



SINGING WIND PARK MASTER PLAN

CITY COUNCIL / PARKS AND RECREATION ADVISORY BOARD WORKSHOP

SEPTEMBER 20, 2022

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KERRVILLE 2050

Key Priority Area:

P – Parks, Open Space, and River Corridor.

Guiding Principles:

P4 – Update the Parks Master Plan, other applicable codes and ordinances and capital planning and funding priorities to support Kerrville 2050.

P5 – Focus on enhancing / investing in existing parks, their purpose or repurpose and improving accessibility before acquiring new land for parks.

P8 – Provide recreational opportunities for all ages and abilities, both residential and tourists.

Action Items:

P4.1 – Develop a new Parks Master Plan that rethinks parks, recognizing their social, recreational, ecological and public health benefits.

P5.13 – Consider repurposing the Singing Wind Ball parks.

P8.8 – Enhance the existing Lehmann-Monroe Dog Park, and add a second fenced dog park.

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HISTORY

Staff and the Parks and Recreation Advisory Board (PRAB) began engagement on the Singing Wind Park Master Plan following the adoption of the *Parks and Recreation Master Plan 2022 Update* in April 2022. Park master planning is consistent with Kerrville 2050.

Singing Wind Park was the number one prioritized park identified for improvements in the master plan.

This plan included public input by the community over several public meetings and other formats such as e-mail submissions. The Singing Wind Park Master Plan was on the PRAB agenda for the following meeting dates:

- June 23, 2022
- July 20, 2022
- August 16, 2022
- September 8, 2022

PARKS ARE IMPORTANT BECAUSE...
Parks promote a healthy community image and a sense of place, support economic development and quality of life, boost physical and mental well-being.

APPROVAL PROCESS / TIMELINE

The approval process consists of the following:

- **Parks and Recreation Advisory Board** –
 - **Development** – Public meetings to develop master plan content held June 23rd, July 20th, August 16th, September 8th
 - **Approval** – Unanimously approved on September 8, 2022
- **Kerrville City Council**
 - **Workshop** – September 20, 2022
 - **Adoption** – Consideration for adoption by resolution scheduled for September 27, 2022

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KERRVILLE OLYMPIC POOL FEASIBILITY STUDY

FUNDING OPTIONS 2019





OLYMPIC POOL OPTIONS

OPTION A - UPGRADE OLYMPIC
CREATE A COMPETITION POOL

COMPONENT COST

| OPTION A.1 | |
|---|--------------|
| 1 New Olympic Pool Equipment / Heating | \$ 900,000 |
| 2 Add New Pool Mech Room / First Aid Room | \$ 1,180,000 |
| 3 New Diving Boards | \$ 0 |

| OPTION A.2 | |
|-------------------------------------|------------|
| 4 Building Code Violations | \$ 720,000 |
| 5 Building Air Conditioning | \$ 216,000 |
| 6 Building Finishes | \$ 144,000 |
| 7 Pool Deck Maintenance | \$ 75,000 |
| 8 New Olympic Pool Deck | \$ 187,500 |
| 9 Kiddie Pool | \$ 455,000 |
| 10 Competition Lap Lane / Bulkheads | \$ 525,000 |
| 11 Spectator Seating / New Entrance | \$ 650,000 |

Total Project Cost : \$2.5-5 MIL

OPTION B FULL DEVELOPMENT

COMPONENT COST

| | |
|--------------------------------------|---------------|
| 1 Natatorium | \$ 11,700,000 |
| 2 Support Building | \$ 6,200,000 |
| 3 Olympic Upgrade | \$ 3,900,000 |
| 4 Leisure Pool | \$ 5,200,000 |
| 5 Sitework – Parking and Landscaping | \$ 1,800,000 |

Total Project Cost : \$28.8 MIL

OPTION C - LEISURE

COMPONENT COST

| | |
|------------------------------|--------------|
| 1 New Lazy River | \$ 2,016,000 |
| 2 Water Slide / Pool | \$ 878,400 |
| 3 Open Water Swim | \$ 874,800 |
| 4 Zero Entry Beach | \$ 518,400 |
| 5 Kiddie Pool | \$ 324,000 |
| 6 Interactive Play Structure | \$ 48,000 |
| 7 New Parking / Landscape | \$ 480,000 |

