



VICTORIA  
TEXAS  
PARKS & RECREATION



# CITY OF VICTORIA

PARKS AND RECREATION MASTER PLAN

PARKS AND RECREATION COMMISSION  
DECEMBER 14, 2020



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# CITY OF VICTORIA

PARKS AND RECREATION MASTER PLAN

SCOPE OF PROJECT

## PRESENTATION

- Scope of the Project
- Strategic Considerations
- Conceptual Park Plans:  
(Riverside Park and Ethel Lee Tracy Park)

## DISCUSSION

- Parks System Vision and Goals

## MASTER PLAN UPDATE

- Parks system vision and goals
- Measure community preferences
- Park and facility distribution and access
- Recreational programming needs
- Facility condition and adequacy
- Operational analysis





CHRISTIAN LENTZ  
*AICP, CNU-A*

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- 24 years experience
- Public and private sector experience
- Strong background in parks system master planning and active transportation planning



AARON COOPER  
*PLA, LI, CLARB*

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- 10 years experience
- Strong background in parks, recreation, and sport facilities design
- Public and private sector experience



JILL AMEZCUA  
*PLA, ASLA*

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- 10 years experience
- Public and private sector experience
- Extensive experience in public engagement, written communication graphic design, and comprehensive planning.



JULIAN SALAS-  
PORRAS

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- Public and private sector experience; parks planning, comprehensive and master planning
- GIS mapping

# WHY DO YOU NEED A MASTER PLAN?

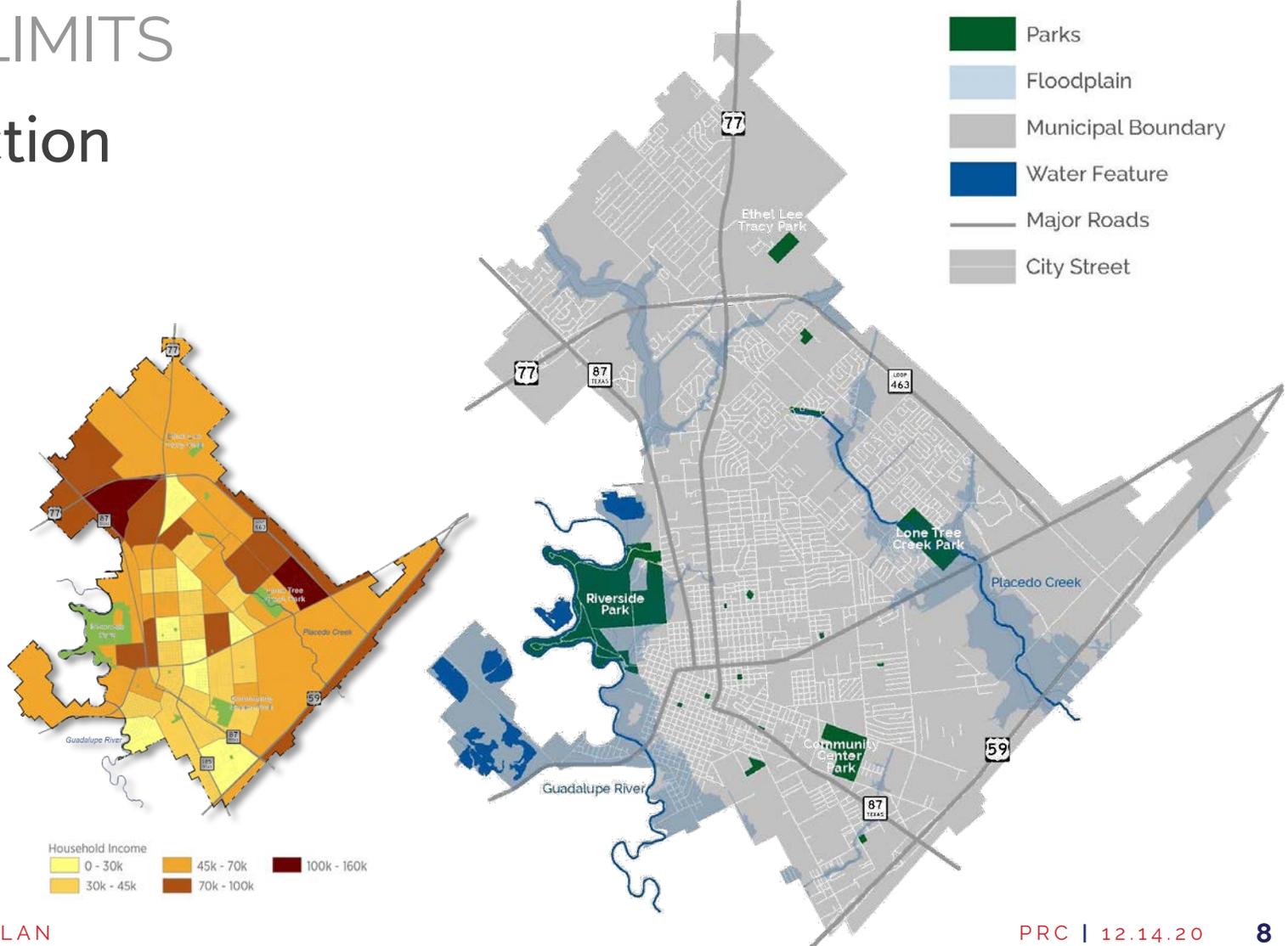
## VICTORIA PARKS AND RECREATION MASTER PLAN ADDRESSES:

- The changing demographics of Victoria
- Park land/facility level of service
- Development and maintenance of facilities
- Equity, access and resilience
- Recreation programming preferences
- Recreation partnerships
- Funding (capital improvement program, grants, etc.)

## VICTORIA'S MUNICIPAL LIMITS

- Extraterritorial jurisdiction
- City Council districts

## VULNERABLE POPULATIONS BY SUB-AREAS



# PROJECT TIMEFRAME



## PHASE 1 VISION

WINTER  
2020/2021



## PHASE 2 ASSESSMENT

WINTER/SPRING  
2021



## PHASE 3 BLUEPRINT

SPRING/SUMMER  
2021



## PHASE 4 COMMITMENT

SUMMER/FALL  
2021



# STAKEHOLDER INPUT

- Kick-off meetings with parks and recreation staff (November-December 2020)
- Stakeholder “visioning” meetings with community representatives (December 2020)
- Parks and recreation advisory board

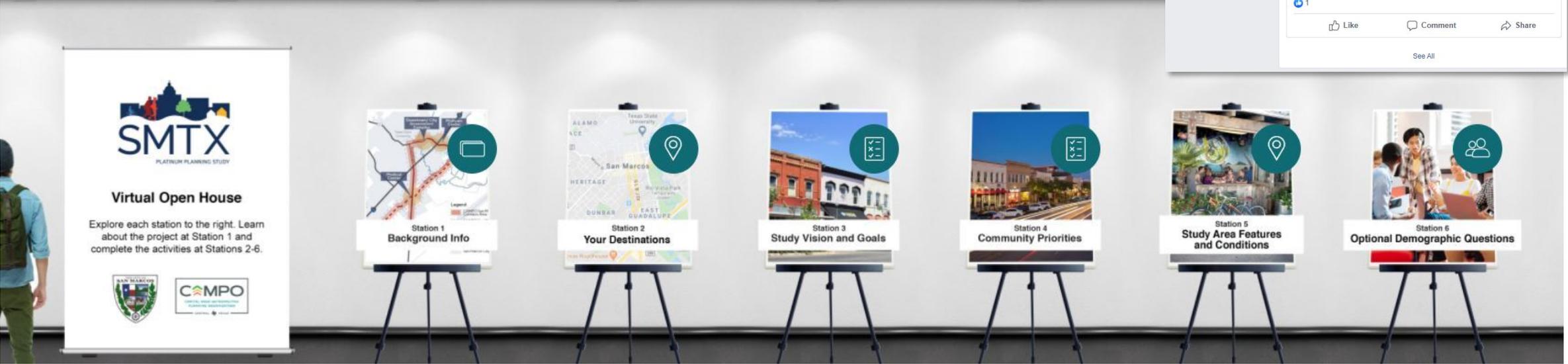
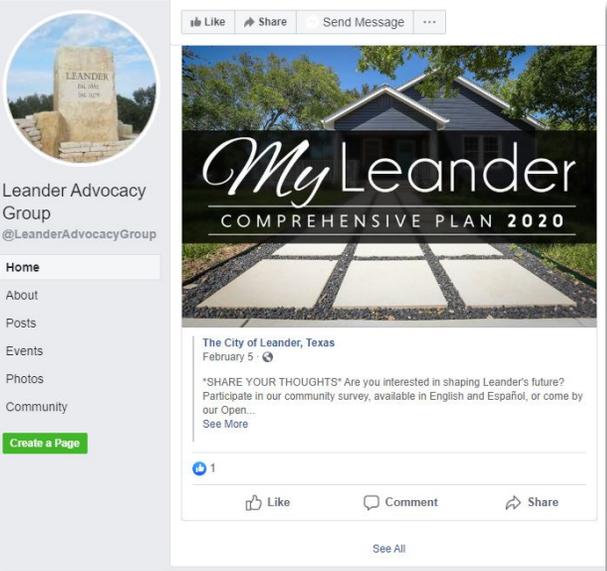


