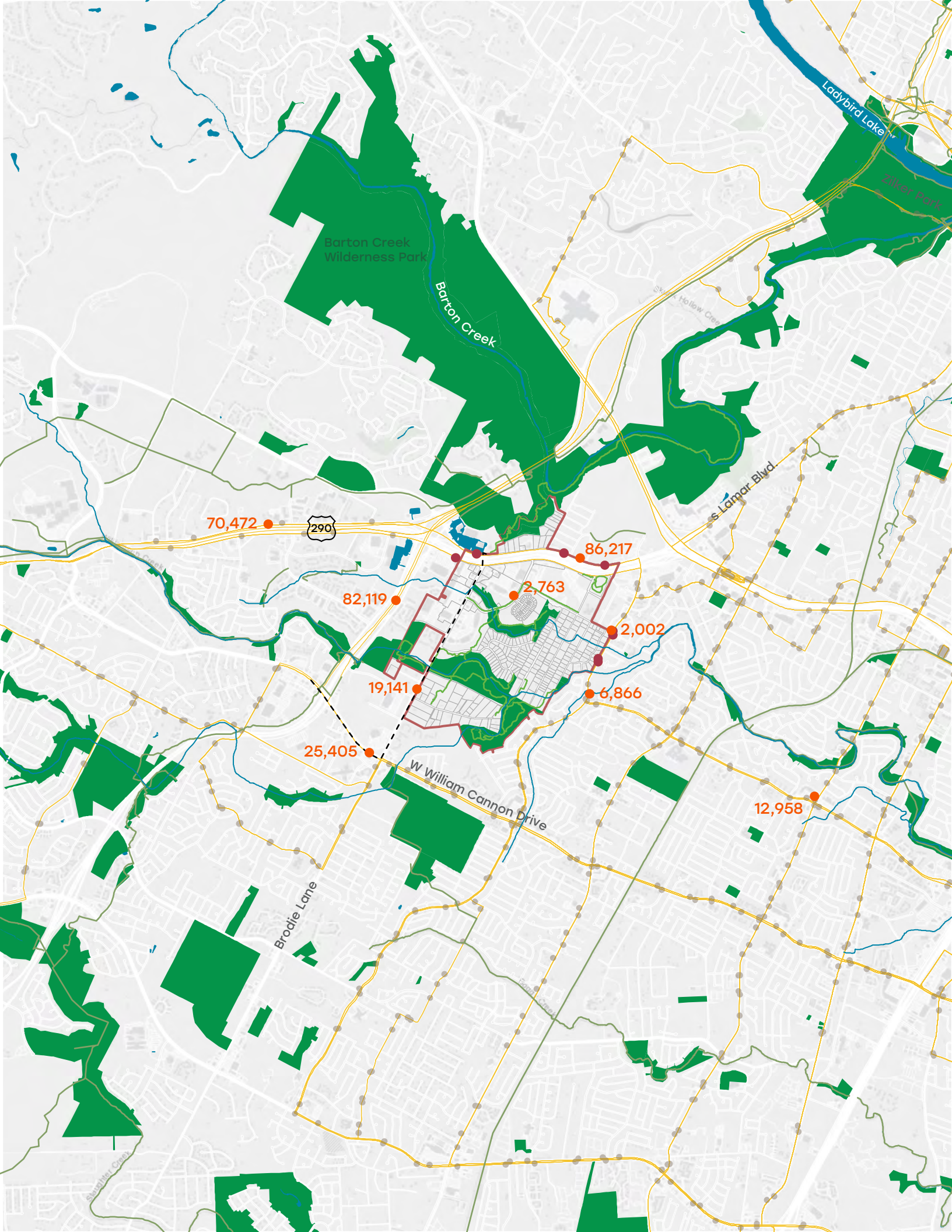
OPPORTUNITY AREAS

- 1 City Hall Community Garden
- 2 The Uplands
- 3 Sunset Valley Elementary School
- 4 1 Sunset Trail
- 5 10 Sunset Trail
- 6 37 Lone Oak Trail
- 7 764 Oakdale Drive (Manly Tract)
- 8 6401 Brodie Lane
- 9 6107 Brodie Lane

Legend

- Parks, Conservation Areas, and Greenspaces
- City-owned Properties
- Trails
- Streams and Water
- City Boundary





CIRCULATION

The majority of traffic circulation is taking place on highway 290 and highway 1. These highways are a continuation of those going through Austin to the north and east. This is a likely route for Austin residents traveling to Sunset Valley parks.

Sunset Valley residents are likely to travel to parks and open spaces via Brodie Lane. This road has the highest traffic count by far within the city at 19,141. Brodie Lane is in close proximity to a number of parks and is likely also a route to travel between parks as well. These parks include: the Indian Grass Prairie Preserve, Sunset Valley Nature Area, and the Cougar Creek Greenbelt. West William Cannon Drive is a common route to get to the nearby Stephenson Nature Preserve.

There are few bus stops in close proximity to City of Sunset Valley so this is an unlikely method for residents to use when traveling to parks. Residents from Austin and the surrounding suburbs are more likely to utilize this vast public transportation network.

Other highly trafficked roads include: Ernest Robles Way (2,002), Jones Road (2,763), West Gate Boulevard (6,866), and W Stassney Lane (12,958). Many of these are major roads going to and from shopping centers in the area.

Legend

- Parks, Conservation Areas, and Greenspaces
- Trails
- Streams and Water
- City Boundary
- Public Transit Routes
- Violet Crown Trail Expansion
- Bus Transit Stops
- Public Transit Stops near Sunset Valley
- Traffic Count*

*Source: City of Austin

THE VIOLET CROWN TRAIL

The Violet Crown trail is one of the first regional trail systems in Central Texas. As of 2022, the trail is 13 miles long and runs from Zilker Park to the Lady Bird Johnson Wildflower Center. The completed trail is set to span 30 miles, providing unique recreational experiences. The trail is planned to enter the north end of Sunset Valley at 290, travel along Brodie Lane, and exit Sunset Valley at the southwestern border of the City at Home Depot Boulevard.

COMMUNITY

Demographics

The Sunset Valley community and its surrounding area of South Austin has seen many changes over the past twenty years. The figures on the opposite page illustrate some of the ways in which the demographics of the census block group Sunset Valley lies within, which also captures some of South Austin, has changed since 2000.

Race & Ethnicity

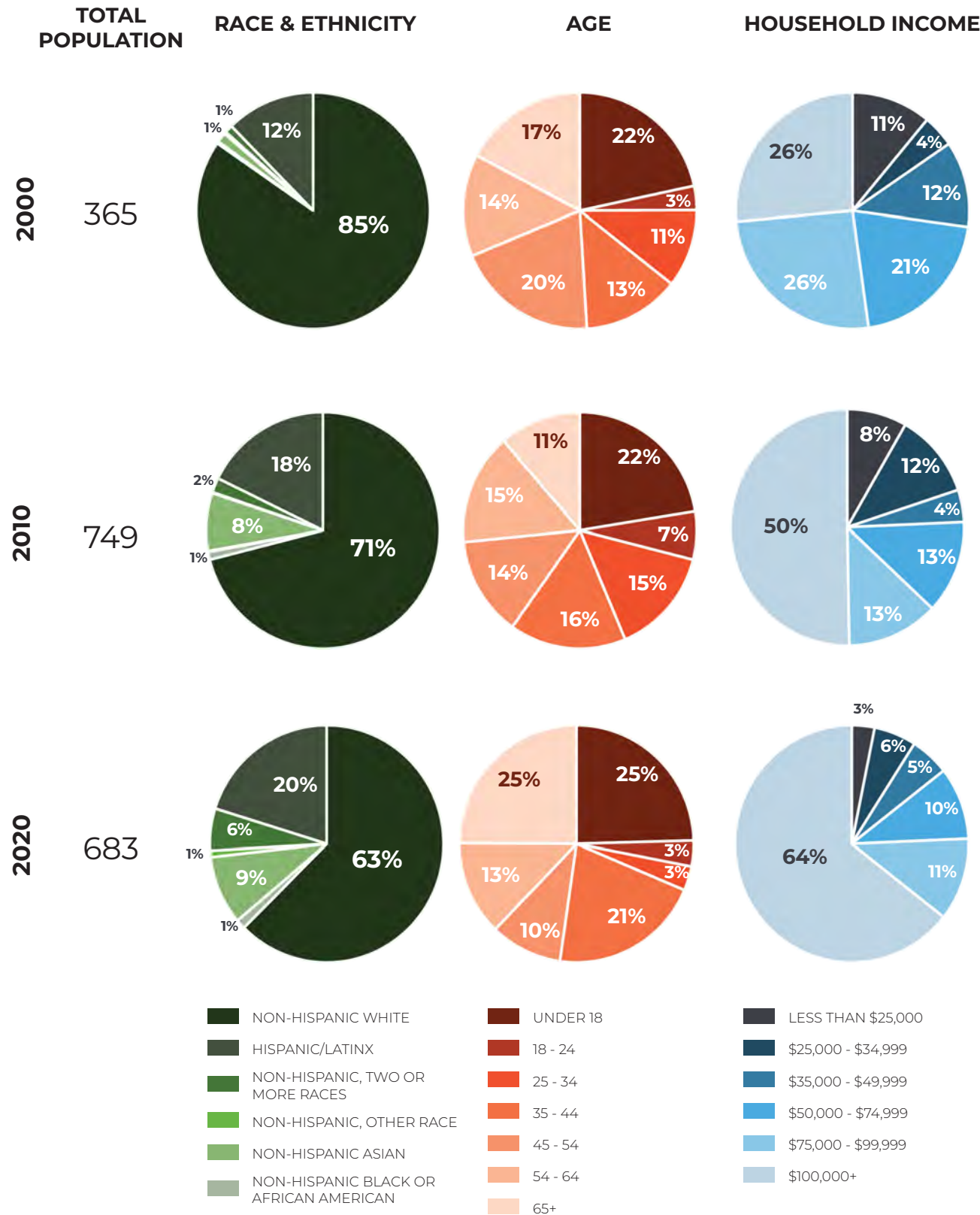
Since 2000, the area has become more diverse, with the non-Hispanic white community falling from 85% in 2000 to 64% in 2020. The non-Hispanic Asian community has grown the most, increasing by 8%.