Total Project Cost : \$5.2 MIL

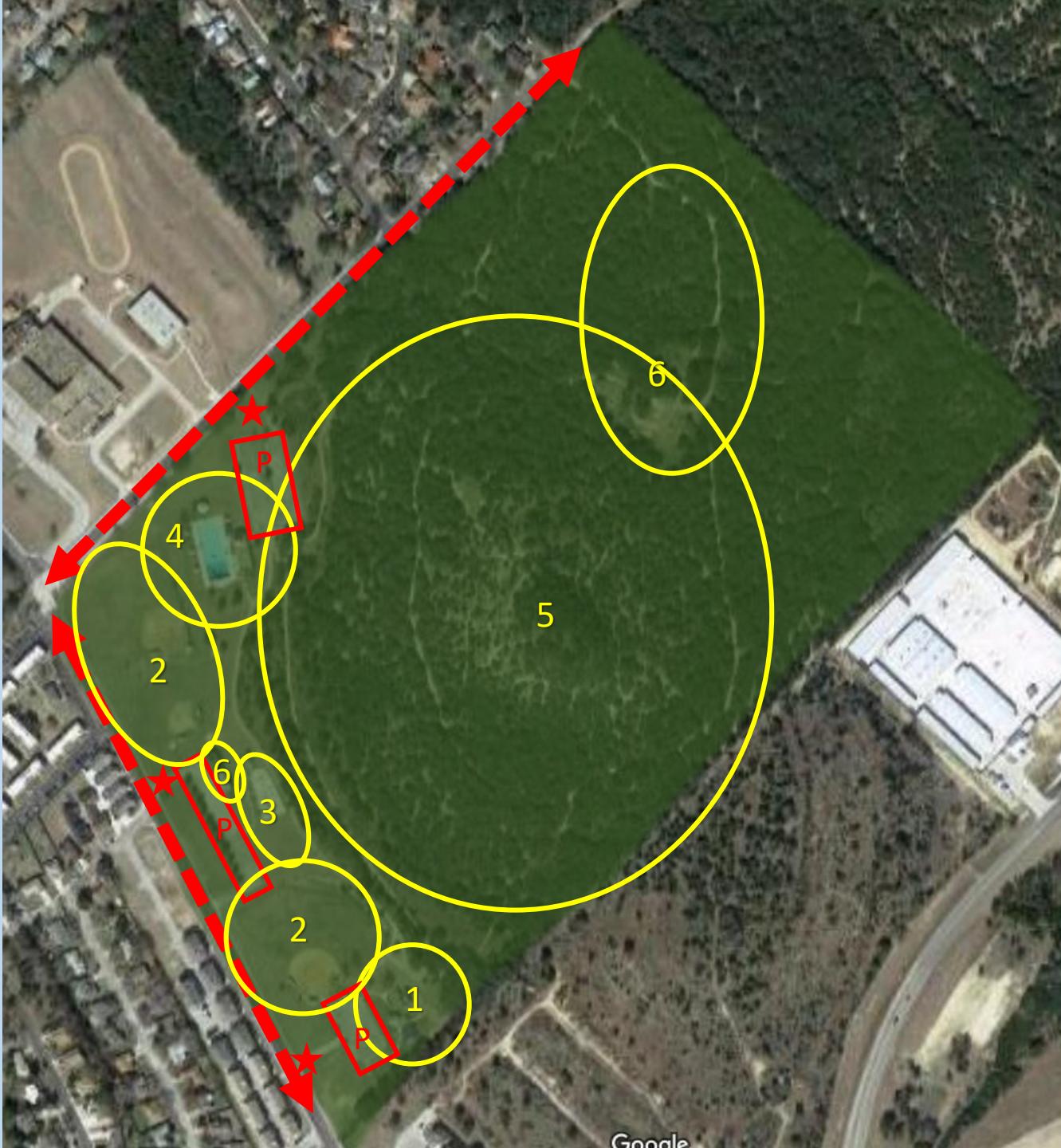
Singing Wind Park

Master Plan

Current Uses and Facilities (100 acre park)

- 1 Playground
- 2 Softball fields / dog park
- 3 Skate park
- 4 Olympic Pool
- 5 Trails
- 6 Maintenance storage
- P Parking