## IN-PERSON OUTREACH

- Town hall meetings
- Meetings “In-a-box”
- Adoption meetings

## DIGITAL OUTREACH

- Project webpage
- Online surveys/maps
- Virtual meeting room



# PARKS AND RECREATION COMMISSION

CODE OF ORDINANCES, CITY OF  
VICTORIA, TEXAS, § 2-97 (PURPOSE):

“There is hereby created a parks and recreation commission of the city. The purpose will be to advise the city council on matters pertaining to the acquisition of park and recreation areas and facilities and the development, management, maintenance and use of park and recreation areas and facilities owned or controlled by the city.”



# PARKS AND RECREATION COMMISSION

## PARKS AND RECREATION MASTER PLAN

- Community goals and objectives
- Review and comment on recommendations
- Solicit public participation
- Build support and generate consensus





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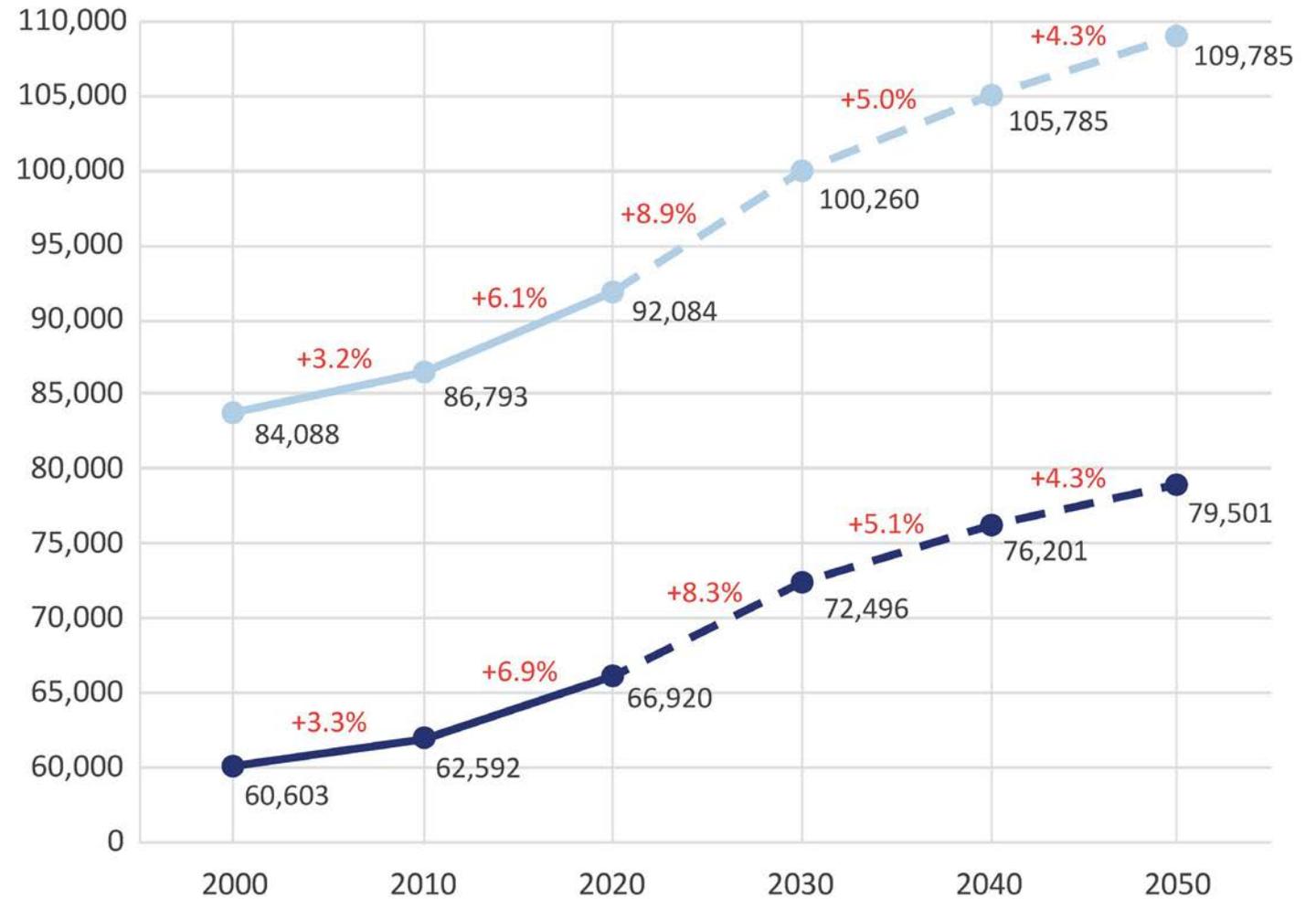
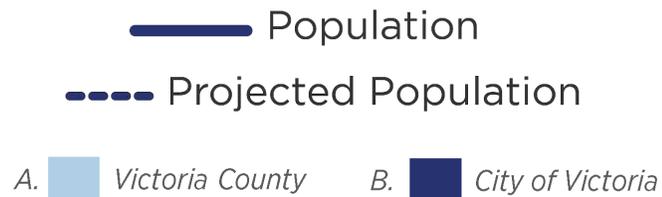


# CITY OF VICTORIA

PARKS AND RECREATION MASTER PLAN

## STRATEGIC CONSIDERATIONS

VICTORIA'S  
POPULATION  
HAS GROWN BY  
**10.2 PERCENT**  
SINCE 2000<sup>1</sup>.



