

Executive Summary



"I hope to be remembered as someone who made the earth a little more beautiful."

SUPREME COURT JUSTICE WILLIAM O. DOUGLAS

Introduction

The City of Georgetown is a very desirable place to live, work and play. In fact, Georgetown was ranked as the number two city in the nation to live and start a small business by *Fortune Small Business Magazine* in 2008. When residents are asked what it is that they like about Georgetown, it is invariably the beauty of the rivers and the small town feel that brought them here in the first place. The country feel is also an extremely important quality of the City that residents wish to see retained and preserved. In fact, the biggest fear of most residents is uncontrolled development causing the destruction of the City's country feel.

Parks and open spaces are one of the most visible elements of a city government at work, and can instill a strong sense of pride in the residents of a community. A great park and recreation system lets both citizens and visitors know that the leadership of the city is interested in providing the best for its citizens. The leadership in Georgetown has long recognized that recreation plays an important role in the quality of life in Georgetown, and that a strong park, recreation and trail system provides a healthier environment, improves the well being of children and young adults, and reduces the potential for crime in the City.

The purpose of this Parks, Recreation and Trails Master Plan is to provide an assessment of the current system, to allow the citizens of Georgetown the opportunity to directly voice their desires and concerns about parks and recreation, and to provide a set of recommended priorities that will guide city staff and elected officials over the next ten years in terms of parks and recreation in Georgetown. This Master Plan has two components: the first is the Parks, Recreation and Trails Master Plan which discusses the extensive public input process, provides a detailed assessment of park and recreation needs in Georgetown, and summarizes recommendations concerning parks, recreation and trail actions. The second component is the Georgetown Trails and Greenways Master Plan which is an in depth master plan of potential trail corridors throughout all of Georgetown's city limits and the extra territorial jurisdiction (ETJ).

Goals of the Parks, Recreation & Trails Master Plan

The goals of the Georgetown Parks, Recreation and Trails Master Plan were guided by The Seven Measures of an Excellent Parks System from Peter Harnik's book *The Excellent City Parks System*. Per Peter Harnik, the seven measures are:

- **A Clear Expression of Purpose** – a clear purpose for the system must be in place, expressed through a mission statement and goals that define precisely what the system is expected to provide. Georgetown's park system clearly knows who its target market is, and focuses on providing high quality facilities and programs.
- **Ongoing Planning and Community Involvement** – the excellent parks system has a plan that it follows and updates periodically. It also involves its residents in the development of the plan and major decisions undertaken by the system. Georgetown, through this plan, is clearly committed to both short term and long term planning.
- **Sufficient Assets in Land, Staffing, and Equipment to Meet the System's Goals** – the parks system must have adequate land, know how much parkland it has and where, and have adequate operating funds and "a regular infusion of capital funds for major construction and repairs and land acquisition."
- **Equitable Access** – parks should be readily accessible, no matter where residents live. Ten minutes on foot in dense areas and 10 minutes apart by bicycle in suburban areas is recommended by the author. Access in most parts of Georgetown is very good.
- **User Satisfaction** – citizens should fully use the park facilities and be satisfied with what they are provided with. Cities should record usership, and should periodically query their residents to determine the level of resident satisfaction. The citizens of Georgetown, through ongoing input, appreciate the system they have, but would like to see it continue to expand as the population of the City grows.
- **Safety from Physical Hazards and Crime** – park users should feel safe when they use the facilities anywhere in the city. Georgetown is considered a very safe city, and citizens feel that their parks are safe places to visit.
- **Benefits for the City Beyond the Boundaries of the Parks System** – the excellent parks system clearly provides environmental, economic, health and learning benefits for its residents. Georgetown residents have long recognized the great benefits of an excellent park system, and are calling for the resources to allow the system to flourish.

The goals of the Georgetown Parks, Recreation and Trails Master Plan are:

1. The Parks System will be Accessible

- The parks system will provide adequate parks - the City will work towards providing parks, trails, and open spaces in an adequate amount in all parts of the city.
- Facilities will be well distributed to provide equitable access - parks will be located so that every citizen of Georgetown has close access to a park. In the near future, no one in Georgetown will live further than one-half mile from a park, and ideally most residents will be within one-quarter mile from a park, green space or trail access point.
- In newly developing parts of the City, adequate parkland will be allocated from the beginning of development, so that the target levels of service of this plan are met.
- A balanced park system will be provided - a variety of park sizes and facility types are readily available. The parks system will work towards providing a mix of small and large parks, trails, open spaces, and indoor recreation facilities. The system will work towards meeting parks, trails and open space goals - in other parts of the City, appropriate steps will be initiated to come closer to the facility and service goals of this plan.

2. The System will be Well Funded and will Actively Pursue Partnership Opportunities

- The citizens of Georgetown have provided strong support in recent bond votes.
- The parks system will be adequately funded - the parks system will be funded to a level that corresponds to its importance to the citizens of Georgetown. It will be encouraged to flourish.
- The parks system will use all available land resources - every land resource in the City will be considered for its potential as a park or open space resource since there are too few available open space and suitable park sites. Schools and drainage land should be considered in the overall parks equation of the City.
- School parks must be a vital part of the parks system - parks adjacent to elementary or secondary school sites must be a vital resource for the citizens of Georgetown in the future.

3. The System will Identify and Focus First on "Core" Services

- The Department will focus on providing basic services that serve a significant



portion of the population. These will be measured against five desired outcomes.

- **Livability of the Community** – provides diverse recreational opportunities and experiences for all citizens of Georgetown.
- **Health** - provides opportunities to improve the health of all residents of Georgetown.
- **Youth** – provides learning and recreational experiences for the youth of Georgetown.
- **Revenue** – provides opportunities for revenue, but only if not at the expense of the other desired outcomes. The system’s top priority should not be for-profit or to make revenue so much so that park and recreational facilities and programs are only available to an elite portion of the population. The priority should be to provide parks and recreation to all residents first, and then revenue returns second.
- **Outdoors** – provides opportunities to experience the outdoors in many different ways.

4. Parks in Georgetown will be Extraordinary and Timeless

- The parks of Georgetown will express the natural beauty and cultural diversity of Georgetown. The parks should look like they belong in Georgetown.
- Create extraordinary parks - resolve to create parks that are unusual and that stand out.
- Express the Character of Georgetown - the entire park system, with its lands and buildings, should be one of the most visible character creating features of the City.
- Use materials that fit in - develop parks that represent the natural beauty of the area, and that fit in with the scenery of the area.
- Native materials - use materials that are native to the area and that are already commonly used, such as boulders, native rock, shrubs, and trees.
- Strong, distinctive appearance for park buildings - use architectural features as the focal points of parks. Use strong architectural statements that draw attention to the parks.

