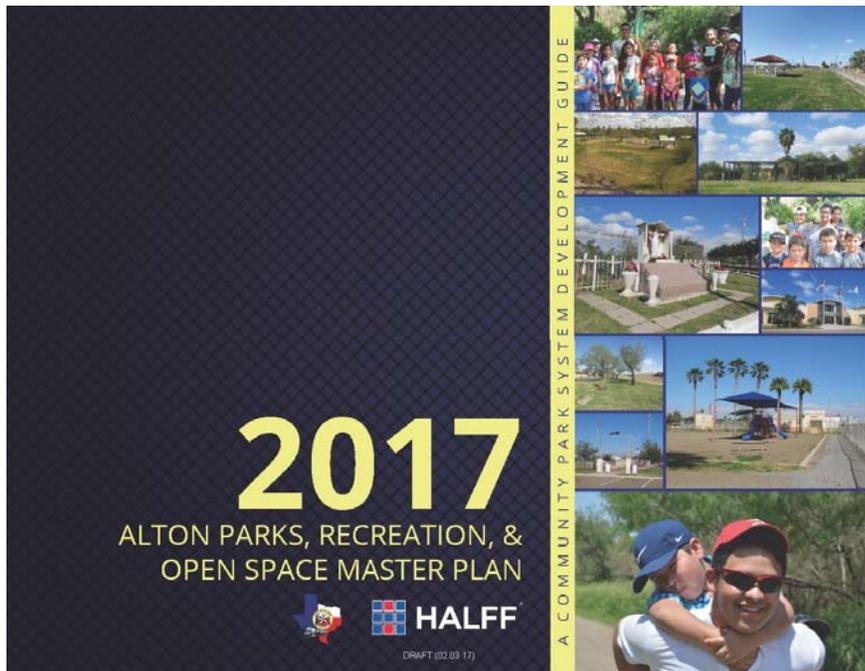


ALTON PARKS, RECREATION, AND OPEN SPACE MASTER PLAN

A Community Park System Development Guide

Alton City Commission Presentation
February 14, 2017

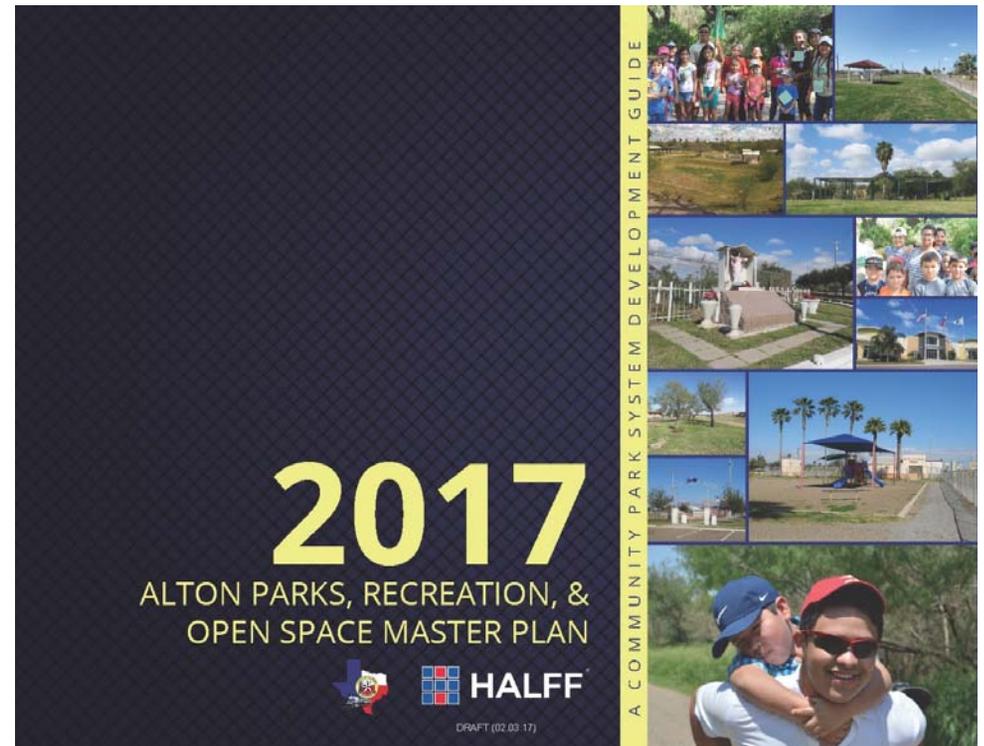


Alton City Commission Meeting (February 14, 2017)



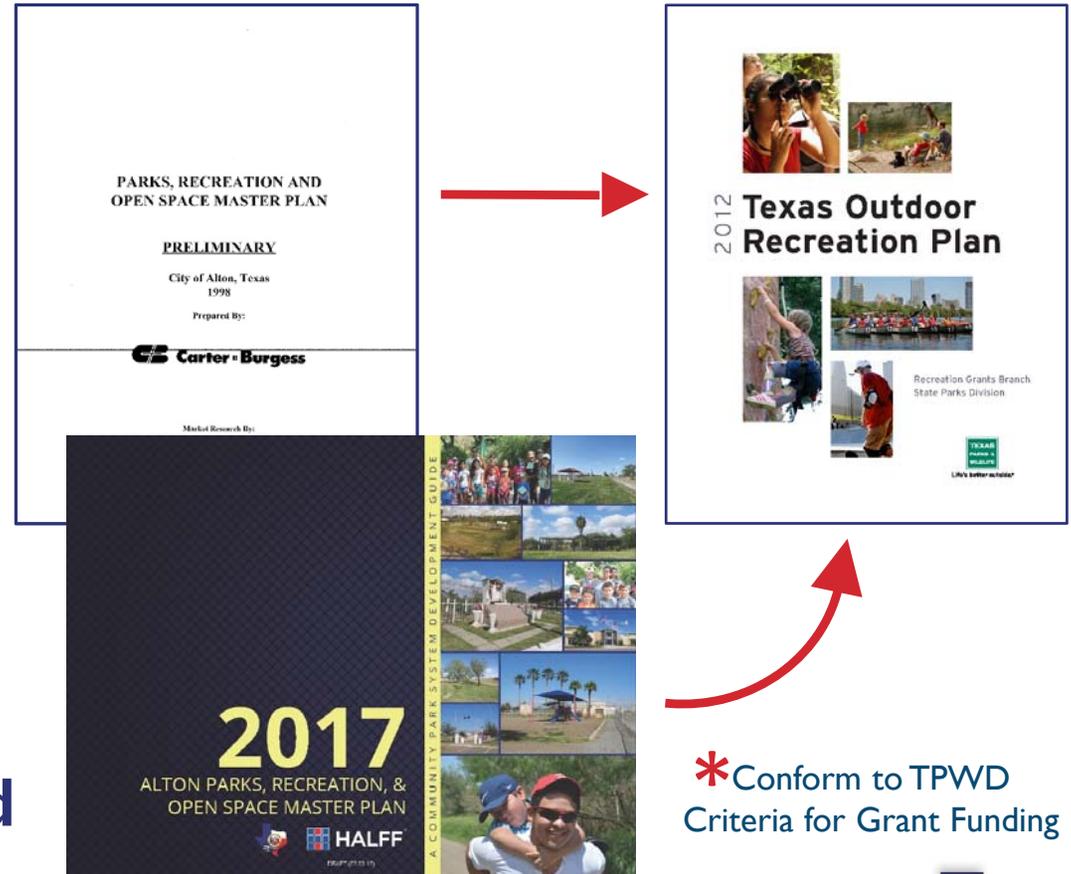
MEETING AGENDA

- Planning Process
- Needs Assessment
- Plan Recommendations
- Implementation Program



PROJECT SCOPE

- **Master Plan Update**
 - Reassess Community Goals and Objectives
 - Direction Over Next 10 Years
 - Ordinance Recommendations
 - Trail Recommendations
 - Cost Estimates
- **Implementation Plan**
- **Create an Action Oriented Roadmap For City**