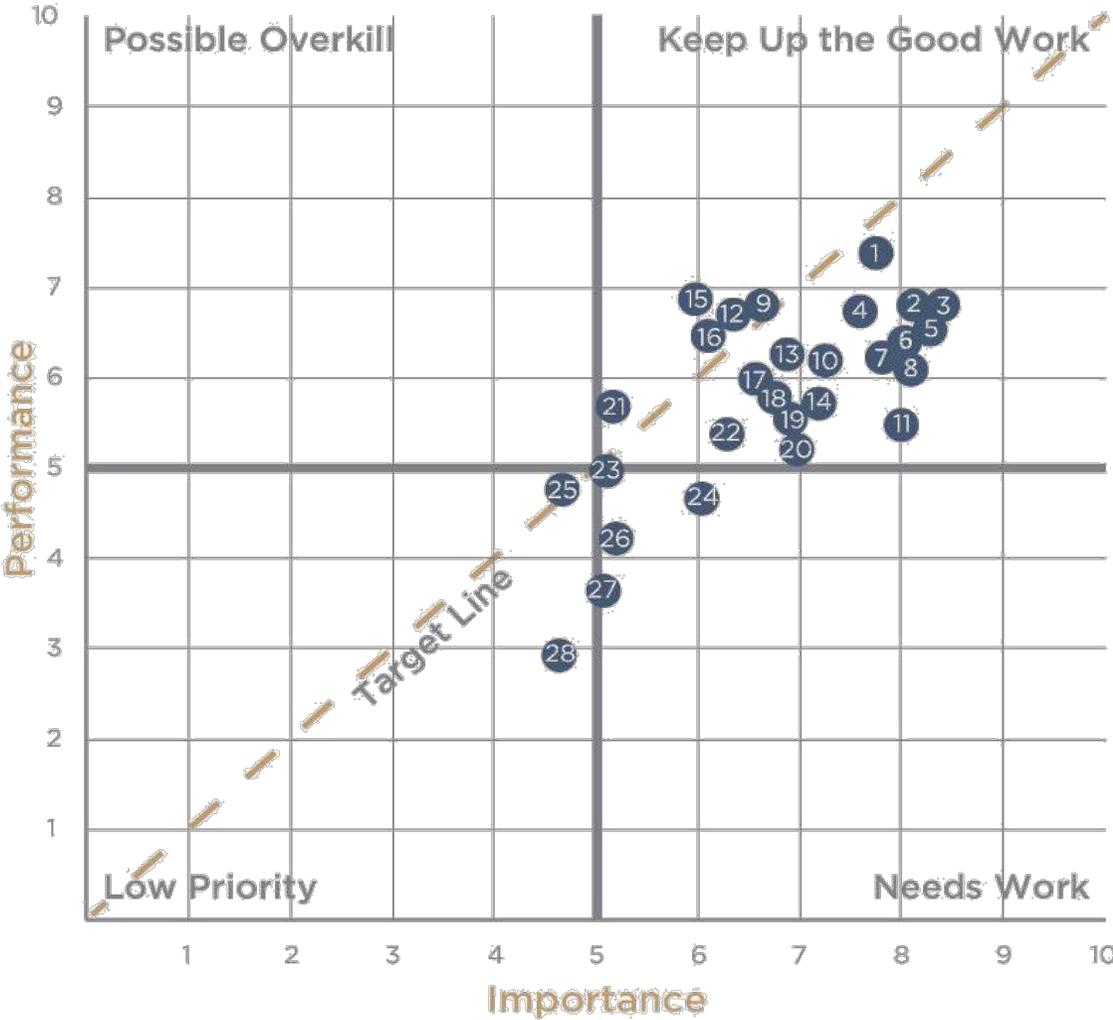
1. Source: US Census Bureau, American Community Survey; Texas Water Development Board

# COMMUNITY PREFERENCES (DEMAND)

PRIORITY INVESTMENT RATING

How important is this facility / program to you?

How has the City performed in meeting this need?



List of park facilities/recreation activities:

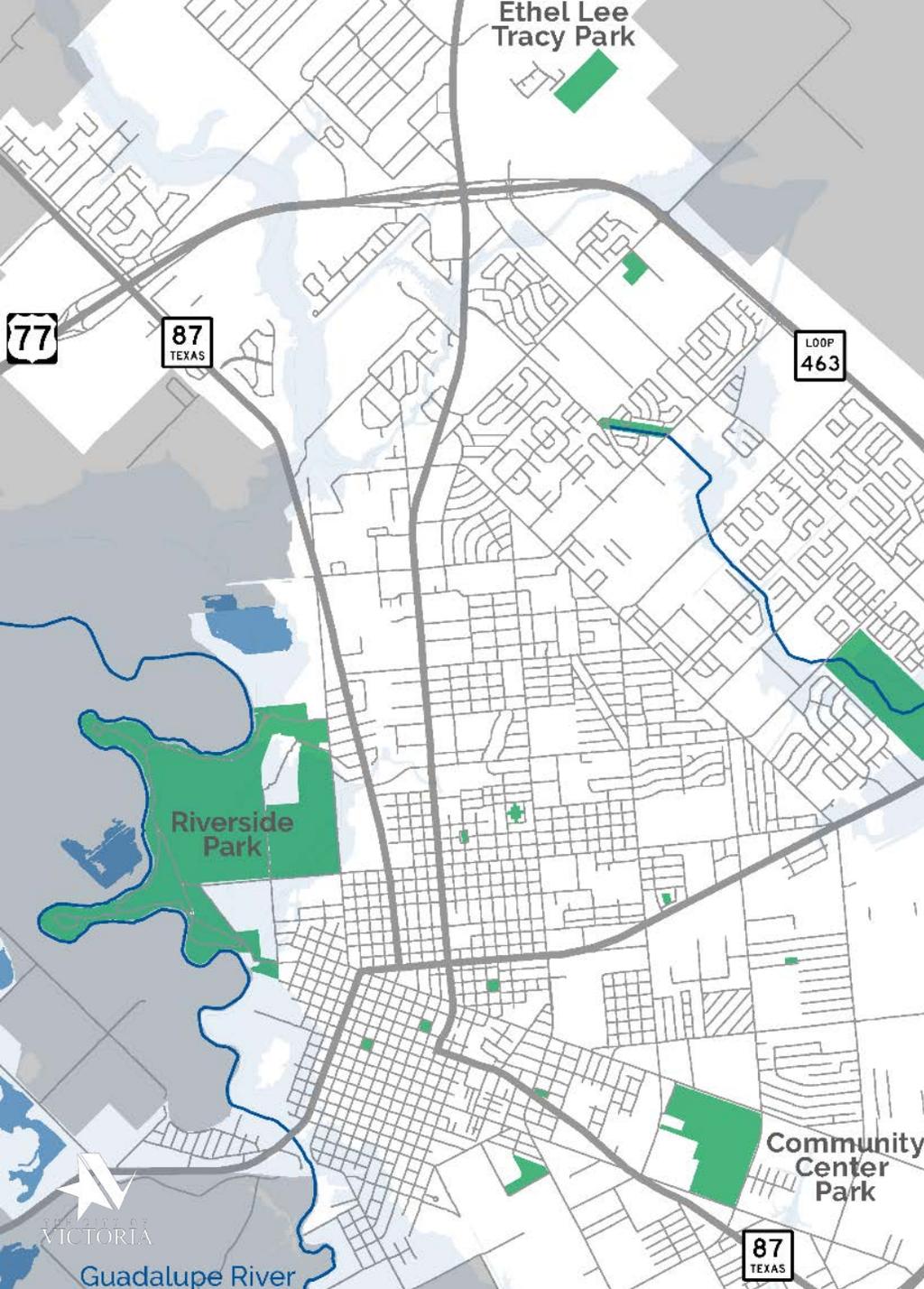
1. Baseball/Softball Fields
2. Tennis Courts
3. Swimming Pool
4. Football Fields
5. Park Shelters and Picnic Areas
6. Nature Trails
7. Natural Areas
8. Indoor Recreation Opportunities
9. Running/Walking/Biking
10. Shared Use Paths/Trails  
Spray Park/Splash Pads
11. Covered Playgrounds
12. Soccer Fields
13. Outdoor Basketball Courts
14. Bike Park
15. Uncovered Playgrounds
16. Skate Park
17. Work Out Equipment
18. Dog Parks
19. Mountain Bike Trails
20. Community Gardens
21. Golf Course
22. Volleyball Courts
23. Boxing Gym
24. Fishing Areas
25. Shooting Sports
26. Disc/Frisbee Golf
27. Archery Sports
28. Kayaking / Canoeing



# LEVEL OF SERVICE (PARKLAND & FACILITIES)

## ESSENTIAL METRICS

- Parkland acreage by type
- Parkland proximity / access
- Trail access
- Facility volume and distribution