5. Parks will be Community Focal Points

- Parks as focal points of the community - place parks so that they become readily visible focal points of the community around them. Encourage the development community to think of parks in this manner, and where necessary, develop ordinances that force that consideration.
- Think of parks as mini-oasis - treat parks as lush areas, but note that only a portion of each park has to have that feeling.

6. The City will Focus on Connectivity and Linkage

- Trails and linear parks will equally focus on connectivity and leisure uses - the ultimate trail system will actually link a variety of uses, especially neighborhoods to area schools and parks, to local retail and centers of government, and to indoor recreation.
- Trails and linear parks will be a vital part of the parks system - a spine system of linear parks and trails should be extended, so that the goal of one day linking all parts of the city via scenic trails and linear parks can be achieved.

7. The City will Value and Preserve Open Space

- Open Spaces - make the preservation of open space within the city a high priority in the future. Set a goal of having five times more undeveloped in-city open space within the next 10 to 20 years.
- Use drainage as opportunities to “create” open space - Use drainage channels as the “greenbelts” of an area. Run roads alongside them and add trees to create linear parkways.

Summary of Georgetown’s Demographics

Georgetown has experienced rapid growth in the past several decades. This rapid growth will continue throughout the lifetime of this master plan. According to the City of Georgetown 2030 Comprehensive Plan, the ultimate build-out population of Georgetown is expected to exceed 400,000 residents (Page 3-54 of Georgetown’s 2030 Plan). Once Georgetown reaches this population, there will be more than eight times the number of residents for the City to serve with parks and recreation facilities and programs. The projected population growth for Georgetown is shown in Table E-1 below.

Table E-1 City of Georgetown Projected Population Growth		
Year	Population	% of Growth
2000	28,339	-
2008	47,466	67.5%
2010	53,412	14.9%
2015	83,840	57.0%
2020	131,602	57.0%
Build - Out	400,000	203.9%

Source: Georgetown Planning and Development Department



Georgetown residents enjoying San Gabriel Park



Age - The age of the residents in Georgetown is shown both within a 6 mile radius of downtown Georgetown and within a 20 mile radius of downtown Georgetown. When looking at the 6 mile radius, Georgetown's population is significantly older than that of the State of Texas, as shown in Table E-2. 36.8% of Georgetown residents are over the age of 50 and the majority of this age group is concentrated in the Sun City subdivision. The state as a whole has 25.7% of the population over the age of 50.

Conversely Georgetown only has 26.3% of the population younger than the age of 19; Texas has 29.95% of the population in this age group. Similarly only 36.9% of Georgetown residents are between the ages of 20 and 49, compared to Texas with 44.39% of the total population within this age group. Recreation facilities and programs should accommodate these population trends.

Table E-2 2005 Age Distribution			
Age	Georgetown 6 Mile - %	Georgetown 20 Mile - %	Texas Overall - Percent
0 - 4	5.6%	8.2%	7.99%
5 - 9	6.2%	7.8%	7.16%
10 - 19	14.5%	14.0%	14.8%
20 - 29	11.6%	14.5%	15.2%
30 - 39	11.4%	18.3%	14.79%
40 - 49	13.9%	16.3%	14.4%
50 - 59	13.0%	11.0%	11.71%
60 - 64	6.5%	3.2%	4.07%
65 +	17.3%	6.7%	9.87%

Source: for Georgetown, Georgetown Economic Development Corporation;
for Texas, Texas State Data Center

Summary of the Existing Park System in Georgetown

Georgetown has established a network of both neighborhood and larger community park facilities. These parks are well placed within the neighborhoods they serve and are well maintained. With the help of the City's parkland dedication ordinance, even the newly developed parts of the City have adequate parkland. Table E-3 below summarizes the existing park facilities in Georgetown.

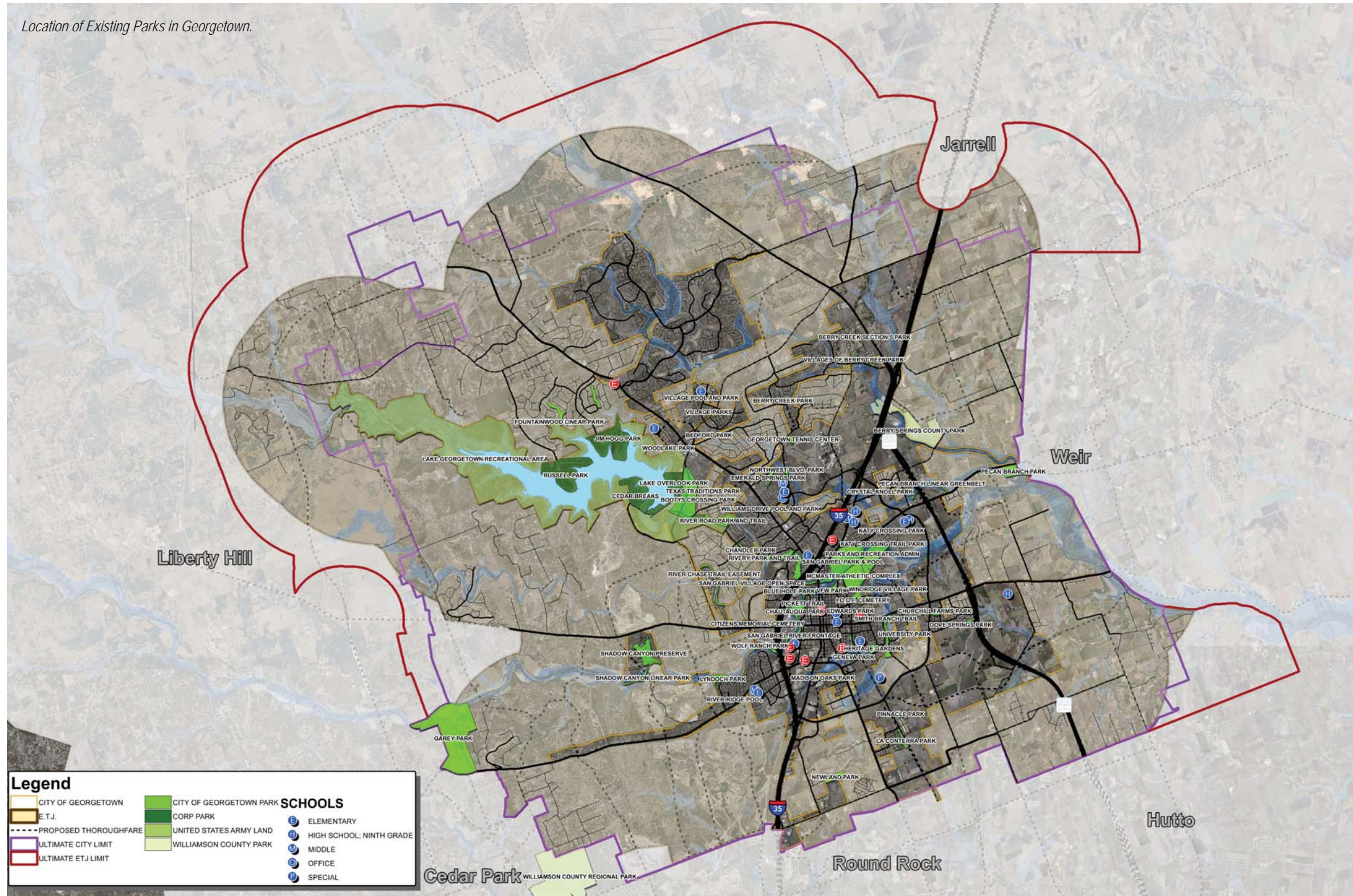
Table E-3 The 2008 Parks System in Georgetown	
Total Number of Parks	55
Total Acreage	1,360.21 acres city-owned
Neighborhood Parks	29 Parks totaling 129.84 acres
Community Parks	10 Parks totaling 246.65 acres
Linear Parks and Trails	9 Parks totaling 172.54 acres
Regional Parks	3 Parks totaling 738.95 acres
Special Purpose - Sports Complex	2 Parks totaling 53.42 acres
Open Space	2 Parks totaling 18.81 acres
Largest Developed Park	San Gabriel Park, 177.95 acres
Smallest Developed Park	Founders Park, 0.09 acres
Developed vs. Undeveloped Acreage	472.84 acres vs. 887.37 acres*

