

CITY OF SAN ANTONIO

CITY MANAGER'S OFFICE

TO: 2017 Parks & Recreation Community Bond Committee

FROM: Maria Villagomez, Assistant City Manager

COPY: Sheryl Sculley, City Manager; Executive Leadership Team; Mike Frisbie, Transportation & Capital Improvements Director; Xavier Urrutia, Parks & Recreation Director

DATE: November 11, 2016

SUBJECT: 2017 PARKS & RECREATION COMMUNITY BOND COMMITTEE REQUESTED INFORMATION

This memo addresses requests for information from 2017 Community Bond Committee members and citizens regarding the Parks & Recreation Committee meeting held on November 2.

Committee Members

Leveraged Funding Projects – District 8 Committee Members asked if there is a way for the Committee to identify the leveraged funding Parks & Recreation projects.

The table below provides a list of the proposed park projects that will be leverage funds contributed from other entities.

Project	District	2017 Bond Proposed Amount	Estimated Total Project Cost
San Pedro Creek Park	1	\$4.9 Million	\$145 Million
Lincoln Park	2	\$1 Million	\$2 Million
Zoo Parking Garage	2	\$5.5 Million	\$17 Million
UIW Sports Fields in Brooks City Base	3	\$2.8 Million	\$10 Million
Woodlawn Lake Park	7	\$3 Million	\$4.5 Million
Hardberger Park Land Bridge	8,9	\$7.5 Million	\$25 Million
Classen – Steubing Ranch Park Development	9	\$5.15 Million	\$22 Million
Classen – Steubing Ranch Park Property Acquisition	9	\$4 Million	\$22 Million

Unfunded New Project Requests – Committee Members (District 2, 3 and 4) asked for estimated dollar amounts for new projects requested by citizens that did not provide a requested amount. Attachment A includes an updated Unfunded New Project Requests List.

Park Acreage – Committee Member Grace Rose (District 7) asked for a list of how many acres are in each of the proposed parks projects. Attachment B provides a list of park acreage for each of the applicable proposed 2017 Bond Parks projects.

Citizen Presentations – Committee Member Richard Ramos (District 6) asked if committee members could retrieve a copy of the presentations that the citizens' who presented during the November 2 meeting. Attachment C includes a copy of November 2 citizens' presentations.

ATTACHMENTS:

- Attachment (A) - Unfunded New Project Requests List
- Attachment (B) - Parks & Recreation Project List With Park Acreage
- Attachment (C) - November 2 Citizen Presentations

ATTACHMENT A

Unfunded New Park & Recreation Project Requests

District	Project Name	Citizen's Name	Summary of Comments/Project Scope	Estimated Amount
1	Old Spanish Trail Soccer Complex	Frank Fonseca, Former Mayor Ed Garza, Harold Oliver	Improvements to the Old Spanish Trail Soccer Complex to include, but not limited to, field improvements.	\$ 4,961,455
2	Dawson Park (underground conversion & improvements)	Jefferson Neighborhood Association - Leim Harper	General park improvements, to include consideration for underground and overhead lighting, security lighting, gazebos, wifi, and other improvements.	\$ 750,000
2	John James Park (Access to Cole HS)	Cliff Herberg on behalf of the Alamo Area Council of Governments along with Dr. Gail Siller and Julie Noak from Fort Sam Houston ISD Safety Partnership.	Roadway Improvements within John James Park to better serve park patrons and to provide alternative access to the Fort Sam Houston ISD Campuses. (Included would be a Fort Sam Houston ISD match of \$150,000 for the design fees)	\$ 2,000,000
2	Martin Luther King Plaza	William Harper Jr.	Requesting over/underground utilities conversion, accent lighting, art, tree scape, wrought iron benches, security lighting, trees etc. at 300 , 400, & 500 Blocks of N. New Braunfels Avenue.	\$ 650,000
2	Pittman Sullivan Park /Davis Scott YMCA Athletic Court Lighting	Gordon Benjamin	General park improvements to include, but not limited to drainage/landscape improvements to left field area that floods during rain events and prevents proper use of the baseball field	\$ 550,000
3	Phase II YMCA Master Plan	Theresa Ybanez, Mission San Jose Neighborhood Assoc. - Robert Anguiano	Phase 2 Improvements to the Mission YMCA to include, but not limited to, swimming pool and sports play fields.	\$ 4,500,000
3	Stinson Park Five Diamond Parking Lot Paving	Elaine Ortiz	Rehabilitation of the 5 Diamonds Little League complex to include, but not limited to, parking lot paving.	\$ 400,000
4	Rainbow Hills (Gymnasium)	Frederich Magee	General park improvements to include, but not limited to, the addition of a gymnasium to the Jean Yates Community Center.	\$ 3,250,000
4	Baseball Park for Five Palms/Gateway Terrace Subdivision	J. Gilberto Quezada	Big baseball facility with ample parking (Note: Could potentially include land acquisition)	\$ 850,000
4	Stablewood Farms Park	Miguel A Sepulveda	Lighted basketball cover over existing court) installation of permanent pavilions, restrooms, water fountain and lighting	\$ 1,000,000

Unfunded New Park & Recreation Project Requests				
District	Project Name	Citizen's Name	Summary of Comments/Project Scope	Estimated Amount
5	Normoyle Park Sr. Softball League	Pete Peterson, Bill Altman & Fred Gonzales	Improvements to, and expansion of, the existing park/ball field facilities to accommodate the San Antonio Senior Softball League.	\$ 3,000,000
6	District 6 Gated Skate Park	Maria Victoria Alonso Arroyo, Alexander Savelieve, Maria Alviso, Chloe Castillon, Roxanne Chung, Emmanuel De La Cruz	Development of a gated skate park. (Reference made to existing parks located in downtown Houston and in Spring, TX.)	\$ 4,000,000
6	Piper Meadows Homeowners Association - New Park	Lydia Evans, Margarita Benavides and Fran Strawnhun	Development of a New Park.	\$ 1,500,000
7	Monticello Park	Bianca Maldonado	General park improvements to include, but not limited to, rehabilitation of the park's walking trail and completion of the gazebo.	\$ 350,000
9, 10	McAllister Park	Friends of McAllister Park	As guided by the Friends of McAllister Park, general park improvements to include, but not limited to, pavilion replacement and construction, expansion of the existing dog park, and the development of a comprehensive trail signage package.	\$ 2,000,000
10	Beitel Creek Linear Park	Marc Whyte	Adding hike and bike trails along Beitel Creek.	\$ 2,500,000

ATTACHMENT B

STAFF RECOMMENDED
 2017 - 2022 BOND PARKS RECREATION PROJECTS

Parks & Recreation

Project Name	CD	\$ Amount	Park Acreage
Beacon Hill Linear Park	1	\$ 300,000	0.9
Brackenridge Park	1	\$ 3,875,000	240.2
Downtown Park Package (Columbus 2.05, Maverick 3.00, Milam 3.54 and Travis Parks 2.56)	1	\$ 1,500,000	Combined 11.2
Hemisfair Civic Park	1	\$ 21,000,000	150.0
La Villita	1	\$ 1,250,000	3.6
McFarlin Tennis Center at San Pedro Springs Park	1	\$ 225,000	46.0
San Pedro Creek (not currently in the Parks & Recreation Department property inventory)	1	\$ 4,900,000	N/A
San Pedro Springs Park	1	\$ 1,800,000	46.0
Brackenridge Park	2	\$ 3,875,000	240.2
Lincoln Park	2	\$ 1,000,000	32.7
Lockwood & Dignowity Parks	2	\$ 3,100,000	7.0
Martin Luther King Park	2	\$ 3,100,000	169.0
San Antonio Botanical Gardens	2	\$ 7,000,000	38.5
Zoo Parking Garage (Final garage site may be located on SAISD Property outside of Brackenridge Park)	2	\$ 5,500,000	N/A
Harlandale Park	3	\$ 250,000	11.1
Juete Manor Neighborhood Park	3	\$ 400,000	TBD
Kingsborough Park	3	\$ 400,000	12.9
Southside Lions Park	3	\$ 500,000	600.1
UIW Sports Fields at Brooks City Base	3	\$ 2,800,000	47.6
Villa Coronado Park	3	\$ 200,000	14.8
World Heritage Park & Land Acquisition	3	\$ 2,500,000	TBD
Caracol Creek Park	4	\$ 400,000	37.2
Lackland Terrace Park	4	\$ 300,000	7.2
Millers Pond Park	4	\$ 500,000	42.2
Palo Alto Park	4	\$ 400,000	12.0
Pearsall Park	4	\$ 3,000,000	499.7
Rainbow Hills Park	4	\$ 600,000	12.0
Spicewood Park	4	\$ 300,000	32.0
Stablewood Farms Park	4	\$ 270,000	7.1
District 5 Parks Package (Benavides 7.97, Collins Gardens 8.35, Kennedy 39.40 and Vidaurri Parks 7.46)	5	\$ 1,000,000	Combined 63.2
Elmendorf Lake Park	5	\$ 2,000,000	29.6
Monterrey Park	5	\$ 237,500	51.0
Normoyle Park	5	\$ 650,000	30.2
Rosedale Park	5	\$ 500,000	61.8
Cuellar Park	6	\$ 400,000	27.0
Culebra Creek Park	6	\$ 400,000	145.5
District 6 Parks Package (Levi Strauss 19.76, Meadowcliff .47, and Westwood Village Parks 5.12)	6	\$ 900,000	Combined 25.6
New Territories Park	6	\$ 400,000	11.1
North San Antonio Hills Park	6	\$ 300,000	2.0
Oscar Perez Park	6	\$ 400,000	17.0
Tom Slick Creek Park	6	\$ 400,000	62.8
Crystal Hills Park	7	\$ 500,000	44.5
District 7 Parks Package (Gilbert Garza 21.52 and Jane Dubel Parks 6.36)	7	\$ 500,000	Combined 27.9
Monterrey Park	7	\$ 237,500	51.0

STAFF RECOMMENDED
 2017 - 2022 BOND PARKS RECREATION PROJECTS

Parks & Recreation

Project Name	CD	\$ Amount	Park Acreage
Nani Falcone Park	7	\$ 300,000	65.5
O.P. Schnabel Park & Land Acquisition	7	\$ 7,964,000	202.0
Woodlawn Lake Park	7	\$ 3,000,000	62.0
Denman Estate Park	8	\$ 400,000	12.5
District 8 Park Land Acquisition	8	\$ 500,000	TBD
Fox Park	8	\$ 400,000	34.8
Hardberger Park	8	\$ 3,750,000	313.4
Classen - Steubing Ranch Park Development (204 Overall Acres)	9	\$ 5,150,000	165.0
Classen – Steubing Ranch Park Property Acquisition (204 Overall Acres)	9	\$ 4,000,000	39.0
Hardberger Park	9	\$ 3,750,000	313.4
Capitol Little League Baseball Fields	10	\$ 2,000,000	TBD
Comanche Lookout Park	10	\$ 400,000	99.1
Friesenhahn Park	10	\$ 400,000	37.6
Haskin Park	10	\$ 300,000	0.9
Mud Creek Park	10	\$ 400,000	67.4
Perrin Homestead	10	\$ 1,500,000	6.8
Raintree Park	10	\$ 400,000	7.4

ATTACHMENT C

LOCKWOOD
& DIGNOWITY PARKS

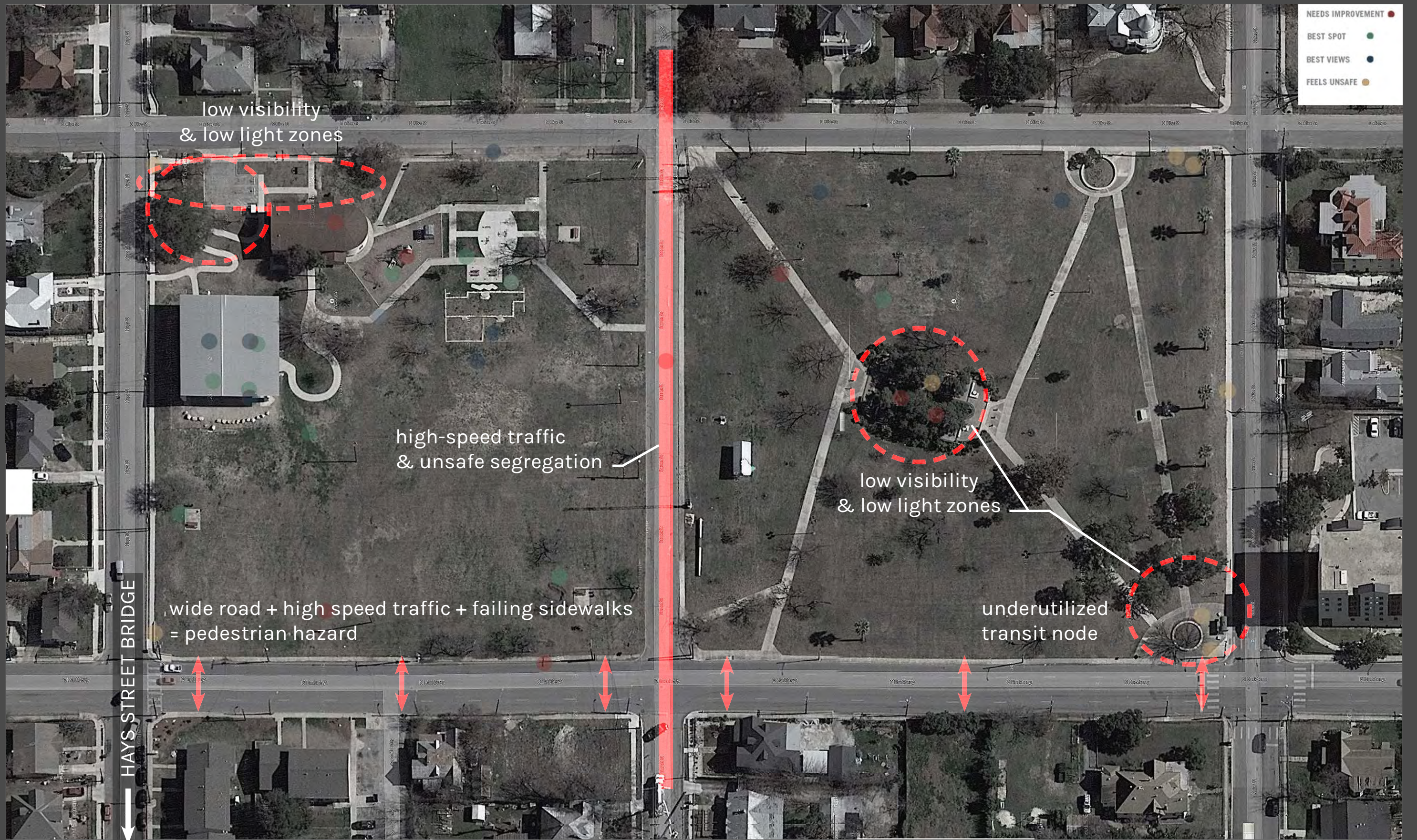
22% of census
tract does not
own a vehicle.