# PROGRAMS, SERVICES AND EVENTS



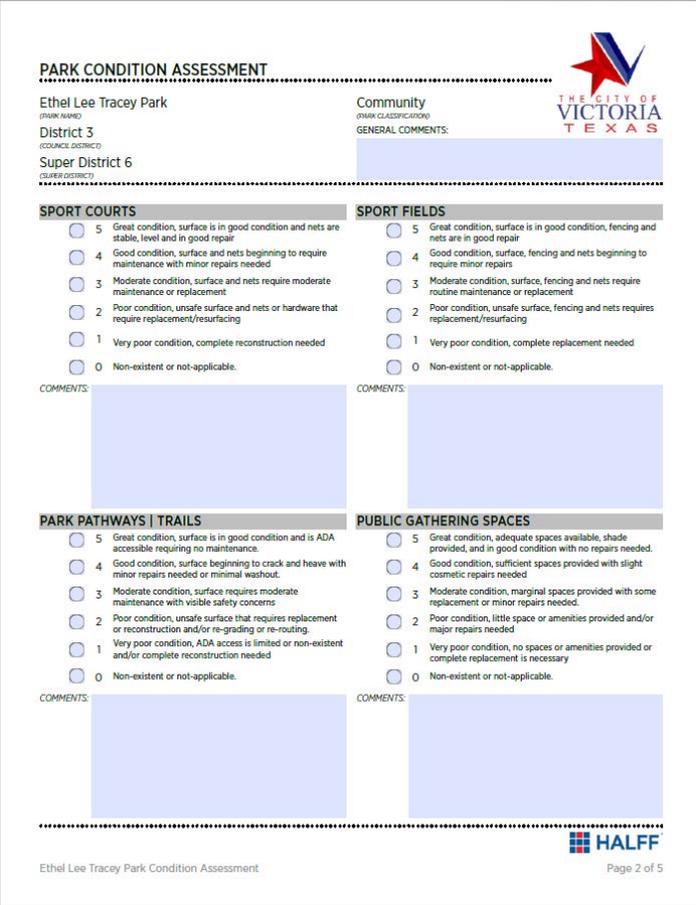
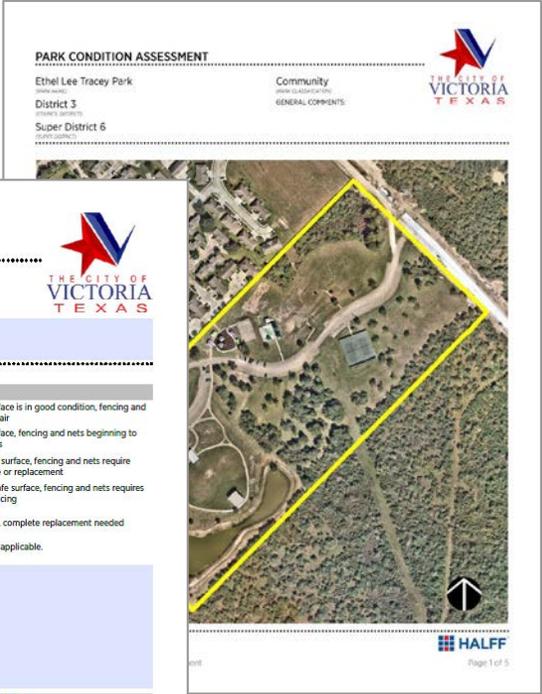
# COST RECOVERY (REVENUES)



# RECREATIONAL FACILITIES

## PRINCIPAL COMPONENTS

- Review facility condition / adequacy
- Match facilities to recreational needs
- Identify improvements / additions





# RESILIENCE OF YOUR PARKS SYSTEM

## RESILIENCE DEFINED

“The ability of a system or organization to respond to or recover readily from a crisis, disruptive process, etc.”

## BASIC ELEMENTS

- Identify parks and facilities in hazard prone areas
- Consider facility removal, relocation or enhancement
- Leverage natural habitats to increase resilience

# ADMINISTRATION AND OPERATIONS



# PLAN OF INVESTMENT

## RATING AND DESCRIPTION

## IMPROVEMENTS COST ESTIMATES



### C BEAL PARK

Rating: 2.1, fair condition

Beal Park is located at 5200 W. Wall Street at the southwest corner of Midland Avenue. The intersection of 52nd Street and 5200 W. Wall Street is located at both the north and south entrances. Both are in good condition, but the visibility of the sign to the south is slightly blocked by a tree. Each parking lot has areas in need of repair along with minimal striping and no lighting. Lighting is provided along the roadway bisecting the park. Overall, the turf is in poor condition with eroded areas needing reestablishment, patches of burs, noxious weeds, and erosion at concrete edges. Tree coverage is focused along the perimeter fencing of the ball fields, additional tree coverage throughout the park will provide more natural shade. The sidewalks and trails have severe cracking due to lack of control joints, and erosion at the edges.