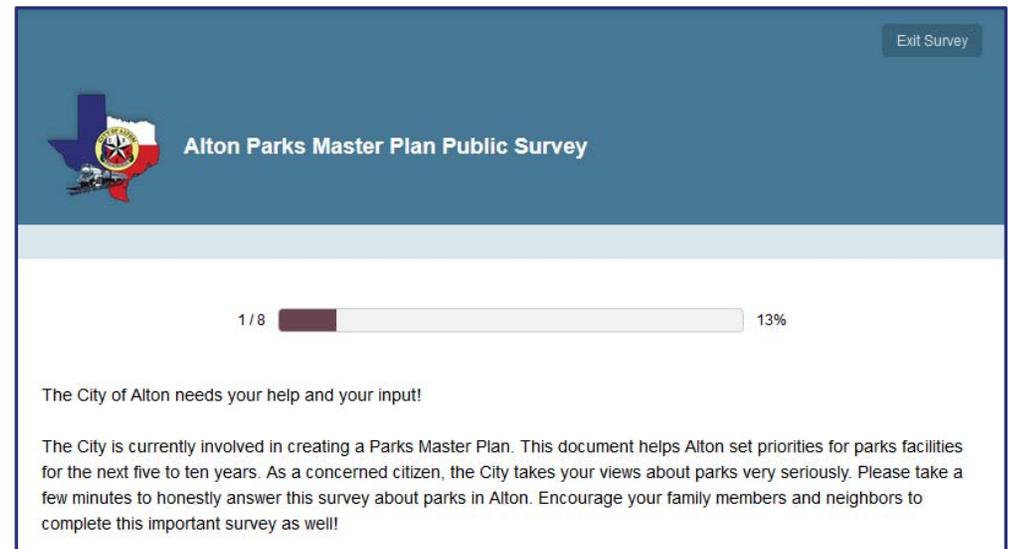


*Conform to TPWD
Criteria for Grant Funding

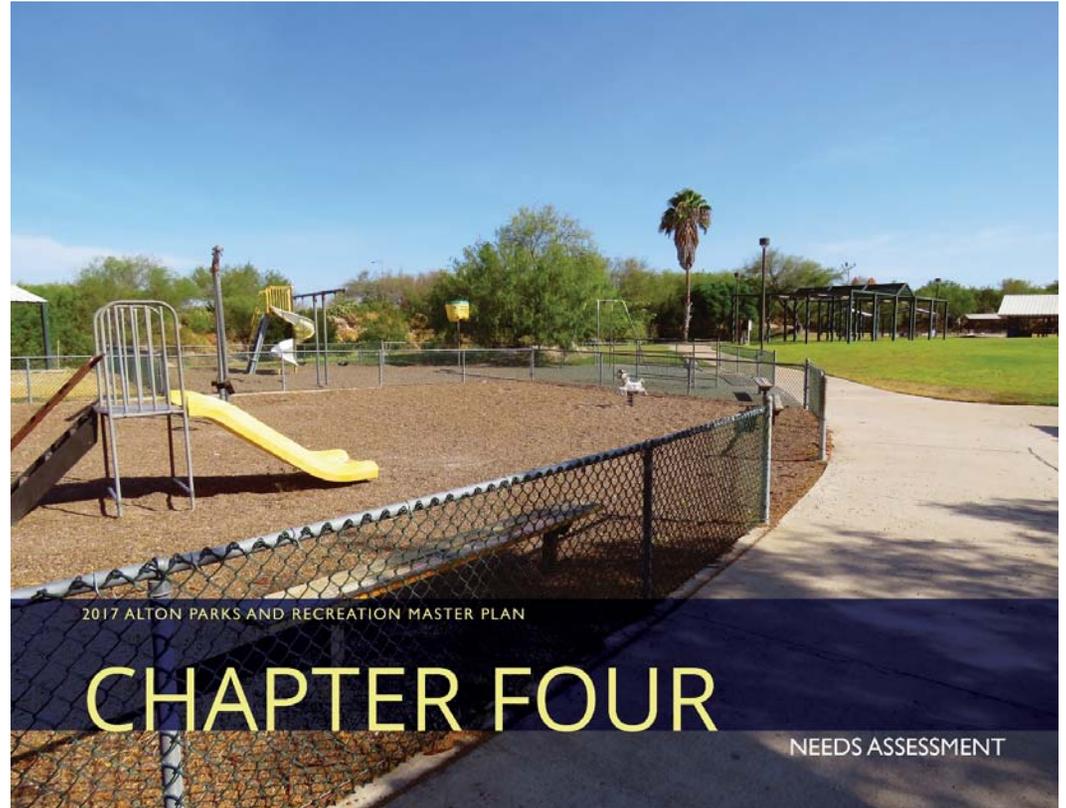


PLANNING PROCESS

- Stakeholder Input Meeting (February, 2016)
- Public Input Survey (March – May, 2016)
- Josefa Garcia Park Design Charrette (August, 2016)



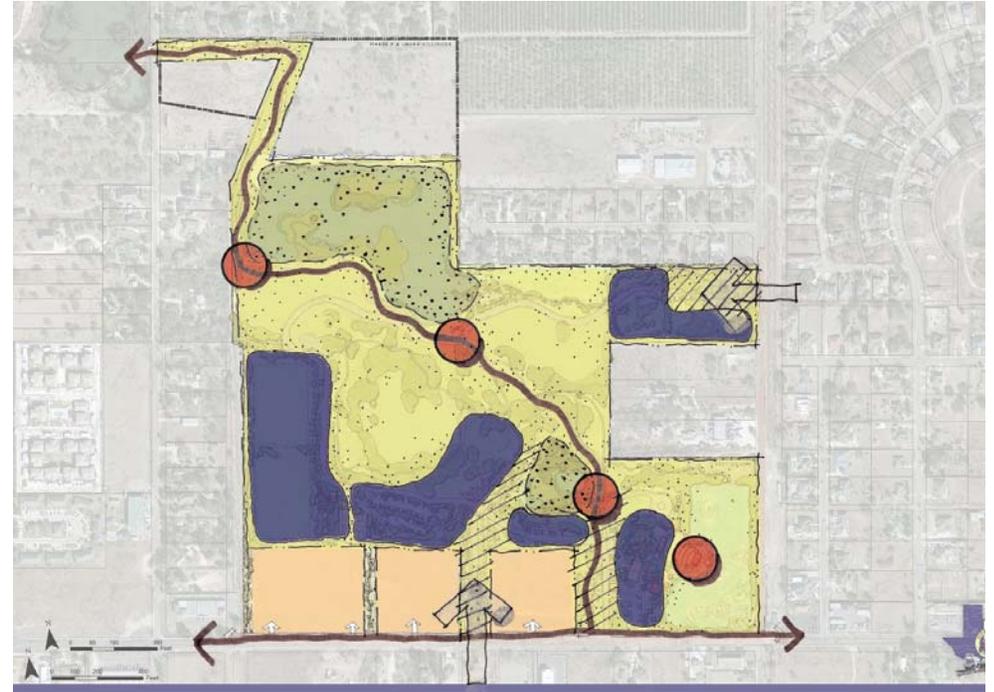
NEEDS ASSESSMENT



NEEDS ASSESSMENT

■ Demand-based Assessment

- On-line public survey
- Stakeholder meeting
- Josefa Garcia Park Charrette



NEEDS ASSESSMENT

- **Demand-based Assessment**
 - On-line public survey
 - Stakeholder meeting
 - Josefa Garcia Park Charrette
- **Resource-based Assessment**



NEEDS ASSESSMENT

- **Demand-based Assessment**
 - On-line public survey
 - Stakeholder meeting
 - Josefa Garcia Park Charrette
- **Resource-based Assessment**
- **Standards-based Assessment**
 - Park land acreage goals
 - Park land accessibility goals
 - Facility goals



ONLINE SURVEY HIGHLIGHTS

■ Park Utilization

- **High:** Sylvia Vela Park, 45% visitation a few times or more per month.
- **Low:** Robert Elizondo Park/Fireman’s Park, 23% visitation a few times or more per month.

■ Favorite Recreation Activity

Top 10 Favorite Recreation Activities

Survey respondents were given a list of recreational activities and were asked to choose their favorites. The top 10 responses include:

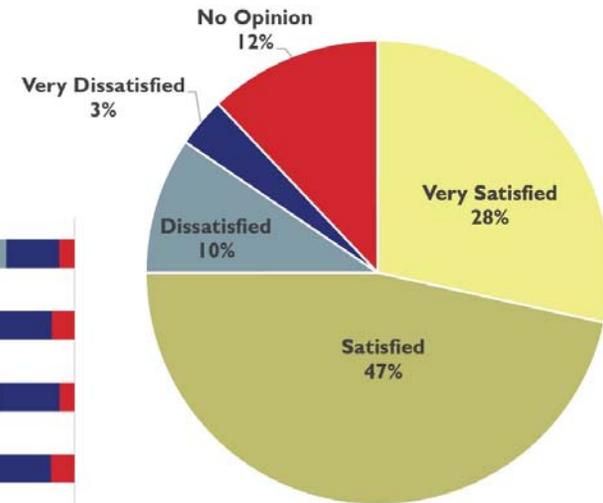
1. Running/jogging	54%	6. Picnicking	46%
2. Basketball	52%	7. Bicycling	41%
3. Walking/hiking on trails	50%	8. Swimming for leisure/fitness	40%
4. Soccer	49%	9. Going to festivals/special events	38%
5. Playing on playgrounds	47%	10. Fishing	37%



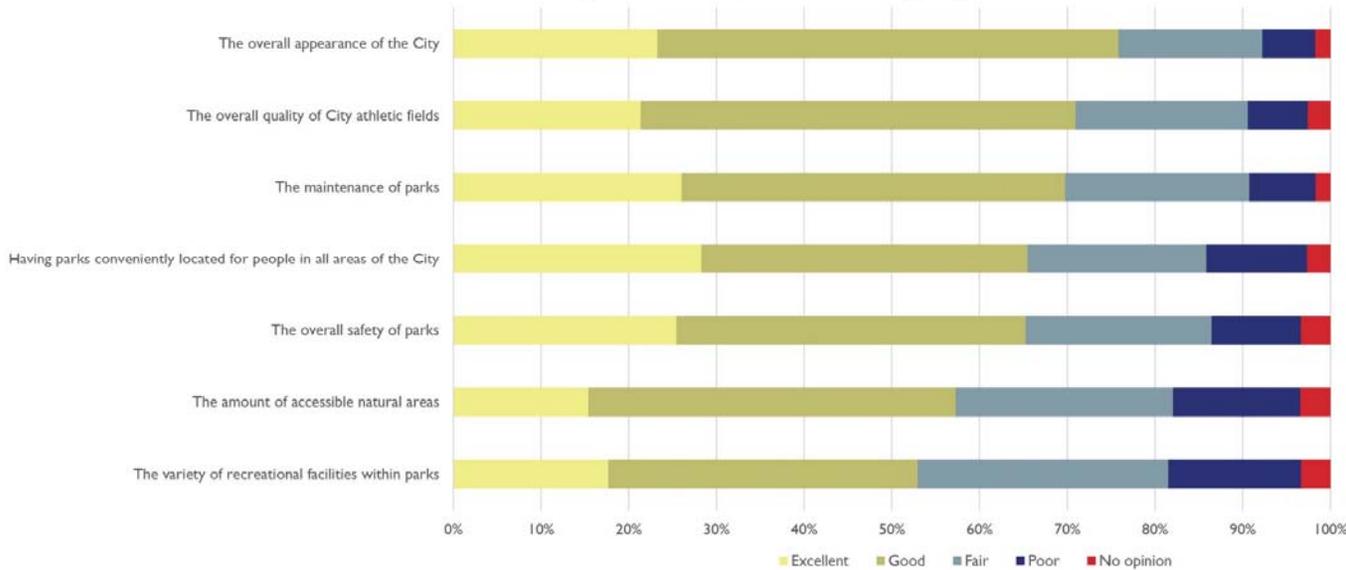
ONLINE SURVEY HIGHLIGHTS

■ Satisfaction with the Parks System

How satisfied or dissatisfied are you with the quality of parks in Alton?



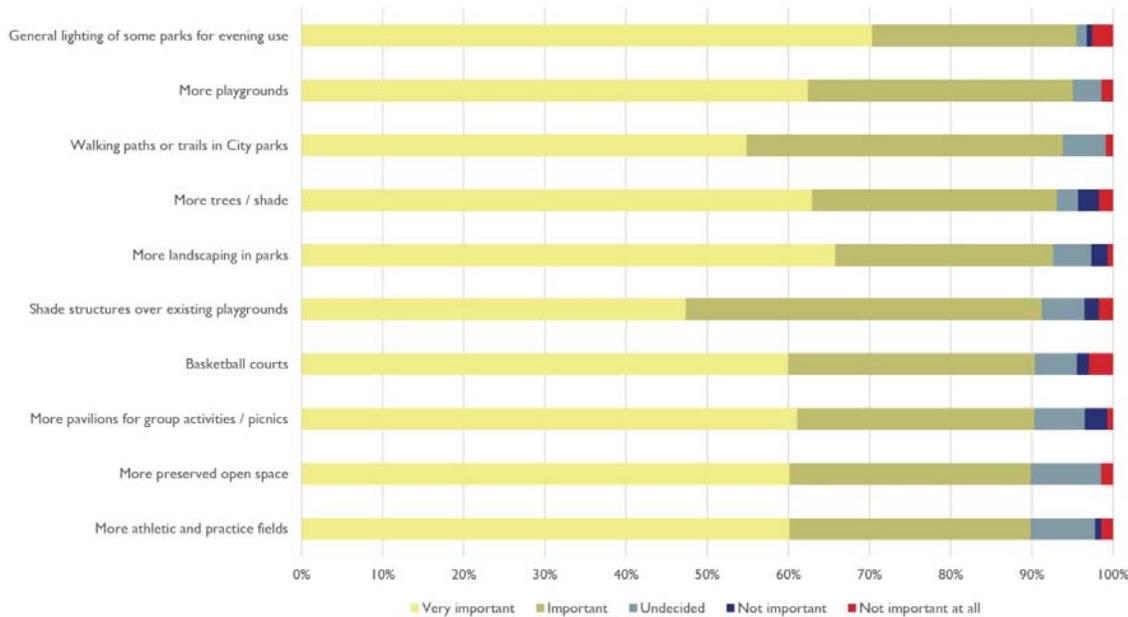
How would you rate the City in the following categories?