↔↔↔ vehicular traffic



Singing Wind Park

Surrounding Land Use and Traffic Patterns

Singing Wind Park

school sites

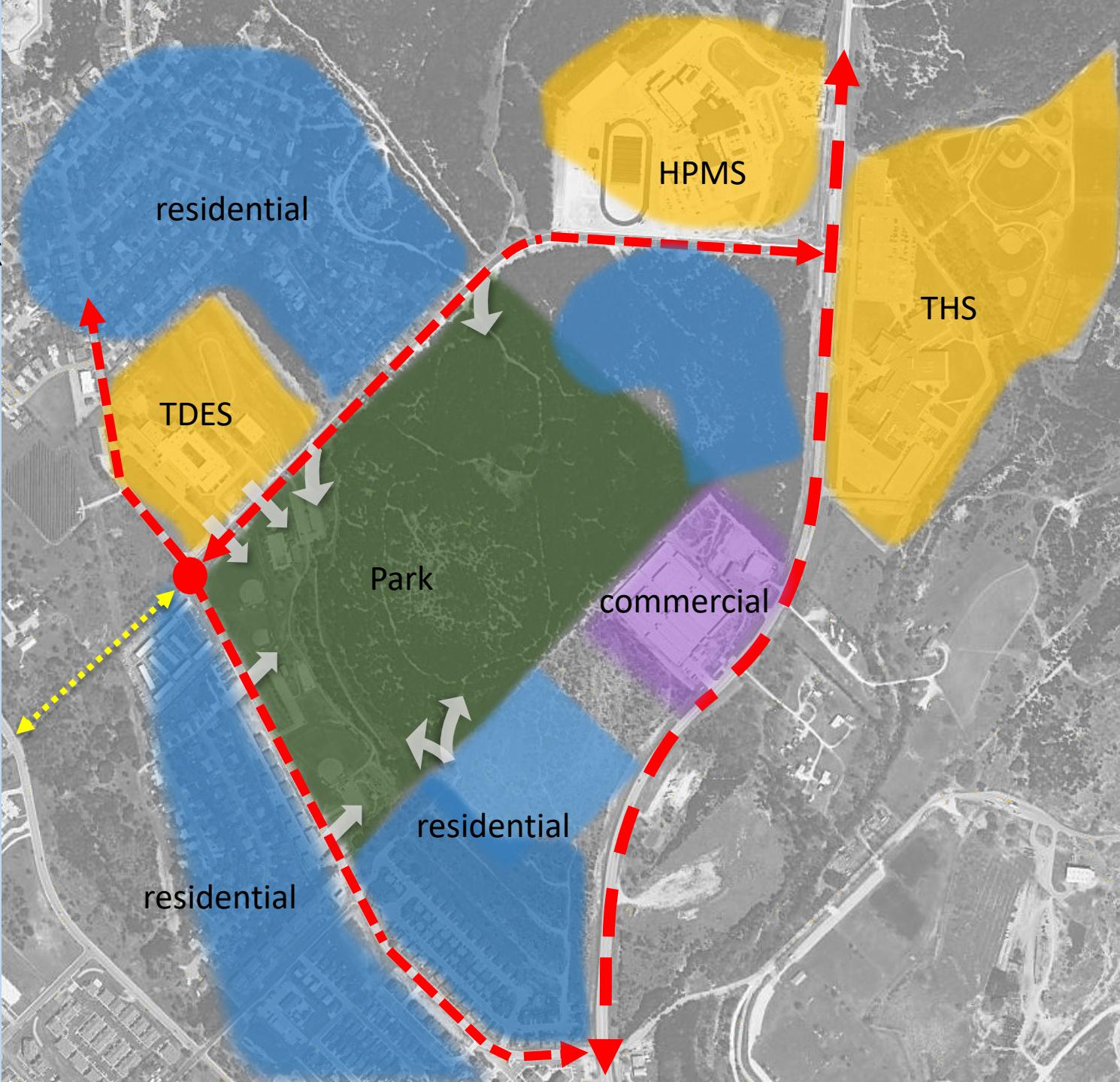
residential

commercial

vehicular traffic

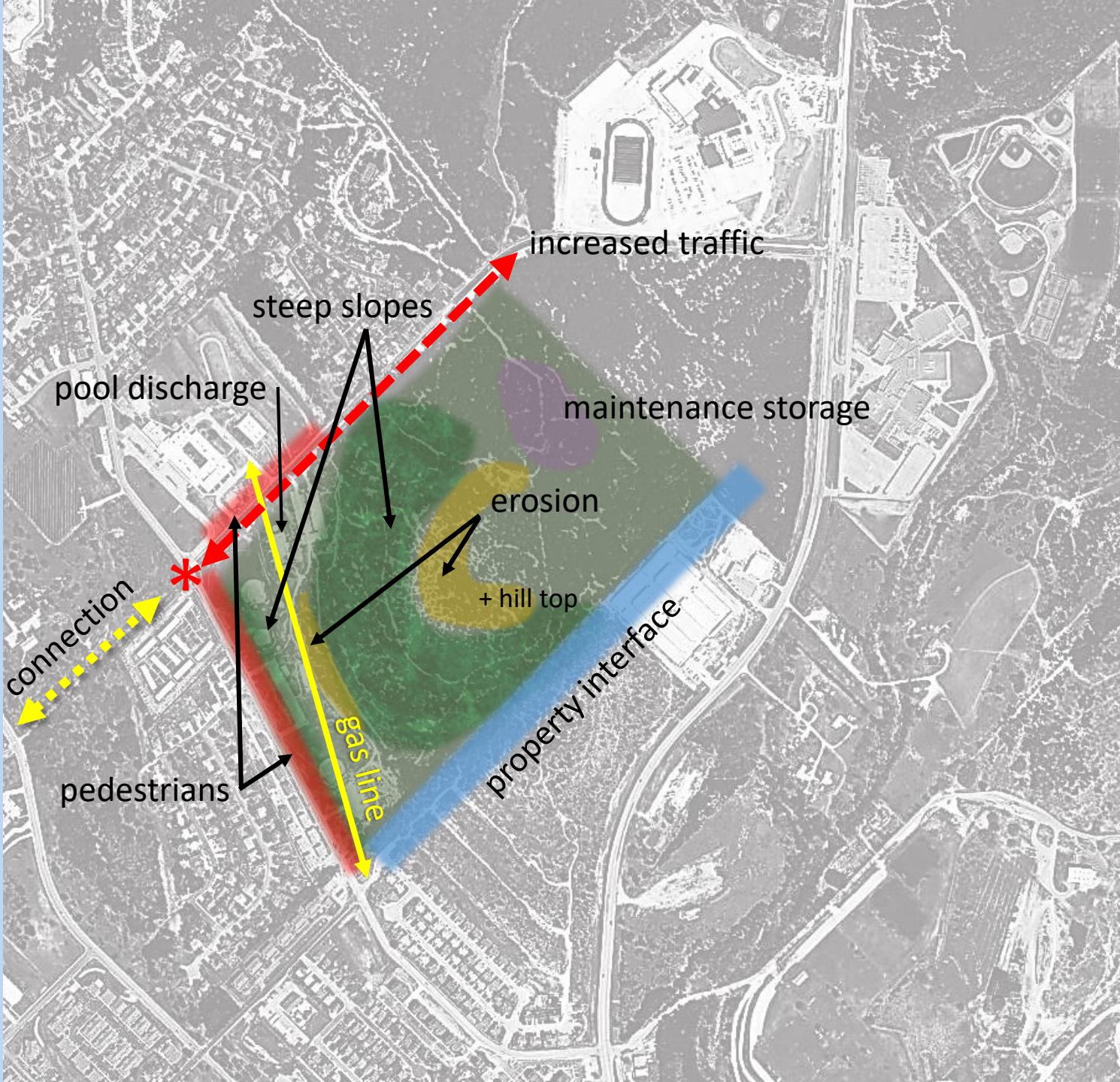
vehicular traffic;
possible River Trail
connection
(future)

pedestrian traffic



Site Challenges

- diverging park interests
- expanding area development and traffic conflicts
- existing gas main / possible relocation
- Erosion / trail use
- facility repurposing
- alternative locations for park uses
- park development cost