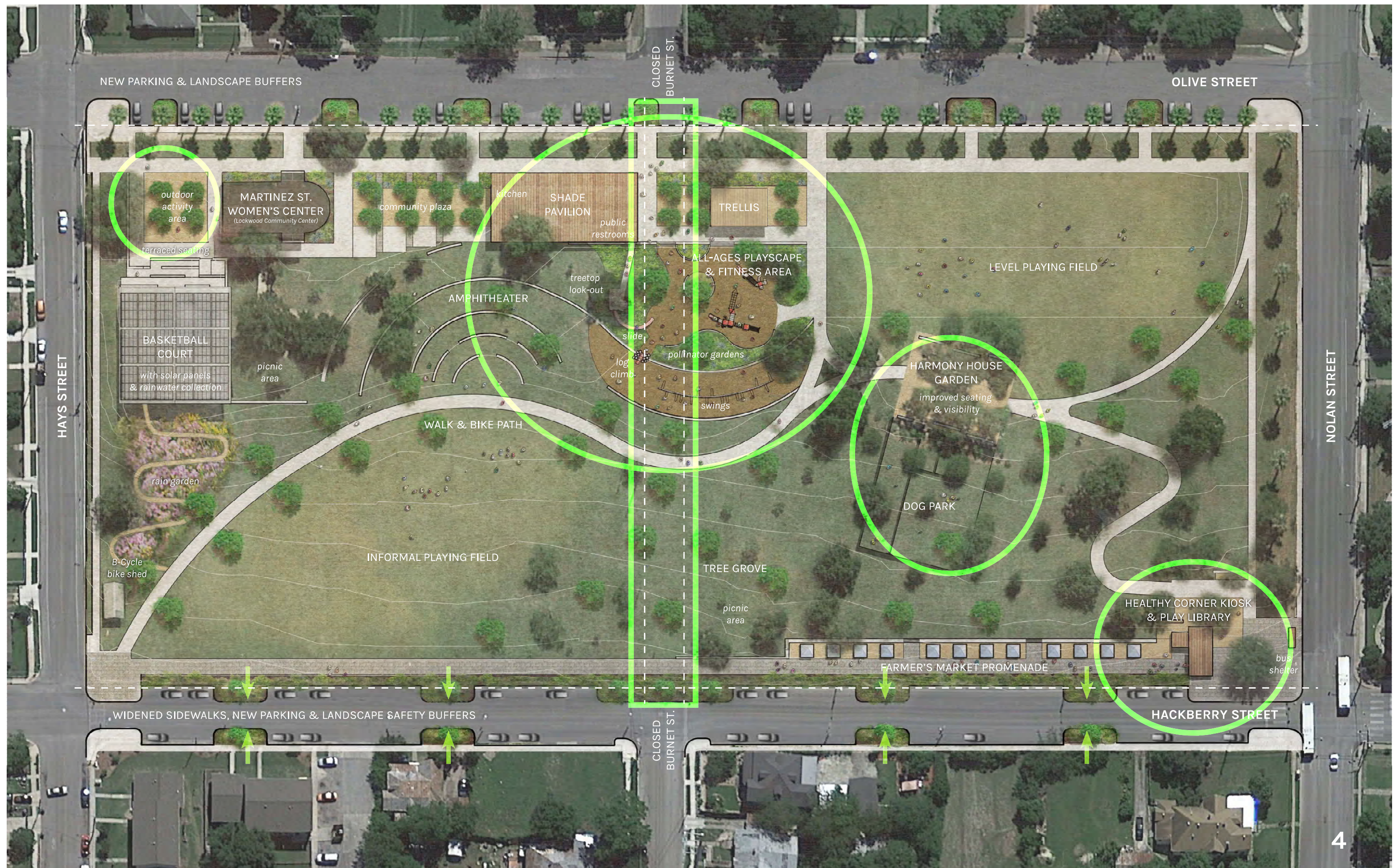
27% youth
More than half
experiencing
poverty.

Walkable by
over 5,600 people.
Bikeable / Bus-
able 20x more.

1/2 MILE WALKABLE RADIUS



















THANK YOU!



BRACKENRIDGE PARK
CONSERVANCY

2017 Bond Program

November 2, 2016

Brackenridge Park: Well-Loved...Renovation Critical

- In danger, as a community, of failing to be good stewards of one of the most historically significant municipal parks in the country.
- The Park is underfunded and there is no dedicated revenue stream.
- Funding for infrastructure repairs and improvements is needed now.
- Condition of river channel walls and historic structures is not only an aesthetic issue, but is increasingly becoming a safety concern.



BRACKENRIDGE PARK
CONSERVANCY



West Side of San Antonio River at Lambert Beach

November 11, 2016

Proposed Bond Allocation for Brackenridge Park

- City staff recognized the need to stabilize the deteriorating infrastructure
- \$7.75 Million proposed bond allocation
- Complete renewal will take decades with costs of more than \$200 Million
- Must address immediate need - deferred maintenance can no longer be ignored



BRACKENRIDGE PARK
CONSERVANCY

Meets Bond Program Guiding Principles & SA Tomorrow:

- Supports SA Tomorrow Growth Plan
- Coordinates with other agencies
- Project Continuation
- Operating & Maintenance Budget Impact
- Rough Proportionality

SA Tomorrow Categories

- Community Health & Wellness
- Public Facilities & Community Safety



BRACKENRIDGE PARK
CONSERVANCY



Egret Nesting Site, Contributing Factor to Dangerous Water Pollution

History of Brackenridge Park

- Created in 1899
- Second oldest public park in San Antonio
- 344 acres – but only 1/3 is open space, free to the public



BRACKENRIDGE PARK
CONSERVANCY

History of Brackenridge Park

- Human gathering place for more than 11,000 years
- Intact Spanish Colonial Upper Labor Acequia – 1776
- Home to the City's Oldest Industrial Building:
San Antonio's First Water Works 1877



BRACKENRIDGE PARK
CONSERVANCY

What will the Bond money make possible?

- Restoration of Depression-era River Channel Walls
- Restoration of the **ONLY** 1776 Spanish Colonial Upper Labor Dam and Acequia
- Stabilization of Oldest Industrial Building in San Antonio:
Municipal Water Works Pump House #1



BRACKENRIDGE PARK
CONSERVANCY



1776 Upper Labor Acequia

November 11, 2016



1776 Upper Labor Acequia



1776 Upper Labor Acequia

Future of Brackenridge Park

- This is the last section of multi-year project to restore the 13 miles of the San Antonio River both north and south of downtown.

Many Other Park Projects Also Need Funding:

- Trails, picnic areas and heritage trees
- Lambert Beach Bath Houses
- Miraflores
- Sunken Garden Theater
- “Mexican Village”



BRACKENRIDGE PARK
CONSERVANCY

Wilderness Trails





Stabilize foundation & remove silt from river channel



Miraflores Sculpture Garden

- Development began in 1921 by Dr. Aureliano Urrutia
- The sculpture garden is now part of Brackenridge Park



Brackenridge Park Conservancy

- **Our Mission:**

The Conservancy is a steward of and an advocate for the Park and an instrument for preserving and enhancing the park's natural, historic, educational and recreational resources for the enjoyment of current and future generations.

- BPC will ensure the bond allocation is utilized for maximum community & park user benefit
- BPC will continue to raise funds and identify additional revenue resources to help fully **RESTORE** Brackenridge Park



BRACKENRIDGE PARK
CONSERVANCY

Renew Brackenridge Park Now

- First- We must STABILIZE the infrastructure.
- The Park is in a state of disrepair and general maintenance is no longer adequate.
- The proposed \$7.75 Million Bond Allocation will kick-start this process

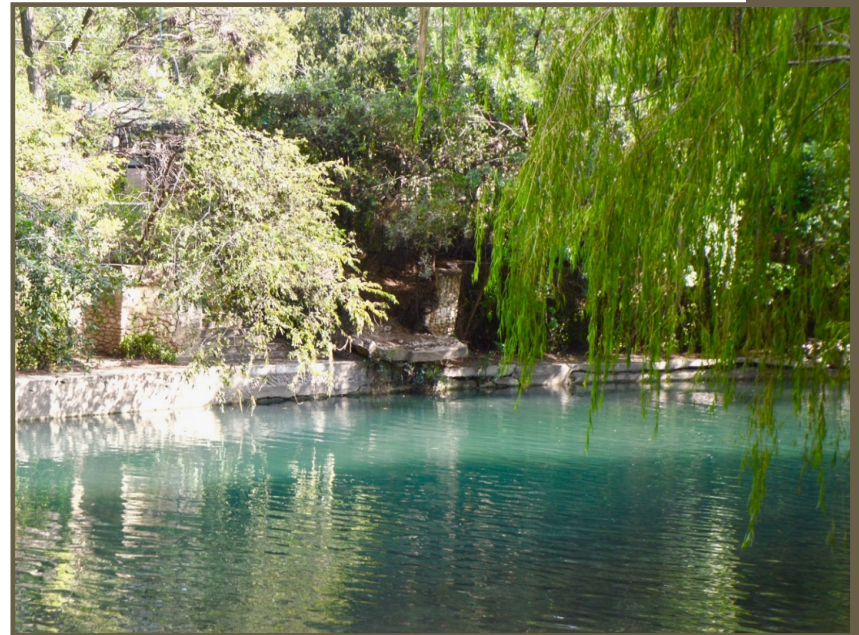


BRACKENRIDGE PARK
CONSERVANCY

Thank You Bond Committee



BRACKENRIDGE PARK
CONSERVANCY



The background image shows an outdoor event under a cloudy sky. A large red canopy tent is visible in the middle ground. To the right, a tall white flagpole stands with a flag that has a circular logo at the top and the word 'EVENT' written vertically in large black letters. Several people are gathered under the canopy. The bottom of the image shows a wooden floor.

STORM (South Texas Off-Road Mountain Bikers)

2017 BOND COMMITTEE MEETING 11/02/2016

Introduction

- As an IMBA-contributing club, STORM advocates responsible mountain biking by adopting sustainable trail building, trail etiquette, bike safety and practices that ensure the successful future of our sport. Through a proven history of collaboration between land managers, volunteer groups, and other local stakeholders such as businesses, private landowners, environmental organizations, and community leaders, STORM's approach to advocacy and organizing is based on coalition building amongst these various trail and parkland users. STORM has been the local mountain bike advocacy group since 1997



What does STORM do?

STORM Kidz – Aimed at promoting physical fitness, trail etiquette, and bike safety. To be held every first Saturday of the month.

A photograph of an outdoor event. In the foreground, a man wearing a red and white plaid shirt and glasses is cooking on a grill. He is holding a red-handled spatula. To his right, another man wearing a red bicycle helmet and a white t-shirt stands looking towards the camera. In the background, several people are sitting at tables, and there are trees and parked cars. A red canopy covers the area. The text 'What does STORM do?' is overlaid on the left side of the image.

What does STORM do?

Chillin-n-grillin – Is held at different locations throughout the city at least quarterly. During the event STORM promotes physical fitness, a strong sense of community, trail etiquette, and bike safety.

A photograph of a man standing on a dirt trail in a wooded area. He is wearing a brown t-shirt and dark pants, and is holding a blue and white water bottle. The trail is surrounded by trees and greenery. The text 'What does STORM do?' is overlaid on the image in white, with a green vertical line to the left of the word 'What'.

What does STORM do?

- Trail Stewards – represent the different natural surface trail systems and are a point of contact for trail conditions, and trail maintenance needs.



What does STORM do?

STORM Rides – Are weekly at different locations throughout the year but mostly at O.P. Schnabel and McAllister Park. These rides promote physical fitness, trail etiquette, and bike safety.