ONLINE SURVEY HIGHLIGHTS

■ Additional Recreational Facilities

Please indicate how important or unimportant you think it is for the following items to be provided or added in Alton's parks.



Additional Recreational Facilities

1. More trees/shade	30%
2. Spray park/splash pad	28% (tie)
2. Walking paths or trails	28% (tie)
3. General lighting of parks	17%
4. Soccer/football fields	16%
5. Basketball courts	15%
6. Exercise stations in parks	11% (tie)
6. More landscaping in parks	11% (tie)
6. Sand volleyball courts	11% (tie)
7. More playgrounds	10% (tie)
7. Shade structures over playgrounds	10% (tie)
8. Nature viewing facilities	9%
9. Baseball/softball fields	8% (tie)
9. More athletic and practice fields	8% (tie)
10. Dog park (off leash areas)	7% (tie)
10. More picnic tables	7% (tie)



STANDARDS-BASED ASSESSMENT

Measures:

- Park type
- Acres per 1,000 residents
- Service area (accessibility)
- Method of delivery

Figure 4.1, City of Alton Park Land, Recommended Level of Service

Park Type ¹	Target Acreage
Neighborhood Parks	1 acre per 1,000 residents
Community Parks	3 acres per 1,000 residents
Overall Target Acreage (Neighborhood/Community Parks)	4 acres per 1000 residents
Special Use Parks	Variable Standard
<i>Linear Parks</i>	Trail access within 5 minutes (1,500')
<i>Nature Parks/Preserves²</i>	1 acre per 1,000 residents ²

1. Excludes pocket parks. Pocket parks will be principally provided in the form of private HOA amenities and common areas.

2. May be a portion of a neighborhood or community park specifically set aside for open space preservation and passive recreation.



STANDARDS-BASED ASSESSMENT

Summary of Neighborhood Parks in Alton

Current Acres = 5.3 acres

Current LOS = 0.34 acres/1,000 residents

Fireman's Park, Main Street Parks, Robert Elizondo Park

Recommended LOS = 1 acre/1,000 residents

Current needs with 15,497 population = 15.5 acres (deficit of 10.2 acres¹)

Year 2020 needs with 15,640 population = 15.6 acres (deficit of 11.5 acres¹)

Year 2030 needs with 19,420 population = 19.4 acres (deficit of 14.1 acres¹)

1. Based on current .34 acres per 1,000 residents

Summary of Community Parks in Alton

Current Acres = 46.8 acres

Current LOS = 3.02 acres/1,000 residents

Josefa Garcia Park, Sylvia Vela Park

Recommended LOS = 3 acres/1,000 residents

Current needs with 15,497 population = 46.8 acres (no deficit¹)

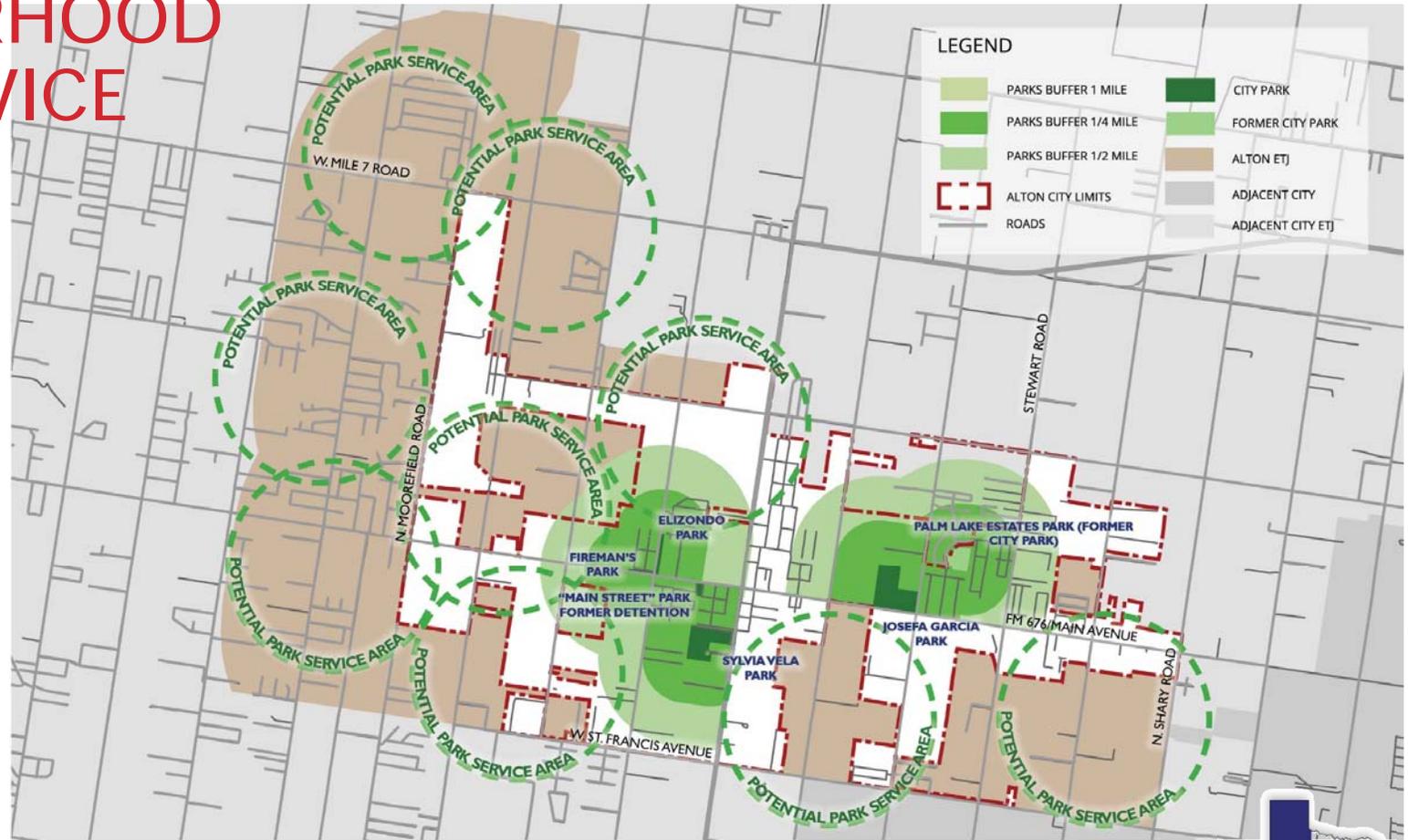
Year 2020 needs with 15,640 population = 46.9 acres (no deficit¹)

Year 2030 needs with 19,420 population = 58.3 acres (deficit of 11.5 acres¹)

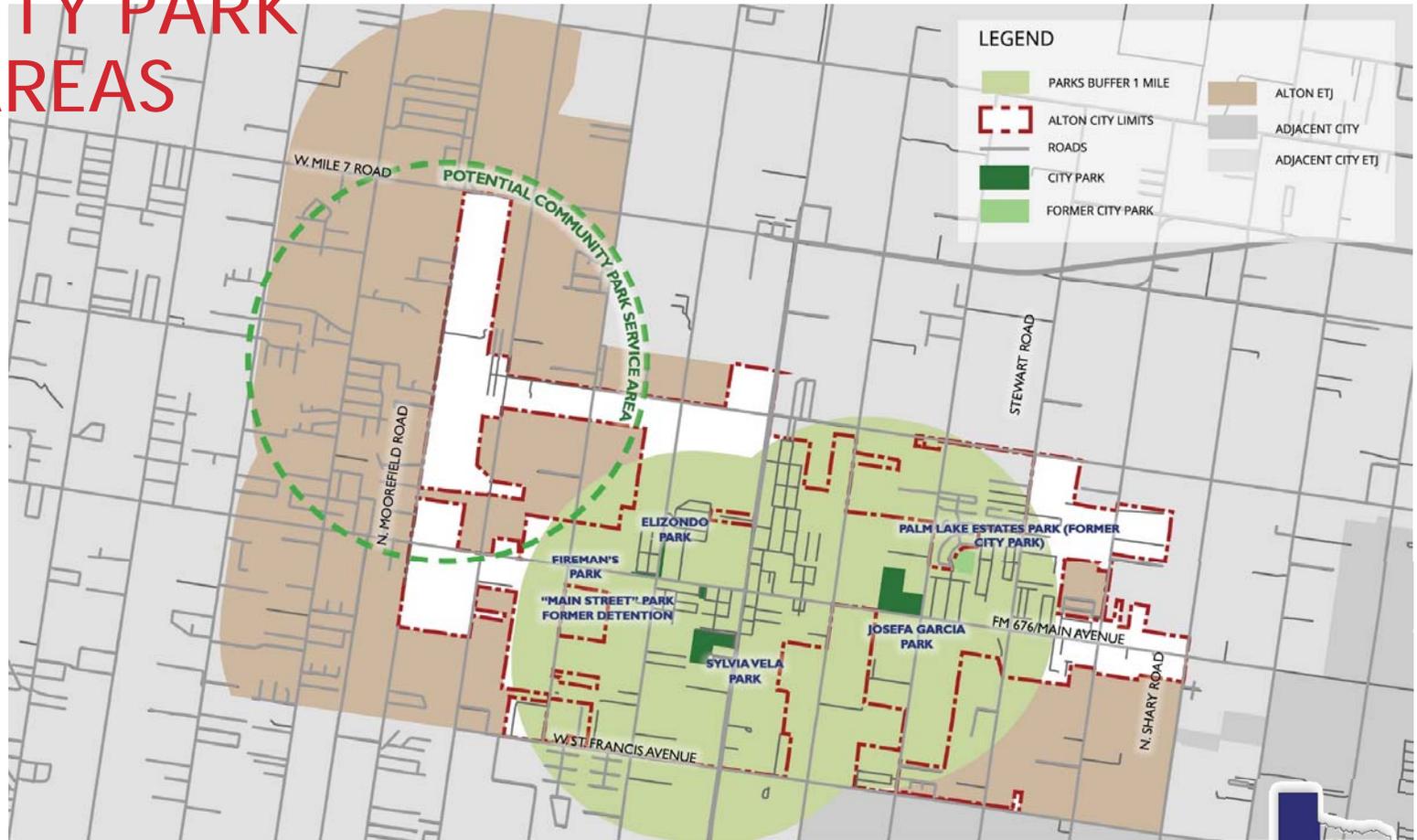
1. Based on current 3.02 acres per 1,000 residents



