



Final Park Master Plan Implementation Recommendation

April 6, 2020

After the six month long community planning process, Austin Parks Foundation, in collaboration with the City of Austin Parks and Recreation Department and the Scenic Brook and South Windmill Run Neighborhood Associations, is happy to present the Park Master Plan for Scenic Brook Pocket Park. The plan is intended to guide development of the parkland in the years to come and provide an inclusive community space for all residents.





Park Amenity Prioritization and Implementation Strategy

Safety and access to the site has remained the priority throughout the whole planning process. While the old community amenities were demolished in the late summer of 2019, the site needs the next level of clean up and soil restoration. Many fragments from the demolition of the concrete elements are still present and prevent the community from accessing the park in a safe way.

After a basic level of clean up, remediation and restoration are complete, pathways and infrastructure shall be implemented first to allow access for all and other elements of the plan should follow, once the framework is set.

Throughout the park master planning process, community input indicated the park amenities that were preferred the most for the future development of this park included planting shade trees, shaded informal picnic areas, nature play elements, adventure play equipment and the addition of benches and seat walls.

The sports court is shown in the full master plan layout. However, it is understood that this amenity would put the site over the allowable impervious cover calculation and would require more extensive permitting and endorsements to be feasible. Due to these limitations and the community feedback, this amenity is lowest on the park prioritization list.

The City of Austin Parks and Recreation Department has indicated that \$540,000 has been earmarked for the development of the park from Parkland Dedication funding. The Park Design Committee and the Neighborhood Associations will continue to collaborate with PARD and APF to advocate and seek funding to implement the park master plan recommendations and obtain continued design, construction documentation and construction administration once the park master plan has been approved.



Preliminary Opinion of Probable Cost

A preliminary itemized opinion of unit cost has been included in this plan. This is a high level estimate for the purpose of identifying and securing funding for the implementation of specific park amenities. All future design and construction projects should include a more developed opinion of probable cost based on current costs, refined design work, labor and competitive bidding.

ITEM	QTY.	UNIT	UNIT COST	ITEM TOTAL	NOTES
DESIGN FEES / PERMIT FEES					
Topographic and Tree Survey	1	allow	\$ 10,000.00	\$ 10,000.00	
Design Fees	1	allow	\$ 80,000.00	\$ 80,000.00	Civil Engineering and permit facilitation fees for Site Development Permit
COA Site Development Permit	1	allow	\$ 10,000.00	\$ 10,000.00	
			Subtotal	\$ 100,000.00	
SITE PREPARATION					
Site Mobilization	1	allow	\$ 5,000.00	\$ 5,000.00	
Tree Protection	1	allow	\$ 5,000.00	\$ 5,000.00	
Construction fencing	1	allow	\$ 5,000.00	\$ 5,000.00	
			Subtotal	\$ 15,000.00	
PATHWAYS AND INFRASTRUCTURE					
Earthwork/ grading	1	ls	\$ 20,000.00	\$ 20,000.00	including concrete clean up and restoration
Concrete Trails	2560	sf	\$ 9.00	\$ 23,040.00	8' trail width
Decomposed Granite Trails	1600	sf	\$ 7.00	\$ 11,200.00	8' trail width
Park Entrance and ramp	1	allow	\$ 40,000.00	\$ 40,000.00	Entry plaza at curb and required ramp/ railings
Concrete Retaining Walls	250	lf	\$ 80.00	\$ 20,000.00	to hold grades throughout site
			Subtotal	\$ 114,240.00	
PLAY AND COMMUNITY FEATURES					
Adventure Play Equipment	1	allow	\$ 260,000.00	\$ 275,000.00	including fall surface
Climbing Wall	1	allow	\$ 10,000.00	\$ 10,000.00	
Community Mural	1	allow	\$ 10,000.00	\$ 10,000.00	material and commissioning fee
Skate Features	1	allow	\$ 20,000.00	\$ 20,000.00	
			Subtotal	\$ 315,000.00	
COMMUNITY GARDEN					
Raised garden beds	1	allow	\$ 25,000.00	\$ 25,000.00	limestone stacked raised beds
Water source	1	allow	\$ 15,000.00	\$ 15,000.00	
Decomposed granite surfacing	450	sf	\$ 7.00	\$ 3,150.00	
			Subtotal	\$ 43,150.00	
SAFETY FEATURES					
Perimeter Fence repair	1	allow	\$ 20,000.00	\$ 20,000.00	Repair to existing fence, not complete replacement
Lighting and electrical service	1	allow	\$ 30,000.00	\$ 30,000.00	safety lighting at main entry and service connection
			Subtotal	\$ 50,000.00	
TREE PLANTING AND RESTORATION					
Native Trees	8	each	\$ 600.00	\$ 4,800.00	mix of shade and ornamental trees
Soil amendments	1	allow	\$ 15,000.00	\$ 15,000.00	to improve soil throughout site
Lawn and Native Meadow	1	allow	\$ 15,000.00	\$ 15,000.00	seeding of turf and native area supplements
Tree care	1	allow	\$ 5,000.00	\$ 10,000.00	existing live oaks near road
			Subtotal	\$ 40,000.00	
SITE FURNISHINGS					
Picnic area	3	each	\$ 2,000.00	\$ 6,000.00	includes two picnic tables
Informational Kiosk	1	each	\$ 16,000.00	\$ 16,000.00	at entry
General as needed	1	allow	\$ 25,000.00	\$ 25,000.00	trash/ recycling receptacles, mutt mit, benches, bike racks, etc.
Drinking Fountain	1	allow	\$ 20,000.00	\$ 20,000.00	including water source connection and permitting
			Subtotal	\$ 67,000.00	
SPORT COURT					
Concrete slab	1	allow	\$ 30,000.00	\$ 30,000.00	
Striping and basketball goal	1	allow	\$ 8,000.00	\$ 8,000.00	
			Subtotal	\$ 38,000.00	
			Project Subtotal	\$ 782,390.00	
			20% contingency	\$ 156,478.00	
			TOTAL	\$ 938,868.00	



Acknowledgements

Throughout the entire process, the City of Austin Parks and Recreation Department, provided invaluable support to ensure the design process and key decisions met the requirements of public parkland. Darcy Nuffer, PLA served as the primary representative for the Parks Department. Austin Parks Foundation is extremely grateful for this support and the continued collaboration with the City of Austin Parks and Recreation Department to help bring community initiated park projects to life in Austin.

Additionally, Liz Johnson, with the City of Austin Watershed Protection Department, helped the design team navigate the permit and critical site watershed restrictions.

Special thanks for the commitment and volunteerism of the individuals that applied for design services through Austin Parks Foundation and served on the Park Design Committee throughout the duration of the design process. Rachel Moede led the effort as chair of the Park Design Committee with many hours of time, endless support and a strong commitment to the park's future. The Park Design Committee members included Patti McCabe, Cynthia Dietz and Mindy Chenoweth. We believe the design accurately reflects the desires of the community because of this close collaboration between Austin Parks Foundation, the City of Austin Parks and Recreation Department and the Park Design Committee at every stage of the process.