Utilities Around Site



Singing Wind Park

Existing Conditions



Singing Wind Park

Existing Conditions



Singing Wind Park

Existing Conditions



Singing Wind Park

Existing Conditions



Singing Wind Park

Existing Conditions



Singing Wind Park

Existing Conditions



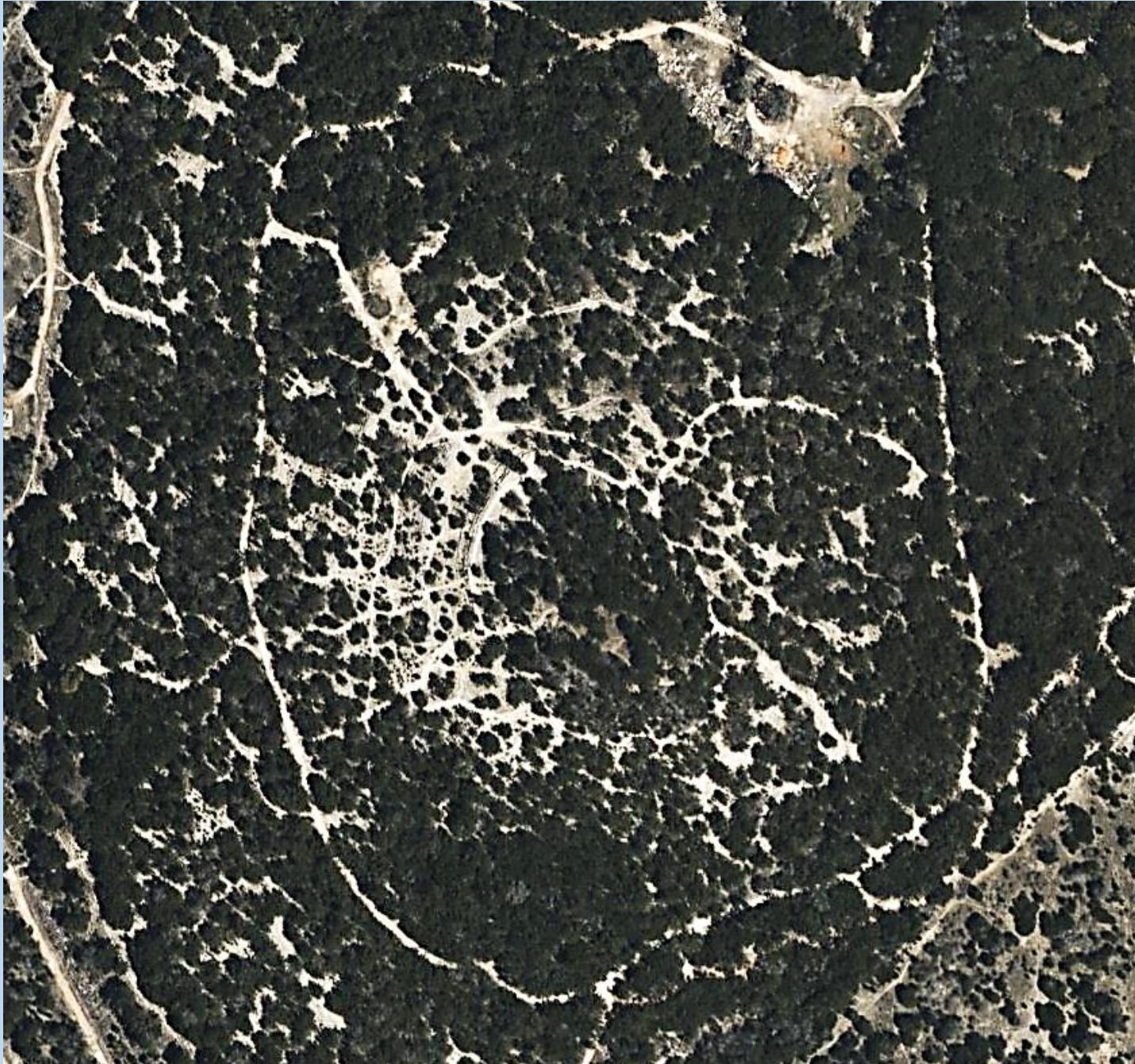
Singing Wind Park

Existing Conditions



Singing Wind Park

Existing Conditions



Singing Wind Park

Existing Conditions



2022 PARKS AND RECREATION MASTER PLAN

Specific Recommendations for Singing Wind Park:

- Develop Singing Wind Park Master Plan
- Repurpose lit softball fields – consider dog park, pump track, disc golf, BMX track, etc.
- Enhance / expand skate park; upgrade skate park lighting
- Add trail benches to backside of park
- Add on-street parking to Olympic Drive
- Consider additional park entrance – Olympic Dr. and Loop 534 area (parking / trail access)
- Develop as a “bike park” with multiple features; add “flow” mountain bike trail
- Olympic Pool – address short term maintenance and code issues
- Develop Olympic Pool Feasibility Study findings (heat pool, update diving area, add competitive swim and lap swimming features, use solar power)

2022 PARKS AND RECREATION MASTER PLAN

General City-wide Park Recommendations Relative to Singing Wind Park:

- Upgrade playgrounds (shade, accessibility for all, safety, etc.)
- Tree planting; native landscaping
- Add more dog parks
- Add Wi-Fi, security cameras, recycling stations, etc.
- Develop alternative modes of travel to parks
- Improve connection of neighborhoods to parks
- Improve storm water runoff / erosion through best management practices