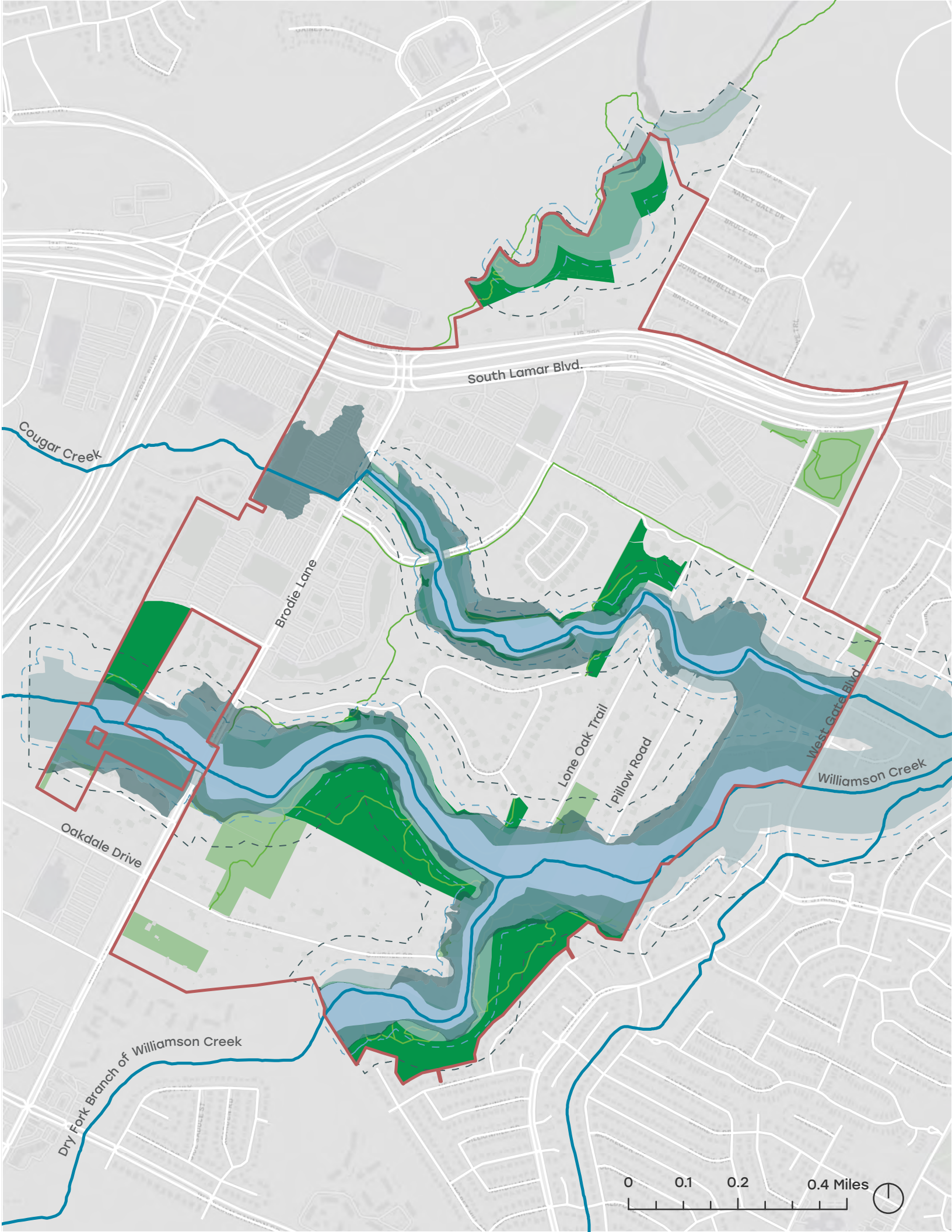
Age

The 65 and over community has seen some fluctuation, but overall has grown in the past 20 years, from 17% in 2000 to representing a quarter of the population in 2020. Understanding the age distribution of the Sunset Valley community is important, as it helps the City make decisions on the types of amenities and activities to invest in considering the abilities and desires of a range of ages.

Household Income

Household income has increased over the past twenty years, with the population of household income over \$100,000 increasing by 38% from 2000 to 2020. While some of this may be explained by inflation, it also may be indicative of an increasing cost of living in the greater Austin area.





NATURAL RESOURCES

City-wide Hydrology

Williamson Creek is the most prominent waterway that flows through Sunset Valley. There are two branches of the creek that flow north and south of a main branch of the creek. The Dry Fork branch of Williamson Creek runs along the western border of the South Hills Conservation Area. To the north, the Sunset Valley Branch of Williamson Creek, commonly known as Cougar Creek, flows east to west through upper and lower Cougar Creek Greenbelt. The floodplains of Williamson Creek and its branches are shown in the map. Sunset Valley is also situated within the Edwards Aquifer Recharge Zone which requires certain stormwater management requirements for development to protect water quality.

City-wide Tree Canopy

Sunset Valley has extensive tree canopy coverage, which provides shade over private properties, along City streets, and coverage over much of the City's trail systems.



Parks and Open Spaces

The geology, hydrology, and vegetation of Sunset Valley's parks and open spaces vary across the City. The following pages gives a brief overview of the natural resources within each park.

Legend

- Parks, Conservation Areas, and Greenspaces
- Opportunity Areas
- Trails
- Streams & Water
- City Boundary
- Existing Floodway
- 500 year Floodplain
- Critical Water Quality Zone
- 75 ft. Buffer to Critical Water Quality Zone
- Water Quality Transition Zone

Parks and Open Spaces

Sunset Valley is located in the Edwards Plateau ecoregion of Texas. This is commonly known as Texas Hill Country and is comprised of grasslands, juniper/oak woodlands, and plateau live oak savannah. Limestone in the Plateau makes up thousands of caves that are home to unique species found no where else in the world. The Edwards Aquifer is below the eastern edge of the ecoregion is the regions largest underground water supply. The Edwards Aquifer is responsible for providing water to a large part of central Texas. Sunset Valley lies over the Edwards Aquifer recharge zone.

VALLEY CREEK PARK

Valley Creek Park is the only park area currently within Sunset Valley. This 1.5 acre park contains a playground, picnic tables, and handicap accessible spaces.

Geology: Valley Creek Park is set along Williamson Creek, making the soil in the park primarily Mixed Alluvial Land with limestone and gravelly alluvium.

Hydrology: Williamson Creek runs through Sunset Valley and adjoins Valley Creek Park at the southeastern edge.

Vegetation and Plant Communities: A majority of trees within the Valley Creek Park are cedar elm, live oak, ashe juniper, and sugar hackberry. The hardy and drought tolerant ground cover zoysiagrass and horseherb is planted in the understory of the trees. Landscape beds are planted with perennials to make up the area around the park sign.

SOUTH HILLS CONSERVATION AREA

The South Hills Conservation Area makes up 43 acres of Sunset Valley's southern edge. A vast array of wildlife call this conservation area home. Common species inhabiting the area include coyotes, diamondback rattlesnakes, and opossums.

Geology: The South Hills Conservation Area is crossed by fault lines including the Balcones Fault, which has exposed various substrates including Edward's limestone, Georgetown limestone, Del Rio clay, and Buda limestone. Soils include Ferris-Heiden and Tarrant series soils.

Hydrology: The Dry Fork Branch of Williamson Creek is along the western border of the conservation area with the main branch being at the northwestern edge. The creek channel has exposed various layers of limestone.

Vegetation and Plant Communities: The South Hills Conservation Area is abundant with trees including: cedar elm, live oak, sugar hackberry, Texas persimmon, and pencil cactus. Several grasses also make up the vegetation at the Conservation Area including side-oats grama, silver bluestem, tall dropseed, and Alabama lipfern.

GAINES GREENBELT

The Gaines Greenbelt connects with the City of Austin's Barton Creek Greenbelt and extends for 22 acres. Although various wildlife species inhabit the Gaines Greenbelt, the endangered Golden-cheeked Warbler nests within the ashe juniper and oak woodlands and are essential to the ecosystem of the area.

Geology: Tarrant soils and rock outcrops make up the majority of soils in the Gaines Greenbelt. Stony clay or clay loam seven inches thick overlays limestone.

Hydrology: Gaines Creek runs through the Gaines Greenbelt and is a tributary of the greater Barton Creek, which runs for around 40 miles to its outfall into the Colorado River (Ladybird Lake).

Vegetation and Plant Communities: Oak and juniper trees make up the woodlands of the Greenbelt. The most common tree is the ashe juniper with others including: live oak, Texas oak, cedar elm, shin oak, Texas ash, sugar hackberry, and escarpment black cherry. Small trees and shrubs in the understory include: Texas persimmon, Carolina buckthorn, and red buckeye. Because of the slopes and cliffs in the Gaines Greenbelt, various ferns are also able to thrive.

INDIAN GRASS PRAIRIE PRESERVE

The Indian Grass Prairie Preserve is made up of 21 acres and features a Sunset Valley Cave along the northern edge. This feature allows for habitat of invertebrate species and migratory birds.

Geology: Soils on the Preserve are Tarrant and Speck soils as well as gravelly alluvium. These soils sit atop limestone substrate.

Hydrology: In addition to being located along the Williamson Creek, the Indian Prairie Grass Preserve contains the Rattlesnake Sink. This sink serves as a recharge feature for the Edwards Aquifer.

Vegetation and Plant Communities: A Midgrass vegetative community makes up the Indian Prairie Grass Preserve and features native grasses such as: indiagrass, purple threeawn, curly mesquite, and side-oats grama. Major tree species include: live oak, ashe juniper, cedar elm, sugar hackberry, and Texas ash.

Parks and Open Spaces

SUNSET VALLEY NATURE AREA

The Sunset Valley Nature Area comprises 65 acres of land and connects with the South Hills Conservation Area and the Indiangrass Prairie Preserve. Trail networks for hiking, biking, and horseback riding are present throughout the nature area.

Geology: This nature area is composed of Tarrant and Speck soils, well-drained clay soils that are found atop limestone. These limestones include Edward's limestone and Buda limestone.

Hydrology: The Sunset Valley Nature Area is bisected by Williamson Creek however the flow is ephemeral with no permanent body of water.

Vegetation and Plant Communities: The Sunset Valley Nature Area is a Plateau Live Oak and Midgrass plant community. Common trees include live oak, cedar elm, juniper, and honey mesquite. Grasses include side-oats grama, purpletop, curly mesquite, and buffalo grass. Numerous species occupy the stream banks including oaks, hackberry, and wildflower species.

COUGAR CREEK GREENBELT (UPPER AND LOWER)

Cougar Creek Greenbelt makes up 23 acres of land in Sunset Valley and consists of a wetland area and trails. The Greenbelt is located along the Sunset Valley Branch of Williamson Creek which is commonly referred to as Cougar Creek.

Geology: Soil types of the Greenbelt include Crawford clay, Speck stony clay loam, and Tarrant soils. Buda limestone is present on the eastern portions of the Greenbelt.

Hydrology: An ephemeral wetland is present on the southwestern portion of the Cougar Creek Greenbelt as a result of berm construction and irrigation. Berms constrain the flow of the creek on site and a concrete dam has also been constructed.

Vegetation and Plant Communities: The Cougar Creek Greenbelt has plant communities of the plateau live oak midgrass series. Live oak and cedar elm make up the majority of canopy trees with the elbowbush, prickly pear, and pencil cactus occupying the understory. Grasses include: buffalo grass, annual bluegrass, and silver bluestem. The wetland areas are home to several species of rush including sand spikerush and large spike spikerush. and side-oats grama. Major tree species include: live oak, ashe juniper, cedar elm, sugar hackberry, and Texas ash.

PARKS AND OPEN SPACE ASSESSMENTS

Methodology

In April 2022, the project team conducted in-depth site assessments for four parks and five open space areas in Sunset Valley. The nine site assessments are intended to provide a baseline for future evaluations and inform decision-making regarding priorities for future investments. All park and conservation area assessments were conducted using an Evaluation Tool. Two versions of the Evaluation Tool were developed, one for Park Spaces and one for Conservation Areas and Greenspaces.

The Park Evaluation Tool assessed the existing park areas based on seven criteria factors:

- ▶ **(1) Park Access:** assessed the number and location of entrances to the parks, appropriate signage, support for a variety of transportation types, and connections between other parks and greenspaces.
- ▶ **(2) Park Features:** Evaluated the recreational and education uses within the park and scored them based on their condition, usability, appearance, and maintenance. Examples include picnic areas, amphitheatres, and plazas.
- ▶ **(3) Supportive Facilities:** include non-recreational amenities such as restrooms, trash and recycling receptacles, and drinking fountains.
- ▶ **(4) Safety and Maintenance:** evaluated safety and maintenance concerns both inside the park and in the surrounding context. Examples include animal waste in parks, maintained vegetation, and evidence of substance abuse.
- ▶ **(5) Aesthetics:** assesses the park spaces on a variety of features including quality and cohesion of materials and signage, placement of trees and site furnishings, and sounds in and around the park.
- ▶ **(6) Health:** takes a holistic look at the combination of opportunities for physical health, mental health, and environmental health within the park. Physical health assesses recreation opportunities for all ages, mental health evaluates opportunities for social connections and connections with nature, and environmental health considered the vegetation and stormwater infrastructure present.
- ▶ **(7) Culture and Convenience:** considered existing public art, educational opportunities, and inclusive features on the site.

The Conservation Area and Greenspace Evaluation Tool is a similar tool but instead evaluates these sites on five criteria:

- ▶ **(1) Access:** assessed the number and location of entrances to the parks, as well as appropriate signage, support for a variety of transportation types, and connections between other parks and greenspaces.
- ▶ **(2) Environmental Quality:** evaluated the health and diversity of vegetation on the site, as well as evidence of erosion and invasive species and quality of riparian areas.
- ▶ **(3) Unique Natural Features:** assessed if the site contains any Critical Environmental Features, rare or endangered species, unique geology, or special views.
- ▶ **(4) Safety and Serious Maintenance Concerns:** evaluated safety and maintenance concerns both inside the greenspaces and conservations areas and their surrounding context. Examples include evidence of animal waste along trails, easy to understand trail layout, and evidence of substance abuse.
- ▶ **(5) Community:** included site amenities such as benches, interpretive signage, and shelter, as well as a variety of landscape types, and opportunities for nature observation.