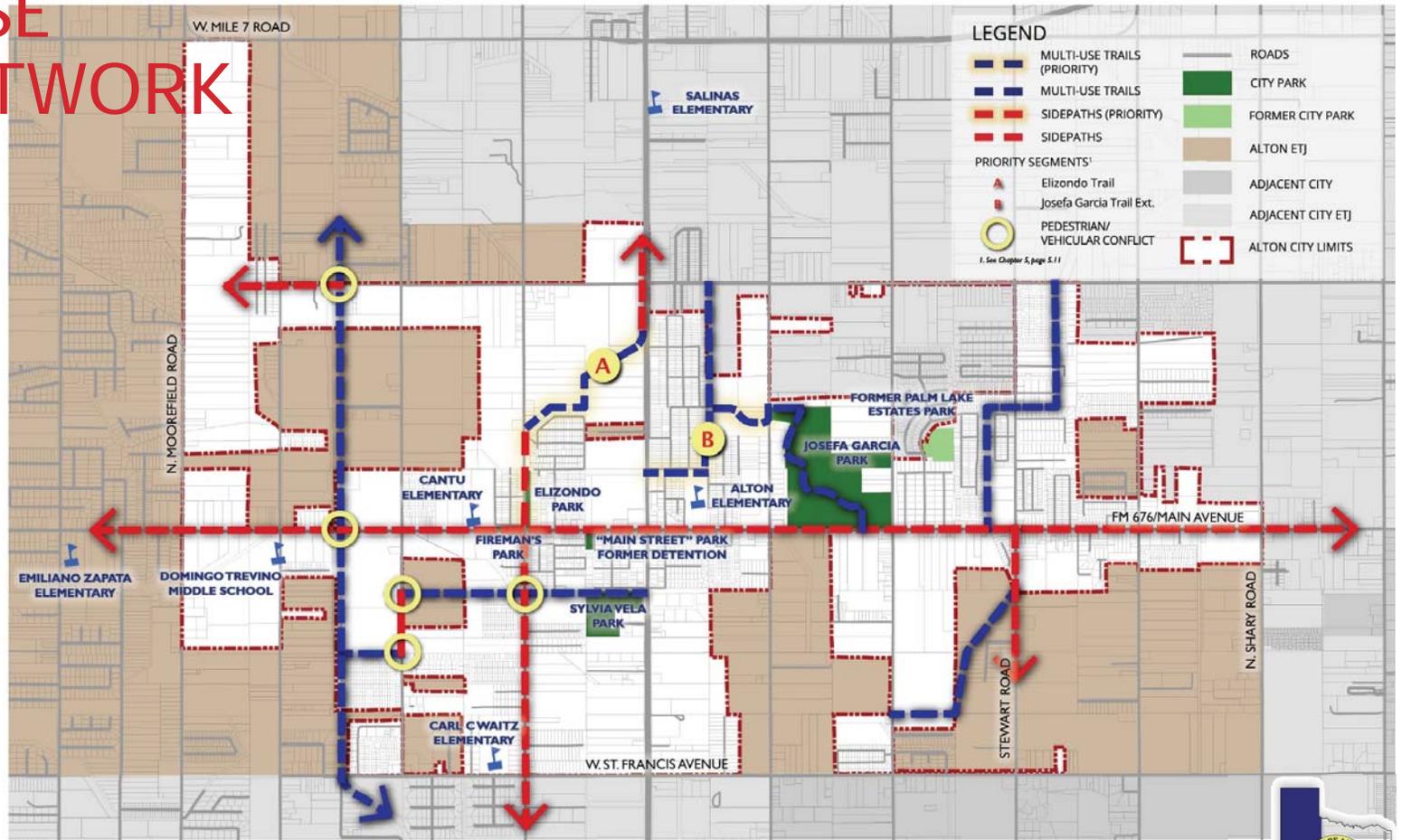
NEIGHBORHOOD PARK SERVICE AREAS



COMMUNITY PARK SERVICE AREAS



MULTI-USE TRAIL NETWORK



Alton City Commission Meeting (February 14, 2017)

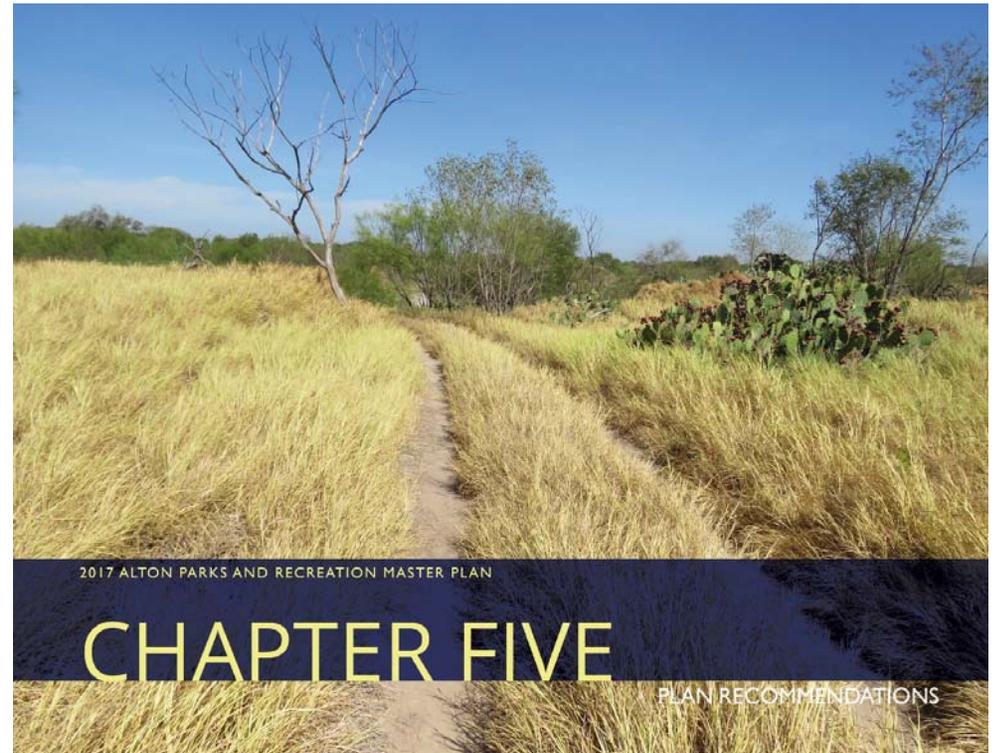


NEEDS ASSESSMENT – SUMMARY OF FINDINGS

- **ISSUE:** Offer more recreational events and activities throughout the year.
- **ISSUE:** Deficit of park lighting and shade.
- **ISSUE:** Prioritize development of trail networks to increase accessibility.
- **ISSUE:** Neighborhood and community park acreage deficits.
- **ISSUE:** Need for aquatic facilities such as spray grounds and splash pads.
- **ISSUE:** Lack of accessible nature preserve space.
- **ISSUE:** Need to provide additional multi-purpose fields.
- **ISSUE:** Focus on park maintenance and aesthetics.

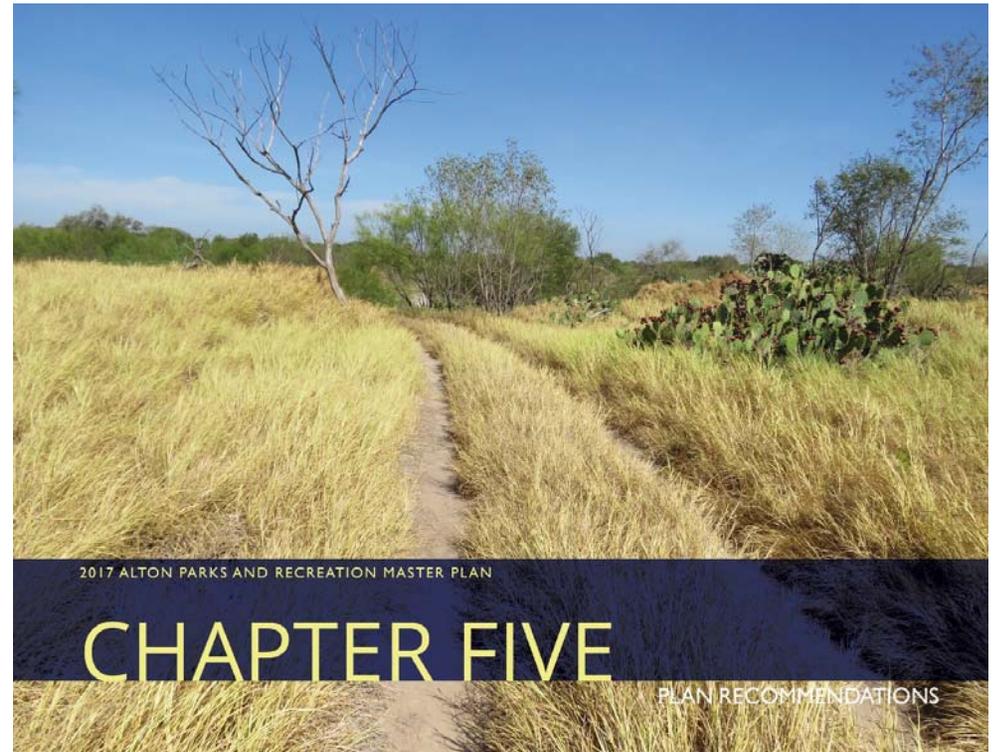


PLAN RECOMMENDATIONS



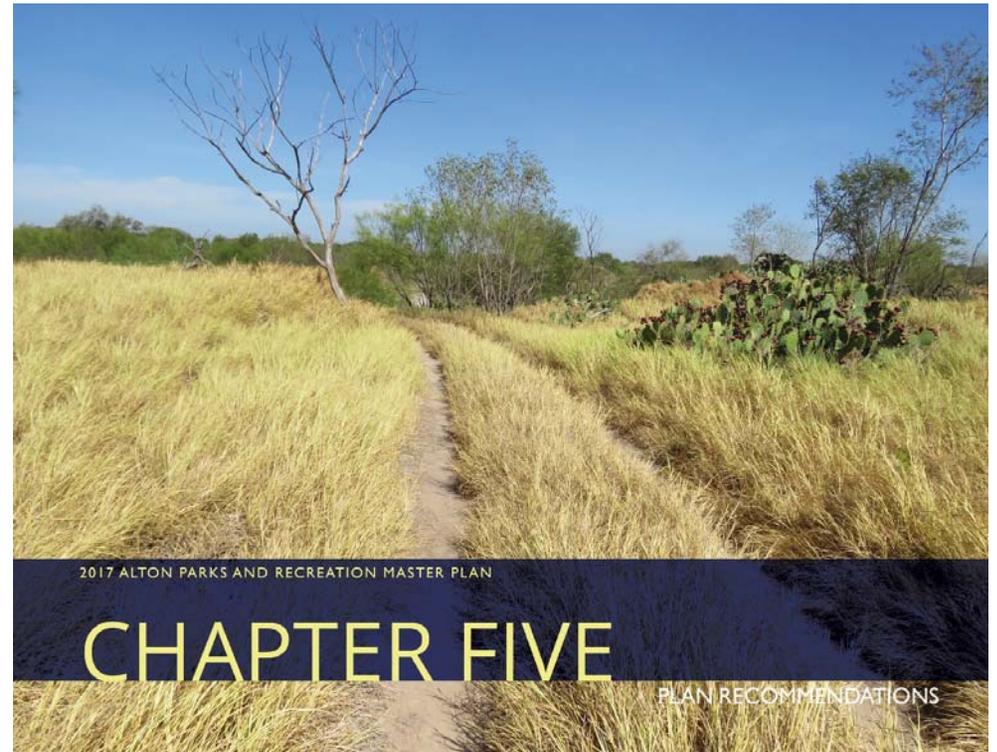
PLAN RECOMMENDATIONS

- **Thirty-seven (37) parks/recreation system recommendations**
 - Five (5) categories
 - Additional category for Josefa Garcia Park