**Note that 525 undeveloped acres is Garey Park*

Within the city limits of Georgetown there is an U.S. Army Corps of Engineers lake, Lake Georgetown, with four park sites and additional open space that surround it. There is also a county park, Berry Springs Park and Preserve, within Georgetown. Finally there are four private parks in Georgetown; the Shadow Canyon Preserve, Texas Traditions Park, the Georgetown Soccer Association Sports Complex, and the Village Pocket Parks. These nine park sites and open space contribute an additional 3,463.32 acres of open space to the residents of Georgetown that is not city owned. 2,446.85 acres of that additional parkland is undeveloped Army Corps of Engineers designated open space surrounding Lake Georgetown.



Location of Existing Parks in Georgetown.



Summary of Public Input

This master plan incorporates an extensive amount of public input, utilizing several alternative methods. By using these methods of public input, feedback from many varying parts of the community were received, leading to a broader consensus on the direction that the master plan should take. The multiple methods that were used to generate citizen input during the planning process include:

- A citywide statistically valid telephone survey
- An online survey
- Surveys distributed to the young residents of Georgetown in the Georgetown Independent School District
- Interviews with key stakeholders, staff and elected officials of the City
- Presentations to the Parks and Recreation Advisory Board
- Citywide public meetings and hearings
- Workshops with the City Council

Overall Satisfaction with Parks in Georgetown - Georgetown has one of the highest levels of citizen satisfaction with parks statewide. 91% of those who participated in the telephone survey and 87% of those who took the online survey are satisfied or very satisfied with park in Georgetown.

When asked about offering small neighborhood parks close to where people live, both the telephone survey and the online survey had an importance rating of 69% (23% very important and 46% important for both surveys).

A total of 73% and 78% of Georgetown residents surveyed by telephone and online, respectively, support funding for the development of Garey Park.

69% of the telephone respondents and 80% of the online respondents supported the construction of a regional park on the west side of Georgetown.

69% of telephone respondents and 72% of online respondents said they would be willing to pay additional taxes to see the quality of Georgetown's parks upgraded.

92% of citizens who participated in the telephone survey and 94% of those who completed the online survey agreed that natural areas are important and should be preserved where it is available.

What Recreation Facility is Lacking - respondents to both the telephone survey and the online survey were asked the open ended question of what one facility they felt was lacking in the City of Georgetown. The results are shown below. For both surveys, the number one response was trails.

Telephone Survey Responses

Multi-use Trails.....	14%
Park.....	14%
Pools.....	14%
Indoor Swimming Pool / Natatorium.....	11%

Online Survey Responses

Hike and Bike Trails / Lanes.....	17%
Swimming Pools / Indoor / Outdoor.....	10%
Parks.....	9%
Recreation Center.....	6%

Most Important Facility to Add - Respondents to the surveys were then asked what one specific facility from a previous list of facilities they felt was the most important for the City to construct. The responses are shown below. Similarly to other methods of public input, trails were ranked as number one.

Most Important Facility to Construct (Telephone Survey Responses)

Jogging / biking trails.....	26%
Park restrooms.....	11%
Children's water spray park.....	11%
Amphitheater.....	9%
Natural habitat / nature areas.....	9%

Most Important Facility to Construct (Online Survey Responses)

Jogging / biking trails.....	25%
Natural habitat / nature areas.....	14%
Park restrooms.....	12%
Amphitheater.....	10%
Children's water spray park.....	9%



Summary of the Park System Needs Assessment

Cities evolve over time. They increase in size, change direction of growth, and the population characteristics shift. These changes have a direct impact on the needs of open space and recreation. The Needs Assessment evaluates the current condition of Georgetown's parks and recreation facilities and programs, and identifies what deficiencies exist so that actions can be developed to address them. The existing conditions analysis coupled with future population projections also helps to determine future needs and develop actions to address these needs. Additionally, based on public input, the need assessment analysis identifies what facilities are most needed or desired by the residents of Georgetown, helping to prioritize those that are most important.

Three techniques were used in evaluating the City of Georgetown's current and future park needs. This methodology follows criteria developed by the Texas Parks and Wildlife Department method for local park master plans. These methods include:

- Level of Service-based assessment, using locally developed standards for facilities;
- Demand-based assessment, using participation rates and public input; and
- Resource-based assessment, using assessment of unique physical features in Georgetown.