Within each category, there were a number of factors that were graded on a scale of 1 to 5 in which:

5 = abundant, well provided, excellent condition, very attractive, no concerns, true, and other similar characterizations.

1 = scarce, very unappealing, very concerning, false, and other similar characterizations.

If a park or conservation area did not qualify for an element listed in the criteria, it received a score of N/A and no points were counted against the site in that category.

VALLEY CREEK PARK Assessment Type: Park

Category	Averaged Score
Park Access	2.36
Park Features	3
Supportive Facilities	2.5
Safety and Maintenance	4.46
Aesthetics	2.89
Health	2.44
Culture and Convenience	2



UPPER COUGAR CREEK + DOC'S PLAYGROUND Assessment Type: Park

Category	Averaged Score
Park Access	2.54
Park Features	4
Supportive Facilities	0.5
Safety and Maintenance	3.73
Aesthetics	3.38
Health	4
Culture and Convenience	2.75



CITY HALL Assessment Type: Park

Category	Averaged Score
Park Access	2.91
Park Features	0.5
Supportive Facilities	3.67
Safety and Maintenance	4.53
Aesthetics	3.5
Health	3.40
Culture and Convenience	2.5



UPLANDS Assessment Type: Park

Category	Averaged Score
Park Access	0.5
Park Features	0
Supportive Facilities	0
Safety and Maintenance	0.67
Aesthetics	1.4
Health	1.8
Culture and Convenience	0



SUNSET VALLEY NATURE AREA

Assessment Type: Conservation/Greenspace Area

Category	Averaged Score
Access	1.22
Environmental Quality	4.5
Unique Natural Features	0
Safety and Maintenance	4.45
Community	3.83



LOWER COUGAR CREEK GREENBELT

Assessment Type: Conservation/Greenspace Area

Category	Averaged Score
Access	2.2
Environmental Quality	4.79
Unique Natural Features	2.5
Safety and Maintenance	4
Community	3.71



GAINES GREENBELT

Assessment Type: Conservation/Greenspace Area

Category	Averaged Score
Access	2.83
Environmental Quality	4.46
Unique Natural Features	3.75
Safety and Maintenance	4.5
Community	4.71



SOUTH HILLS CONSERVATION AREA

Assessment Type: Conservation/Greenspace Area

Category	Averaged Score
Access	2.2
Environmental Quality	4
Unique Natural Features	2.5
Safety and Maintenance	3.58
Community	3.33



INDIANGRASS PRAIRIE PRESERVE
Assessment Type: Conservation/Greenspace Area

Category	Averaged Score
Access	1.64
Environmental Quality	3.79
Unique Natural Features	3.75
Safety and Maintenance	3.72
Community	2.33



PARKS AND OPEN SPACE SYSTEM OPPORTUNITIES

Sunset Valley's parks and open spaces present the potential to

1) CLUSTER additional park amenities at nodes of activity throughout the park and open space system to provide places to gather while minimizing environmental disturbance.

2) DRAW people together through the creation of a major, signature park near the commercial areas of Sunset Valley.

3) CONNECT all parks and open spaces through a clear network of trails, and when necessary, sidewalks.

4) PRESERVE city-owned properties that are currently being used informally as parks and open space by re-zoning them where appropriate as parks, conservation areas, or greenspace.

5) COMMUNICATE wayfinding and environmental education throughout the Sunset Valley trails system through additional signage and align signage with Sunset Valley's branding.

6) INTEGRATE ADA-accessible experiences into the Parks and Open Space system.

2

COMMUNITY ENGAGEMENT



ENGAGEMENT OVERVIEW

Robust community engagement strategies ensure that all voices of Sunset Valley residents are heard. The strategy for the Parks and Open Space Plan focused on utilizing a survey that could be taken online or in-person at a "speak-out," a pop up event at a public place where community members were able to take a survey in person. The survey's goal was to help the project team understand how community members currently use parks and open spaces within the City of Sunset Valley, and what they would like to see in the future. The subsequent Community Workshop involved a co-visioning process with community members where participants were asked to provide their ideas about what the future of the Sunset Valley parks and open space system could look like. The activities available at the workshop provided another way of approaching the topics of interest, and provided a separate dataset from the survey, although results showed similar opinions from the community. Other activities provided ideas for improvements that were heard from the survey and asked participants to prioritize these improvements. Additionally, throughout the process, the project team consulted regularly with an Ad Hoc Committee that guided the development of this final plan.



COMMUNITY ENGAGEMENT

Survey

To best understand community priorities regarding parks and open space in Sunset Valley, local residents were engaged. A variety of methods were utilized including a survey, public speak-outs, and community meetings. The city-wide survey reached 144 people, collecting insights into how residents currently and use Sunset Valley's parks and open spaces and would like to see new investment in their community. Community priorities are shared in the figures below.

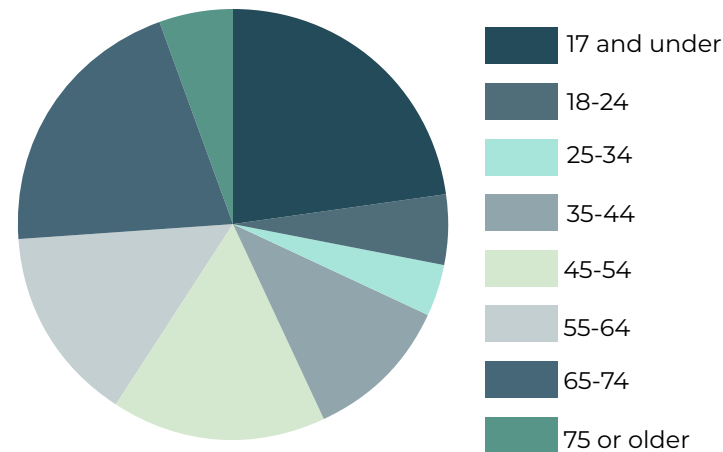
Demographic Responses

Responses by Street*

Street	Total
BRODIE LANE	4
CHOOSE NOT TO ANSWER	1
CURLEY MESQUITE COVE	5
LONE OAK TRAIL	26
LOVEGRASS LANE	13
OAKDALE DRIVE	18
PILLOW ROAD	22
REESE DRIVE	17
STEARNS LANE	1
SUNFLOWER TRAIL	21
SUNSET TRAIL	9
YELLOWTAIL COVE	7
TOTAL	144

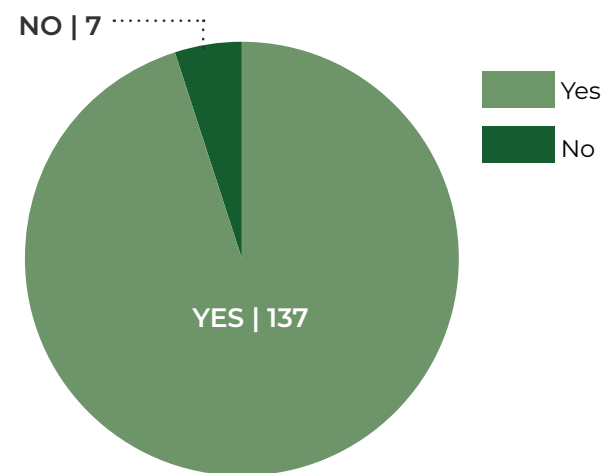
*Responses where no response was recorded past the initial question were not included in the totals.

Household Age



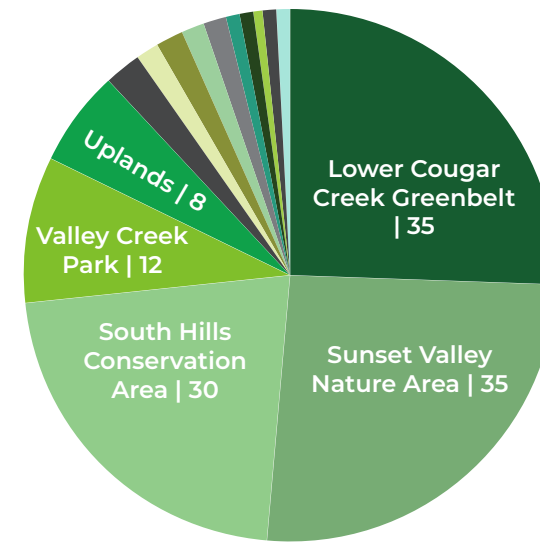
Parks and Open Space Responses

Current Parks and Open Spaces Use



Overall, 137 Sunset Valley residents indicated that they currently use Sunset Valley's Parks and Open Spaces, while only 7 people indicated that they do not. The most visited parks and trails were Sunset Valley Nature Area, Lower Cougar Creek Greenbelt, and South Hills Conservation Area.

Most Visited Parks and Open Spaces



Most Visited Parks and Trails	Total
LOWER COUGAR CREEK GREENBELT	35
SUNSET VALLEY NATURE AREA	35
SOUTH HILLS CONSERVATION AREA	30
VALLEY CREEK PARK	12
UPLANDS	8
CITY HALL (Includes Community Garden)	3
GAINES GREENBELT	2
37 LONE OAK TRAIL	2
UPPER AND LOWER COUGAR CREEK	2
VILLAS PUD	2
PLAYGROUND AT HOMESTEAD	1
JONES AND SUNSET	1
JONES AND ERNEST ROBLES	1
INDIAN GRASS PRAIRIE PRESERVE	1
ALL AREAS	1
TOTAL	136

Activities Within Parks and Open Spaces



The top three activity preferences within Sunset Valley Parks and Open Spaces were **Walking or Running on trails (92%)**, **Exploring Natural Surroundings (59%)**, and **Dog Walking (53%)**. Additional responses indicated that Sunset Valley residents enjoy "uncluttered nature and open space", music and arts festivals, horseback riding, meditation or yoga, and ultimately "enjoy the peace and quiet" of parks and open spaces in the area. Other input noted nature photography, fossil exploration, and special events as additional draws to Sunset Valley's Parks and Open Spaces. Certain responses also expressed a desire for swimming pools and more connections between trails to encourage and support more active lifestyles across the city.

Potential Parks and Open Space Improvements

Improvement	Not Supportive or Somewhat Not Supportive	Somewhat Supportive or Very Supportive	No Opinion
Maintain existing parks	22%	76%	2%
Update community recreation at park facilities	28%	66%	6%
Pave more ADA Accessible Paths	41%	44%	14%
Update system-wide amenities (lighting, trash, picnic shelters, etc.)	31%	63%	6%
Improve nature-based recreation (trails, nature plat, environmental education)	26%	65%	9%
Create opportunities for outdoor fitness (fitness courses, outdoor fitness equipment)	46%	46%	8%
Add opportunities for outdoor leisure (corn hole, table tennis, picnic tables, hammocks, etc.)	40%	44%	6%
Plant more community gardens and/or food forests (native trees that bear fruits and/or nuts for the community)	37%	56%	6%
Add more wayfinding and environmental signage along trails	26%	68%	6%

Develop opportunities for adventure activities (bike parks, pump tracks, bicycle playground, skate parks)	65%	26%	9%
More parks and open space programming like volunteer clean-up days, festivals, and events	16%	52%	32%
Develop additional paved walking and biking trails (veloway), greenways	52%	41%	7%
Develop new sportfields/sport complexes	68%	27%	8%
Develop new playgrounds	47%	44%	9%

Top 3 Priorities for Parks and Open Space Planning:

- 1 Nature Enjoyment...
- 2 Trails and Connectivity...
- 3 Ecological Restoration...