PLAN RECOMMENDATIONS

- **Thirty-seven (37) parks/recreation system recommendations**
 - Five (5) categories
 - Additional category for Josefa Garcia Park
 - Tied to plan goals/objectives
 - Guides capital project recommendations
 - Multi-faceted, extended time frame (Not focused on daily operations)



PLAN RECOMMENDATIONS

- **Thirty-seven (37) parks/recreation system recommendations**
 - Five (5) categories
 - Additional category for Josefa Garcia Park

Figure 5.1, Alton Park System Recommendation Categories

Category	Considerations
1. Park Planning And Design	Establishes guidelines and priorities for park land acquisition, design, and maintenance (excluding Josefa Garcia Park ¹).
2. Park Renovation, Development, and Maintenance	Identifies key improvements to existing park properties and facilities (excluding Josefa Garcia Park ¹).
3. Recreational Programming	Suggests programs and events to increase recreational opportunities for the residents of Alton.
4. Community Connectivity	Provides parameters for linear corridor development to increase community accessibility to public park land and other City destinations.
5. Codes and Ordinances	Recommends adjustments to municipal ordinances to meet the long-term demand for park land/public grounds.

1. Reference the Josefa Garcia Park conceptual master plan for applicable recommendations (see page 5.14).



PLAN RECOMMENDATIONS

- **Thirty-four (37) parks/recreation system recommendations**
 - Five (5) categories
 - Additional category for Josefa Garcia Park

Figure 5.1, Alton Park System Recommendation Categories

Category	Considerations
1. Park Planning And Design	Establishes guidelines and priorities for park land acquisition, design, and maintenance (excluding Josefa Garcia Park ¹).
2. Park Renovation, Development, and Maintenance	Identifies key improvements to existing park properties and facilities (excluding Josefa Garcia Park ¹).
3. Recreational Programming	Suggests programs and events to increase recreational opportunities for the residents of Alton.
4. Community Connectivity	Provides parameters for linear corridor development to increase community accessibility to public park land and other City destinations.
5. Codes and Ordinances	Recommends adjustments to municipal ordinances to meet the long-term demand for park land/public grounds.

1. Reference the Josefa Garcia Park conceptual master plan for applicable recommendations (see page 5.14).



PARK PLANNING AND DESIGN

Figure 5.2, Park Planning and Design Recommendations

Number	Action	Plan Goals ¹
I. Park Planning and Design		
1.1	Assemble land for the development of a community park in northwest Alton.	Goal 3
1.2	Re-establish a municipal park in the Palm Lake Estates neighborhood.	Goal 3
1.3	Prepare a unified conceptual site plan for Fireman's Park and Elizondo Park.	Goal 3
1.4	Acquire property for the expansion of Sylvia Vela Park and prepare a corresponding conceptual site plan.	Goal 3
1.5	Coordinate with school districts to provide greater access to recreational facilities.	Goal 5
1.6	Pro-actively identify and assemble park land in under-served areas for future neighborhood park development.	Goal 3
1.7	Establish and implement overall park design and construction standards.	Goal 1



¹ Corresponding plan goals and objectives are listed on pages 1.6 through 1.8.



PARK RENOVATION, DEVELOPMENT, AND MAINTENANCE

Figure 5.3, Park Renovation, Development and Maintenance Recommendations

Number	Action	Plan Goals
2. Park Renovation, Development, and Maintenance		
2.1	Compile and maintain a park system asset inventory.	Goal 1
2.2	Develop a parks maintenance and management schedule, and increase City resources.	Goal 1
2.3	Enhance gateway and border treatments at municipal park properties.	Goal 1
2.4	Establish a program to increase shade at key locations within Alton city parks.	Goal 1
2.5	Increase park safety and accessibility through targeted lighting installations and upgrades.	Goal 1
2.6	Resurface existing walking trails.	Goal 3
2.7	Construct splash pads or spray-grounds at the City's community parks.	Goal 3
2.8	Provide at least one (1) "all abilities playground" at a municipal park.	Goal 3
2.9	Reduce community recreational deficits.	Goal 3
2.10	Implement a unified conceptual site plan for Fireman's Park and Elizondo Park.	Goal 3
2.11	Provide enhancements to Main Street Park that increase its desirability as a community gathering space.	Goal 3
2.12	Implement a program of targeted facility and aesthetic enhancements in Sylvia Vela Park.	Goal 3

1. Corresponding plan goals and objectives are listed on pages 1.6 through 1.8.



RECREATIONAL PROGRAMMING

Figure 5.4, Recreational Programming Recommendations

Number	Action	Plan Goals
3. Recreational Programming		
3.1	Expand community event offerings.	Goal 2
3.2	Expand recreational program offerings that can maximize the use of existing park facilities.	Goal 2
3.3	Maximize the use of the Sylvia Vela Park swimming pool.	Goal 2
3.4	Work with third parties to provide additional recreational programming opportunities.	Goal 2, 5

1. Corresponding plan goals and objectives are listed on pages 1.6 through 1.8.

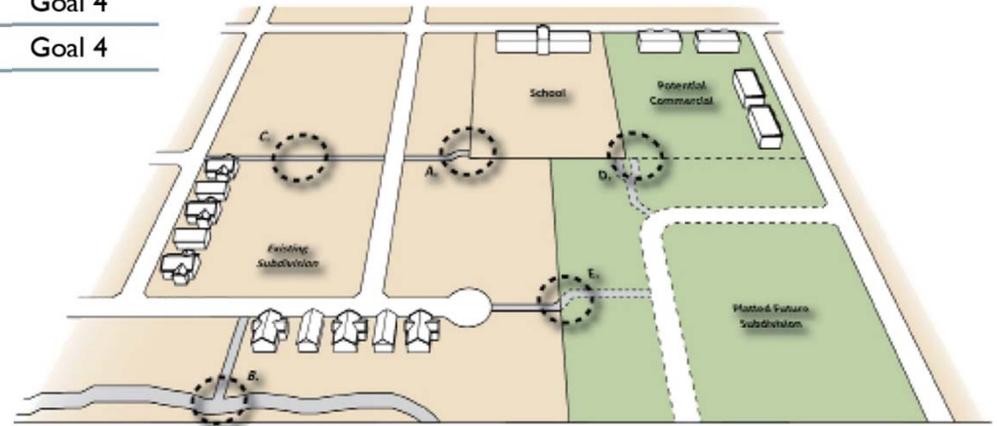


COMMUNITY CONNECTIVITY

Figure 5.5, Community Connectivity Recommendations

Number	Action	Plan Goals
4. Community Connectivity		
4.1	Amend land development ordinances to incorporate provisions for the development of multi-use trails and sidepaths.	Goal 4
4.2	Amend land development ordinances to require walkway connections between subdivisions, trails, and other development.	Goal 4
4.3	Construct multi-use trails along key corridors.	Goal 4
4.4	Construct sidepaths along key thoroughfares.	Goal 4

1. Corresponding plan goals and objectives are listed on pages 1.6 through 1.8.



CODES AND ORDINANCES

Figure 5.6, Codes and Ordinances Recommendations

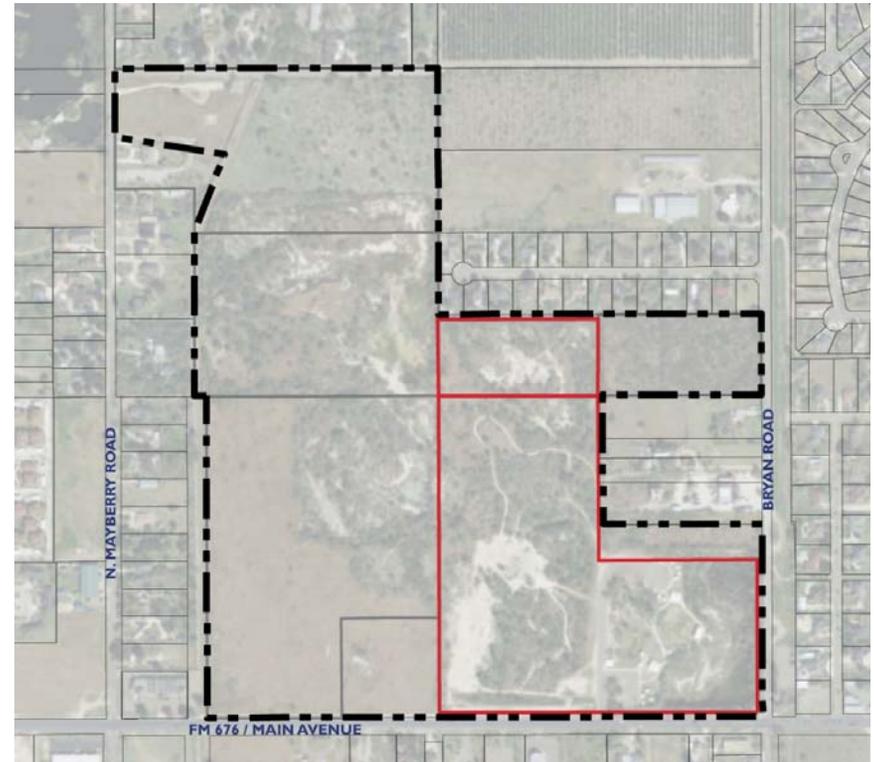
Number	Action	Plan Goals
5. Codes and Ordinances		
5.1	Establish a park development fee in addition to park land dedication requirements.	Goal 5
5.2	Apply municipal park land dedication requirements to varying park types.	Goal 5
5.3	Incorporate minimum requirements for recreation areas and amenities in multi-family development.	Goal 3, 5
5.4	Incorporate minimum requirements for private recreation areas and amenities in subdivisions.	Goal 3, 5
5.5	Incorporate minimum requirements for public gathering space in non-residential development.	Goal 3, 5
5.6	Clearly define open space types.	Goal 3

1. Corresponding plan goals and objectives are listed on pages 1.6 through 1.8.



JOSEFA GARCIA PARK

- **Conceptual Planning Area**
 - 102 total acres
 - Includes 33 City-owned acres
 - Only 7 percent of study area currently used for recreation (15 percent of city-owned area)
- **Existing Conditions**



JOSEFA GARCIA PARK

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 - 102 total acres
 - Includes 33 City-owned acres
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JOSEFA GARCIA PARK

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 - 102 total acres
 - Includes 33 City-owned acres
 - Only 7 percent of study area currently used for recreation (15 percent of city-owned area)
- **Existing Conditions**



JOSEFA GARCIA PARK

Land Use Zones

A Northern Zone

- 1 Wild land restoration including:
 - Trails
 - Picnic tables
 - Native grasses and wildflower restoration

- 2 Water features for:
 - Small water craft launch
 - Regional storm water detention
 - Wildlife viewing / bird blinds

B Transition Zone

- 3 Primary multi-use trail corridor
 - Trailhead includes map, interpretive information, and shade.
 - May also include drinking fountain and restrooms.