Park acreage needs are shown to the right and on the following page.

Neighborhood Parks

Existing Level of Service

The recommended level of service for neighborhood parks is 3 acres per 1,000 residents.

City Parks Only

- 118.8 acres of city-owned parks
- Current level of service - 2.5 acres for every 1,000 residents
- Achieving 83% of recommended level of service.

All Neighborhood Parks in Georgetown

- 119.23 acres of neighborhood parks, including 118.8 acres of city parks and 0.43 acres of private neighborhood park
- Current level of service - 2.51 acres for every 1,000 residents
- Achieving 84% of recommended level of service.

Future Needs

The recommended level of service for neighborhood parks is 3 acres per 1,000 residents.

Current 2008 Need

- Estimated Population - 47,466
- Target - 142 acres
- Deficit - 23 acres

Projected 2010 Need

- Projected Population - 53,412
- Target - 160 acres
- Deficit - 41 acres

Projected 2020 Need

- Projected Population - 131,602
- Target - 395 acres
- Deficit - 276 acres

Community Parks

Existing Level of Service

The standard level of service for community parks is 5 to 8 acres per 1,000 residents (or 1 acre for every 125 to 250 residents of the city). The recommended target level of service for Georgetown is 8 acres per 1,000 residents.

City Parks Only

- 291.79 acres of city-owned parks
- Current level of service - 6.15 acres for every 1,000 residents
- Achieving 76.8% of recommended level of service.

Future Needs

The recommended level of service for community parks is 8 acres per 1,000 residents.

Current 2008 Need

- Estimated Population - 47,466
- Target - 380 acres
- Deficit - 88 acres.

Projected 2010 Need

- Projected Population - 53,412
- Target - 427 acres
- Deficit - 135 acres

Projected 2020 Need

- Projected Population - 131,602
- Target - 1,053 acres
- Deficit - 761 acres



Regional Parks

Existing Level of Service

The standard level of service for regional parks is 5 to 10 acres per 1,000 residents (or 1 acre for every 100 to 200 residents of the city). The recommended target level of service for Georgetown is 5 to 10 acres per 1,000 residents.

City Parks Only

- 344.97 acres of city-owned parks is developed, 512.94 acres is undeveloped
- Current level of service for developed acreage only - 7.27 acres for every 1,000 residents
- Achieving 73% to 146% of recommended level of service.

Corps, County, and City Parks

- 1,339.59 acres of developed regional parks
- Current level of service for developed acreage only - 24.01 acres for every 1,000 residents
- Achieving 282% to 565% of recommended level of service.

Future Needs

The recommended level of service for regional parks is 5 to 10 acres per 1,000 residents.

Current 2008 Need

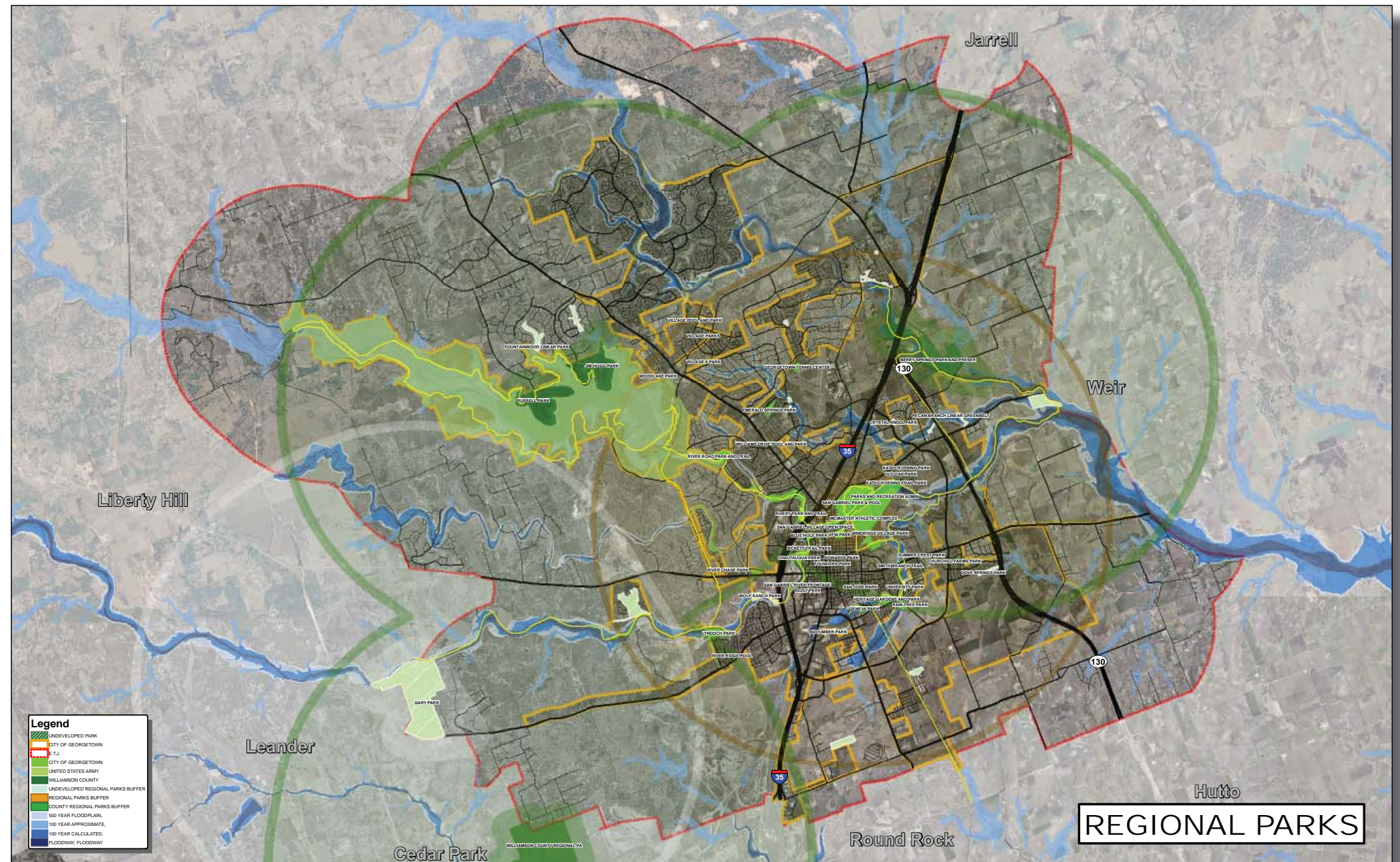
- Estimated Population - 47,466
- Target - 237 acres to 475 acres
- Deficit of 130 acres to surplus of 108 acres