Top 3 Priorities for Sunset Valley's Parks:

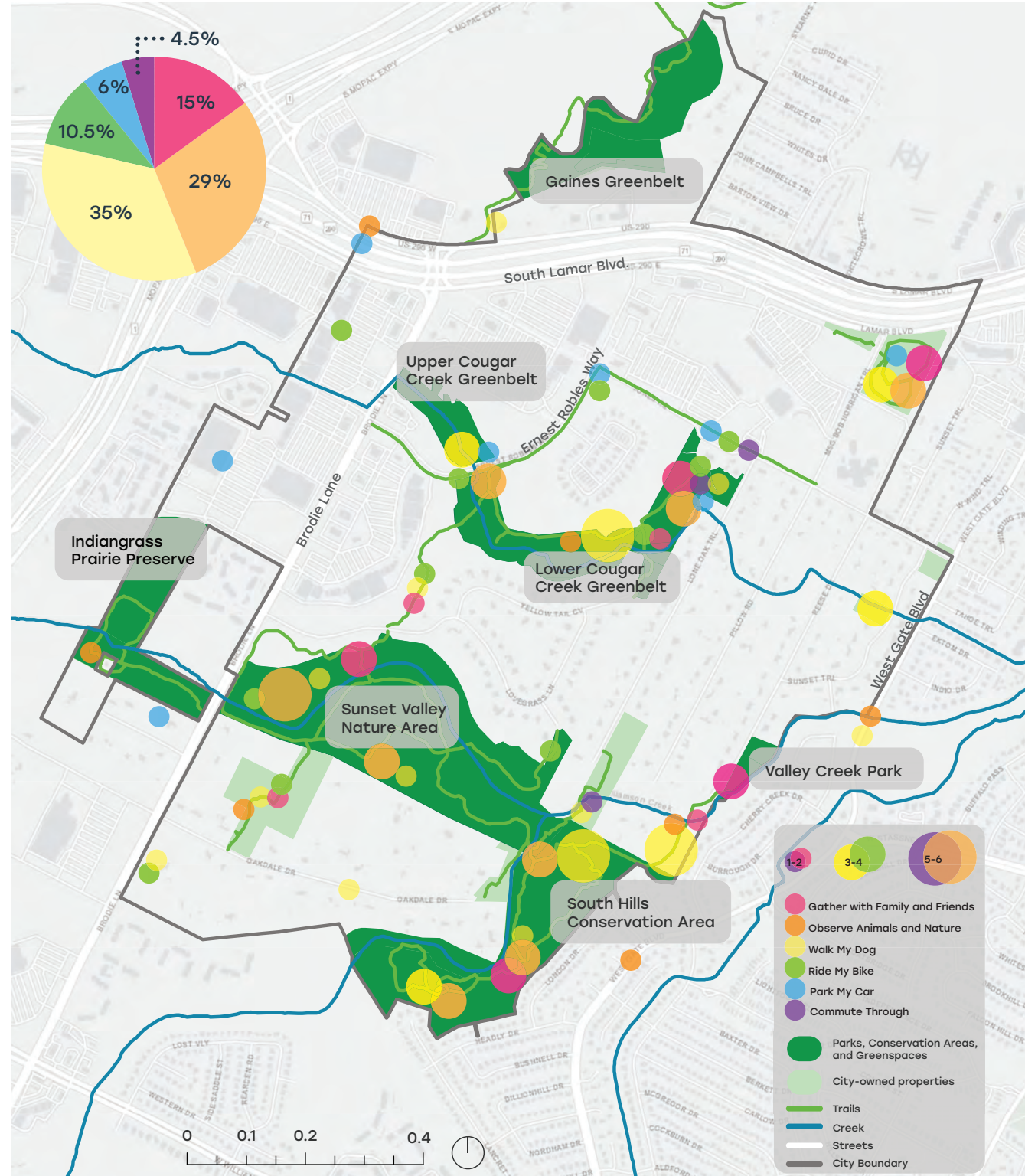
- 1 Rewilding and Native Plantings...
- 2 Unpaved Hiking Trails...
- 3 Community Gathering Places...

Top 3 Priorities for Greenspaces and Conservation Areas:

- 1 Protect for Future Generations...
- 2 Ecological Restoration...
- 3 Leave As Is...

Speak Outs

In addition to the citywide survey, a series of Speak Outs, or public-facing pop ups around the city were held to meet residents in the parks and open spaces they use most. Locations like Doc's Playground were targeted to host these Speak Outs to capture audience experiences on site.



Public Workshop

A Public Workshop at Sunset Valley City Hall engaged residents in a series of visioning exercises aimed at better understanding current and desired future uses of parks and open spaces. Attendees participated in a “Basic Needs to Big Ideas” activity that asked them to think both practically and imaginatively about the additions, changes, and consistencies they would like to see in green spaces across the city. Participants also engaged in an activity that asked them to figuratively invest money into the open space enhancements or programs they would most like to see, along with a mapping exercise centered around understanding how individuals currently use natural spaces around Sunset Valley (map responses are indicated on the opposite page).

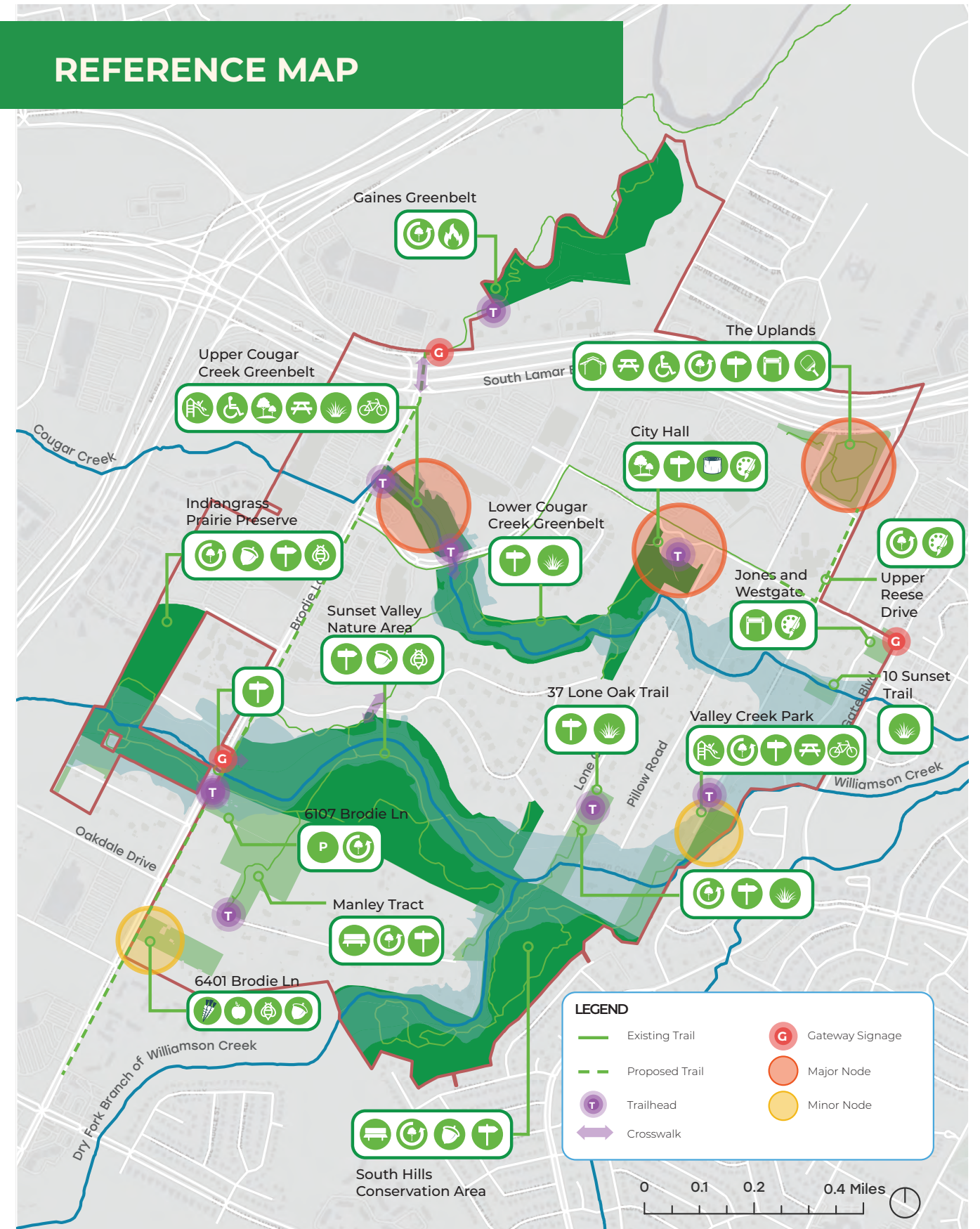


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PARKS AND OPEN SPACE CONCEPTS



REFERENCE MAP



SUNSET VALLEY PARKS CONCEPT SUMMARY

 RESTORED/MAINTAINED	 PAVILION/FARMERS MARKET	 POLLINATOR NESTING BOXES
 FIREWISE MAINTENANCE	 MULTI USE SPORTS COURTS	 COMMUNITY GARDEN
 TREE PLANTING	 GATHERING SPACE	 PLAYGROUND
 FLOODPLAIN/RIPARIAN RESTORATION	 ARTISTIC OPPORTUNITY	 NATURE PLAY AREA
 WAYFINDING SIGNAGE	 SHADED BENCHES	 FOOD FOREST
 GATEWAY SIGNAGE	 BIKE RACK	 ENVIRONMENTAL EDUCATION
 ADA ACCESS	 PARKING	

LOCATION	FEATURES
GAINES GREENBELT	<ul style="list-style-type: none"> ▶ MAINTAIN AND RESTORE ▶ FIREWISE MAINTENANCE ▶ TRAILHEAD
THE UPLANDS	<ul style="list-style-type: none"> ▶ FARMERS MARKET PAVILION ▶ MULTI-USE SPORTS COURT UNDER PAVILION ▶ GATHERING SPACE ▶ ADA ACCESSIBILITY TRAIL ▶ MEADOW RESTORATION ▶ GATEWAY SIGNAGE AND WAYFINDING SIGNAGE ▶ TRAILHEAD
UPPER REESE DRIVE	<ul style="list-style-type: none"> ▶ ARTISTIC OPPORTUNITY ▶ ADA TRAIL CONNECTION ▶ FARMERS MARKET LOADING AREA ▶ TRAIL CONNECTION
CITY HALL	<ul style="list-style-type: none"> ▶ TRAILHEAD ▶ NATURE PLAY WITH SHADE STRUCTURE ▶ TRAILHEAD ▶ EXISTING COMMUNITY GARDEN
UPPER COUGAR CREEK GREENBELT	<ul style="list-style-type: none"> ▶ TRAILHEAD ▶ PLAYGROUND ▶ ADA ACCESSIBLE TRAIL ▶ TREE PLANTING ▶ GATHERING SPACE ▶ FLOODPLAIN RESTORATION ▶ BIKE RACK

LOCATION	FEATURES
LOWER COUGAR CREEK GREENBELT	<ul style="list-style-type: none"> ▶ RIPARIAN BUFFER RESTORATION ▶ WOODLAND RESTORATION ▶ HABITAT ENHANCEMENT ▶ WAYFINDING SIGNAGE
JONES & WESTGATE	<ul style="list-style-type: none"> ▶ UPDATED GATEWAY SIGNAGE ▶ PUBLIC ART
10 SUNSET TRAIL	<ul style="list-style-type: none"> ▶ FLOODPLAIN RESTORATION ▶ RIPARIAN BUFFER RESTORATION
VALLEY CREEK PARK	<ul style="list-style-type: none"> ▶ GATHERING SPACE ▶ PLAY AREA ▶ BIKE RACK ▶ RIPARIAN BUFFER RESTORATION ▶ TRAIL DEVELOPMENT ▶ WAYFINDING SIGNAGE ▶ WOODLAND RESTORATION ▶ VEGETATION BUFFER
37 LONE OAK TR	<ul style="list-style-type: none"> ▶ TRAILHEAD ▶ WAYFINDING SIGNAGE ▶ PRAIRIE RESTORATION
SUNSET VALLEY NATURE AREA	<ul style="list-style-type: none"> ▶ TRAILHEADS ▶ WAYFINDING SIGNAGE ▶ ENVIRONMENTAL EDUCATION ▶ POLLINATOR BOXES
INDIANGRASS PRAIRIE PRESERVE	<ul style="list-style-type: none"> ▶ MAINTAIN ▶ ENVIRONMENTAL EDUCATION ▶ WAYFINDING SIGNAGE ▶ POLLINATOR BOXES ▶ TRAIL CONNECTION
6107 BRODIE LN	<ul style="list-style-type: none"> ▶ PARKING ▶ TRAILHEAD ▶ TRAIL CONNECTION ▶ RESTORATION
MANLEY TRACT	<ul style="list-style-type: none"> ▶ TRAILHEAD ▶ SHADED BENCHES ▶ PRAIRIE RESTORATION ▶ WOODLAND RESTORATION
6401 BRODIE LN	<ul style="list-style-type: none"> ▶ GATEWAY AND WAYFINDING SIGNAGE ▶ GATHERING SPACE ▶ COMMUNITY GARDEN ▶ FOOD FOREST ▶ NATURE PLAY ▶ POLLINATOR NESTING ▶ ENVIRONMENTAL EDUCATION
SOUTH HILLS CONSERVATION AREA	<ul style="list-style-type: none"> ▶ MAINTAIN RESTORED AREAS ▶ ENVIRONMENTAL EDUCATION ▶ TRAILHEADS ▶ WAYFINDING SIGNAGE ▶ BENCHES ▶ HABITAT ENHANCEMENT ZONE