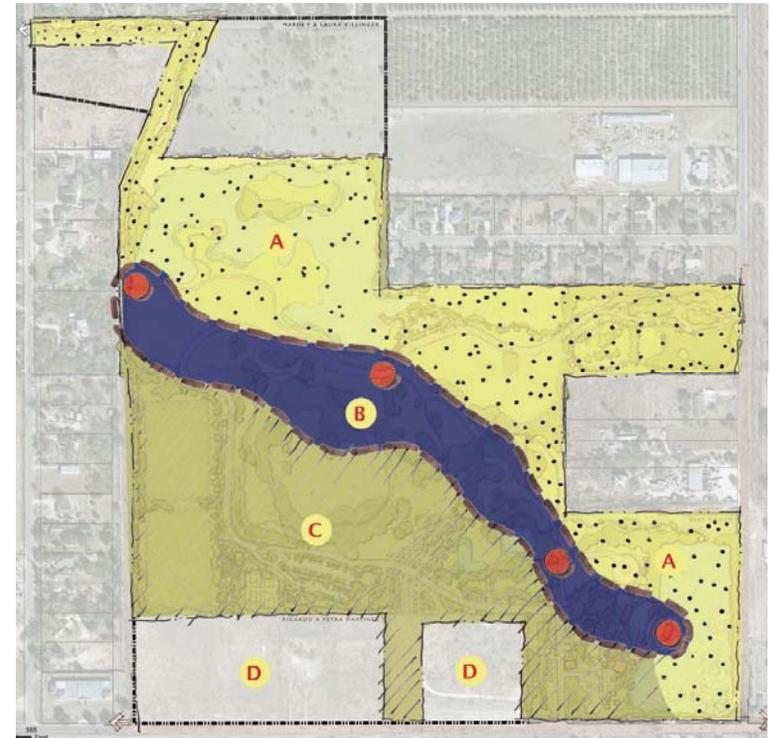
C Southern Zone

- 4 Community event space including:
 - Trails and trailhead
 - Picnic tables
 - Large covered pavilion with surrounding gardens
 - Playground for all ages and abilities
 - Exercise stations
 - Event lawn (2 full size soccer fields)
 - Parking

- 5 Enhance existing park
 - Trails and trailhead
 - Playground for all ages and abilities
 - Splash pad

D Commerce Zone

- 6 • Fee-based recreation or general retail
- Connectivity to regional trail system



JOSEFA GARCIA PARK

Northern Zone

- 1 Wild land restoration including:
 - Trails
 - Picnic tables
 - Native grasses and wildflower restoration
- 2 Water features for:
 - Small water craft launch
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Transition Zone

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Southern Zone

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 - Trails and trailhead
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 - Large covered pavilion with surrounding gardens
 - Playground for all ages and abilities
 - Exercise stations
 - Event lawn (2 full size soccer fields)
 - Parking
- 5 Enhance existing park
 - Trails and trailhead
 - Playground for all ages and abilities
 - Splash pad

Commerce Zone

- 6 • Fee-based recreation or general retail
- Connectivity to regional trail system



JOSEFA GARCIA PARK

- Existing Park Redevelopment



JOSEFA GARCIA PARK

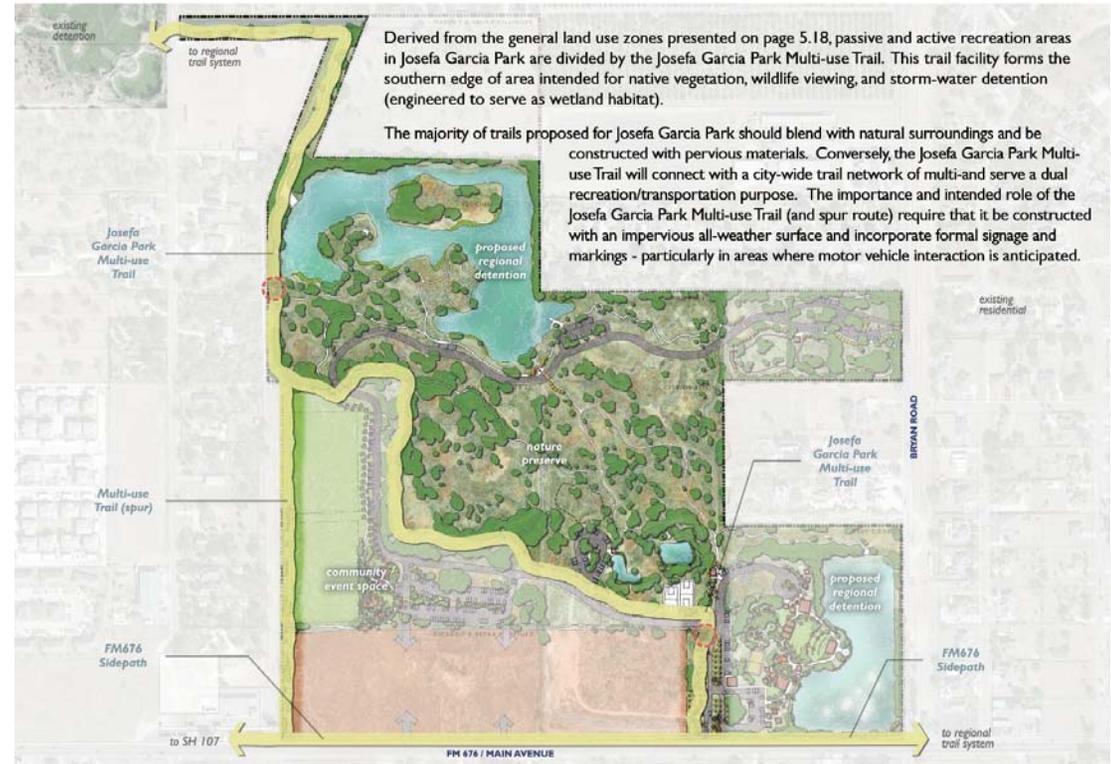
- Existing Park Redevelopment
- Community Event Space



JOSEFA GARCIA PARK

- Existing Park Redevelopment
- Community Event Space
- Regional Detention and Multi-use Trail

MAP 5-4, PRIMARY MULTI-USE TRAIL, REGIONAL DETENTION, AND PRESERVE



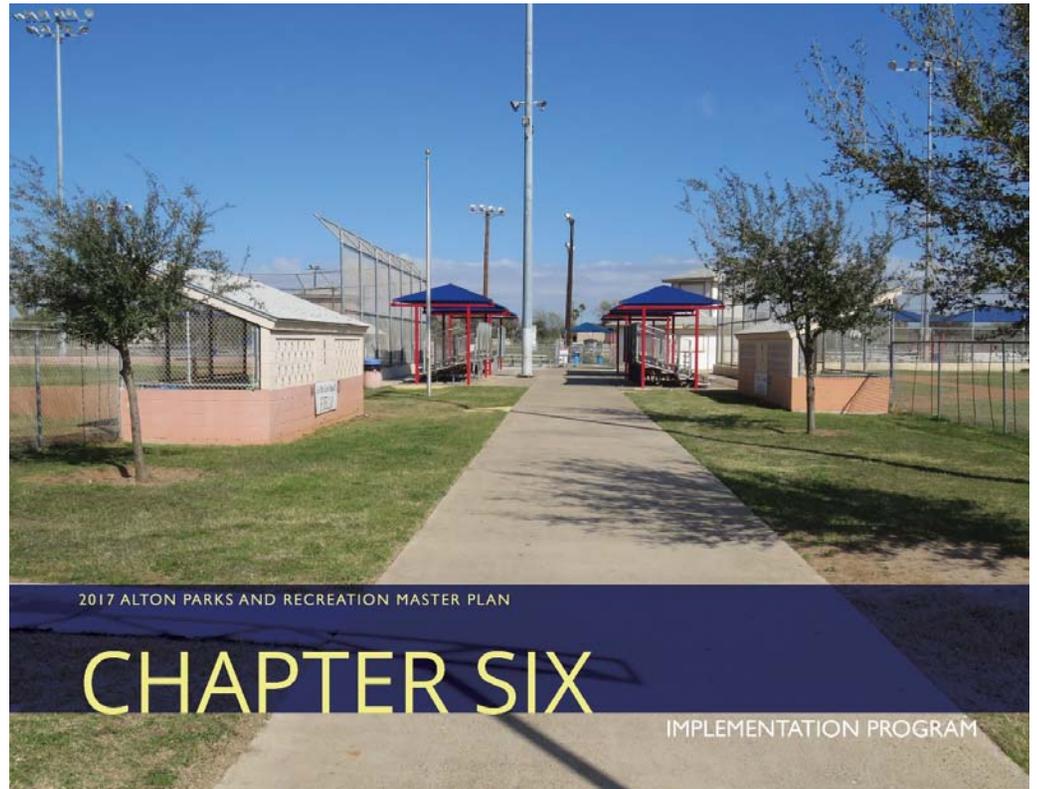
JOSEFA GARCIA PARK

Conceptual Plan Implementation

- ACTION JG.1. Improve recreational facilities and aesthetics in the existing portion of Josefa Garcia Park.
- ACTION JG.2. Acquire additional park land parcels.
- ACTION JG.3. Construct the principal Josefa Garcia Park multi-use trail.
- ACTION JG.4. Develop the recommended water features in Josefa Garcia Park in conjunction with City-wide storm water improvements.