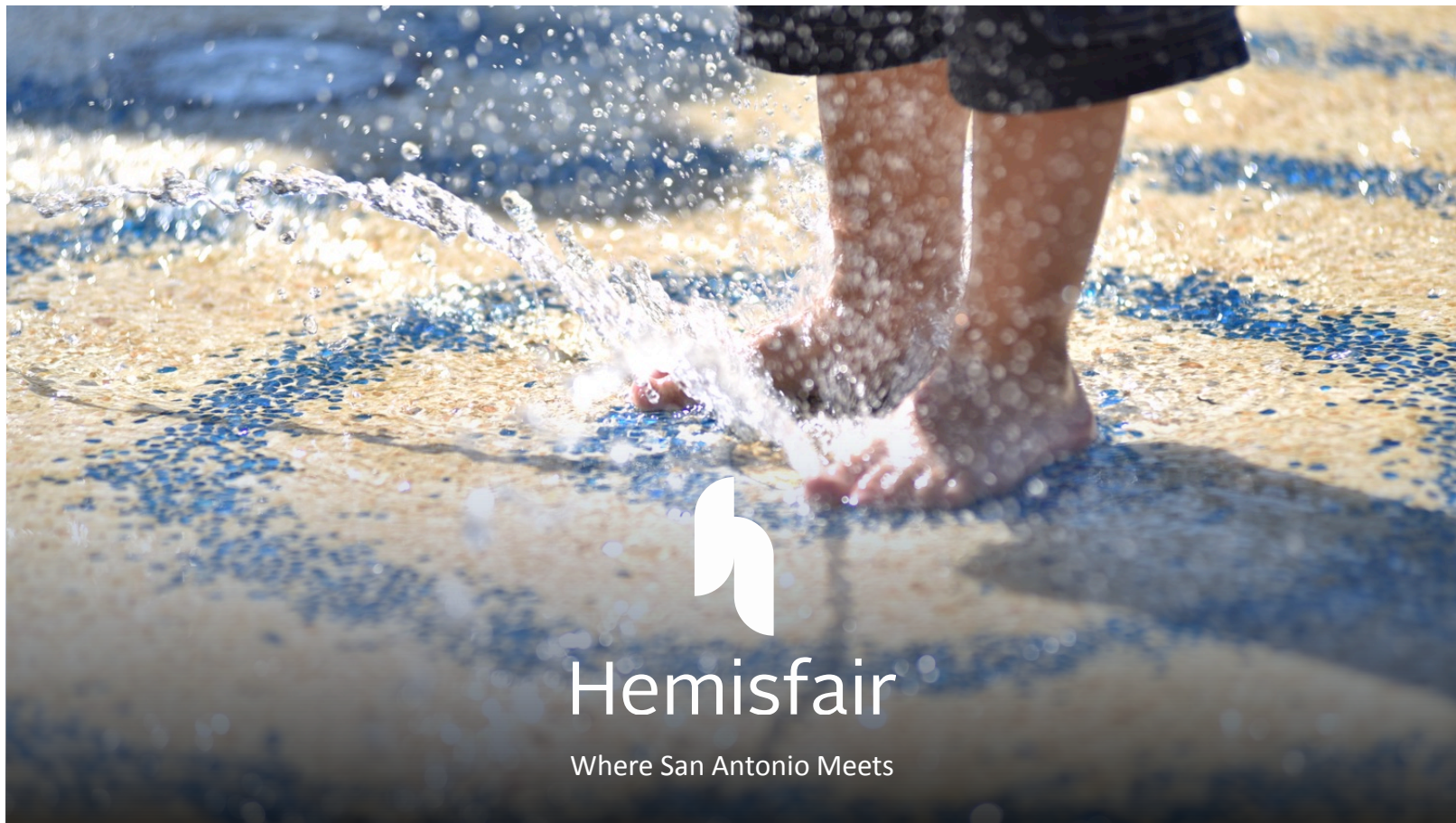
A photograph of several volunteers working in a park. In the foreground, a man in a grey t-shirt and a woman in a blue shirt are looking down. A man in a purple t-shirt is pushing a lawnmower. To the right, a man in a straw hat and blue backpack is walking. In the background, another man is working near a red machine. A blue sign on a pole reads "RESERVED PARKING" and "VEHICLE ID REQUIRED". The scene is outdoors with many trees.

What does STORM do?

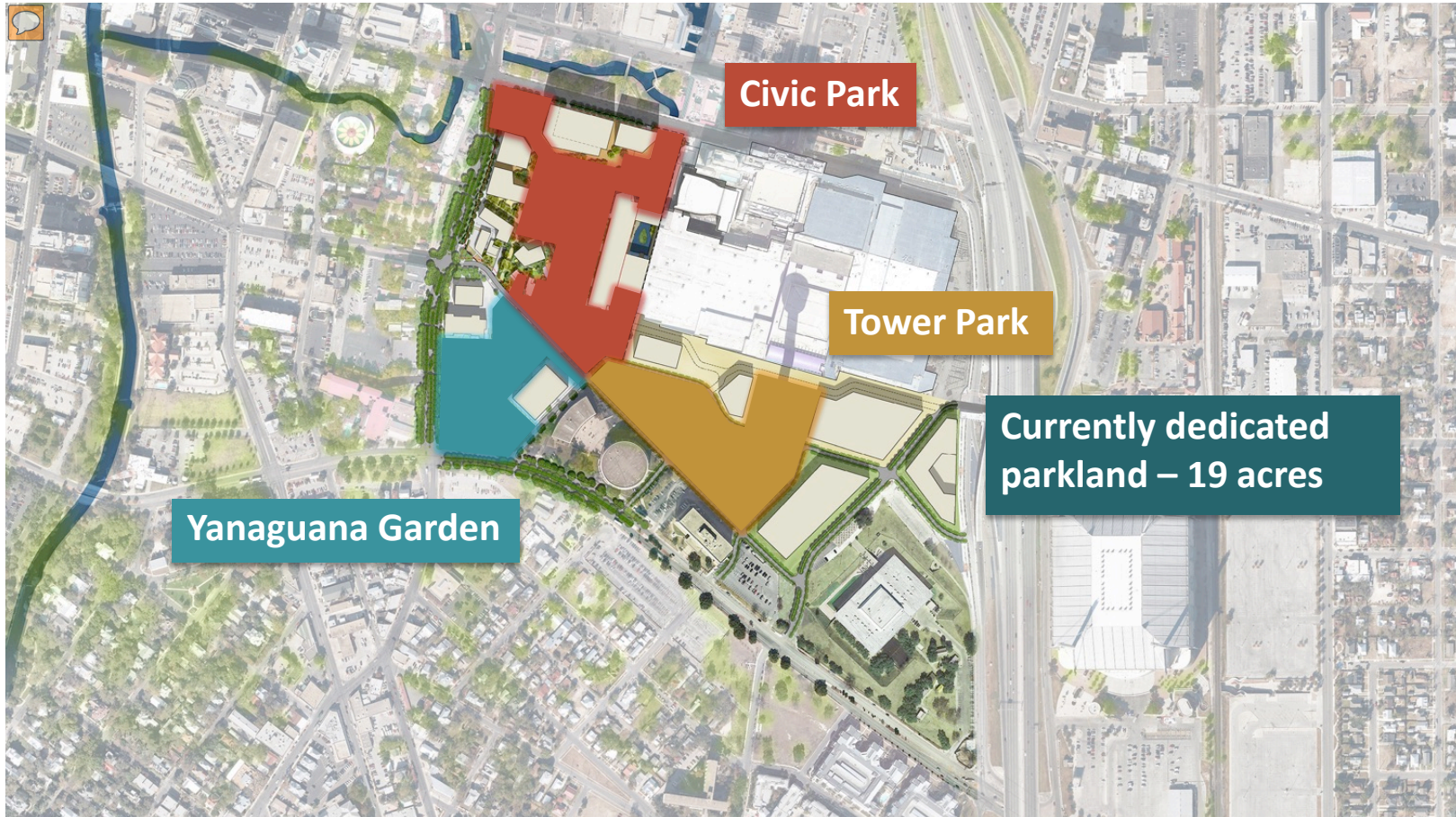
- This summer STORM and its volunteers tackled McAllister park, O.P. Schnabel (also Leon Creek Greenway), and Olmos basin natural surface trails. With 41 STORM volunteers working for 4+ hrs. per event they trimmed, mowed, and armored the natural surface trails at these locations. Because of the unusual amount of rain, the natural surface trails needed much attention

What is next for STORM?

- Upcoming project with REI and SAPAR to fix eroded sections of natural surface trail at McAllister Park
- Collaborating with city leaders to ensure that natural surface trails are incorporated into the Emerald Necklace
- Expand natural surface trail access to all users by working with city leaders and SAPAR to incorporate natural surface trails in such parks as Pearsall and the about to be constructed Classen-Steubing Ranch.



November 11, 2016

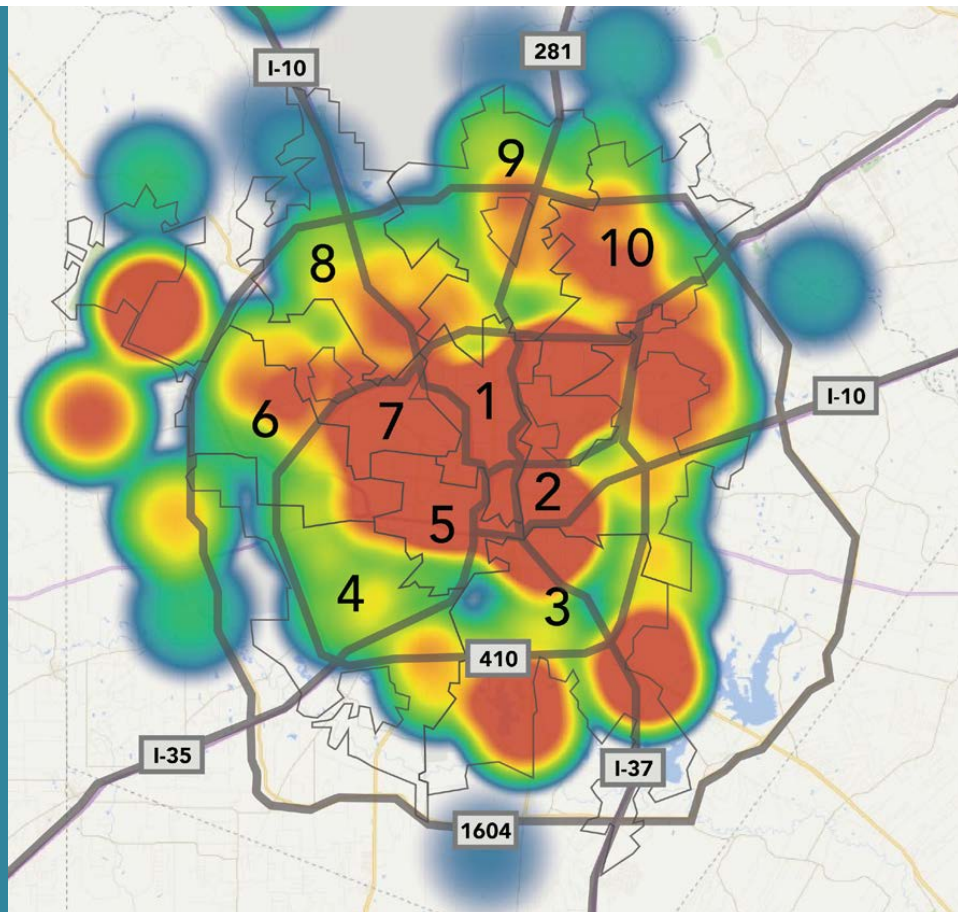


November 11, 2016



Bond Guiding Principles: Hemisfair meets all

- ✓ Support SA Tomorrow Growth Plan
- ✓ Coordinate with Other Agencies
- ✓ Increase Connectivity
- ✓ Leverage Funds
- ✓ Project Continuation
- ✓ Investment in Major Corridors
- ✓ Improve & Support Vision Zero
- ✓ Complete Streets
- ✓ Environmental Sustainability
- ✓ Operating & Maintenance Budget Impact
- ✓ Rough Proportionality



November 11, 2016



November 11, 2016



Park Name	Acres	Construction	Cost Per Acre
Freeway Park, Seattle	5.20	\$118,000,000	\$22,692,308
The Highline, New York	6.73	\$152,000,000	\$22,585,438
Klyde Warren Park, Dallas	5.00	\$110,000,000	\$22,000,000
Millennium Park, Chicago	24.50	\$490,000,000	\$20,000,000
Discovery Green, Houston	11.78	\$125,000,000	\$10,611,205
Olympic Sculpture Garden, Seattle	8.50	\$85,000,000	\$10,000,000
Granville Island, Vancouver	6.00	\$59,000,000	\$9,833,333
Director Park, Portland	1.00	\$9,500,000	\$9,500,000
Main Plaza, San Antonio	2.00	\$18,000,000	\$9,000,000
Pike Place Market, Seattle	22.00	\$150,000,000	\$6,818,182
Hemisfair Civic Park, San Antonio	9.00	\$59,000,000	\$6,555,556
AVERAGE	9.25	\$124,954,545	\$13,589,537



Leverage: Funding sources

\$21M

Recommendation for 2017 Bond

\$18M

Leveraged from P3 Revenues

\$20M

Other Funding Sources





Leverage expected in Northwest Zone

\$1

\$21M Public Investment

2017 Bond

\$9

\$18.1M Lease Revenues

\$165M P3 Estimated Investment



Leverage: Public-Private Partnerships (P3s)

Forecasted

\$165M privately funded development

- 385 residential units, including workforce housing
- 70,000 SF office
- 200-room hotel
- 75,000 SF local retail, restaurants
- 600+ public parking spaces