GAINES GREENBELT



Gaines Greenbelt

Gaines Greenbelt is in north Sunset Valley and includes natural areas within the Barton Creek watershed. The hiking trails within the greenbelt are part of the Violet Crown Trail and traverse the steep slopes into the Barton Creek basin and connect to the other Barton Creek Greenbelt's network of trails. In assessing the existing conditions, this area scored high as a community amenity at 4.71, safety and maintenance at 4.5, and environmental quality at 4.46. In addition, the area scored in the mid-range on access and unique natural features in our Parks Assessments. Based on the assessment, community engagement, and the Ad Hoc Committee, these elements and amenities were prioritized to enhance the Gaines Greenbelt:

- ▶ Develop and improve trailhead areas near S. Lamar Blvd
- ▶ Maintain trails and control erosion in steep slope areas
- ▶ Restore and maintain the upland woodland natural areas
- ▶ Monitor fire risk in the area, and implement fire-wise maintenance in high-risk areas



Ecological Restoration in Central Texas. Source: SER Texas Chapter

THE UPLANDS



Uplands

The Uplands, located along the W Texas Highway 290 Service Road/S Lamar Boulevard in north Sunset Valley, is an undeveloped tract of land adjacent to an area that hosts the weekly Sustainable Food Center's Farmers' Market. Unlike many of the other parks and natural areas in the municipality, the Uplands tract does not include any floodplains. Currently, there is a rustic trail and some benches to enjoy the natural state of the space. The existing conditions assessments ranked the area low in all categories based on park standards; however, the mesquite meadow and upland woodland provide important ecosystem services. Based on the assessment, community feedback, and the Ad Hoc Committee, the below elements and amenities were prioritized to enhance the Upland tract:

- ▶ Relocate the farmers' market and develop a loading area in the southwest corner of the property
- ▶ Install an open air farmers market pavilion to provide shade for farmers' market shoppers and vendors. This location can also be used to host festivals and other City-sponsored events. This could also be an opportunity for a multi-use sports court (tennis, pickleball) when the pavilion is not in use for the farmers market.
- ▶ Install gathering grove space near the farmers' market
- ▶ Install trailhead amenities, including bike racks
- ▶ Install signage and maps at key locations where people enter the park
- ▶ Maintain and upgrade trail system, including installing an improved natural surface, such as compacted decomposed granite, ADA trail
- ▶ Restore and maintain the upland woodland natural areas, especially along W Texas Highway 290 Service Road/S Lamar Boulevard
- ▶ Rezone property to Parkland
- ▶ Restore and maintain the meadow area.



Possible farmers market pavilion.



Possible farmers market pavilion.



Shaded gathering areas.



Example of Wayfinding Signage as identified by the Beautification Opportunity Zones Plan

UPPER REESE DRIVE



Upper Reese Drive

Upper Reese is directly south of the Upland property and is an L-shaped easement along the east side of Sunset Valley Elementary School. There is currently a gravel roadway within the easement that connects to the sidewalk along Jones Rd. There is little shade in the parcel with only a few trees. Based on the current conditions, community feedback, and the Ad hoc Committee, these elements and amenities were prioritized to enhance Upper Reese:

- ▶ Develop a more formal improved natural surface trail that is ADA accessible
- ▶ Connect trail to the sidewalk on Jones Rd, to the Upland parcel, and to MSC Bob Horrigan Trail
- ▶ Install trees along the north and east side of the trail to provide shade in the future, while maintaining enough space for a road in the future, if desired by the City. This may provide the City with an opportunity to improve traffic flow around the elementary school and Toney Burger Center.



Tree planting. Source: Embark services.



Signage helps protect sensitive areas during restoration efforts.



Example of an Artistic Opportunity as identified by the Beautification Opportunity Zone Plan. Please reference the plan for more of these options.

CITY HALL



City Hall

City Hall is located along Jones Rd. and connects to the Lower Cougar Creek Greenbelt. The site includes access to the greenbelt system, a community garden, a small nature play area, buildings, and associated facilities. In our Park Assessment, the space scored high on safety and maintenance at 4.53 but low in park features. Park access, supportive facilities, aesthetics, health, and cultural and convenience indicators of the park scored in the mid-range. Based on the assessment, community feedback, and the Ad Hoc Committee, these elements and amenities were prioritized to enhance City Hall:

- ▶ Upgrade the nature play area
- ▶ Provide seating around the nature play area
- ▶ Install trailhead amenities, including a bicycle fix station and bicycle racks
- ▶ Install wayfinding signage and map(s)



Nature Play. Source: Earthscapeplay



Tree planting for shade.



Trailhead signage.

UPPER COUGAR CREEK



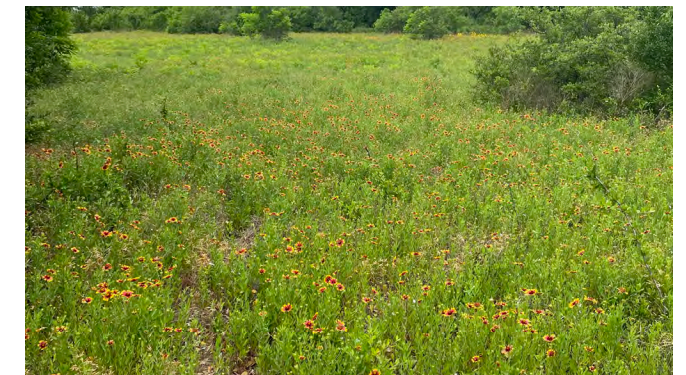
Upper Cougar Creek

The Upper Cougar Creek area is located between Brodie Lane and Ernest Robles Way along Cougar Creek. Currently, the site does not include trail or park amenities, with the exception of the shopping center park adjacent to Doc's Backyard Grill. The green space provides an opportunity to connect people to commercial areas, provide a place to recreate and play, and fix sidewalk interruptions along Ernest Robles Way. In our Park Assessment, the area scored high on health and park features at 4 but low in supportive facilities. Park access, safety and maintenance, aesthetics, and cultural and convenience indicators of Upper Cougar Creek scored in the mid-range. Based on the assessment, community feedback, and the Ad Hoc Committee, these elements and amenities were prioritized to enhance Upper Cougar Creek :

- ▶ Design and construct a multi-use trail within the area, including an improved natural surface ADA-accessible loop trail
- ▶ Install trailhead amenities along Brodie and Ernest Robles Way.
- ▶ Design and construct a signature, destination playground in areas outside of the floodplain
- ▶ Provide shaded gathering spaces around the playground
- ▶ Include bicycle racks and other supportive park amenities
- ▶ Restore and maintain the riparian habitat along Cougar Creek
- ▶ Install a Disk Golf Course along part of the trail.



Destination playground. Source: Do512



Floodplain restoration helps support a healthy ecosystem.



ADA Accessible path. Source: Seattle Times



Example of a Sunset Valley branded bench as identified by the Beautification Opportunity Zone Plan. Please reference the plan for more of these options.

LOWER COUGAR CREEK



Lower Cougar Creek

The Lower Cougar Creek natural area is located between Ernest Robles Way and the City Hall property along Cougar Creek. The community survey revealed that the area was one of the most popular places to visit for residents. In assessing the existing conditions, the natural area scored high on environmental quality at 4.79 and safety and maintenance at four but lower in access. Unique natural features and community supportive indicators of Lower Cougar Creek scored in the mid-range. Based on the assessment, community feedback, and the Ad Hoc committee, these elements and amenities were prioritized to enhance Lower Cougar Creek:

- ▶ Install wayfinding signage and maps, especially in areas with multiple paths converging
- ▶ Monitor natural area for environmental and ecosystem quality, and implement riparian buffer and upland woodland restoration to ensure the ongoing ecosystem services of the area
- ▶ Implement habitat enhancement efforts in and around the creek



Example trailhead kiosk. Source: Hiking Project



Example wayfinding signage. Source: Heine Jones

JONES AND WESTGATE



Jones and Westgate

The greenspace located on Jones Road and West Gate Boulevard is a gateway into the Sunset Valley community. It includes a small rectangular parcel on the north side of Jones Road and a larger square parcel on the south side of Jones road. There is a Sunset Valley sign and pathways that transition from the City of Austin (COA) sidewalks to Sunset Valley sidewalks and trails; a COA bus stop is located at this intersection. Currently, this area is used to commute, walk pets, and take a moment to phase in the shade. Based on the assessment, community feedback, and the Ad hoc committee, these elements and amenities were prioritized to enhance the area around Jones and West Gate:

- ▶ Upgrade the gateway and wayfinding signage
- ▶ Incorporate an artistic feature to welcome people into the community. This will be coordinated alongside the City's Beautification Zone Plan.
- ▶ Work with the City of Austin to improve the multimodal transportation at the intersection of Jones Road and West Gate Boulevard



Example of an artistic opportunity identified by the Beautification Zone Plan. Reference the plan for more opportunities.



Example of possible gateway signage. Source: Phil Hardberger Park, City of San Antonio.



Public Art



Tree planting. Source: Texan by Nature

10 SUNSET TRAIL



10 Sunset Trail

10 Sunset Trail is within the Cougar Creek floodplain. It is a conservation area that provides important stormwater control services to the community by slowing down and infiltrating stormwater. Based on the Ad hoc committee, these elements were prioritized to enhance 10 Sunset Trail:

- ▶ Monitor natural area for environmental and ecosystem quality, and implement riparian buffer restoration to ensure the ongoing ecosystem services of the area
- ▶ Implement habitat enhancement efforts in and around the creek



Floodplain restoration helps support a healthy ecosystem.

VALLEY CREEK PARK



Valley Creek Park:

Valley Creek Park is located along Williamson Creek along the southeastern edge of Sunset Valley. It is in the 100 year floodplain and currently has a few dedicated parking spaces, outdated playground equipment, a nature trail, and riparian woodland buffer restoration areas. In our Park Assessment, the space scored high on safety and maintenance at 4.46 but low in park access, culture and convenience, and health. The features, supportive facilities, and aesthetics of the park scored in the mid-range. Based on the assessment, community feedback, and the Ad hoc committee, these elements and amenities were prioritized to enhance Valley Creek Park:

- ▶ Upgrade playground equipment, prioritizing long-lasting equipment
- ▶ Maintain and restore areas of riparian buffer
- ▶ Install wayfinding signage and map(s)
- ▶ Install bicycle racks
- ▶ Install low-profile stormwater management features (such as vegetated swales or rain gardens) around the parking area and roadways to slow, infiltrate, and clean water



Playground for younger children. Source: City of Belmont, Australia



Wayfinding signage.



Shaded gathering areas.

37 LONE OAK TRAIL



37 Lone Oak Trail:

The 37 Lone Oak Trail property is along Williamson Creek and the majority of the area is within the creek's floodplain. The area provides an important connection to adjacent trails in the Sunset Valley. Based on the assessment, community feedback, and the Ad hoc committee, these elements and amenities were prioritized to enhance the 37 Lone Oak Trail property:

- ▶ Update the zoning from Residential to Conservation Area. Integrate this area fully into the South Hills Conservation Area.
- ▶ Provide a small trailhead area set back from the City street
- ▶ Install wayfinding signage and maps
- ▶ Monitor area for environmental and ecosystem quality, and implement prairie restoration to ensure the ongoing ecosystem services of the area
- ▶ Plant trees along the edges of the property and along the trail while maintaining the prairie area throughout the remainder of the property.