2022 PARKS AND RECREATION MASTER PLAN

Other Master Plan Coordination, Develop Concepts, and Implementation Approach

2022 Parks & Recreation Master Plan

Kerrville 2050

Olympic Pool Feasibility Study

Develop Alternative ***Themed Concepts*** for Public Review / Prioritization

Prepare Scope, Cost Estimates, Phasing



City of Kerrville

Singing Wind Park Master Plan

Draft September 12, 2022



KERRVILLE
2050 ➤



Results developed from
feedback from:

City leadership

Parks and Recreation
Advisory Board

Community input
through the public input
process

SINGING WIND PARK

Master Plan

100 acres

Existing, by Zone



Zone 1

trails

hill

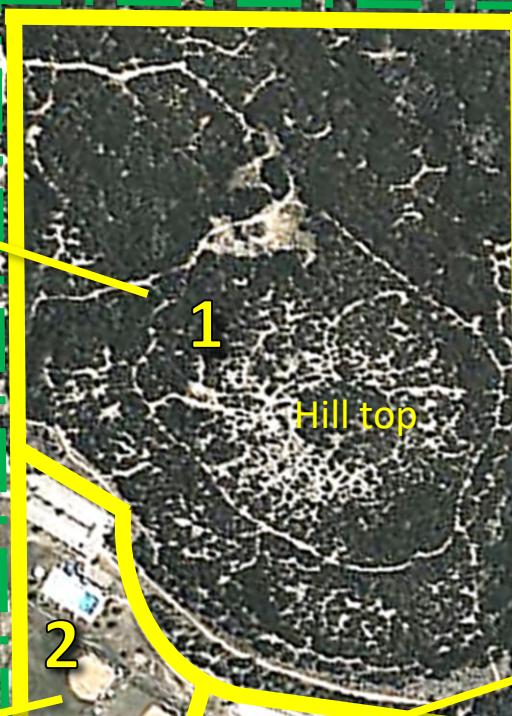
maintenance area
(being removed)



residential

KISD

residential



Hill top

commercial

residential

Zone 2

Olympic Pool
parking

softball fields #2 and #3



Zone 3

skate park

restrooms

storage building

parking

3

4

Zone 4

playground

restroom

softball field #1

parking

ZONE 1

Add Disc Golf Course

with access to trails and parking,
covered seating, wayfinding, etc.

Retain Vegetated Buffer

residential area
school property

Add Trailhead

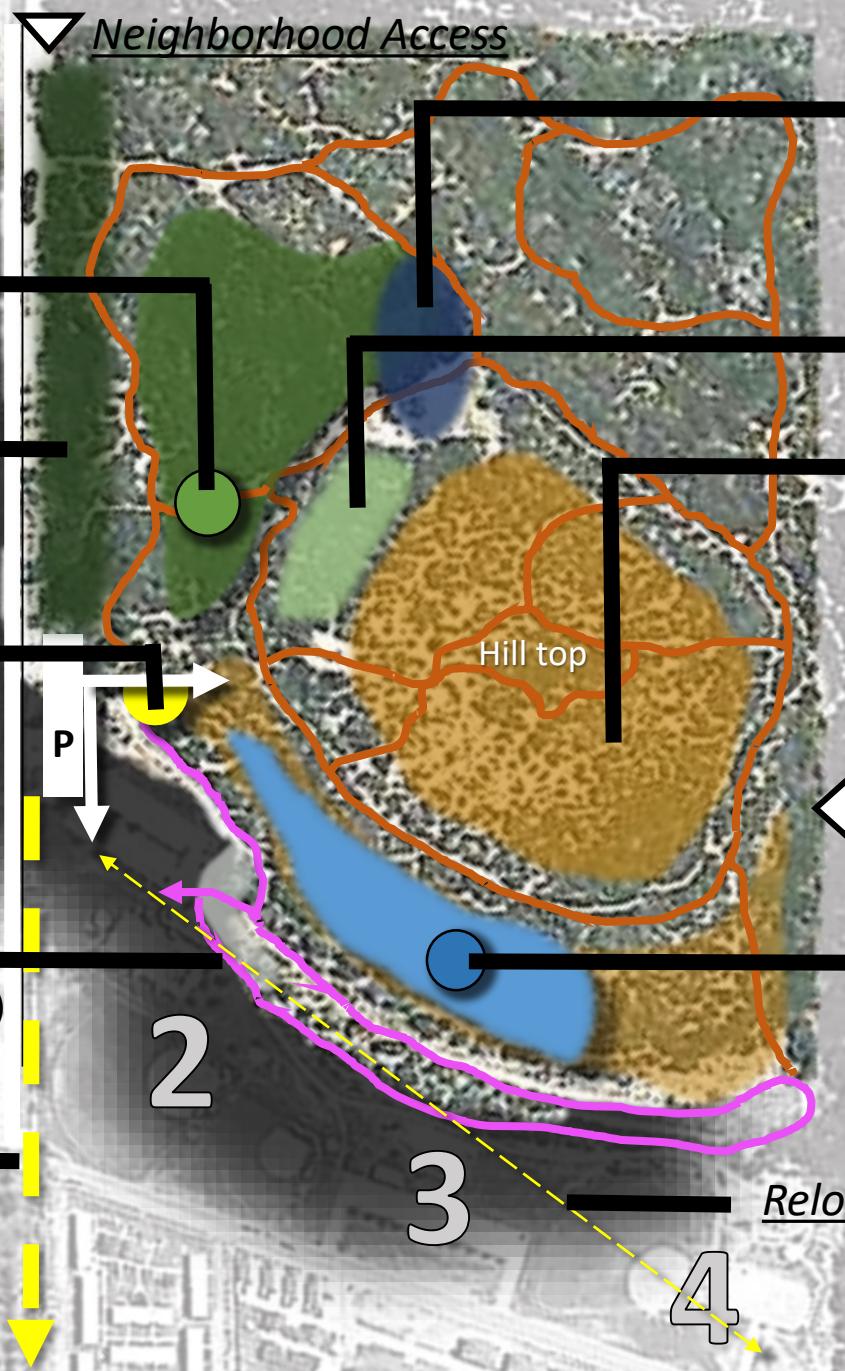
access point to trails, bike facility, disc golf, small parking across from school property (not neighborhood) wayfinding, covered seating, etc.