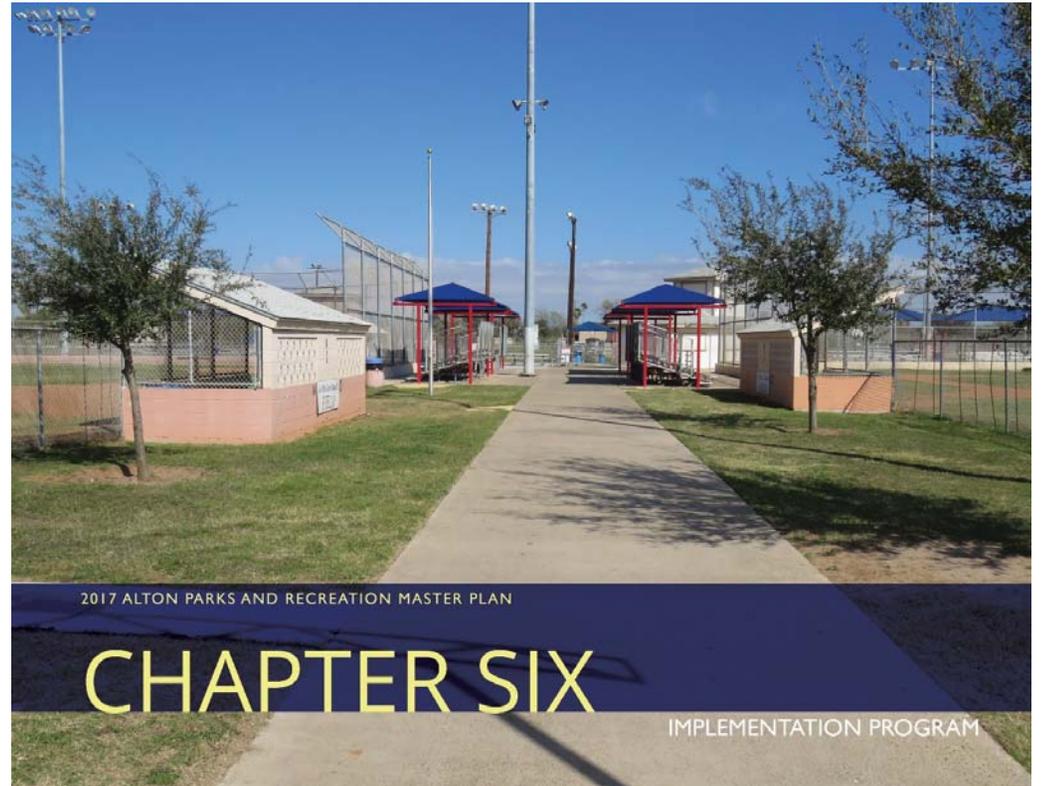


IMPLEMENTATION PROGRAM



IMPLEMENTATION PROGRAM

- Action Plan
- Parks and Recreation Funding Strategies
- Operations and Maintenance
- Plan Administration



IMPLEMENTATION PROGRAM

Action Plan

- Prioritization of plan recommendations
 - Short-term (1-5 years)
 - Long-term (5-10 years)

Figure 6.1, Alton Parks and Recreation Action Plan

Action ¹	Description (Page)	Time Frame (Priority) ¹			
		Short-term (1-5 Years)	Long-term (5-10 Years)	Ongoing	
1. Park Planning and Design					
1.1	Assemble land for the development of a community park in northwest Alton.	5.3	●	●	
1.2	Re-establish a municipal park in the Palm Lake Estates neighborhood.	5.3		●	
1.3	Prepare a unified conceptual site plan for Fireman's Park and Elizondo Park.	5.4	●		
1.4	Acquire property for the expansion of Sylvia Vela Park and prepare a corresponding conceptual site plan.	5.4		●	
1.5	Coordinate with school districts to provide greater access to recreational facilities.	5.4			●
1.6	Pro-actively identify and assemble park land in under-served areas for future neighborhood park development.	5.4			●
1.7	Establish and implement overall park design and construction standards.	5.5	●		
2. Park Renovation, Development, and Maintenance					
2.1	Compile and maintain a park system asset inventory.	5.5			●
2.2	Develop a parks maintenance and management schedule, and increase City resources.	5.6			●
2.3	Enhance gateway and border treatments at municipal park properties.	5.6	●	●	
2.4	Establish a program to increase shade at key locations within Alton city parks.	5.7		●	
2.5	Increase park safety and accessibility through targeted lighting installations and upgrades.	5.7		●	
2.6	Resurface existing walking trails.	5.7	●		
2.7	Construct splash pads or spray-grounds at the City's community parks.	5.7		●	
2.8	Provide at least one (1) "all abilities playground" at a municipal park.	5.7		●	
2.9	Reduce community recreational deficits.	5.8			●
2.10	Implement a unified conceptual site plan for Fireman's Park and Elizondo Park.	5.8	●		
2.11	Provide enhancements to Main Street Park that increase its desirability as a community gathering space.	5.8		●	
2.12	Implement a program of targeted facility and aesthetic enhancements in Sylvia Vela Park.	5.8	●	●	

¹ Actions listed in numerical order. Priority is non-sequential.



IMPLEMENTATION PROGRAM

Action Plan

- Prioritization of plan recommendations
 - Short-term (1-5 years)
 - Long-term (5-10 years)
- Capital Priorities
- Potential development projects (park system growth)
 - Park Land Acquisition
 - Major Facility Development
 - Multi-use Trail Network
 - Josefa Garcia Park
- Not the City's Capital Improvements Program (CIP)
- Not an operational/maintenance budget

Figure 6.2, Alton Parks and Recreation Capital Improvement Priorities¹

Priority	Project	Cost Range	Corresponding Plan Action (Page #)	Time Frame		Notes
				Short-term (1-5 Years)	Long-term (5-10 Years)	
Acquisition/New Parks						
1	Community Park Land (Northwest Alton). Acquisition and assembly of land in northwest Alton (10 to 20 acres)	\$250,000 - \$500,000	1.1	●	●	Costs related to land purchase only.
2	Neighborhood Park Land. Acquisition of neighborhood park land in underserved areas of the City (2 to 20 acres total)	\$50,000 - \$700,000	1.6	●	●	Assumes a total of two 1 - 10 acre parks (in addition a reprogrammed Palm Lake Estates Park). Assumes municipal purchase of park land.
3	Sylvia Vela Park Expansion. Property west or south of the current park and baseball/softball complex for the addition of up to four fields (12 to 20 acres).	\$360,000 - \$700,000	1.4		●	Costs related to land purchase only.
Total Estimated Acquisition Costs:		\$660,000 - \$1,900,000				
Park Development						
1	Resurface Walking Trails. Rehabilitation of walking trails within Sylvia Vela and Elizondo Parks. (3,800 total linear feet)	\$570,000	2.6	●		10' width, improved (paved) surface.
2	Sylvia Vela Park Improvements. Aesthetic improvements to landscaping, furnishings, lighting, signage, fencing. Facility upgrades including: benches, grills, play scapes and additional shade structures.	\$250,000 - \$500,000	2.12 & 2.3	●		Includes associated gateway and border treatments. Subject to conceptual site plan. Final programming TBD. Excludes park expansion.
3	Fireman's Park/Elizondo Park Improvements. Improvements to Fireman's Park include conversion of the park space into a parkway with sidepath. Elizondo Park improvements include: new "signature" play scape, shade structures, plantings.	\$375,000 - \$700,000	2.10 & 2.3	●		Includes associated gateway and border treatments. Subject to conceptual site plan. Final programming TBD.
4	Re-establish Palm Lakes Estate Park. Including: play scape, shade structure, benches, trees, signage, and walking path (2,000 linear feet).	\$450,000 - \$900,000	1.2 & 2.3		●	Includes associated gateway and border treatments. Final programming TBD.
5	Main Street Park Improvements. Including: permanent bandstand space, play scape, benches, landscaping (thick screen along FM676).	\$600,000 - \$1,000,000	2.11 & 2.3		●	Includes associated gateway and border treatments. Subject to conceptual site plan. Final programming TBD.
Total Estimated Park Development Costs:		\$2,245,000 - \$3,670,000				

¹ Excludes Josefa Garcia Park. Costs shown are at a pre-design level, and will vary as more detailed design occurs. Priority numbers and time frames are or planning guidance only, and not all items may be implemented in the sequence or time frame suggested. Costs ranges relating to land costs are general estimates intended to establish allowances, and will vary. Detailed appraisals should be conducted to determine specific land costs prior to acquisition. Grants and donations may reduce the cost of each item. All costs are shown in 2017 dollars.



CAPITAL PRIORITIES

Acquisition/New Parks

- Three (3) projects
- Total estimated costs: \$660,000 - \$1,900,000

Park Development

- Five (5) projects
- Total estimated costs: \$2,245,000 - \$3,670,000

Multi-use Trails

- Two (2) projects
- Total estimated costs: \$700,000 - \$7,270,000

Figure 6.2, Alton Parks and Recreation Capital Improvement Priorities¹

Priority	Project	Cost Range	Corresponding Plan Action (Page #)	Time Frame		Notes
				Short-term (1-5 Years)	Long-term (5-10 Years)	
Acquisition/New Parks						
1	Community Park Land (Northwest Alton). Acquisition and assembly of land in northwest Alton (10 to 20 acres)	\$250,000 - \$500,000	1.1	●	●	Costs related to land purchase only.
2	Neighborhood Park Land. Acquisition of neighborhood park land in underserved areas of the City (2 to 20 acres total)	\$50,000 - \$700,000	1.6	●	●	Assumes a total of two 1 - 10 acre parks (in addition a reprogrammed Palm Lake Estates Park). Assumes municipal purchase of park land.
3	Sylvia Vela Park Expansion. Property west or south of the current park and baseball/softball complex for the addition of up to four fields (12 to 20 acres).	\$360,000 - \$700,000	1.4		●	Costs related to land purchase only.
Total Estimated Acquisition Costs:		\$660,000 - \$1,900,000				
Park Development						
1	Resurface Walking Trails. Rehabilitation of walking trails within Sylvia Vela and Elizondo Parks. (3,800 total linear feet)	\$570,000	2.6	●		10' width, improved (paved) surface.
2	Sylvia Vela Park Improvements. Aesthetic improvements to landscaping, furnishings, lighting, signage, fencing. Facility upgrades including: benches, grills, play scapes and additional shade structures.	\$250,000 - \$500,000	2.12 & 2.3	●		Includes associated gateway and border treatments. Subject to conceptual site plan. Final programming TBD. Excludes park expansion.
3	Fireman's Park/Elizondo Park Improvements. Improvements to Fireman's Park include conversion of the park space into a parkway with sidepath. Elizondo Park improvements include: new "signature" play scape, shade structures, plantings.	\$375,000 - \$700,000	2.10 & 2.3	●		Includes associated gateway and border treatments. Subject to conceptual site plan. Final programming TBD.
4	Re-establish Palm Lakes Estate Park. Including: play scape, shade structure, benches, trees, signage, and walking path (2,000 linear feet).	\$450,000 - \$900,000	1.2 & 2.3		●	Includes associated gateway and border treatments. Final programming TBD.
5	Main Street Park Improvements. Including: permanent bandstand space, play scape, benches, landscaping (thick screen along FM1676).	\$600,000 - \$1,000,000	2.11 & 2.3		●	Includes associated gateway and border treatments. Subject to conceptual site plan. Final programming TBD.
Total Estimated Park Development Costs:		\$2,245,000 - \$3,670,000				

¹. Excludes Josefa Garcia Park. Costs shown are at a pre-design level, and will vary as more detailed design occurs. Priority numbers and time frames are or planning guidance only, and not all items may be implemented in the sequence or time frame suggested. Costs ranges relating to land costs are general estimates intended to establish allowances, and will vary. Detailed appraisals should be conducted to determine specific land costs prior to acquisition. Grants and donations may reduce the cost of each item. All costs are shown in 2017 dollars.