Projected 2010 Need

- Projected Population - 53,412
- Target - 267 acres to 534 acres
- Deficit of 189 acres to surplus of 78 acres

Projected 2020 Need

- Projected Population - 131,602
- Target - 658 acres to 1,316 acres
- Deficit - 313 acres to 971 acres



Facility Needs

Georgetown currently has an excellent supply of park related amenities to serve its existing population. However, as noted previously, the population of Georgetown is projected to nearly triple by the year 2020. In order for Georgetown to maintain its current level of service, more amenities and facilities will need to be added to the park and recreation system. Table E-4 below summarizes the findings from the Level of Service-based assessment of needs.

Table E-4 Summary of Facility Needs by 2020 (in alphabetical order)			
Facility	Current Amount	2020 Need Based on Future Population	Level of Need
Baseball Fields	8	33	High
Basketball Courts	11	19	High
Disc Golf Course	2 full courses	6	Moderate
Large Pavilions	26	66	Very High
Picnicking Facilities	Varies	Varies	Very High
Playscapes	31	66	Moderate
Practice Fields	4	26	Very High
Recreation Center	1	2-3	Moderate
Softball Fields	7	15	High
Soccer Fields	10	26	High
Spraygrounds	0	5	Very High
Swimming Pools	5	6	Low
Support Facilities	Varies	Varies	Very High
Tennis Courts	11	38	Moderate
Trails	6.4 miles	26.3 miles	Very High
Volleyball Courts	8	26	Moderate

Demand was also used to determine what additional facilities are needed in Georgetown. Demand is based both on actual participation in organized activities and in use of the parks, as well as by the level of use and preferences expressed by citizens through stakeholder interviews, the citizen telephone survey, and public meetings.

Respondents to the citizen telephone survey and the online survey were asked to indicate which facilities they thought were most needed in the city. According to the citizens, the most highly needed facilities include: park restrooms, picnic tables, playgrounds, jogging / biking trails, and natural habitat / nature areas.

A citywide public input meeting was also held in Georgetown. Residents were shown key needs throughout the community and were asked which three they thought were the most important. The results are shown below and are ranked in order of importance.

The Most Important Priorities for Georgetown to Pursue (community public meeting questionnaire)

1. San Gabriel festival / farmers market venue
2. Trails
3. Downtown festival park
4. Acquire land / acquire land for a northwest park
5. Renovate / enhance San Gabriel Park
6. Preserve land, open space, floodplain
7. Water sprayground parks
8. Enhance Lake Georgetown (rowing, access, trails)



During the course of this planning process, several stakeholder groups were contacted to give their input. Sixteen different groups gave a detailed discussion on what they felt were the top priority needs for their specific group and interests. Their most highly desired needs are shown in Table E-5 below.

Table E-5 Demand Based Needs Assessment by Stakeholder Groups	
Stakeholder Group	Key Needs
Aquadillos Swimming	25 yard USA Swimming competition size, indoor swimming pool
Art Committee	Art in the Park Program, public art, amphitheater
Georgetown Art Works	Art Park or Art Center in the downtown
Corps (Lake Georgetown)	Flood control and preservation. Want to keep the lake natural
Convention and Visitors Bureau	Things to attract people to Georgetown like events, restaurants, the lake, sports, etc.
Downtown Association	Downtown festival area to get the events off the street, unique restaurants, things to do downtown
Economic Development Corporation	Preserve natural elements in Georgetown, offer something for 25-35 year olds to do
Farmers Market	Permanent venue to hold market, preferably in San Gabriel Park
Garden Club	Lighting in the Sunken Garden, proper drainage to keep run off from coming down the stairs
Pop Warner Football	Need use of the existing concession stand if they cannot build their own, bleachers, practice fields
Rowing Club	Boat storage facility at Lake Georgetown, potential for renting kayaks and boats on the river
Sheriff's Posse	Large covered arena, control of both the show barn and the arena, expanded facility
Georgetown Soccer Association	Practice fields, complex similar to Williamson County Regional Park, light fields in San Gabriel Park for practice
Williamson County Museum	Kiosks and interpretative signs throughout Georgetown
Williamson County Parks Department	Passive county parks, maybe add a nature center at Berry Springs Park
Youth Basketball	Second gym for games and practice, expand league to include teenagers

In the resource based assessment, key physical features of the city that may be incorporated into recreational opportunities are assessed. Both man-made and natural features can be considered. The City of Georgetown has a number of landscape features that should be preserved and / or adapted for recreational use and open space preservation where feasible. These are the San Gabriel Rivers, Lake Georgetown, rural landscapes, historic / cultural landscapes, utility right-of-ways, and the railroad right-of-way.



Key Actions

1 Secure funding to prepare for the development of Garey Park

Meadow Area at Garey Park

San Gabriel River frontage in Garey Park

Central pond and garden area

Existing home and gardens will be incorporated into the park

Existing pond area

Develop Garey Park within three years after the Gareys pass away

Allows for immediate movement forward to develop park

Responds to Council's commitment to develop the park

Development Cost: \$20.0 million

Garey Park Cost Summary			
Preliminary Estimate of Probable Construction Costs - 2008-2009			
PHASE	FEATURES	2008-2009 Projected Cost	5 Year Escalation
Area 1	Main Entrance, Splashpad, Fields, Playscape	\$3,500,000	\$4,258,285
Area 1a	Equestrian Facilities	\$2,000,000	\$2,433,306
Area 1b	Natural Area Trails and Access	\$1,250,000	\$1,520,816
Area 2	Home and Garden Area Improvements	\$3,150,000	\$3,832,457
Area 3	Meadow, Amphitheater and Event Area	\$3,500,000	\$4,258,285
Area 4	Cabin Area	\$1,750,000	\$2,129,143
Area 4a	Observatory Area	\$1,600,000	\$1,946,645
Area 5	Primitive and Group Camping	\$1,500,000	\$1,824,979
Area 6	River Corridor Trails	\$500,000	\$608,326
Total		\$18,750,000	\$22,812,242

Projected costs prior to detailed design. Costs will vary as more detailed design occurs.