Add Lighted, ADA Accessible Trail

with timed solar lighting (Dark Skies compliant)
wayfinding, seating, parking access, etc.

Extend Olympic Dr.

with trail to Main St. for
River Trail connection to new
Parking / park trailhead, Schreiner
University, etc.; coord. with Schreiner



Finalize Removal of Maintenance Yard

Create Off-Leash Dog Area

low impact; retain vegetation; fenced

Define Trails and Develop Enduro Trails

to limit “rogue trails” / erosion; add covered seating; address trail / park erosion throughout; protect vegetation and habitat, as much as possible; final trail locations to be determined

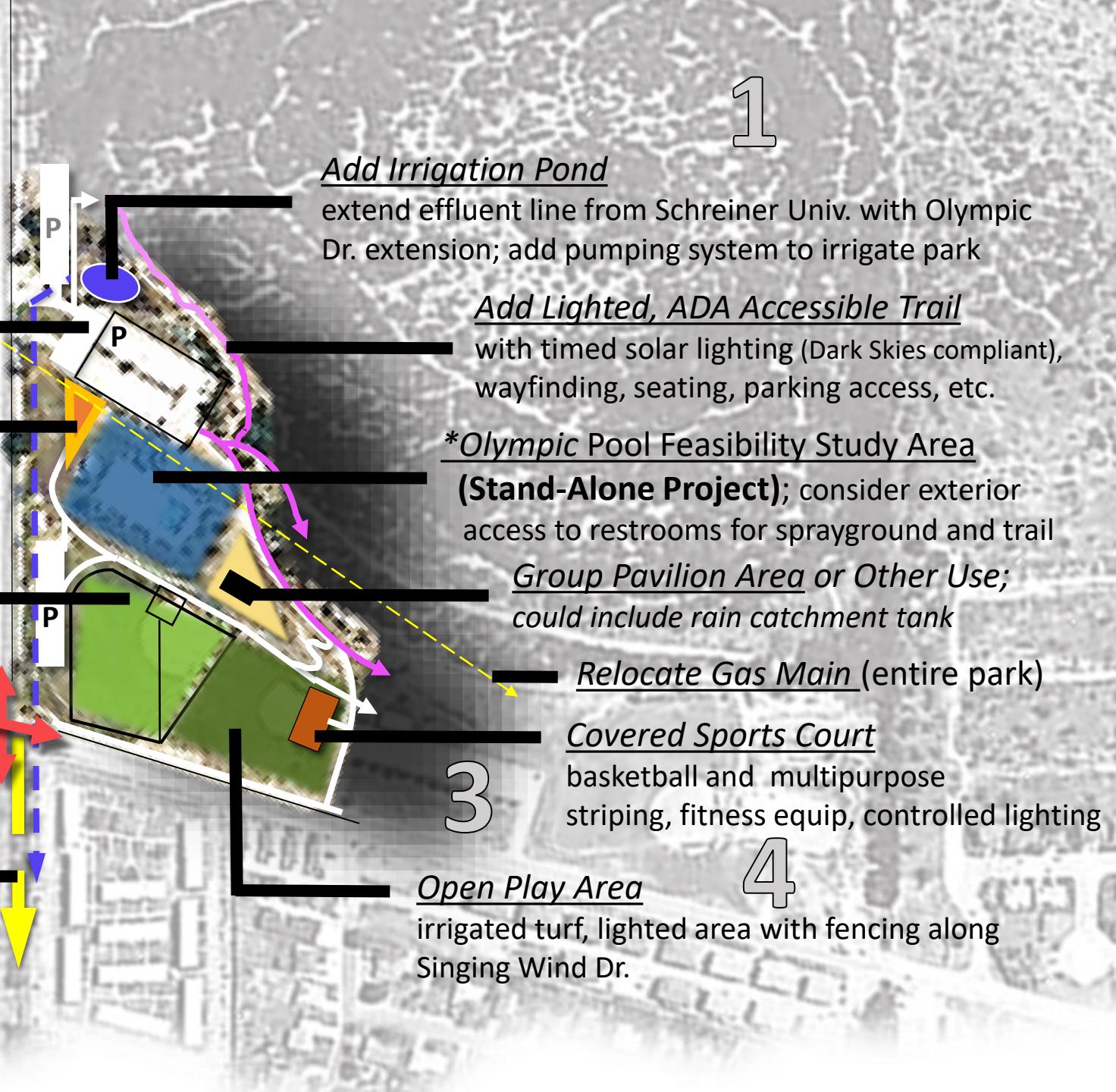
1 Neighborhood Access Point define and manage

Add Bike Facility

with BMX / Pump Track / etc.; create access to trails, skate park, parking, restroom

Relocate Gas Main (entire park)

ZONE 2



Extend Existing Parking

add spaces and resurface /restripe

Add Sprayground

consider separate from pool for year-round accessibility; good parking and utility access; viewable from street

Add Dog Park (large and small dog areas)

repurpose softball fields #2 and 3, add parking, amend irrigation, add covered seating, drinking fountains, etc.