Conceptual rendering, subject to change



Leverage: Small business opportunities

Park activating tenants

- Paleteria SA
- Indigo Makers' Collective (pop-up shop)
- Con Safos Cocina y Bar
- Dough Pizzeria
- Commonwealth Coffee & Bakery



Leverage: Programming, Events & Activation

- Health & Wellness
 - MixFit SA
 - Gladiator Camp
- Food & Beverage
 - Various food trucks
 - Vendors
- Arts & Culture
 - Magik Theatre
 - Holiday Market



Hemisfair's Economic & Fiscal Impact

6,000

Jobs created during construction (10 years)

\$880M

Total economic impact from construction

3,700

Full-time jobs created

\$400M

Annual impact to SA economy

200

New local business, retail, office opportunities

\$13M

New tax dollars generated annually

All figures are estimates at the completion of the District build-out



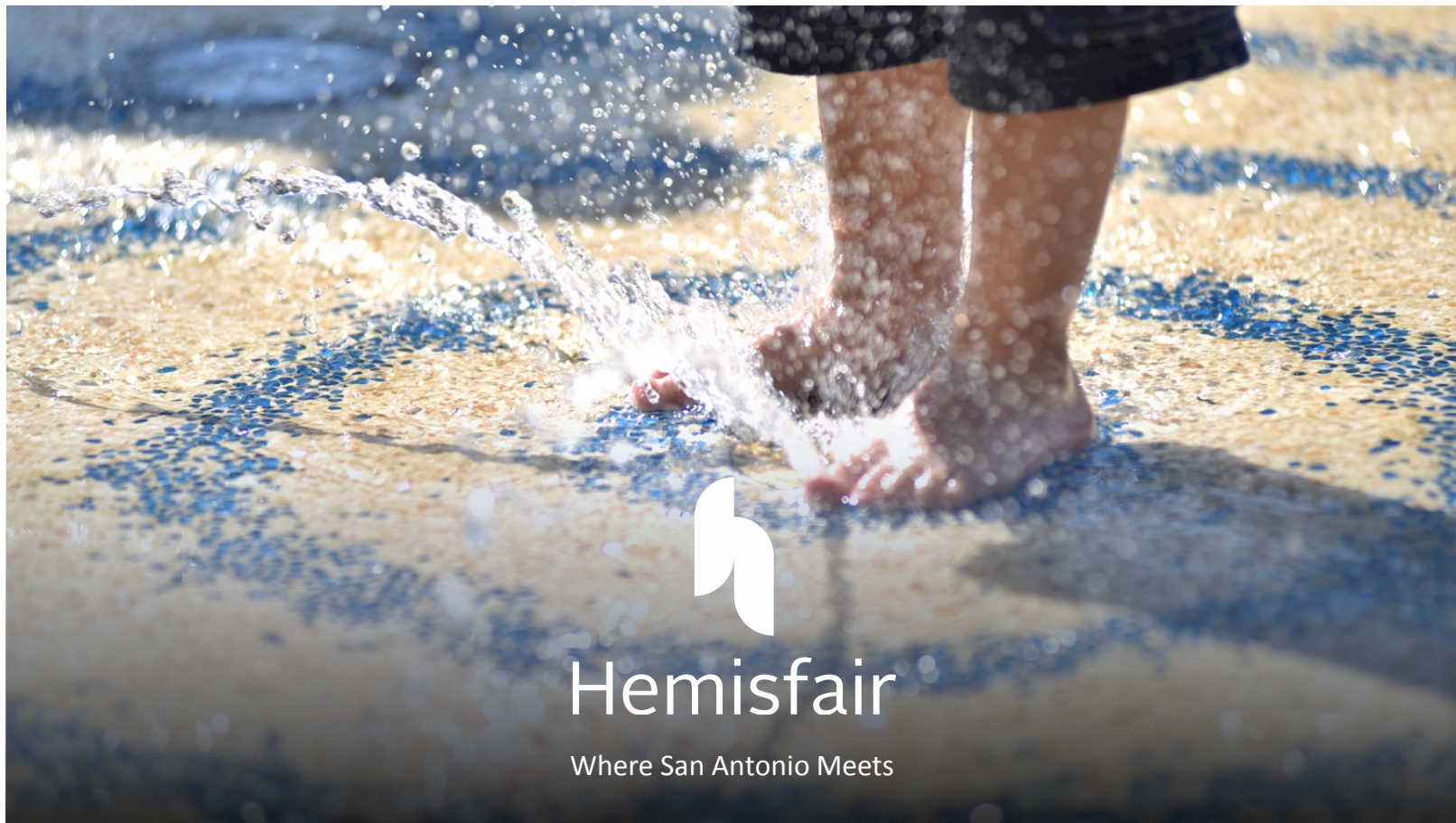
Visit Hemisfair

Weekly & Monthly Events

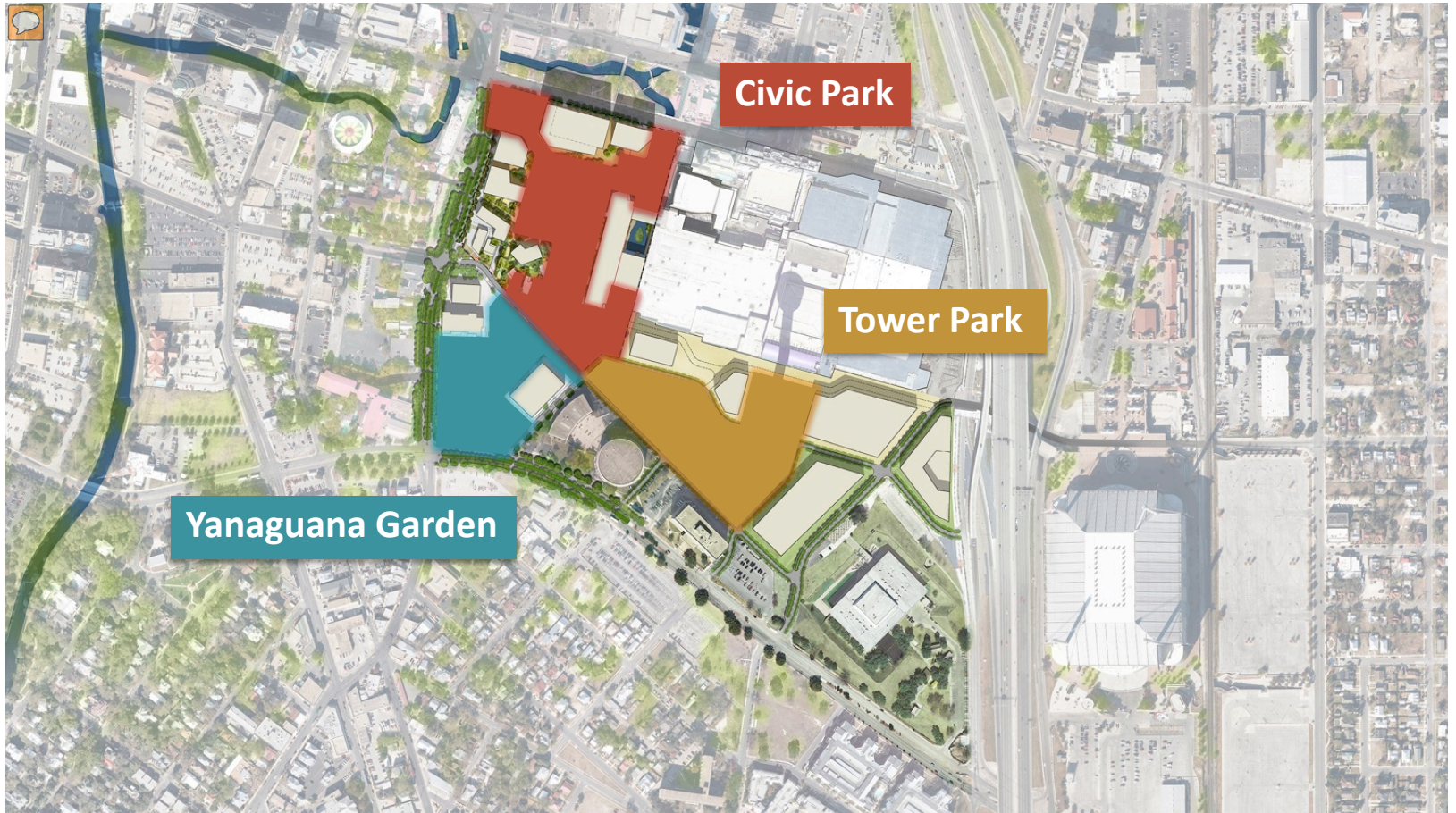
Special Seasonal Festivals

Host Your Party at Yanaguana Garden

www.hemisfair.org/about/reports



November 11, 2016



November 11, 2016



McALLISTER REGIONAL PARK

DISTRICTS 9 □ 10

11 □ 02 □ 16



McALLISTER PARK

- Purchased in **1964** with bond funds & Open Space Grant
- Developed as a natural area named **Northeast Preserve**
- **976 acres** total - 300 acres of sports fields, a museum, and a flood control dam and holding area
- San Antonio's **most heavily used park** - local & tourist visitors

2017 BOND FUND PROJECTS

Complete the 2012 Bond Program projects in design-completion phase:

- Pavilion and shade structures
- Small playscape by practice fields
- Renovation of dirt parking areas
- Additional parking by Salado Creek Trailhead

PAVILION 2

- Needs to be replaced with a **new, larger pavilion**
 - Currently too small & the roof support structure is deteriorating
- Add a **driveway** for loading during events





PAVILION 2 ROOF

ADD BICYCLE SKILLS AREA



November 11, 2016

PUMP TRACK EXAMPLE



November 11, 2016

TRAIL SIGNS

- New natural surface (dirt) trail signage
- Current signs are from 2003
 - Few remain and are in very bad condition
 - Mile marker to right now shows no information



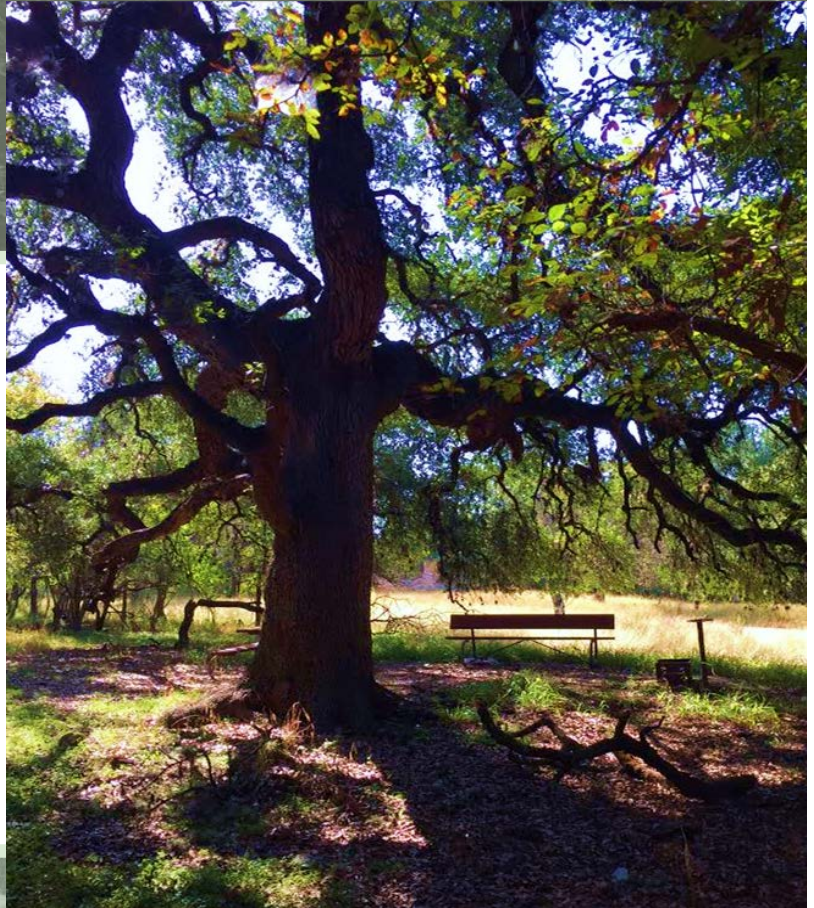
DOG PARK

- Increase size of current park
- Add **shade structures** for the benefit of dogs ☐ their owners



BEE TREE

- Renovation of the **Bee Tree Picnic Area**
- General maintenance
 - Replace **picnic tables**
 - Repair or remove **restroom**
 - Care for heritage **oak trees**



BEE TREE RESTROOM



November 11, 2016

PARK WATER

- Add **water fountains** throughout park
- Add **filtered water stations** at each pavilion
- Currently only **7 fountains** in all of McAllister Park



ROAD PATHS

- Add **asphalt pedestrian and bike paths** along both sides of Turkey Roost & Buckhorn roads
 - Accommodates drastic increase in non-car traffic from people accessing the **Salado Greenway**
 - Buckhorn is currently rendered **unsafe** during peak park usage



THANK YOU





SAN ANTONIO SENIORS SOFTBALL LEAGUE (SASSL)

a 501 (c)(3) Non-Profit Charity

9360 Sumac Lane
San Antonio, Texas 78266-2039

Phone (210) 651-5507
Fax (210) 651-5507
Email: baltman@sassl.org

December 2, 2011

To: Bond Committee Members:

Attached is a detailed proposal complete with architectural drawings, cost breakdown, economic impact, and justification for including a major upgrade for the Normoyle Park softball complex in the 2012 bond election. Cost of the project is \$2.7 million. A pay back to the city in 4 years or less is shown in the economic impact analysis. The proposal was prepared by Overland Partners, Architects, and Bartlett Cocke, Contrators, in conjunction with SASSL dba San Antonio Seniors Softball League, a non-profit 501©(3) corporation.