2A Create an amphitheater / festival area in San Gabriel Park

Development Cost for Amphitheater and Park improvements: \$12.5 Million

Amphitheater/festival Area Projected Cost

Amphitheater and Festival Grounds at San Gabriel Park Preliminary Estimate of Probable Construction Costs		
Item No.	Type	Amount
	Demolition	\$295,000
	Site Earthwork	\$237,500
	Roads and Parking	\$637,500
	Storm Drainage	\$75,000
	Dry Utilities	\$160,000
	Buildings, Pavilions	\$2,476,000
	Hardscape	\$420,000
	Landscape and Irrigation	\$160,000
	Site Furnishings	\$89,000
	Miscellaneous	\$460,000
Subtotal - Estimated Construction Cost		\$5,002,000
Contractor Mobilization (2%)		\$100,040
Contingency at Pre-Design Level (20%)		\$1,000,400
Design, Testing, Surveying, Environmental, Project Administration (14%)		\$680,336
Estimated Cost including Escalation (2Years at 4%)		\$7,509,307

2B Begin to renovate and enhance San Gabriel Park as Georgetown's "Central Park"

Renovation and Enhancement of San Gabriel Park

Create an amphitheater/performance venue/festival area to replace older football stadium

- Amphitheater/festival area to replace old football stadium for concerts, Farmer's market, festivals, etc.
- Amphitheater/festival area cost \$7.5 Million
- Renovations to San Gabriel Park - New restrooms, pavilions, parking, improve irrigation, entrance area, better lighting along trail
- Renovation Cost - \$5.0 Million

San Gabriel Park Renovations and Improvements

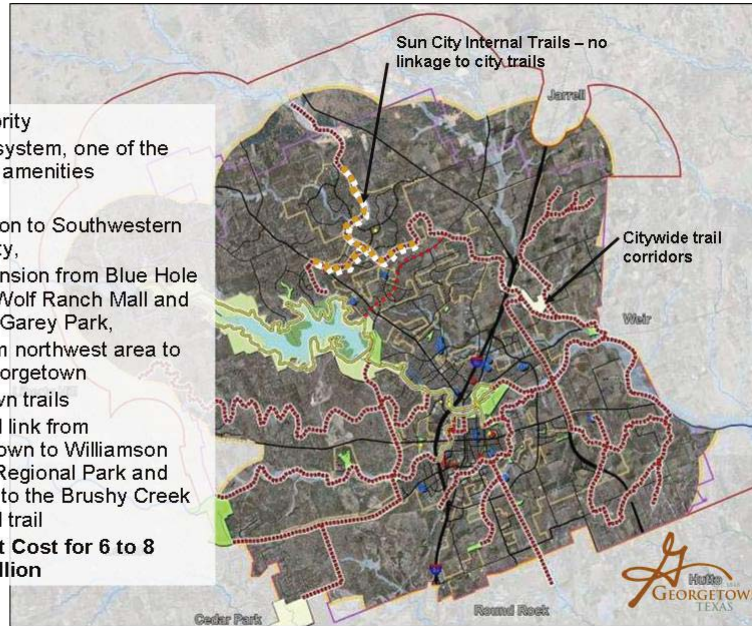
San Gabriel Park Improvements (excluding Stadium area) Preliminary Estimate of Probable Construction Costs					
Item No.	Type	Quantity	Unit	Unit Price	Amount
	Demolition				\$325,000
	Site Earthwork				\$75,000
	Roads and Parking				\$375,000
	Storm Drainage				\$150,000
	Dry Utilities				\$200,000
	Buildings, Pavilions				\$430,000
	Hardscape				\$12,000
	Site Furnishings				\$52,500
	Miscellaneous - sunken garden area, entrance, river area				\$1,637,500.00
ESTIMATED CONSTRUCTION COST					\$3,267,000
CONTINGENCY (20%)					\$651,400
Design, Testing, Surveying, Environmental, Administration (14%)					\$547,176
Projected Overall Cost with 4% Escalation for 3 Years					\$5,011,917



3

Develop trails throughout the city

- #1 citizen priority
- Extends trail system, one of the city's premier amenities
- Can include:
 - connection to Southwestern University,
 - trail extension from Blue Hole Park to Wolf Ranch Mall and towards Garey Park,
 - Trail from northwest area to Lake Georgetown
 - Downtown trails
 - Regional link from Georgetown to Williamson County Regional Park and possibly to the Brushy Creek Regional trail
- **Development Cost for 6 to 8 miles - \$8 Million**



4

Fund acquisition and/or development of a large community park in the Northwest quadrant of the city.

- No large active parks in the area
- Pursue the acquisition of a large tract, preferably 100 acres +/-
- Will serve a significant percentage of the current and future population of Georgetown
- Will not impact Sun City limits, but will provide additional amenities when developed
- Consideration will also be given to development on existing non-city parklands if feasible
- Projected Cost - \$5.0 Million

Recently Passed Parks Bond

In November 2008, the residents of Georgetown approved \$35.5 million in bond funding for park projects. The projects that are to be developed as a result of this bond include:

- Purchasing land for a west side community park and athletic complex.
- Purchasing land for nature preserves.
- Developing new hike and bike trails.
- The development of an amphitheater/festival area in San Gabriel Park and the first phase of improvements to San Gabriel Park.
- Secure future funding for the development of Garey Park.

The residents also approved a transportation bond of \$46 million. It is important to remember that parks are valuable to the residents of Georgetown. The residents supported the park bond and are excited to see the development of the new facilities that will come out of the bond money. Continually throughout the planning process for this Master Plan, residents unanimously agreed that parks are important to the character and vitality of Georgetown, and more than that the residents are willing to pay to ensure their park system continues to be one of the best park systems in all of Texas.

Trail Improvements – Potential Segments

5

Fund the continuing preservation of open space and greenways throughout Georgetown (before those lands are lost)

- Acquire through purchase or by acquiring development rights
- Target lands along river corridor, key tributaries or other unique open space areas in the city.
- Allows for acquisition as opportunities arise
- May open opportunity to leverage with non-city funds
- Acquisition amount for this bond cycle - \$4.0 Million

1,200 to 1,500 acres of potential open space preserves along or near greenbelts shown in this illustration could be preserved as public open space in Georgetown. These areas, primarily along rivers, creeks and natural drainageways, will help Georgetown preserve its Hill Country appearance and sense of uniqueness.