Improve Intersection Control

at Olympic Dr. and Singing Wind Dr. - ensure safe pedestrian crossing for students, park, River Trail

Extend Olympic Dr.

with trail to Main St. for River Trail connection to new parking / park trailhead, Schreiner University, etc.,; include effluent water line to irrigation pond

Add Irrigation Pond

extend effluent line from Schreiner Univ. with Olympic Dr. extension; add pumping system to irrigate park

Add Lighted, ADA Accessible Trail

- with timed solar lighting (Dark Skies compliant), wayfinding, seating, parking access, etc.

*Olympic Pool Feasibility Study Area

(Stand-Alone Project); consider exterior access to restrooms for sprayground and tra

Group Pavilion Area or Other Use;
could include rain catchment tank

Relocate Gas Main (entire park)

Covered Sports Court

basketball and multipurpose
striping, fitness equip, control

Open Play Area

Open Play Area
irrigated turf, lighted area with fencing along
Singing Wind Dr.

ZONE 3

1

Improve Storage Building

interior and exterior;
remove if alternative
is developed

Bike Facility (in Zone 1)

Expand Skate Park

concrete with covered seating, pads for
Tents / food trucks, wired for audio, lighting
improvements, drinking fountain, all inclusive access to
Parking / Bike Facility (Zone 4)/other facilities

Repurpose Concession / Restroom

separate Men's and Women's, ADA
compliant, conditioned space;
access to facilities and parking

2

Parking and Restroom Connections

to Covered Sports / Fitness Court, Open Play Area,
and Dog Park (in Zone 2) and trails (in Zone 1),
to skate park, include park wayfinding

Add Landscape

Add / replace trees as needed, xeriscape, irrigate,
address erosion along Singing Wind Dr.;
signage

Relocate Gas Main (entire park)

Repave / Restripe Parking

address efficiency, accessibility

4

Connections to Zone 4

softball field #1, playground, disc golf, trails, ar
Singing Wind Dr.

ZONE 4

1

2

3

Relocate Gas Main (entire park)

Improve Softball Field #1

address lighting (Dark Skies compliant),
turf and irrigation, infield, fencing,
bleachers and dug outs,
accessibility

Connection to Trails and Facilities

to Zones 1, 3, & 4, parking,
and Singing Wind Dr.