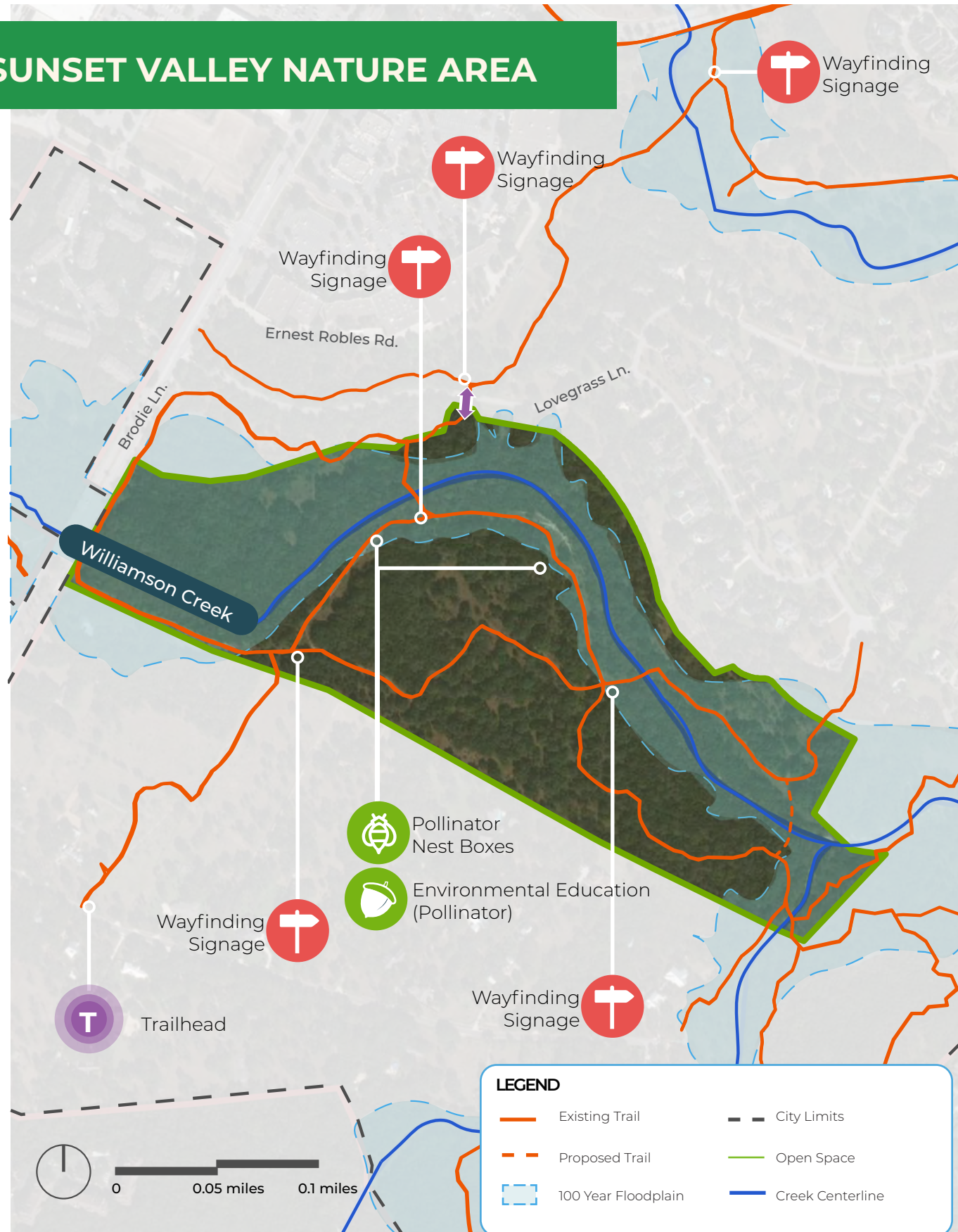


Possible trailhead kiosk. Source: Onlyinyourstate



Prairie Restoration. Source: Austin Parks Foundation

SUNSET VALLEY NATURE AREA



Sunset Valley Nature Area:

Sunset Valley Nature Area is located along Brodie Lane and includes riparian woodlands associated with Williamson Creek. A portion of the area along the creek is in the 100 Yr. floodplain. Currently, the nature area has a network of trails of varying quality and surface materials. The area provides opportunities to connect to nature but can be challenging to navigate, lacking any major wayfinding signage. In assessing the existing conditions, the nature area scored high on safety and maintenance at 4.45 and environmental quality at 4.5. The area scored low in access and unique natural features and mid-range on community-based features. Based on the assessment, community feedback, and the Ad hoc committee, these elements and amenities were prioritized to enhance the Sunset Valley Nature Area:

- ▶ Develop trailhead areas along connecting roadways
- ▶ Install wayfinding signage and maps, especially in areas with multiple paths converging
- ▶ Incorporate pollinator nest boxes and provide opportunities for environmental education about pollinators
- ▶ Monitor nature area for environmental and ecosystem quality, and implement riparian woodland or meadow restoration to ensure the ongoing ecosystem services of the area
- ▶ Monitor fire risk in the nature area, and implement fire-wise maintenance in high-risk areas
- ▶ A trail connection across Williamson Creek for low-water crossings in the southeast



Wayfinding signage.



Signage helps protect sensitive areas during restoration efforts.



Example of possible trailhead signage.



Environmental education signage.

INDIANGRASS PRAIRIE PRESERVE



Indiangrass Prairie Preserve:

Indiangrass Prairie Preserve is located west of Brodie Lane and includes prairie and riparian woodlands associated with Williamson Creek. A portion of the area along the creek is in the 100 Yr. floodplain. Currently, this preserve has a network of trails, and the Violet Crown Trail will traverse the northwestern edge of the preserve. In assessing the existing conditions, the preserve scored in the mid-to-high range on environmental quality, unique natural features, and safety and maintenance. The area scored lower in access and community-related indicators. Based on the assessment, community feedback, and the steering committee, these elements and amenities were prioritized to enhance the Indiangrass Prairie Preserve:

- ▶ Develop trailhead areas along connecting roadways or trails
- ▶ Install wayfinding signage and maps, especially in areas with multiple paths converging
- ▶ Install wayfinding where the Violet Crown Trail converges with Sunset Valley trails
- ▶ Incorporate pollinator nest boxes and provide opportunities for environmental education about pollinators
- ▶ Develop and install an environmental education loop
- ▶ Monitor preserve for environmental and ecosystem quality, and implement riparian woodland or prairie restoration to ensure the ongoing ecosystem services of the area



Environmental education.



Pollinator nesting boxes and environmental education.



Interactive environmental education.

6107 BRODIE LANE



6107 Brodie Lane

The 6107 Brodie Lane tract is located east, directly off of Brodie Lane. A large portion of the area along Williamson Creek is in the 100 Yr. floodplain. Currently, the parcel is zoned single-family residential and has a vacated house and associated driveway. This tract was not assessed in the park and conservation assessments because it has not currently been zoned as such; however, the team reviewed this property as a potential addition to the Sunset Valley parks and open space system. Based on the Ad hoc committee, these elements and amenities were prioritized to enhance 6107 Brodie Lane:

- ▶ Change zoning of the tract from Single Family Residential to Park
- ▶ Develop trailhead areas near the existing driveway
- ▶ Convert existing driveway into parking to access the trail system
- ▶ Install wayfinding signage and maps, especially near the parking area and where paths converge
- ▶ Install trail through that tract that connects to other areas of the trail network
- ▶ Install low-profile stormwater management features (such as vegetated swales or rain gardens) around the parking area and roadways to slow, infiltrate, and clean water
- ▶ Monitor area for environmental and ecosystem quality, and implement woodland restoration to ensure the ongoing ecosystem services of the area



Example trailhead kiosk.



Integrate parking with green infrastructure. Source: Meador Library



Restore and maintain existing ecology.



Manly Tract

The Manly Tract is located east of Brodie Lane, off of Oakdale Drive. Based on the assessment, community feedback, and the Ad hoc committee, these elements and amenities were prioritized to enhance the Manly Tract:

- ▶ Develop trailhead off of Oakdale Drive with a possible water fountain
- ▶ Install shade trees along the existing trail and add seating areas
- ▶ Monitor area for environmental and ecosystem quality, and implement prairie and woodland restoration to ensure the ongoing ecosystem services of the area



Fountains can accommodate ADA accessibility needs and pets. Source: St. Croix Recreation



Shade over small group gathering spaces. Source: McKinney Falls State Park



Example of a Sunset Valley branded bench as identified by the Beautification Opportunity Zone Plan

6401 BRODIE LANE



6401 Brodie Lane

The 6401 Brodie Lane tract is located east, directly off of Brodie Lane. Currently, the parcel is zoned single-family residential and has a vacated house and associated driveway. This tract was not assessed in the park and conservation assessments because it has not currently been zoned as such; however, the team reviewed this property as a potential addition to the Sunset Valley parks and open space system. Based on the assessment, community feedback, and the Ad hoc committee, these elements and amenities were prioritized to enhance 6401 Brodie Lane:

- ▶ Change zoning of the tract from Residential to Government, Utility, and Institutional (GUI)
- ▶ Maintain residential structure on-site and develop into a community-based organization (CBO) facility
- ▶ Convert existing driveway into parking area and develop a gravel roadway for dropping off garden materials
- ▶ Design and install urban farmers' market, community garden, and food forest
- ▶ Design and install gathering space near garden areas
- ▶ Incorporate pollinator nest boxes and provide opportunities for environmental education about pollinators
- ▶ Install a trail through that tract that connects to the garden, food forest, and gathering areas
- ▶ Install low-profile stormwater management features (such as vegetated swales or rain gardens) around the parking area and roadways to slow, infiltrate, and clean water



Food forest. Source: The Gardening Channel



Community Garden Plots.

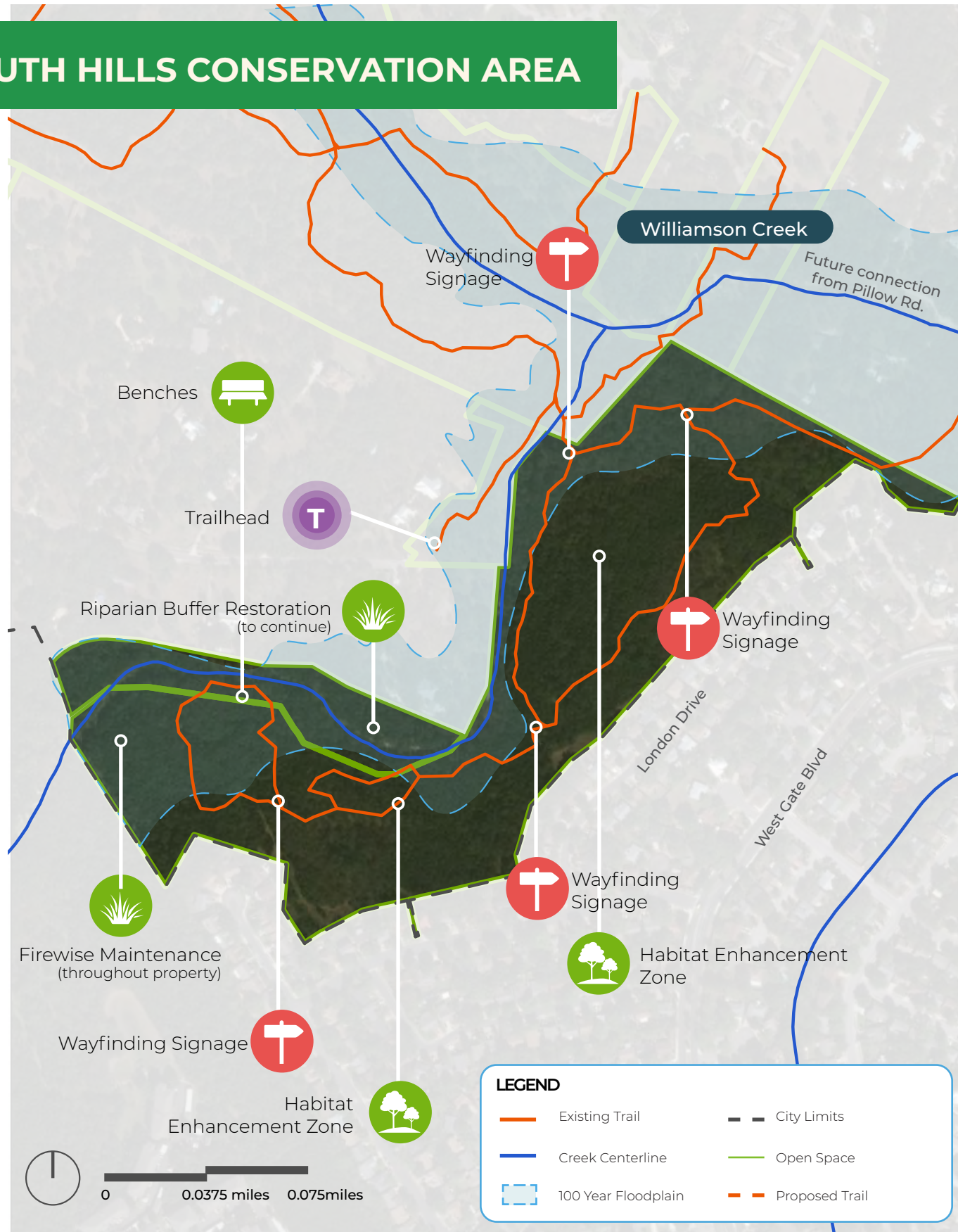


Pollinator nesting boxes. Source: Carol Jelich



Interactive environmental education. Source: Playgroundaroundthecorner

SOUTH HILLS CONSERVATION AREA



South Hills Conservation Area

The South Hills Conservation Area is in southeast Sunset Valley along the Dry Fork Branch of Williamson Creek. The west edge of the area along the creek is in the 100 Yr. floodplain. Currently, the conservation area has a network of trails. In our assessment, the conservation area scored in the mid-range on access, unique natural features, safety and maintenance, and community-related indicators. The area scored higher in environmental quality at 4.0. Based on the assessment, community feedback, and the Ad hoc committee, these elements and amenities were prioritized to enhance the South Hills Conservation Area:

- ▶ Develop a trailhead area connecting to the main entrances of the trail system
- ▶ Install wayfinding signage and maps, especially in areas with multiple paths converging
- ▶ Install benches in key areas along the trail for people to rest and enjoy the area
- ▶ Develop habitat enhancement zones
- ▶ Monitor area for environmental and ecosystem quality, and implement riparian woodland restoration to ensure the ongoing ecosystem services of the area



Environmental education signage.



Restore and maintain existing ecology and trails.



Trail wayfinding signage.

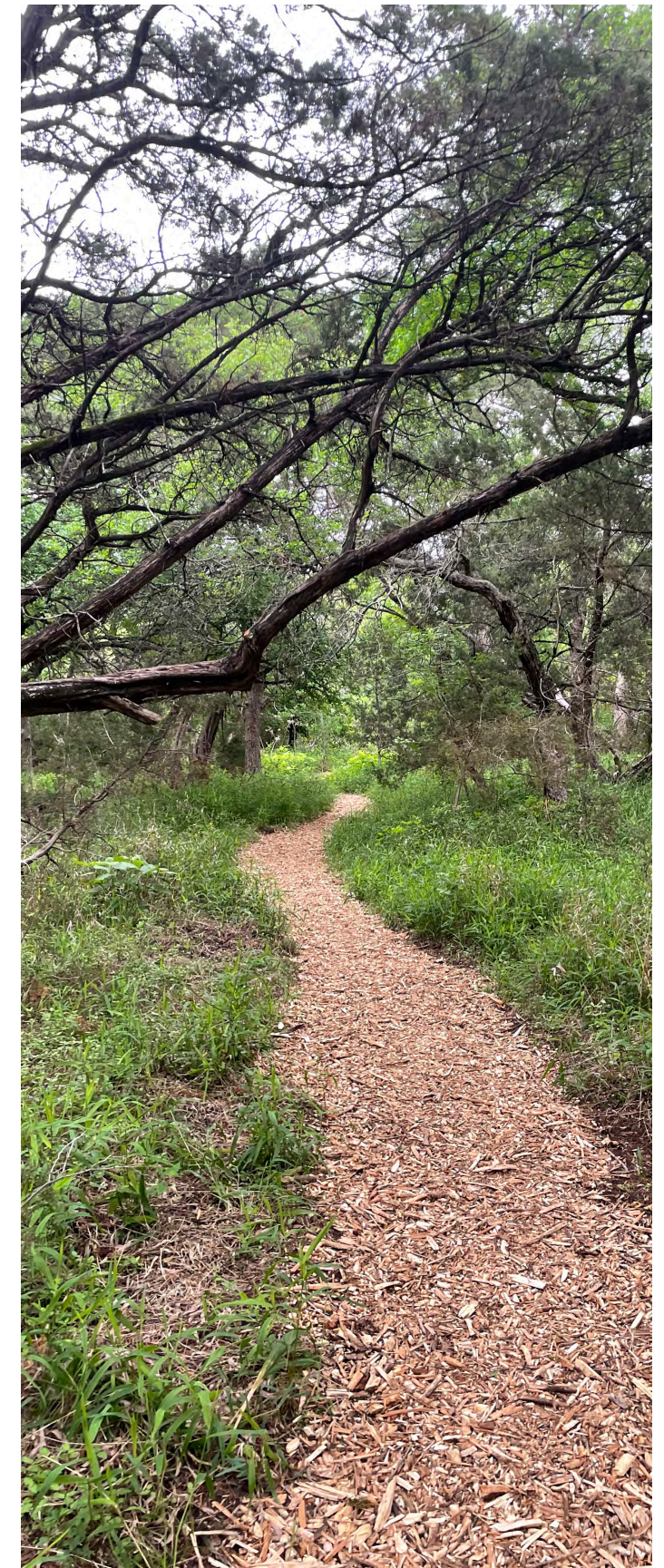
4 IMPLEMENTATION



OVERVIEW

Crafting a Plan for Action

Inspiring visions need actionable plans. This chapter outlines a process for implementing the Sunset Valley Parks and Open Space Plan. It includes an Opinion of Probable Construction Cost (OPCC), grant and other funding opportunities for the City to pursue, and potential partnerships the City can forge to coordinate efforts on parks and open space goals.



FINANCING AND GRANTS

Many different approaches and financing types are available depending on the parks and open space projects Sunset Valley prioritizes. Some of the more conventional financing strategies include options such as leveraging certain sales tax, creating tax increment reinvestment zones (TIRZ), and utilizing grants such as the Texas Parks and Wildlife Department public recreation grants and Kaboom! grants for installing playscapes. Some of the stronger park financing options for Sunset Valley are outlined below in more detail and include these main categories:

- Parks, Recreation, and Trails Funding
- Natural Areas and Conservation Funding
- Stormwater Management Funding
- Civic Space and Art in Public Place Funding

This is not an exhaustive list and programs may be subject to change depending on the current financial climate.

Local Park Grant Program: Small Community

Offered By: Texas Parks and Wildlife Department (TPWD)

Description: Assists eligible entities from communities with a population of 20,000 or less with the acquisition and/or development of public recreation areas and facilities throughout Texas.

Eligible Entities: Local governments, river authorities, municipal utility districts (MUDs), other special districts

Total Program Funding: \$750,000 (max-min award per project: \$150,000)

Recreational Trail Funds

Offered By: Texas Parks and Wildlife Department (TPWD)

Description: Provides funding for motorized and non-motorized recreational trail projects such as the construction of new recreational trails, to improve existing trails, to develop trailheads or trailside facilities, and to acquire trail corridors. Funding is provided on a cost-reimbursement basis.

Eligible Entities: Local governments, river authorities, municipal utility districts (MUDs), other special districts, federal land managers, and nonprofits

Total Program Funding: \$3,900,000

KABOOM! Grant Program

Offered By: KABOOM!

Description: KABOOM! created the Play Everywhere concept to inspire kids to play every day and to incorporate it into their normal routines. Grants offered for playscape development.

Eligible Entities: City and county governments, schools, and child-serving nonprofits

Total Program Funding: Varies by project

Conservation Grant Funding (Birding)

Offered By: Texas Parks and Wildlife Department (TPWD)

Description: Provides conservation funding for nature tourism and avian habitat restoration, enhancement, and acquisition projects

Eligible Entities: Local, state, and federal governments, nonprofits, tribes, community groups

Total Program Funding: \$1,000 – \$20,000

NUCFAC Challenge Cost-Share Grant Program

Offered By: USDA Forest Service

Description: The National Urban and Community Forestry Advisory Council (NUCFAC) seeks innovative (new, cutting-edge or builds upon existing studies) grant proposals for program development, study, and collaboration that will launch some of the strategies in the (2016-2026) Ten Year Urban Forestry Action Plan.

Eligible Entities: Public schools, nonprofits, state and county governments, higher education institutes

Total Program Funding: \$1,000,000

Urban Agriculture and Innovative Production Grants

Offered By: USDA Forest Service

Description: Urban Agriculture and Innovation Production (UAIP) competitive grants initiate or expand efforts of farmers, gardeners, citizens, government officials, schools, and other stakeholders in urban areas and suburbs. Projects may target areas of food access, education, business and start-up costs for new farmers; and the development of policies related to zoning and other needs of urban production.

Eligible Entities: Farmers, gardeners, citizens, government officials, schools, and other stakeholders in urban areas and suburbs

Total Program Funding: \$14.2 million in new UAIP grants (project amount TBD)

Five Star and Urban Waters Restoration Grant Program

Offered By: National Fish and Wildlife Foundation

Description: The Five Star and Urban Waters Restoration Program seeks to develop nation-wide community stewardship of local natural resources, preserving these resources for future generations and enhancing habitat for local wildlife. Grants seek to address water quality issues in priority watersheds, such as erosion due to unstable streambanks, pollution from stormwater runoff, and degraded shorelines caused by development.

Eligible Entities: Non-profit 501(c) organizations, state government agencies, local governments, municipal governments, Tribal Governments and Organizations, and educational institutions

Total Program Funding: \$2,600,000

Parks, Recreation,
and Trails

Natural Areas
and Conservation

Stormwater
Management

Civic Space and
Art in Public Place

Parks, Recreation,
and Trails

Natural Areas
and Conservation

Stormwater
Management

Civic Space and
Art in Public Place



Flood Mitigation Assistance Grant

Offered By: FEMA

Description: This grant may be used for projects that reduce or eliminate the risk of repetitive flood damage to buildings insured by the National Flood Insurance Program including: project scoping, technical assistance, community flood mitigation projects, individual structure/property-level flood mitigation projects, and management costs.

Eligible Entities: States, tribes and territories can submit applications on behalf of subapplicants.

Total Program Funding: \$200,000,000

Building Resilient Infrastructure and Communities Fund

Offered By: FEMA

Description: Building Resilient Infrastructure and Communities (BRIC) funds may be used for: capability and capacity building activities, mitigation projects, and management costs.

Eligible Entities: States, tribes and territories can submit applications on behalf of subapplicants.

Total Program Funding: \$112,000,000

Nonpoint Source Grant Program

Offered By: Texas State Soil and Water Conservation Board

Description: To be eligible for funding, a project must address the objectives, goals and/or priorities identified in the most recent Texas Nonpoint Source Management Program. Priority is given to developing and implementing watershed protection plans (WPPs). Local stakeholder groups guide the development of these plans to restore and protect water quality in specific Texas waterways.

Eligible Entities: Nonprofits, state agencies, cities, counties, school districts, state universities, and special districts

Total Program Funding: Varies by project

Clean Water State Revolving Fund

Offered By: Texas Water Development Board

Description: The Clean Water State Revolving Fund, authorized by the Clean Water Act, provides low-cost financial assistance for planning, acquisition, design, and construction of wastewater, reuse, and stormwater infrastructure.

Eligible Entities: Cities, counties, districts, river authorities, designated management agencies, authorized Indian tribal organizations, and public and private entities proposing nonpoint source or estuary management projects

Total Program Funding: \$250,000,000

Parks, Recreation,
and Trails

Natural Areas
and Conservation

Stormwater
Management

Civic Space and
Art in Public Place



Our Town

Offered By: National Endowment for the Arts

Description: Our Town is the NEA's creative placemaking grants program. Through project-based funding, the program supports activities that integrate arts, culture, and design into local efforts that strengthen communities

Eligible Entities: Partnership between a nonprofit organization and a local government entity, with one of the partners being a cultural organization.

Total Program Funding: Varies by project

Performance Support Grants

Offered By: Texas Commission on the Arts

Description: Various grant opportunities are available through the Texas Commission on the Arts. Sunset Valley has been a recipient of these grants in the past for performance support and there is an opportunity to expand to other grants.