Trail Improvements

Preliminary Estimate of Probable Construction Costs

Item No.	Type	Quantity	Unit	Amount
1	Trail extension from Blue Hole Park to Wolf Ranch	1.4	miles	\$1,050,000
2	South San Gabriel Trail from Wolf Ranch to Lyndoch Park	1.1	miles	\$825,000
3	University Drive Trail - Downtown to Smith Branch	1.3	miles	\$975,000
4	Northwest Georgetown Trail connection to Lake Georgetown	2.5	miles	\$1,875,000
6	Allowance for Easement or Right of Way Acquisition as needed	6.3		\$472,500
ESTIMATED CONSTRUCTION COST				\$5,197,500
CONTINGENCY (15%)				\$779,625
Design, Testing, Surveying, Environmental, Administration (12%)				\$657,255
Projected Overall Cost with 4% Escalation for 5 Years				\$8,071,738





Existing San Gabriel Park trails



Existing Lake Georgetown trails



Other existing trails in Georgetown

Opportunities for Trails in Georgetown

Georgetown has many corridors that lend themselves to creating a citywide system of trails. There is Lake Georgetown, the San Gabriel River system, and the creeks that feed into the river which continue throughout the city. Enhancing trail opportunities throughout the city will not only preserve open space but also provide an alternate mode of transportation for residents of Georgetown.

Opportunities to create trails and linear parks in Georgetown have been repeatedly noted in public input efforts throughout this planning process. Citizen support and desire to continue building these facilities is very high, and points to the need to make trail building a very high priority over the next five to ten years.

The trail alignments shown are conceptual in nature and are intended to convey desired linkages between key destinations throughout Georgetown. Many potential trail alignments are on lands that may be further developed in the future, and those trails may not be implemented until that development occurs. Trails are typically shown along drainage corridors where greenbelts with trails can be created. In some cases, the development plan for those areas may suggest alternative trail corridors; if so, these can be presented to City staff for review and as changes to the overall trails plan.

Trail development to be lead by the City of Georgetown, but with potential private partnership assistance is shown in red. Trail development to be lead by non-city of Georgetown, private entities or developments are shown in blue.



Proposed Trails for Georgetown

This section presents a citywide network of trails, representing the most important trails to be built. Using prioritization criteria tailored specifically to Georgetown, those key trails are then divided into segments and prioritized. Cost projections were prepared for each of the recommended segments, allowing for the preparation of an "Action Plan" for trail implementation. These corridors were selected to meet the goals established by the planning effort, and to reflect citizen comments and desires received during the extensive public input process. Those goals included:

Connectivity – trails considered in this plan should have a purpose. They are not simply scenic walks through a park, but are intended to link destinations that would be most frequently used by residents of Georgetown. Those include schools, recreation facilities and parks, nearby retail area, civic uses, downtown, and finally major places of employment.

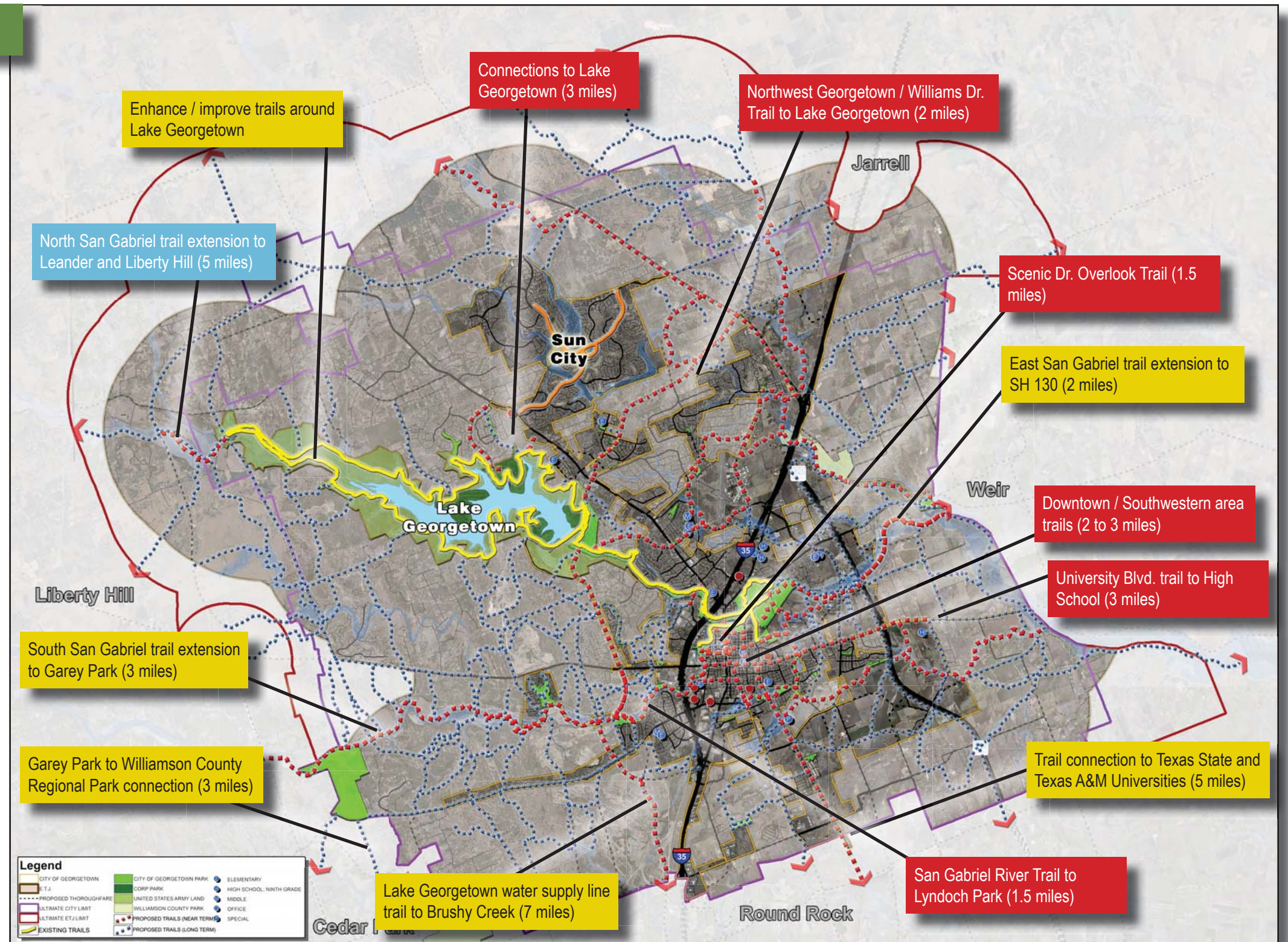
Planning for an entire system – these trails are intended to be key pieces that someday link all of Georgetown together.