The proposal meets the following recommended guiding principles:

No. 6 – The Normoyle softball complex is a dated structure from 1973 and the infrastructure is in serious need of upgrading. The proposed upgraded facility will act as an economic generator for both District 5 and the entire city of San Antonio by hosting regional softball tournaments.

No. 7 – Currently nearly 400 participating Seniors from all council districts use the the Normoyle softball fields under the growing year round program offered by SASSL, a non-profit 501©(3) charity. If the facility is upgraded by inclusion in the bond program, a marked increase in regular participation is expected from all over the San Antonio area.

No. 8 – Public health, public welfare and economic development are inherent in the proposal. SASSL's program improves the mental, physical and well being of participating seniors by allowing them to play organized softball on quality, safe and regulation size fields. A multi-use softball and soccer field is also included so that both adults and youths can utilize the upgraded facility.

No. 12 – Green energy improvements for park lights and water conservation incorporated in the proposal should lower overall maintenance costs.

We are prepared to discuss the details of the proposal at the Dec. 6th meeting of the Parks Bond Committee and/or in private session.

Thank you for considering our proposal,

William M. (Bill) Altman
SASSL Board Chairman

(for release after December 2, 2011)

Major Upgrade to Normoyle Softball Complex Proposed for 2012 Bond Election

SASSL, San Antonio Seniors Softball League, a 501©(3) charity, has unveiled an impressive \$2.7 million plan to upgrade the Normoyle Softball Complex, an old sports complex built in 1973 and located in the near downtown area. The plan will be presented to the Parks bond committee at its meeting on Dec. 6th with a recommendation it be included in the \$53 million allocated for Parks in the 2012 Bond election.

The proposal was developed by SASSL and the prestigious firms of Overland Partners, Architects, and Bartlett Cocke, General Contractors. SASSL had started the upgrade in 2009 under an agreement with the Parks Dept. in exchange for rental credits on the fields to operate their program for seniors. Since 2009 SASSL has already spent nearly \$42,000 from donations and player fees to convert two of the 3 existing old and outdated fields into regulation senior softball fields. Funds from the bond issue would complete the upgrade which also includes green energy initiatives and attractive landscaping.

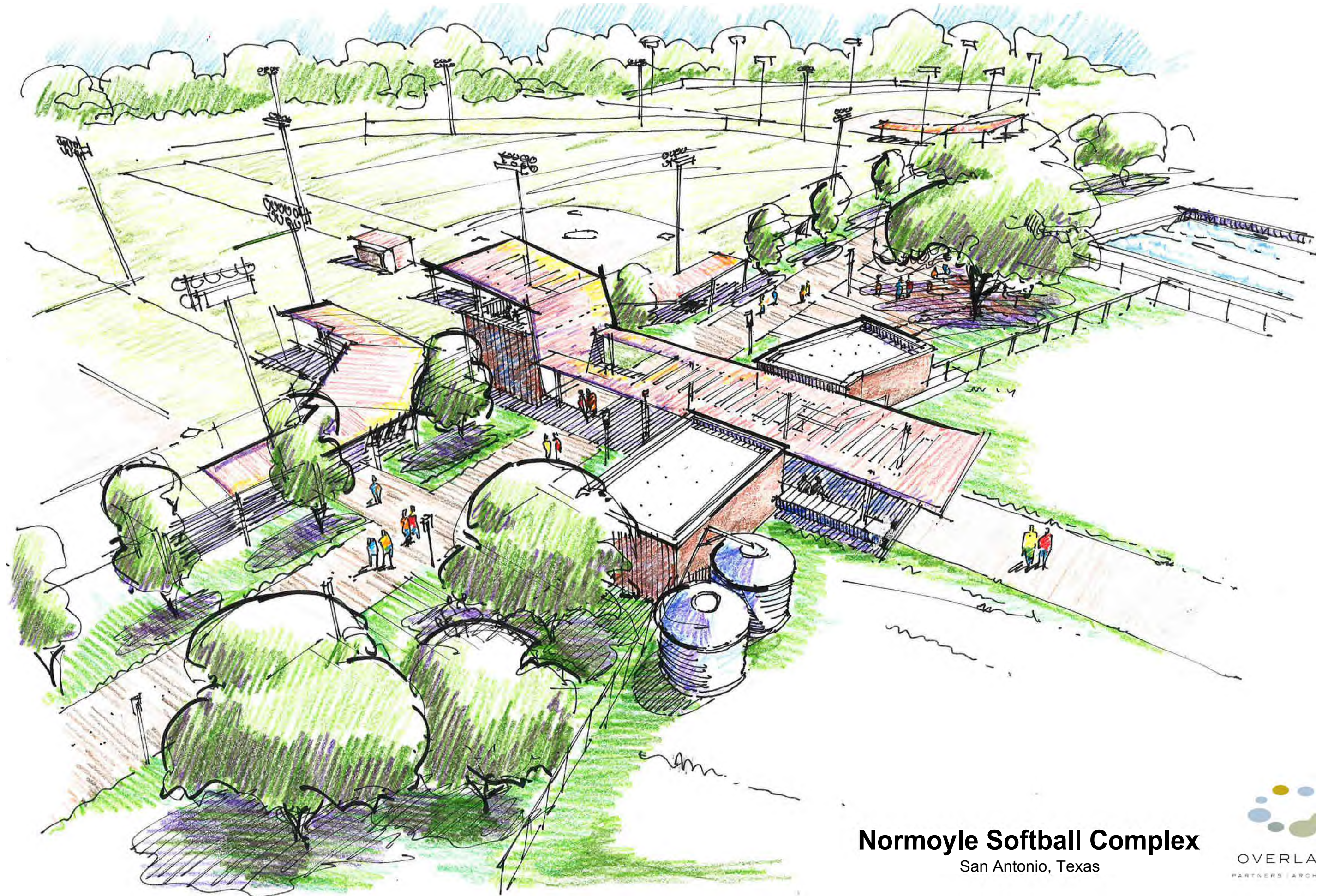
In August of 2011, Bill Altman, SASSL's Board Chairman, asked the architectural firm, Overland Partners, to donate a master plan to upgrade the Normoyle softball complex from a class B facility to a class A 4-field complex that could attract outside tournaments. Overland Partners assigned a team headed by Cliff Whittingstall to the task. Overland called in Chris Johnson at Bartlett Cocke to prepare the detailed cost breakdown and together with Altman at SASSL developed the impressive plan.

According to Altman, San Antonio has only one 4 field softball complex, Kennedy, capable of hosting senior softball tournaments. Kennedy is always in heavy demand from many organizations and it is difficult to schedule any senior tournaments. That is one of the major reasons the 6 largest national senior softball organizations by-pass San Antonio and hold tournaments in 40 other cities throughout the U.S.

The primary use of the updated facility would be to serve as the home of SASSL in order to accommodate the growing needs of their expanding senior softball program in San Antonio. To help pay for the proposed improvements SASSL would host a minimum of four 4-day tournaments/year from some of the 6 national senior softball organizations. Altman said that San Antonio is already a tourist magnet and teams from all over the region would be attracted to tournaments here. The economic impact analysis contained in the proposal shows that the \$2.7 million cost could be paid back in as little as 4 years or less.

SASSL was founded in 1987 by Altman in order to provide organized softball leagues for seniors as a way to improve the physical and mental health of participating seniors. The league continued to grow and in 2006 incorporated as a 501©(3) charity. In 2011, SASSL had 26 teams with nearly 400 players, ages 50-88, playing 9 months out of the year at Normoyle in 4 different age divisions (50+. 60+, 65+ and 70+). Players come from all council districts and surrounding areas to participate. It's "No Player Left Behind" attempts to place seniors regardless of skill level on a league team. SASSL is currently an all volunteer organization with no paid staff. SASSL teams have also won several national and regional senior softball championships. Altman indicated that senior softball is rapidly becoming the sport of choice for seniors with 1.5 million seniors participating nationwide.

For further information on SASSL visit their web site at www.sassl.org or contact Bill Altman at 210-872-8135 or baltman@sassl.org.



Normoyle Softball Complex
San Antonio, Texas



Normoyle Softball Complex

San Antonio, Texas



Justification for Normoyle Softball Complex

- Kennedy currently only Class A 4-field Softball Complex with 300' fences.
- San Antonio needs another Class A softball Complex
 - a. Relieve pressure on Kennedy
 - b. Host Senior/adult softball tournaments.
- 6 major senior softball organizations (SSUSA, SPA, NSSA, ASA, USSSA, NSGA) now run tournaments in 40 cities in the U.S.
- NO senior softball tournaments scheduled for San Antonio due to lack of facilities.
- San Antonio losing out on economic impact of Tournaments. 4 tournaments per year can generate near \$700,000 in direct impact to the economy as shown. Pay Back = 4 yrs or less

Normoyle Softball Complex

Cost Impact Study Analysis

	4	Number of Tournaments per Year
	4	Number of Days per Tournament
	20	Number of Teams per Tournament
	15	Number of Players per Team
	15	Number of Spectators per Team
\$	25.00	Player Fee for Tournament
\$	10.00	Player Incidentals Allowance per Day
		Hotel Cost per
\$	75.00	Room
\$	10.00	Meal Cost Allowance per Meal
\$	35.00	Car Rental per Day
	1200	Total Number of Players
	1200	Total Number of Spectators per Team
Anticipated Costs Generated		
\$	30,000.00	Tournament Player Fees
\$	48,000.00	Player Incidentals
\$	270,000.00	Hotel Revenue
\$	288,000.00	Meal Revenue
\$	55,440.00	Rental Car Revenue (Assume 33% of Players)
\$	691,440.00	GRAND TOTAL

Justification for Normoyle Softball Complex

- **Growing San Antonio Senior Softball Program needs quality fields to expand. LETS SUPPORT SENIORS Health and Fitness!(GP #7)**
 - a. **Projected growth of participating seniors is expected from nearly 400 seniors now to over 1000 senior participants within 5 years or less (GP #7)**
 - b. **The SASSL softball program promotes public health, public welfare and economic development. (GP # 6)**
- **Normoyle is a nealy 40 year old complex dating to1973 and badly needs upgrading SASSL has already invested over \$50,000 in upgrading Normoyle and a major capital infusion from the bond program can turn it into a Class A 4-field softball complex.(GP #6)**
- **The proposal has city-wide impact since participating seniors in SASSL come from all over the greater San Antonio area and from all council districts. (GP #7)**
- **The SASSL proposal incorporates Green energy savings in electricity and water. (GP # 12)**
- **More than 1.5 million men and women over 40 play Senior Softball in the United States today. »SSUSA History »Privacy policy. San Antonio has one of the largest senior populations in the U.S.**
- **The 4 fields at Normoyle will all be multi-use by providing portable outfield fencing in the plan to reduce the outfield distance when used for youth/girls softball needs. One field will also be a combined softball/soccer field.**
- **When not used for senior softball leagues and tournaments there will be ample excess capacity to schedule other adult and/or youth softball**



Standard Estimate Report SA Senior Softball Budget

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Item	Description	Takeoff Qty		Total	
				Unit Cost	Amount
Amenities Bldg					
<hr/>					
01 Allowance					
	05 Concession Building	1,300.00	sf	198.98	258,671
	05 Restroom Building	1,000.00	sf	198.98	198,977
	05 Entry Structure Allowance	1.00	ea	46,428.04	46,428
	01 Allowance				504,076
<hr/>					
02 Demo					
	07 Demo Building	600.00	sf	9.29	5,571
	02 Demo				5,571
<hr/>					
32 LS&IR					
	05 Water Storage Tank □ Pump Allowance	1.00	ls	66,325.76	66,326
	32 LS&IR				66,326
<hr/>					
	Amenities Bldg				575,973

Field #1

01 Allowance					
	10 Drinking Fountain □ea	2.00	ea	928.57	1,857
	01 Allowance				1,857
02 Demo					
	35 Remove Fence, Backstops	100.00	lf	2.653	265
	35 Remove Fence, Outfield □ Foul Lines	1,000.00	lf	2.653	2,653
	02 Demo				2,918
03 Concrete					
	10 Bleacher Covers	2,000.00	sf	6.633	13,265
	10 Dugout SOG 8'x30'	480.00	sf	6.633	3,184
	03 Concrete				16,449
05 Metals					
	05 Steel Bleacher Roof Structure Allowance	2,000.00	sf	10.612	21,224
	30 Metal Roof Deck □ Dugouts	500.00	sf	18.571	9,286