Upgrade Restroom

Park Frontage Improvements

address erosion, add xeriscape,
park monument signage

Neighborhood Access

define and manage with developer/HOA

Park Boundary

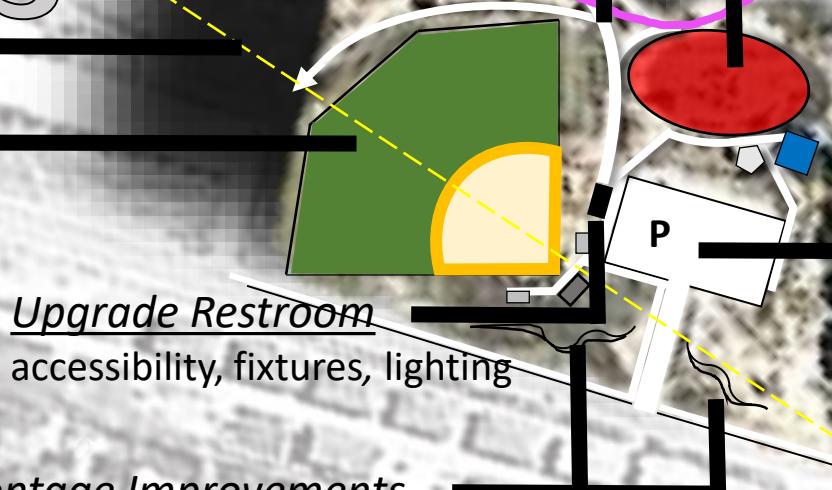
Improve Playground

additional play features, shade and seating,
all inclusive accessibility

residential

Repave / Restripe Parking

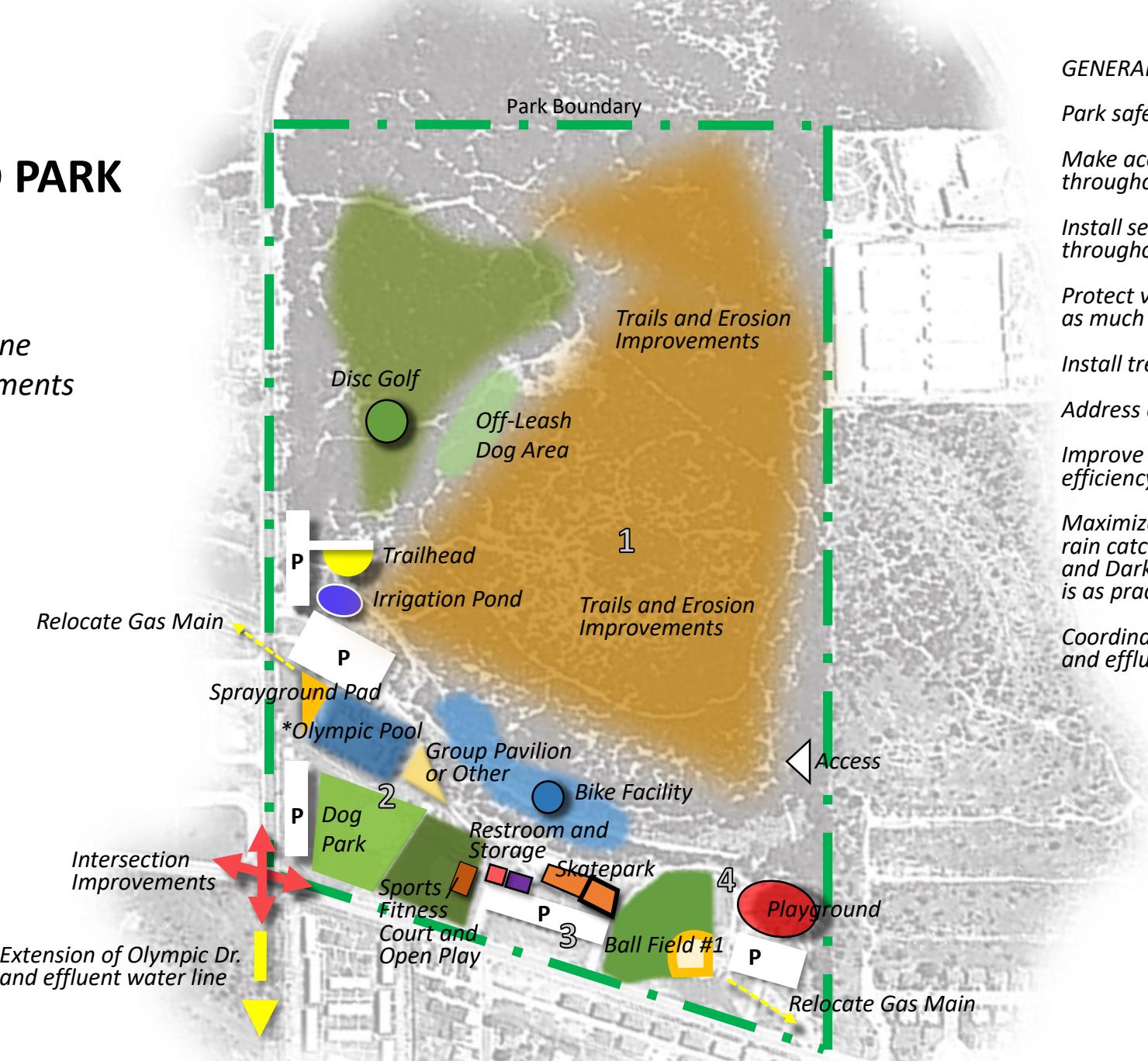
address efficiency, accessibility



SINGING WIND PARK

100 acres

Summary Showing Each Zone and Major Plan Elements



GENERAL COMMENTS

Park safety to be highest priority

Make accessibility improvements throughout park (full ADA compliance)

Install seating areas and more shade throughout park, bike racks

Protect vegetation and habitat, as much as possible

Install trees, xeriscape, irrigation

Address erosion throughout park

Improve parking conditions and efficiency

Maximize use of effluent water, rain catchment, solar energy, LED, and Dark Skies compliance, as much as practical

Coordinate extensions of Olympic Dr., River Trail, and effluent water line with Schreiner University

SINGING WIND PARK MASTER PLAN

Estimated Costs

- project element cost ranges
- includes design / contingency fees
- does not reflect any "volunteer" support labor or donations

| | | |
|--------|--|--|
| Zone 1 | 1. disc golf course | \$50,000 - 100,000 |
| | 2. trailhead with small parking | 200,000 - 275,000 |
| | 3. lighted, ADA accessible trail | 250,000 - 500,000 |
| | 4. informal off-leash dog area (fenced) | 50,000 - 75,000 |
| | 5. define trails / enduro trails / erosion work | 200,000 - 400,000 |
| | 6. bike facility (BMX / pump track) | 750,000 - 1,500,000 |
| | 7. relocate gas main throughout park | by others |
| Zone 2 | 8. pool area parking expansion / renovation | 250,000 - 300,000 |
| | 9. sprayground | 300,000 - 400,000 |
| | 10. dog park (formal) with small parking | 200,000 - 350,000 |
| | 11. intersection improvements | by others |
| | 12. extend Olympic Dr. / River Tail / utilities | 500,000 - 750,000 (street ext. by others) |
| | 13. irrigation pond / pumping system | 300,000 - 500,000 |
| | 14. group pavilion area / other | 100,000 - 200,000 |
| | 15. covered sports court / fitness court | 250,000 - 350,000 |
| | 16. open play area (irrigated) | 50,000 - 100,000 |
| Zone 3 | 17. improve storage building | 50,000 (\$150,000 – 200,000 new construction off-site) |
| | 18. repurpose concession / restroom | 200,000 - 300,000 |
| | 19. walkways / ramps / connections throughout park | 250,000 - 400,000 |
| | 20. central area landscaping / irrigation / erosion control | 75,000 - 100,000 |
| | 21. site furniture / signage / drinking fountains / bike racks | 100,000 - 150,000 |
| | 22. expand skate park | 500,000 - 750,000 |
| Zone 4 | 23. repave / restripe central parking with access | 50,000 - 75,000 |
| | 24. improve ball field #1 | 50,000 - 75,000 |
| | 25. upgrade restroom | 25,000 - 50,000 |
| | 26. park frontage improvements | 75,000 - 100,000 |
| | 27. neighborhood access | 10,000 - 20,000 |
| | 28. improve playground | 150,000 - 250,000 |
| | 29. repave / restripe east parking | 30,000 - 50,000 |

\$5,015,000 – \$8,170,000 cost range

(*excludes Olympic Pool Aquatic Feasibility Study Project)

QUESTIONS?