Create meaningful segments – significant sections should be built, so that they can immediately become highly used and effective pieces of the overall system. Segments need to be built in a way that sequences connections. Individual random pieces should not be left unconnected for very long.

Create partnerships – many segments can be built by new developments. Even if planning for those developments is in an advanced stage, modifications should be considered to implement key components of this plan, so as to create an overall better final plan for the city. Homeowner Associations and other entities can also play a major role in implementing some segments.

Initial prioritization on trails in the incorporated city limits – the immediate focus will be on trail segments within the city limits of Georgetown. Trails in the extra territorial jurisdiction can be implemented in the future or independently by developers or homeowners.

The major system of trails in the city is shown on this page. More detail of proposed trail corridors is given in the Trails and Greenways Master Plan.



Summary of Recommendations

The park and recreation needs of Georgetown are described in Chapters 7, 8 and 9 of this report. The recommendations are divided into five sections: acquisition of parkland, development of new facilities, improvements to existing facilities, trail corridor development, and the San Gabriel Park plan for renovation and enhancements.

Highest Priority Needs - The prioritization is based on information received from public input as well as from the needs assessment formed from facility and acreage standards shown in Chapter 6. The criteria used to prioritize the park facilities needs in Georgetown are as follows:

- Level of need based on citizen input from a citywide telephone survey;
- Level of need based on direct citizen input from public comments;
- Level of need based on standards based needs assessments;
- Condition of existing park facilities in the city.

The priorities are shown in Table E-6 below.

Table E-6 Summary of Priority Needs in Georgetown (ranked in order of highest priority)	
Additional Facilities Based on Survey Results 1. Park Restrooms 2. Picnicking Facilities 3. Playgrounds 4. Hike and Bike Trails 5. Natural Habitat/Nature Areas 6. Large Pavilions 7. Nature Center 8. Basketball courts	Additional Facilities Based on Public Meeting 1. San Gabriel Park Festival/Farmers Market Venue 2. Hike and Bike Trails 3. Downtown Festival Park 4. Acquire Land for a Northwest Park 5. Renovate/Enhance San Gabriel Park 6. Preserve Land, Open Space, Floodplains 7. Water Sprayground Parks 8. Enhance Lake Georgetown
Additional Facilities Based on Level of Service 1. Hike and Bike Trails 2. Water Spraygrounds 3. Practice Fields 4. Large Pavilions 5. Picnicking Facilities 6. Support Facilities 7. Baseball Fields 8. Soccer Fields	Renovate Facilities Based on Existing Condition 1. Trails Around Lake Georgetown 2. Basketball Courts 3. Practice Fields 4. Soccer Fields 5. Neighborhood Parks 6. Picnicking Facilities 7. Sand Volleyball Courts 8. Baseball Fields

Needs meeting all of the criteria were ranked as high priority elements and are to receive the highest level of attention over the next five years. The top twelve priorities that the City of Georgetown should accomplish are (in order of highest priority):

- 1. Secure funding for the future Garey Park** - Garey Park is a 525 acre park site that was donated to the City of Georgetown by the Garey family. The Garey family also promised \$5 million to the City of Georgetown to help develop the park; however that money must be matched by the City. This master planned park will become one of the most impressive parks in all of Texas once it is built. The City of Georgetown needs to ensure that the funding for developing this park is secured once the time comes.
- 2. Develop additional trails** - trails were consistently ranked as the highest priority and the one amenity almost all residents want more of. Georgetown is fortunate to have an extensive creek and river system which provides ample opportunities for trail development.
- 3. Acquisition of community parkland on the westside of IH 35** - there currently is no large significant community park on the westside of the City; and the population of Georgetown is heavily growing in this sector.
- 4. Develop a festival grounds area in San Gabriel Park** - Georgetown has the unique opportunity to develop a signature festival grounds and performance area in San Gabriel Park on the site of the former high school football stadium.

5. Additional and renovated picnicking facilities in San Gabriel Park and in other parks around Georgetown - San Gabriel Park is Georgetown's central park, and many of the picnicking facilities are older and have been heavily used. The first phase of renovations to San Gabriel Park should include upgrading and renovating the picnicking facilities and providing additional large rental pavilions. The same renovations should be considered for other smaller parks around Georgetown when necessary.

6. Develop multiple sprayground areas around Georgetown - the first sprayground park in Georgetown is being constructed at the recreation center and is projected to open Summer 2009. It is recommended that two of the existing pools in Georgetown be decommissioned and converted into sprayground parks so that there is adequate distribution of sprayground facilities throughout the City.

7. Assist with enhancements to Lake Georgetown - Georgetown is fortunate to have an asset such as Lake Georgetown within its city limits. Enhancements include improved trails, improved signage and access, improved non-motorized boating opportunities, and improved picnicking facilities.

- 8. Additional and renovated soccer fields** - the current city-owned soccer fields are in adequate condition. For the City to continue to provide recreational soccer leagues for youth, additional soccer fields and the renovation of existing soccer fields will be needed.
- 9. Additional and renovated baseball fields** - similar to soccer fields, as Georgetown grows rapidly in population renovated and additional baseball fields will be needed. The current baseball fields in San Gabriel Park are in an inefficient configuration. When these fields are renovated and if the fields stay in San Gabriel Park, they should be reconfigured in a more modern style similar to the softball fields at McMaster Athletic Complex.
- 10. Renovated basketball courts** - a portion of the basketball courts in Georgetown are in adequate condition. Many backboards and rims are rusted and need replacing.
- 11. Additional practice fields** - there is a significant deficit of practice fields in Georgetown and many of the leagues use the game fields for practice. This leads to the game fields deteriorating faster. Backstops and soccer practice facilities should be included in neighborhood parks and several practice facilities should be included in large community parks where feasible.
- 12. Develop a Downtown Festival Park** - the City of Georgetown hosts several large annual events in their historic downtown. Currently there is no designated place for these events and often times the events occur on blocked-off streets. Providing a downtown festival park will ensure a proper venue for the downtown events and can increase the safety of the events' patrons.