Standard Estimate Report

SA Senior Softball Budget

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Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	05 Metals				30,510
11 Ath Equip					
----	Foul Poles Relocation	1.00 pair	1,097.380	pair	1,097
----	Batter Box Insert Allowance	1.00 ea	1,587.01	ea	1,587
----	Dugout Bench Allowance	1.00 ea	1,168.55	ea	1,169
----	Glove Rack Allowance	1.00 ea	352.12	ea	352
----	Bat Rack Allowance	1.00 ea	352.12	ea	352
----	Base Anchors (3 bases, 1 pitches)	1.00 ea	1,010.56	ea	1,011
	11 Ath Equip				5,568
11 Scoreboard					
15	Softball Scoreboard	1.00 ea	19,897.740	ea	19,898
	11 Scoreboard				19,898
	10.00 Labor hours				
13 Bleachers					
10	Grandstand Bleachers approx 100 seats	3.00 unit	3,979.543	unit	11,939
	13 Bleachers				11,939
26 Elect					
----	Electrical □ Field Allowance	1.00 ls	33,162.88	ls	33,163
35	Sports Event Light Pole New	6.00 ea	6,632.58	ea	39,795
	26 Elect				72,958
31 Earthwork					
20	Fine Grade Field	78,772.00 sf	0.20	sf	15,674
	31 Earthwork				15,674
	787.72 Labor hours				
32 Fencing					
15	6' Chain Link □ Fields	710.00 lf	16.581	lf	11,773
20	8' Chain Link □ Dugouts	80.00 lf	22.29	lf	1,783
25	12' Chain Link	290.00 lf	24.541	lf	7,117
35	Softball Backstop	130.00 lf	84.274	lf	10,956
	32 Fencing				31,628
32 LS&IR					
100	Decomposed Granite Gravel, 4" deep	90.90 cy	93.63	cy	8,511
----	Softball Infield, Re-Work Existing	10,530.00 SF	0.663	SF	6,984
----	Warning Tracks	9,600.00 SF	2.653	SF	25,469
10	Permanent Irrigation Renovations Allowance	73,673.00 sf	1.13	sf	83,069
15	Hydro-Seeding	65,354.00 sf	0.133	sf	8,669
----	Topsoil, 4" □ Fields	878.65 cy	23.88	cy	20,980

Bartlett Cocke General Contractors



Standard Estimate Report SA Senior Softball Budget

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Item	Description	Takeoff Qty		Unit Cost	Total	
					Amount	
32 LS&IR						
	25 Metal Edging	260.00	lf	1.69	lf	438
	32 LS&IR					154,120
	Field #1					363,519
	797.72 Labor hours					
	Field #2					
01 Allowance						
	10 Drinking Fountain	2.00	ea	928.57	ea	1,857
	01 Allowance					1,857
02 Demo						
	07 Demo Bleacher Structures	500.00	sf	9.29	sf	4,643
	35 Remove Fence, Backstops	100.00	lf	2.653	lf	265
	35 Remove Fence, Foul Lines	480.00	lf	2.653	lf	1,273
	02 Demo					6,182
03 Concrete						
	10 Bleacher Covers	2,000.00	sf	6.633	sf	13,265
	10 Dugout SOG 8'x30'	480.00	sf	6.633	sf	3,184
	03 Concrete					16,449
05 Metals						
	05 Steel Bleacher Roof Structure Allowance	2,000.00	sf	10.612	sf	21,224
	30 Metal Roof Deck Dugouts	500.00	sf	18.571	sf	9,286
	05 Metals					30,510
11 Ath Equip						
----	Foul Poles Relocation	1.00	pair	1,097.380	pair	1,097
----	Dugout Bench Allowance	1.00	ea	1,168.53	ea	1,169
----	Glove Rack Allowance	1.00	ea	352.13	ea	352
----	Bat Rack Allowance	1.00	ea	352.13	ea	352
----	Base Anchors (3 bases, 1 pitches)	1.00	ea	1,010.57	ea	1,011
	11 Ath Equip					3,981
13 Bleachers						
	10 Grandstand Bleachers approx 100 seats	3.00	unit	3,979.543	unit	11,939



Standard Estimate Report SA Senior Softball Budget

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Item	Description	Takeoff Qty		Total	
				Unit Cost	Amount
	13 Bleachers				11,939
26 Elect					
----	Electrical <input type="checkbox"/> Field Allowance	1.00	ls	33,162.910	ls 33,163
35	Sports Event Light Pole New	6.00	ea	6,632.58	ea 39,795
	26 Elect				72,958
31 Earthwork					
20	Fine Grade Field	78,772.00	sf	0.20	sf 15,674
	31 Earthwork				15,674
	787.72 Labor hours				
32 Fencing					
15	6' Chain Link <input type="checkbox"/> Fields	474.00	lf	16.581	lf 7,860
20	8' Chain Link <input type="checkbox"/> Dugouts	80.00	lf	22.29	lf 1,783
35	Softball Backstop	130.00	lf	84.274	lf 10,956
	32 Fencing				20,598
32 LS&IR					
100	Decomposed Granite Gravel, 4" deep	90.90	cy	93.63	cy 8,511
----	Softball Infield, Re-Work Existing	10,530.00	SF	0.663	SF 6,984
----	Warning Tracks	9,720.00	SF	2.653	SF 25,787
10	Permanent Irrigation Renovations Allowance	73,673.00	sf	1.13	sf 83,069
15	Hydro-Seeding	63,953.00	sf	0.133	sf 8,483
----	Topsoil, 4" <input type="checkbox"/> Fields	859.810	cy	23.88	cy 20,530
25	Metal Edging	260.00	lf	1.69	lf 438
	32 LS&IR				153,803
	Field #2				333,950
	787.72 Labor hours				
Field #3					
01 Allowance					
10	Drinking Fountain <input type="checkbox"/> ea	2.00	ea	928.56	ea 1,857
	01 Allowance				1,857
02 Demo					
07	Demo Bleacher Structures	1,600.00	sf	9.29	sf 14,857
35	Remove Fence, Foul Lines	852.00	lf	2.653	lf 2,260



Standard Estimate Report SA Senior Softball Budget

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Item	Description	Takeoff Qty		Unit Cost	Total	
					Amount	
	02 Demo				<u>17,117</u>	
03 Concrete						
	10 Bleacher Covers	2,000.00	sf	6.633	13,265	
	10 Dugout SOG 8'x30'	480.00	sf	6.633	<u>3,184</u>	
	03 Concrete				16,449	
05 Metals						
	05 Steel Bleacher Roof Structure Allowance	2,000.00	sf	10.612	21,224	
	30 Metal Roof Deck □ Dugouts	500.00	sf	18.571	<u>9,286</u>	
	05 Metals				30,510	
11 Ath Equip						
----	Dugout Bench Allowance	1.00	ea	1,168.51	1,169	
----	Glove Rack Allowance	1.00	ea	352.15	352	
----	Bat Rack Allowance	1.00	ea	352.13	352	
----	Base Anchors (3 bases, 1 pitches)	1.00	ea	1,010.56	<u>1,011</u>	
	11 Ath Equip				2,883	
13 Bleachers						
	10 Grandstand Bleachers approx 100 seats	3.00	unit	3,979.543	<u>11,939</u>	
	13 Bleachers				11,939	
32 Fencing						
	15 6' Chain Link □ Fields	590.00	lf	16.581	9,783	
	20 8' Chain Link □ Dugouts	80.00	lf	22.29	<u>1,783</u>	
	25 12' Chain Link	145.00	lf	24.54	<u>3,558</u>	
	32 Fencing				15,124	
32 LS&IR						
	100 Decomposed Granite Gravel, 4" deep	103.350	cy	93.63	9,676	
----	Warning Tracks	9,880.00	SF	2.653	<u>26,212</u>	
	15 Hydro-Seeding	63,793.00	sf	0.133	8,462	
----	Topsoil, 4" □ Fields	857.66	cy	23.88	<u>20,479</u>	
	25 Metal Edging	545.00	lf	1.69	<u>919</u>	
	32 LS&IR				65,748	
	Field #3				161,627	

Field #4

01 Allowance



Standard Estimate Report SA Senior Softball Budget

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Item	Description	Takeoff Qty		Total	
				Unit Cost	Amount
01 Allowance					
	10 Drinking Fountain	2.00	ea	928.56	1,857
	01 Allowance				1,857
03 Concrete					
	10 Bleacher Covers	2,000.00	sf	6.633	13,265
	10 Dugout SOG 8'x30'	480.00	sf	6.633	3,184
	03 Concrete				16,449
05 Metals					
	05 Steel Bleacher Roof Structure Allowance	2,000.00	sf	10.612	21,224
	30 Metal Roof Deck Dugouts	500.00	sf	18.571	9,286
	05 Metals				30,510
11 Ath Equip					
----	Base	1.00	set	452.21	452
----	Plate	1.00	ea	175.58	176
----	Pitcher's Rubber	1.00	ea	182.22	182
----	Foul Poles	1.00	pair	3,750.40	3,750
----	Batter Box Insert Allowance	1.00	ea	1,587.01	1,587
----	Dugout Bench Allowance	1.00	ea	1,168.54	1,169
----	Glove Rack Allowance	1.00	ea	352.12	352
----	Bat Rack Allowance	1.00	ea	352.13	352
----	Base Anchors (3 bases, 1 pitches)	1.00	ea	1,010.55	1,011
	11 Ath Equip				9,031
11 Scoreboard					
	15 Softball Scoreboard	1.00	ea	19,897.75	19,898
	11 Scoreboard				19,898
	10.00 Labor hours				
13 Bleachers					
	10 Grandstand Bleachers approx 100 seats	3.00	unit	3,979.54	11,939
	13 Bleachers				11,939
26 Elect					
----	Electrical Field Allowance	1.00	ls	72,958.37	72,958
	35 Sports Event Light Pole New	6.00	ea	6,632.58	39,795
	26 Elect				112,754
31 Earthwork					
	20 Fine Grade Field	78,772.00	sf	0.40	31,348



Standard Estimate Report

SA Senior Softball Budget

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Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	31 Earthwork			31,348	
	787.72 Labor hours				
32 Fencing					
15	6' Chain Link □ Fields	878.00	lf	16.581 lf	14,559
20	8' Chain Link □ Dugouts	80.00	lf	22.29 lf	1,783
35	Softball Backstop	130.00	lf	84.274 lf	10,956
	32 Fencing			27,297	
32 LS&IR					
100	Decomposed Granite Gravel, 4" deep	123.81	cy	93.63 cy	11,592
----	Softball Infield	10,530.00	SF	2.653 SF	27,936
----	Warning Tracks	9,680.00	SF	2.653 SF	25,681
10	Sod Permanent Irrigation	73,673.00	sf	1.13 sf	83,069
15	Hydro-Seeding	63,993.00	sf	0.133 sf	8,489
----	Topsoil, 4" □ Fields	860.35	cy	23.88 cy	20,543
25	Metal Edging	406.00	lf	1.69 lf	685
	32 LS&IR			177,995	
	Field #4			439,076	
	797.72 Labor hours				
Parking					
31 Earthwork					
10	Sealcoating	11,068.44	sy	1.33 sy	14,682
	31 Earthwork			14,682	
32 Pavemarks					
10	Parking Spaces	264.00	ea	11.94 ea	3,152
25	H.C. Logo	10.00	ea	42.14 ea	421
30	H.C. Signs	10.00	ea	126.401 ea	1,264
40	Concrete Parking Bumpers	10.00	ea	30.34 ea	303
45	Parking Directional Signs	5.00	ea	126.40 ea	632
	32 Pavemarks			5,773	
	Parking			20,455	

Site



Standard Estimate Report
SA Senior Softball Budget

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Item	Description	Takeoff Qty		Unit Cost	Total	
						Amount
01 Allowance						
	05 Entry Structure	1.00	ea	46,428.03	ea	46,428
	05 Open Pavillion Allowance	1.00	ea	26,530.31	ea	26,530
	05 Portable Fencing House Allowance	500.00	sf	198.98	sf	99,489
	01 Allowance					172,447
01 SW3P						
----	Erosion Control Allowance	1.00	ls	19,897.75	ls	19,898
	01 SW3P					19,898
02 Demo						
	19 Demo Flatwork	2,841.00	sf	17.91	sf	50,876
	19 Demo Flatwork	8,210.00	sf	6.633	sf	54,453
	35 Remove Fence, Perimeter West	1,660.00	lf	2.653	lf	4,404
	35 Remove Fence, Perimeter South	402.00	lf	2.653	lf	1,067
	35 Remove Fence, Perimeter East	1,175.00	lf	2.653	lf	3,117
	55 Tree Protection	1.00	ls	3,979.55	ls	3,980
	02 Demo					117,897
	3.50 Labor hours					
03 Concrete						
	03 Sidewalk	20,471.00	sf	5.44	sf	111,336
	03 Concrete					111,336
11 Ath Equip						
----	Pitching Machine Allowance	3.00	ea	3,576.763	ea	10,730
	11 Ath Equip					10,730
31 Earthwork						
	20 Site Grading Allowance	417,613.00	sf	0.20	sf	83,096
	31 Earthwork					83,096
	4,176.13 Labor hours					
32 Fencing						
	15 6' Chain Link <input type="checkbox"/> Parking <input type="checkbox"/> Event Perimeter	2,313.00	lf	19.234	lf	44,489
	15 6' Chain Link <input type="checkbox"/> South Perimeter	402.00	lf	19.234	lf	7,732
	15 6' Chain Link <input type="checkbox"/> West Perimeter	1,660.00	lf	19.234	lf	31,929
	15 6' Chain Link <input type="checkbox"/> East Perimeter	1,175.00	lf	19.234	lf	22,600
----	Portable Fence Allowance	1.00	ls	31,836.38	ls	31,836
	32 Fencing					138,588
32 LS&IR						
	15 Concrete Pavers	1,875.00	sf	8.622	sf	16,167