Eligible Entities: Communities and organizations.

Total Program Funding: Varies by project

Parks, Recreation,
and Trails

Natural Areas
and Conservation

Stormwater
Management

Civic Space and
Art in Public Place



Texas Parks and Wildlife Department requires certain information when applying for grants. The table below outlines the TPWD requirements and the corresponding Parks and Open Space Plan chapters that include that information.

TPWD Grant Requirements	City of Sunset Valley Parks and Open Space Plan Chapters
Introduction	Executive Summary
Goals and Objectives	Existing Conditions
Plan Development and Public Input Process	Community Engagement
Area & Facility Concepts & Standards	Park and Open Space Concepts
Inventory of Area Facilities	Existing Conditions
Needs Assessment & Identification	Existing Conditions
Plan Implementation and Prioritization of Needs	Implementation
Proof of Adoption	N/A

PARTNERSHIPS

Developing and maintaining private partnerships can be a powerful tool for providing ongoing funding for parks and trails and allow private organizations opportunities to support the community. Where possible, build strong programs and partnerships that ensure that local industry plays a key role in supporting and funding local parks and open spaces. Consider ways to leverage a network of industry partners that care about the community, the well-being of their workforce, and the environmental conditions within the City of Sunset Valley.

There also are opportunities to leverage financing for the park by encouraging the development of public-private partnerships that support a common goal. This organizational strategy can leverage private sector investment and local philanthropy to support the project when public funding is not immediately available. This often allows projects to be completed on a faster timeline without the

major burdens experienced through a typical government process. That being said, a robust public outreach plan will be critical to any partnership strategy. Thus, even in a public-private partnership opportunity, the voices of the community will be heard, and the process will be kept as transparent as possible. In Sunset Valley, this strategy could be an option when developing new park sites such as 6401 Brodie Lane.

Beyond straight financial support, partnerships can also provide programming, maintenance, and stewardship efforts. This can take the form of internal departmental partnerships which leverage existing programs to provide opportunities to strengthen programming for the community. In addition, Sunset Valley can pursue partnerships with local nonprofits to develop creative programming and/or stewardship opportunities such as adopt-a-park efforts, park clean-up days, and restoration and conservation leadership opportunities.



Park and trail adoption and clean-up days can be supported by developing programs in-house, or partnering with local nonprofits that have similar goals.



Park programming is another way to partner with other departments and organizations in the area to deliver meaningful events for the community. The image above shows an Earth Day program that was put on by Waterloo Greenway, a nonprofit that works with the City of Austin to develop a series of trails and parks along Waller Creek.

Partnership Organization List

Organization	Type of Partnership	Website
American Youthworks Texas Conservation Corps	Maintenance and Land Management Partner	https://americanyouthworks.org/
Austin Outside	Programming Partner	https://www.austinoutside.org/
Austin Parks Foundation	Programming Partner Volunteer Management Partner Funding and Implementation Partner	https://austinparks.org/
Austin Water Department	Programming Partner	https://www.austintexas.gov/content/austin-water
Central Texas Mycological Society	Conservation and Urban Wildlife Partner	https://www.centraltexasmycology.org/
Cities Connection Children to Nature Initiative	Programming Partner	https://www.austintexas.gov/department/cities-connecting-children-nature-initiative
City of Austin Watershed Protection Department	Programming Partner	https://www.austintexas.gov/department/watershed-protection
Girl Scouts of Central Texas	Programming Partner	https://www.gsctx.org/
Hill Country Alliance	Conservation and Urban Wildlife Partner	https://hillcountryalliance.org/
Hill Country Conservancy	Maintenance and Land Management Partner Conservation and Urban Wildlife Partner	https://hillcountryconservancy.org/
Keep Austin Beautiful	Volunteer Management Partner	https://keepaustinbeautiful.org/
Raaisin in the Sun	Public Art Partner	https://www.raaisinthesun.org/
Austin Art in Public Spaces	Public Art Partner	https://www.publicartist.org/aus
Art From the Streets	Public Art Partner	https://artfromthestreets.org/
Chroma Collective	Public Art Partner	https://creativeaction.org/programs/for-the-community/chroma-collective/
Sustainable Food Center	Food System Partner	https://sustainablefoodcenter.org/
Texan by Nature - Central Texas Pollinator Project	Conservation and Urban Wildlife Partner	https://texanbynature.org/projects/central-texas-pollinator-project/
Texas Children in Nature Network	Programming Partner	https://www.texaschildreninnature.org/
Texas Master Naturalist Capital Area Chapter	Conservation and Urban Wildlife Partner	https://camn.org/
Texas Parks & Wildlife	Funding and Implementation Partner Conservation and Urban Wildlife Partner	https://tpwd.texas.gov/
Travis Audubon	Conservation and Urban Wildlife Partner	https://travisaudubon.org/
Urban Roots	Food System Partner	https://urbanrootsatx.org/
Xerces Society	Conservation and Urban Wildlife Partner	https://www.xerces.org/

OPINION OF PROBABLE CONSTRUCTION COSTS

Gaines Greenbelt	
Proposed Improvement	Cost
Upland Woodland Restoration	\$63,360.00
25% Contingency	\$15,840.00
Sub-total	\$79,200.00
The Uplands	
Proposed Improvement	Cost
Wayfinding Signage	\$4,500.00
Meadow Restoration	\$7,837.50
ADA Accessible Nature Loop Trail	\$17,915.50
Upland Woodland Restoration	\$29,720.00
Farmers Market Pavilion	\$200,000.00
Farmers Market Gathering Grove	\$99,304.40
Farmers Market Loading Area	\$49,704.00
(2) Crosswalks	\$13,100.00
Gateway Entrance	\$75,000.00
Water Quality Feature	\$250,000.00
Proposed Trail Head	\$10,000.00
25% Contingency	\$189,270.35
Sub-total	\$946,351.75
Upper Reese Drive	
Proposed Improvement	Cost
Proposed Trail Connection	\$104,787.80
Tree Planting in Easement	\$17,024.00

Upper Reese Drive	
Proposed Improvement	Cost
ADA Trail Connection	\$9,018.60
25% Contingency	\$32,707.60
Sub-total	\$163,538.00
City Hall	
Proposed Improvement	Cost
Artistic Opportunity (Burger Stadium Area)	
Wayfinding Signage	\$4,500.00
Nature Play Area with Shade Structure	\$150,000.00
Shade tree planting	\$7,168.00
25% Contingency	\$40,417.00
Sub-total	\$202,085.00
Upper Cougar Creek	
Proposed Improvement	Cost
Floodplain Restoration	\$17,337.00
ADA Accessible Nature Loop Trail	\$222,093.30
Bike Rack	\$3,200.00
Play Area	\$400,000.00
Gathering Space	\$36,688.20
25% Contingency	\$169,829.63
Sub-total	\$849,148.13
Lower Cougar Creek	
Proposed Improvement	Cost
Wayfinding Signage	\$9,000.00
Upland Woodland Restoration	\$34,070.00

Lower Cougar Creek	
Proposed Improvement	Cost
Riparian Buffer and Maintenance	\$7,311.00
25% Contingency	\$12,595.25
Sub-total	\$62,976.25
Sunset Trail	
Proposed Improvement	Cost
Floodplain Restoration	\$7,725.00
25% Contingency	\$1,931.25
Sub-total	\$9,656.25
Valley Creek Park	
Proposed Improvement	Cost
Bike Rack	\$3,200.00
Vegetated Swale	\$15,486.70
Wayfinding Signage	\$4,500.00
Vegetation Buffer	\$2,688.00
Play Area	\$100,000
Riparian Buffer and Maintenance	\$21,228.00
25% Contingency	\$74,275.68
Sub-total	\$221,378.38
37 Lone Oak Trail	
Proposed Improvement	Cost
Trailhead Amenities	\$7,000.00
Prairie Restoration	\$15,900.00
Tree Planting	\$8,960.00
Wayfinding Signage	\$4,500.00

37 Lone Oak Trail	
Proposed Improvement	Cost
25% Contingency	\$9,090.00
Sub-total	\$45,450.00
Sunset Valley Nature Area	
Proposed Improvement	Cost
Wayfinding Signage	\$22,500.00
Pollinator Nest Boxes	\$500.00
Environmental Education (Pollinator)	\$10,000.00
25% Contingency	\$8,250.00
Sub-total	\$41,250.00
Indiangrass Prairie Preserve	
Proposed Improvement	Cost
Wayfinding Signage	\$9,000.00
Environmental Education	\$10,000.00
Pollinator Nest Boxes	\$750.00
Proposed Trail	\$43,358.63
Environmental Education (Pollinator)	\$4,500.00
Indian Grass Prairie Restoration and Maintenance	\$7,887.00
25% Contingency	\$18,873.91
Sub-total	\$94,369.54
6107 Brodie Lane	
Proposed Improvement	Cost
Parking	\$46,820.00
Trailhead Amenities	\$7,000.00
Wayfinding Signage	\$4,500.00

6107 Brodie Lane	
Proposed Improvement	Cost
Water Quality Feature	\$250,000.00
Upland Woodland Restoration	\$28,840.50
Proposed Trail	\$121,773.90
25% Contingency	\$114,733.60
Sub-total	\$573,668.00
Manly Tract	
Proposed Improvement	Cost
Shaded Benches	\$12,000.00
Tree Planting	\$18,816.00
Prairie Restoration	\$1,602.00
Trailhead Amenities	\$5,000.00
Upland Woodland Restoration	\$33,816.00
25% Contingency	\$17,808.50
Sub-total	\$89,042.50
6401 Brodie Lane	
Proposed Improvement	Cost
Updated Gateway and Wayfinding Signage	\$4,500.00
Gathering Space	\$46,000.00
Environmental Education	\$2,500.00
Food Forest	\$20,514.00
Pollinator Next Boxes	\$1,500.00
Urban Farm and Community Gardens	\$39,000.00
Parking	\$49,800.00
Proposed 8' Trail	\$149,905.46
Water Quality Feature	\$250,000.00

6401 Brodie Lane	
Proposed Improvement	Cost
25% Contingency	\$140,929.87
Sub-total	\$704,649.33
South Hills Conservation Area	
Proposed Improvement	Cost
Riparian Buffer and Maintenance	\$41,057.00
Wayfinding Signage	\$18,000.00
Benches	\$18,000.00
25% Contingency	\$19,264.25
Sub-total	\$96,321.25

GRAND TOTAL	\$4,247,209.36
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Pickleball Alternate	
Proposed Improvement	Cost
Noise Mitigation Planting	\$6,800.00
Pickleball Shade Structure	\$75,000.00
Pickleball court	\$70,000.00

GRAND TOTAL WITH PICKLEBALL	\$4,399,009.36
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Pool Alternate	
Proposed Improvement	Cost
Pool	\$2,800,000.00

GRAND TOTAL WITH POOL	\$7,047,209.36
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MAINTENANCE

Projected Maintenance Costs		
Location	Area (AC)	Annual Maintenance Costs
Gaines Greenbelt	22.084	\$6,625.00
The Uplands	9.3	\$17,632.00
Upper Reese Drive	2.3	\$7,590.00
City Hall	5.5	\$10,650.00
Upper Cougar Creek	8.15	\$17,895.00
Lower Cougar Creek	16.502	\$4,951.00
Jones and Westgate	1.223	\$4,036.00
10 Sunset Trail	1.04	\$3,120.00
Valley Creek Park	8.517	\$9,152.00
37 Lone Oak Trail	6.24	\$7,272.00
Sunset Valley Nature Area	72.368	\$21,710.00
Indiangrass Prairie Preserve	24.815	\$10,145.00
6107 Brodie Lane	5.4	\$4,320.00
Manly Tract	11.8	\$6,240.00
6401 Brodie Lane	4.97	\$9,510.00
South Hills Conservation Area	54.805	\$16,402.00
Sub-total		\$157,658.00

DISCLAIMER ON THE OPINION OF PROBABLE CONSTRUCTION COST

This opinion of probable construction cost is made on the basis of Asakura Robinson's experience and qualifications, and represents Asakura Robinson's best judgment as an experienced and qualified professional generally familiar with the industry. However, since Asakura Robinson has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, Asakura Robinson cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost as prepared by Asakura Robinson.

AKNOWLEDGEMENTS

We would like to thank the following for their participation in this process:

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SUNSET VALLEY TEXAS