CAPITAL PRIORITIES – JOSEFA GARCIA PARK

■ Acquisition/New Parks

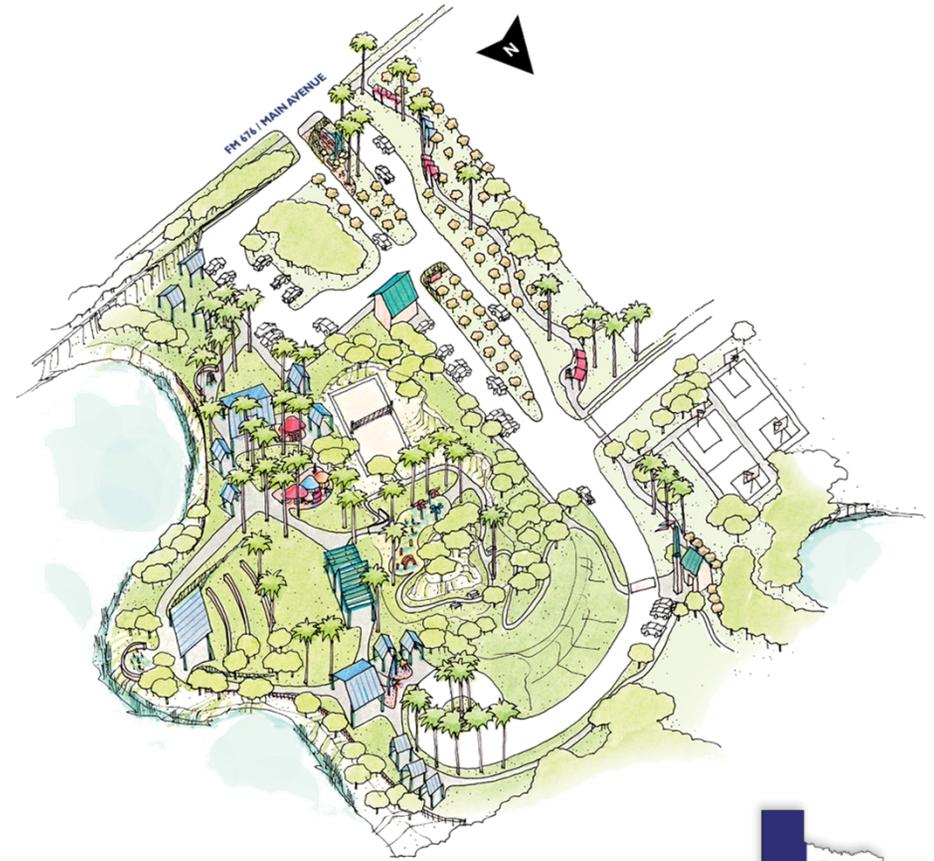
- Eight (8) projects (One (1) new)
- Total estimated costs: \$9,200,000 - \$11,000,000

Figure 6.3, Alton Parks and Recreation Capital Improvement Priorities, Josefa Garcia Park¹

Priority	Project	Cost Range	Corresponding Plan Action (Page #)	Time Frame		Notes
				Short-term (1-5 Years)	Long-term (5-10 Years)	
1	Park Rehabilitation, Phase 1. Rehabilitate and add amenities to the existing Josefa Garcia Park space including improved and inclusive play areas, new splash pad, amphitheater improvements, and detention pond improvements and access.	\$1,500,000 - \$2,250,000	JG.1 (pg. 5.26)	●		Suggested enhancements depicted on page 5.20.
2	Property Acquisition, Phase 1. Acquire up to 19 acres of land encompassing the proposed community event space (page 5.22).	\$650,000 - \$760,000	JG.2 (pg. 5.26)	●		Excludes "commerce zone" land as identified in the conceptual site plan.
3	Park Rehabilitation, Phase 2. Rehabilitate and add amenities to the existing Josefa Garcia Park space including Trailhead with signage and restroom at nature preserve entry, basketball courts, and monumental park entry road expansion and signage.	\$850,000 - \$1,100,000	JG.1 (pg. 5.26)	●		Suggested enhancements depicted on page 5.20.
4	Property Acquisition, Phase 2. Acquire up to 28 acres of land encompassing remaining properties in the proposed northern zone of the park.	\$980,000 - \$1,120,000	JG.2 (pg. 5.26)		●	Excludes "commerce zone" land as identified in the conceptual site plan.
5	Nature Trails. Construct nature trails throughout the northern zone and transition zones of the park. Estimated distances may range between 2.25 and 3 linear miles depending on property acquisition and routes.	\$90,000 - \$150,000	N/A		●	Basic enhancement of acquired property to increase access. Crushed granite or other low-cost pervious ground cover (10' width).
6	Park Access Road. Construct a 0.9 mile park access road connecting the existing park entrance with Bryan Road. Access road may be paved in full; or, portions may be built with gravel or other pervious surface.	\$650,000 - \$1,100,000	N/A		●	Basic enhancement of acquired property to increase access and safety. Cost range reflects gravel (low) versus asphalt (high) surface.
7	Josefa Garcia Park Multi-use Trail. Principal multi-use trail segment bisecting the park property. Extends between 0.5 and 0.9 miles depending on status of property acquisition.	\$310,000 - \$780,000	JG.3 (pg. 5.27)		●	Improved (paved) surface. 10' width.
8	Regional Detention. 7 acres of surface water with large island and undulating edges for riparian habitat improvements.	\$1,100,000 - \$1,900,000	JG.4 (pg. 5.27)		●	

Total Estimated Park Development Costs: \$9,200,000 - \$11,000,000

¹ Costs shown are at a pre-design level and will vary as more detailed design occurs. Priority numbers and time frames are or planning guidance only and not all items may be implemented in the sequence or time frame suggested. Costs ranges relating to land costs are general estimates intended to establish allowances, and will vary. Detailed appraisals should be conducted to determine specific land costs prior to acquisition. Grants and donations may reduce the cost of each item. All costs are shown in 2017 dollars.



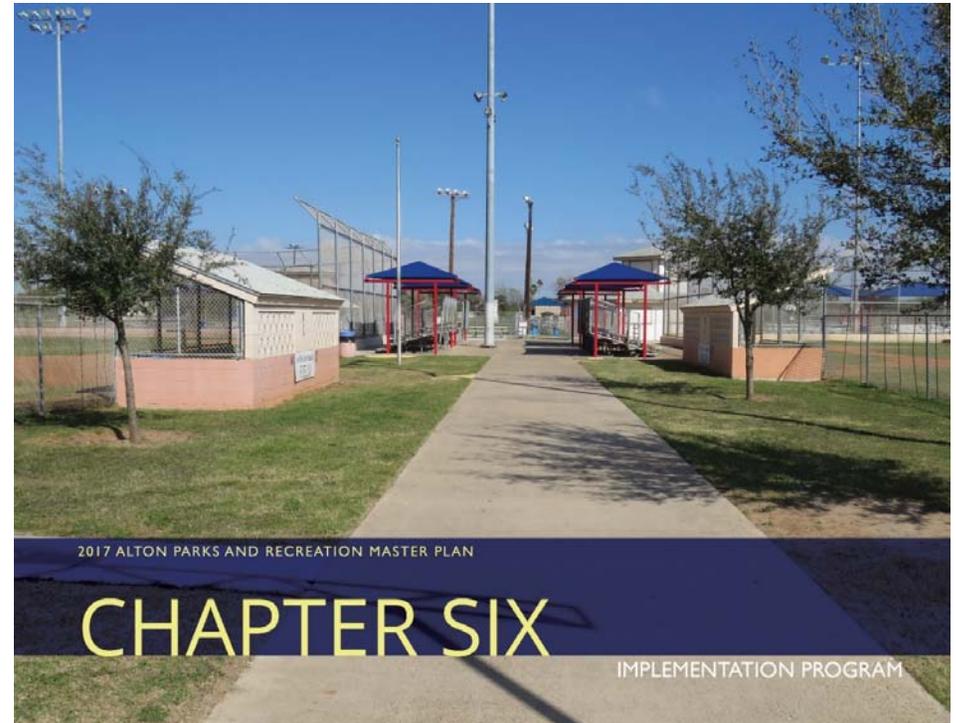
IMPLEMENTATION PROGRAM

■ Parks and Recreation Funding Strategies

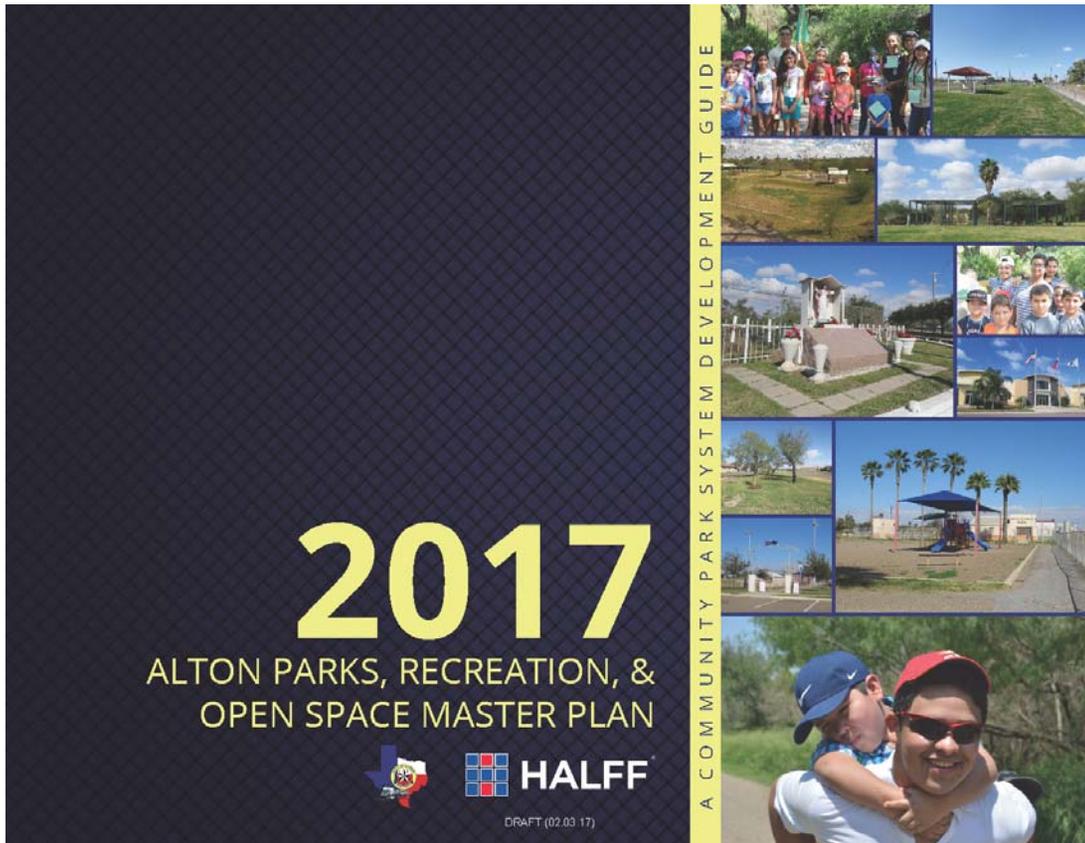
- City-generated sources
 - General fund
 - Bond funds
 - Parkland dedication ordinance
- Grant funding sources

■ Plan Administration

- Plan review and amendment
 - Facility inventory
 - Public surveys
 - Facility use and program participation
 - Implementation program updates
- Planning and Zoning Commission



ALTON PARKS, RECREATION, AND OPEN SPACE MASTER PLAN



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Alton City Commission Meeting (February 14, 2017)