Bartlett Cocke General Contractors



Standard Estimate Report

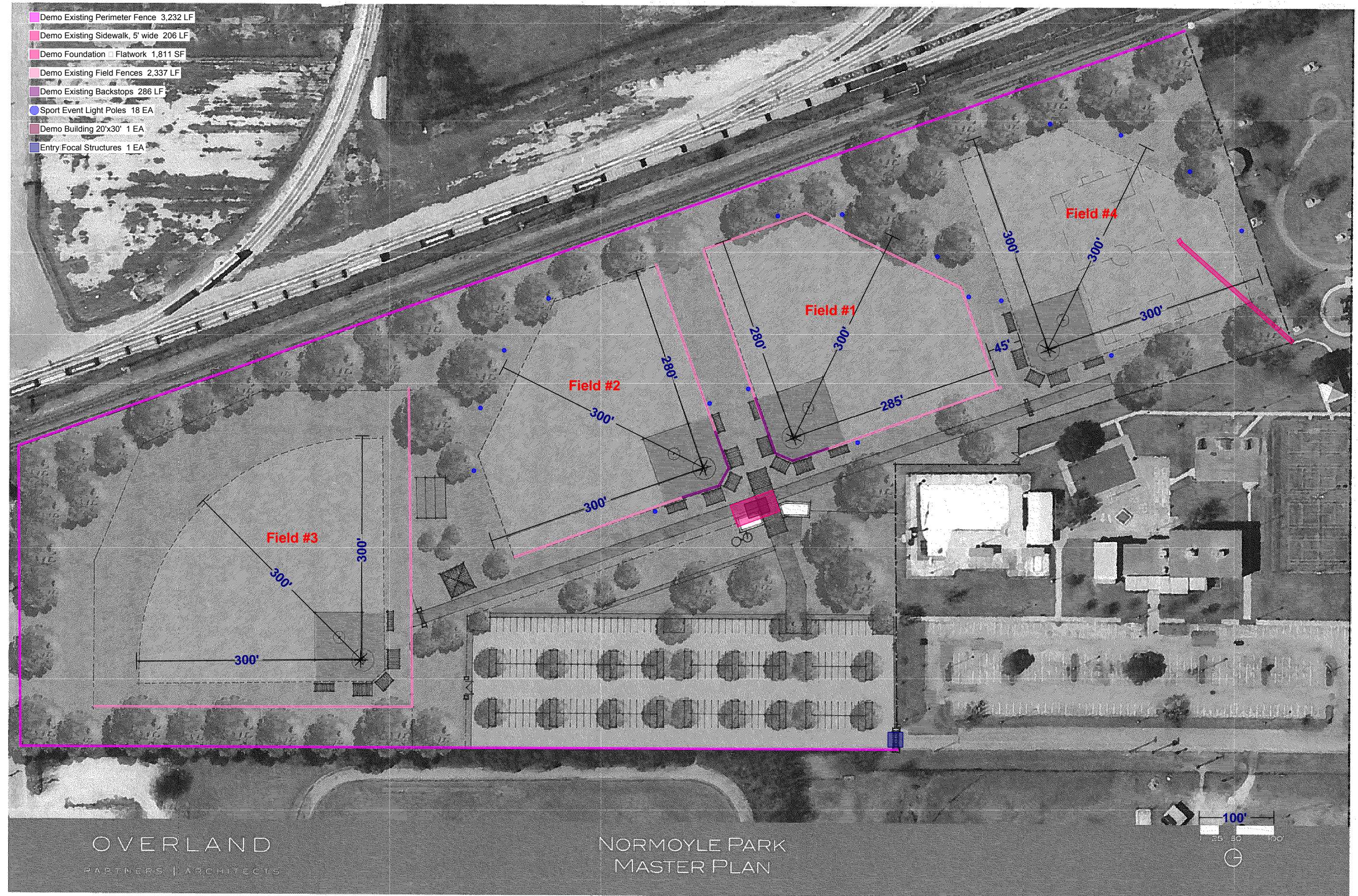
SA Senior Softball Budget

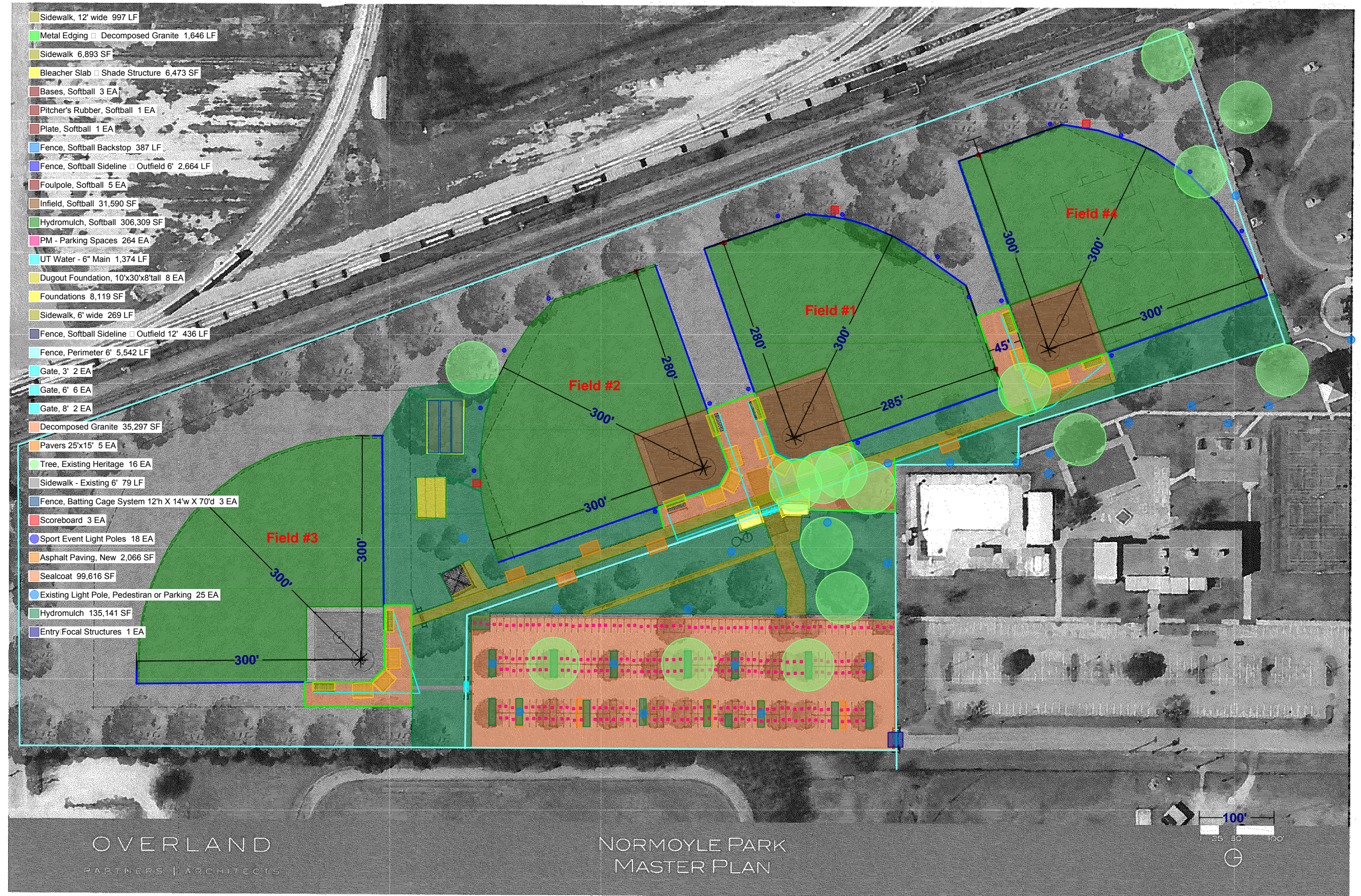
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Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
32 LS&IR					
05	Temp Irrigation for Hydro-seeding Establishment	136,731.00	sf	0.20	27,206
20	Hydro-Seeding Site Areas	134,894.00	sf	0.133	17,894
----	Topsoil, 4" □ Site Hydro-Seeded Areas	1,838.27	cy	29.183	53,647
25	Metal Edging	188.00	lf	1.69	317
	32 LS&IR				115,231
	93.75 Labor hours				
33 Utilities					
20	Tap Existing Line	1.00	ea	3,370.65	3,371
100	2" PVC Pipe	1,374.00	lf	23.88	32,807
	33 Utilities				36,178
	Site				805,401
	4,273.38 Labor hours				

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	5,696		6,656.540	hrs			0.21□
Material	112,721						4.17□
Subcontract	2,581,584						95.61□
Equipment							
Other							
	2,700,001	2,700,001					100.00 100.00%
Total		2,700,001					







Normoyle Softball Complex
San Antonio, Texas





Normoyle Softball Complex

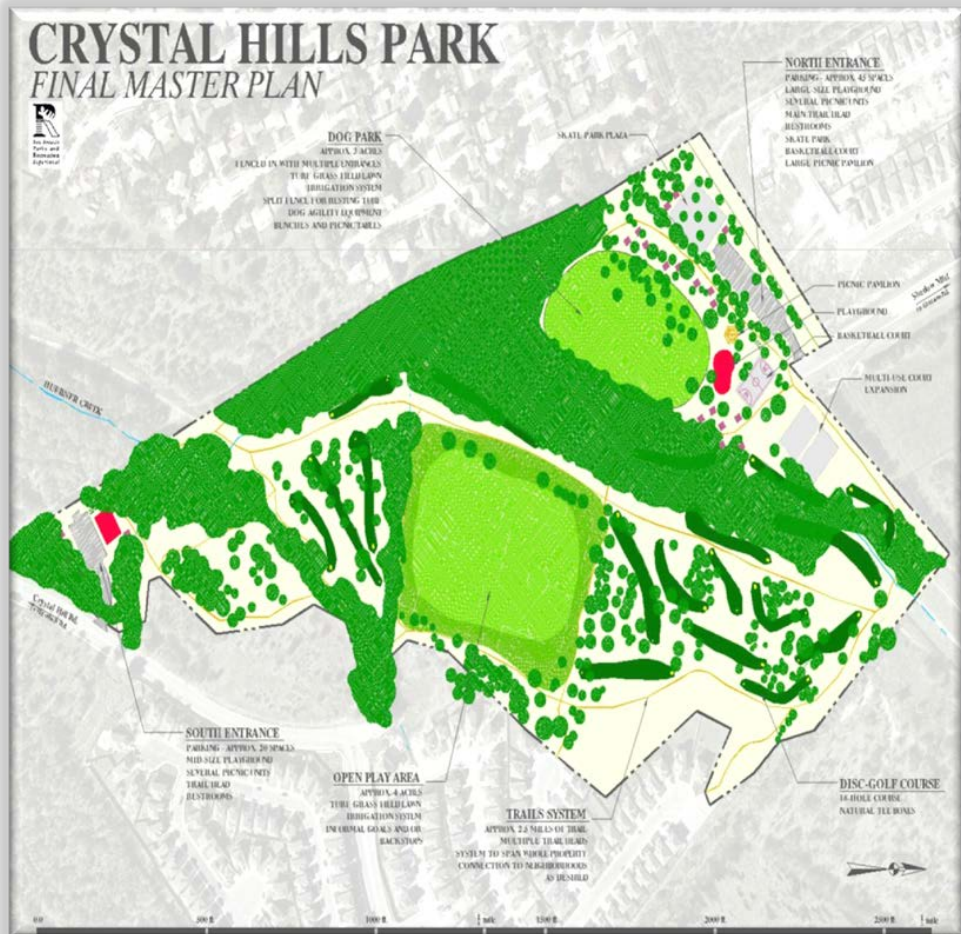
San Antonio, Texas





OVERLAND
PARTNERS | ARCHITECTS

NORMOYLE PARK
MASTER PLAN



District 7 Additional Funding New Park Proposal



Ingram Hills Community Coalition



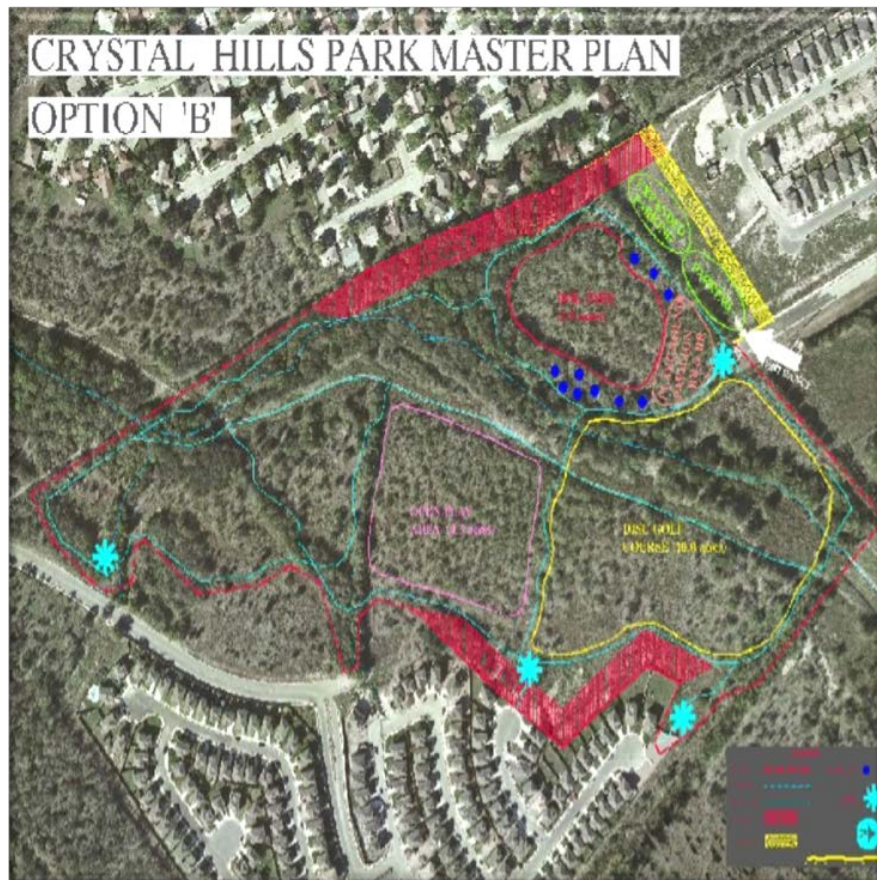
Leverage HOA's & HOA partners funds for additional city park funds



- HOA Land Donation to the park entrance of Leon Creek Greenway Trails and future park
- \$20,000 Donation from City of Leon Valley for the final Approved Park master plan
- REDUCED COST to the city by 50% for Solar LED Park Lighting provided by board member willing to sub-contracting to cut lighting cost by 50%. (Certified TXDOT lighting Vendor)
- Solicitations of Corporate Sponsors & Community Fund Raisers



Option B voted on by Residents in 2008



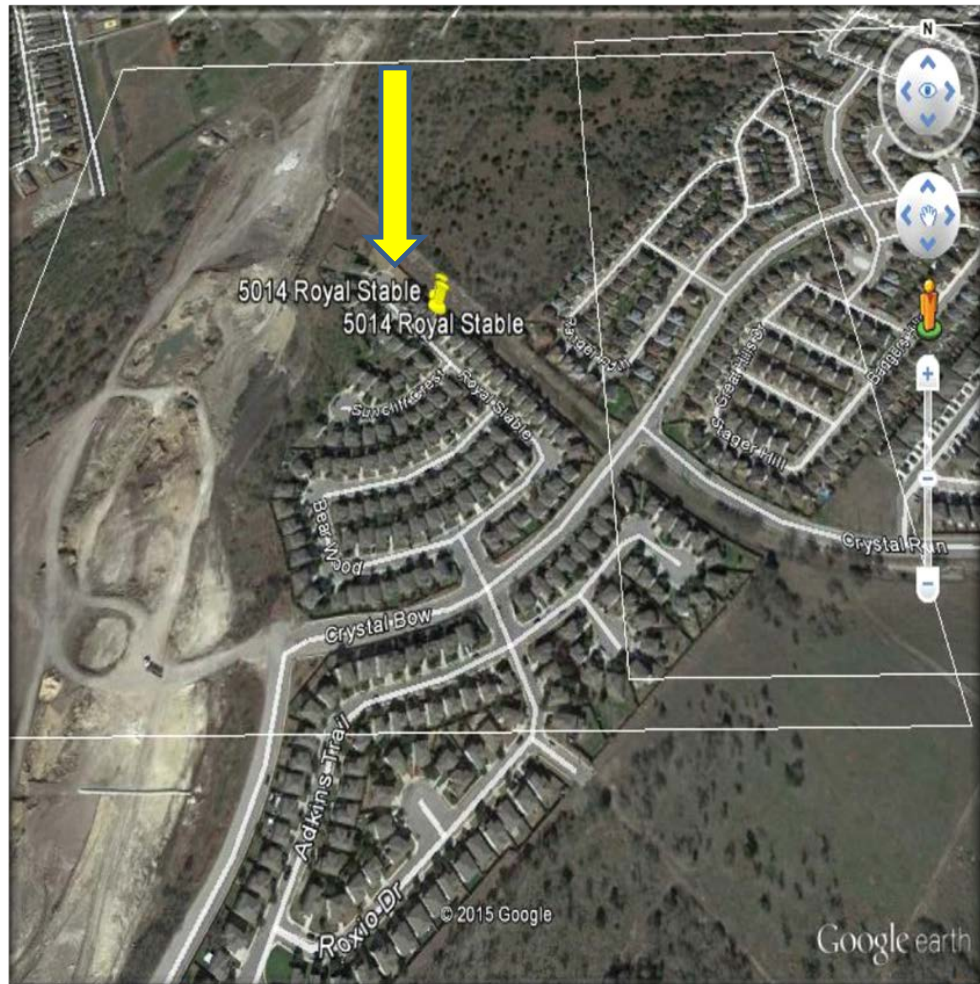
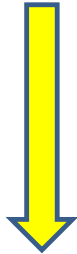
- 43 Acre Tract owned by the City
- 2.4 Acre owned by Leon Valley



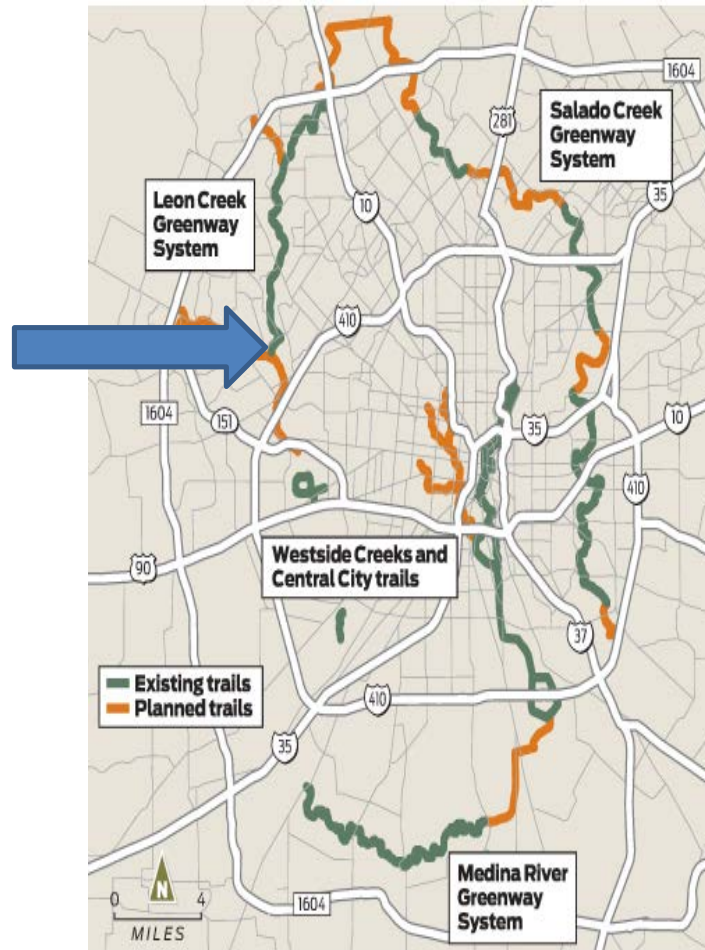
The Retreat at Ingram Hills HOA

Land Donation at Greenway trails Entrance

SUBJECT
PROPERTY



Ideal Spot for a ANCHOR Park @ 410 & Ingram



Harry Thomas / San Antonio Express-News



District 7 proposed park funding 96% Park funding going to established Parks & Only 4% to New Parks

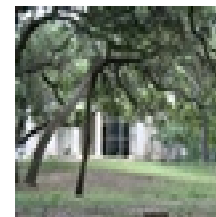
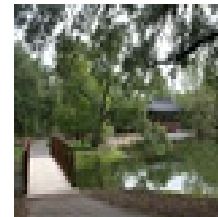
OP Schnabel & Land Acquisition
63%



Woodlawn Lake Park
24%



Denman Estate Park
3 %



Nani Falcone Park
2 %



NEW Crystal Hills
Park 4%



District & Parks Package
4% Gillbert Garza, Jane Dubel



Park Wish List

- Nature trails Landscaping
- Pavilions
- Picnic tables & Barbecue grills
- Restrooms & water fountains
- Dog Park
- Basket Ball Courts
- Splash Pads
- Athletic fields
- Play Scapes
- Swing Sets
- Frisbee Golf
- Parking lots



Our Communities have one of the highest of need for a New Park

- PARK FUNDING) Crystal Hills Park proposed \$500 K is only 4% of 12,664,000. park budget for District 7 while Existing parks receive 96%
- Re-Allocation of unused \$2 million for MacAllister Park Baseball funding would greatly be appreciated to shore up a park with greater need.
- The Retreat at Ingram Hills & the Villa's of Ingram Hills Neighborhoods have CC& R Restrictions that prohibit Basket ball goals on curbs.
- Neighborhood properties are Newer homes on small lots which limits free space for kids have to play
- The Villa's of Ingram Hills has "No street parking" & The Retreat of Ingram Hills has narrow streets with lots of street parking
- Taxpayer in 78238 and 78245 have greatly been ***under served for Parks***



Park Amenities Rough Estimates

- Design cost 20% \$100,000
- Lighting Poles approx. \$ 10,000. x 10 = \$100,000
- Pavilion \$75,000
- Dog Park \$10,000
- Picnic tables and covered pads \$15,000. x 6 = \$90,000.
- Soccer Fields \$ 10,000. x 2 = \$20,000
- Basketball courts ?
- Playground Equipment?
- Nature Trails Landscaping ?



RECAP of HOA's Partnership proposals to leverage park funds

- City of Leon Valley willing to donate \$20,000 toward final Park Master Plan if approved
- Retreat at Ingram Hills HOA land donation at entrance to greenway trails and City Park entrance.
- Propose smart features I.E. Pavilion Rentals that can generate money back to the city.
- PARK LIGHTING) *Pro Bono lighting contractor services*) Cut city up front cost for Solar LED lighting by 50% by donation of lighting contracting services (TEXDOT approved Vendor) (*President of Villa's of Ingram Hills willing to sub contract.*



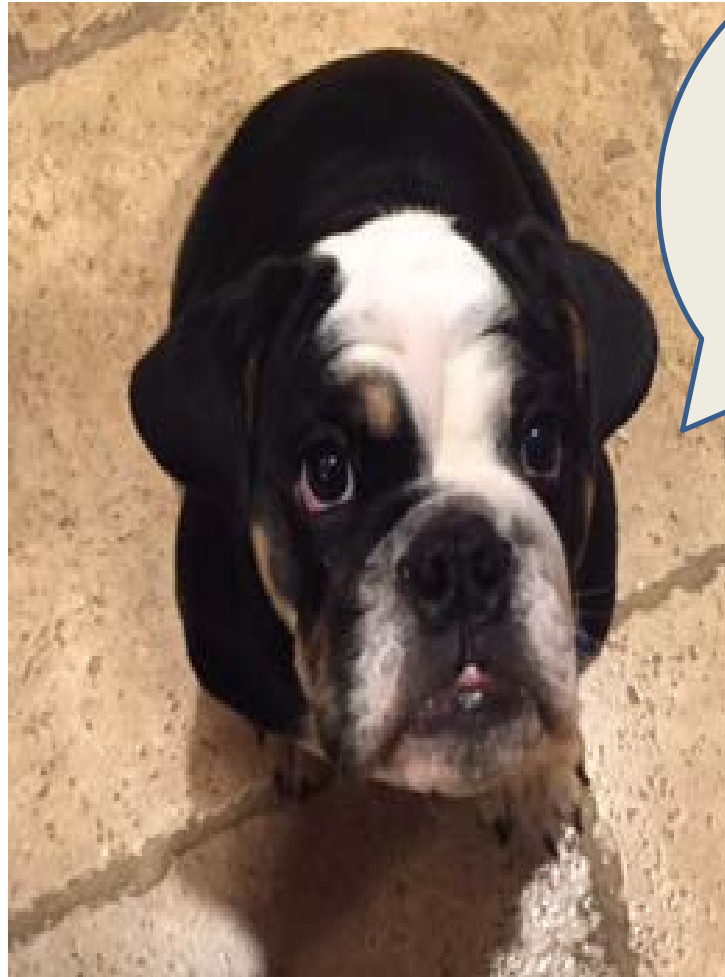
Request to Park Committee Members for additional funds to complete Crystal Hills Park Master Plan



- Help turn former mayor Howard Peak vision of the greenway trails into something much bigger and better for San Antonio
- Re allocating additional park funds will establish a new much needed Anchor park at Loop 410 and Ingram.
- Having really cool fun things to do in a park along the greenway trails path will enhances the overall experiences joggers, bikers and families.
- Currently Park funds are heavily weighted towards existing established parks while higher need area get very little.
- Instead of supporting established parks, this would give taxpayer of the 78238 and 78245 an more even fair share distribution of park funding for a greatly underserved area
- Private and public partnerships will be pursued and work with local HOA Neighborhoods Associations to offset city cost.



THANK YOU



Stablewood Farms Park

- Stablewood Farms Park serves a vital area within West San Antonio (*HWY 90 @ Loop 410*) that has seen tremendous growth and development, however this park has not remained lock step with our Districts Growth.
- Current Population: 101,169 People within a 3 mile radius & 214,921 People with a 5 mile radius utilize Stablewood Farms Park.
- Current Households 27,890 Households within a 3 miles & 62,918 Households within 5 miles utilize Stablewood Farms Park
- Currently the park does not have basic use items such as water fountains, restrooms (*portable or permanent*) Tables or shade structures, sufficient trail lighting.
- Recommendation is to increase the **\$270,000.00** proposed bond amount to **\$1,000,000.00**.
- By increasing the proposed bond amount to improve park basic use items along with the following:
 - **Lighted Basketball Cover (over existing court)**
 - **Installation of Permanent Pavilions**
 - **Restrooms**
 - **Water Fountain**



Park in current state



Proposed Improvement



Proposed Improvement