The basketball court is in poor condition with numerous cracks, vandalism that has been painted over, patches of maintenance work, no striping, and erosion at the edges posing a safety hazard. The skatepark has similar issues, including graffiti, rust, broken and chipped concrete, and erosion at the edges. The northern half of the park is disconnected from the amenities to the south. Providing sidewalks will improve circulation and help connect these two areas. The park amenities are in moderate condition with common issues such as rust, chipped paint or surface material, and broken components. The play equipment is not accessible, components are rusted, paint is faded and chipped, and there is vandalism on multiple elements. A dog park was added to the park in 2016. Buildings and pavilions are in moderate condition having rust, graffiti, broken fixtures, and erosion occurring at the edges (refer to **image 1**, left and right). The Ranch House and adjacent elements is in disrepair with major rust issues on the amenities and water tower, and erosion at the pond edge. The incomplete amphitheater is in very poor condition and is covered in graffiti, turf requires reestablishment, and noxious weeds have overgrown the area (refer to **image 2**). The baseball fields to the west are in good condition with minor issues of rust on the dugouts, fences, and benches. The fields to the east require maintenance as grass is overgrowing the infields (refer to **image 3**), there are no covers for the dugouts or bleachers, no scoreboards, paint is wearing off the foul poles, and rust is staining the concrete. The soccer fields require turf reestablishment in numerous areas due to erosion and patches of burs.



A.12 MIDLAND PARKS, RECREATION, AND OPEN SPACE MASTER PLAN

### Opportunities for Improvement

- Additional landscape enhancements (trees) and shade structures.
- Solar lighting on paths and playground.
- Complete the Beal Park Amphitheater.
- Fill out the park with additional soccer fields and establish Beal Park as a regional soccer tournament facility.
- Additional parking and restrooms.
- Future trailhead and trail connection to Beal Parkway Trail (north) and BI-20 frontage road Trail (south).

### Table A.3, Beal Park Magnitude of Costs.

Costs are estimates only and are subject to refinement and verification. Unit pricing is based on average cost statewide and do not account for any site-specific determinants that would affect costs of construction (i.e., unknown subsurface conditions.) Quantities are estimates only and the actual amount of work and/or materials are contingent upon final design of these facilities.

| Description                                      | Unit* | Quantity | Unit Cost              | Cost                |
|--|-------|----------|------------------------|---------------------|
| Concrete Sidewalk                                | SF    | 9,000    | \$8.00                 | \$72,000.00         |
| Parking Lot Striping                             | LF    | 7,000    | \$1.50                 | \$10,500.00         |
| Parking Lot Light                                | EA    | 7        | \$5,000.00             | \$35,000.00         |
| Restrooms  | LS    | 1        | \$400,000.00           | \$400,000.00        |
| Replace Playground Equipment; Includes Surfacing | EA    | 1        | \$200,000.00           | \$200,000.00        |
| Basketball Court Striping                        | LS    | 1        | \$2,500.00             | \$2,500.00          |
| Infield Dirt                                     | EA    | 4        | \$10,000.00            | \$40,000.00         |
| Dugout Covers                                    | EA    | 8        | \$2,000.00             | \$16,000.00         |
| Turf   | EA    | 106      | \$350.00               | \$37,100.00         |
| Turf Reestablishment                             | LS    | 1        | \$-                    | \$-                 |
|  |       |          | <b>20% Contingency</b> | <b>\$162,620.00</b> |
|  |       |          | <b>Total Cost</b>      | <b>\$975,720.00</b> |

\* SF: square feet  
EA: each  
LS: lump sum  
LF: linear foot

MIDLAND PARK CONDITIONS ASSESSMENT A.13



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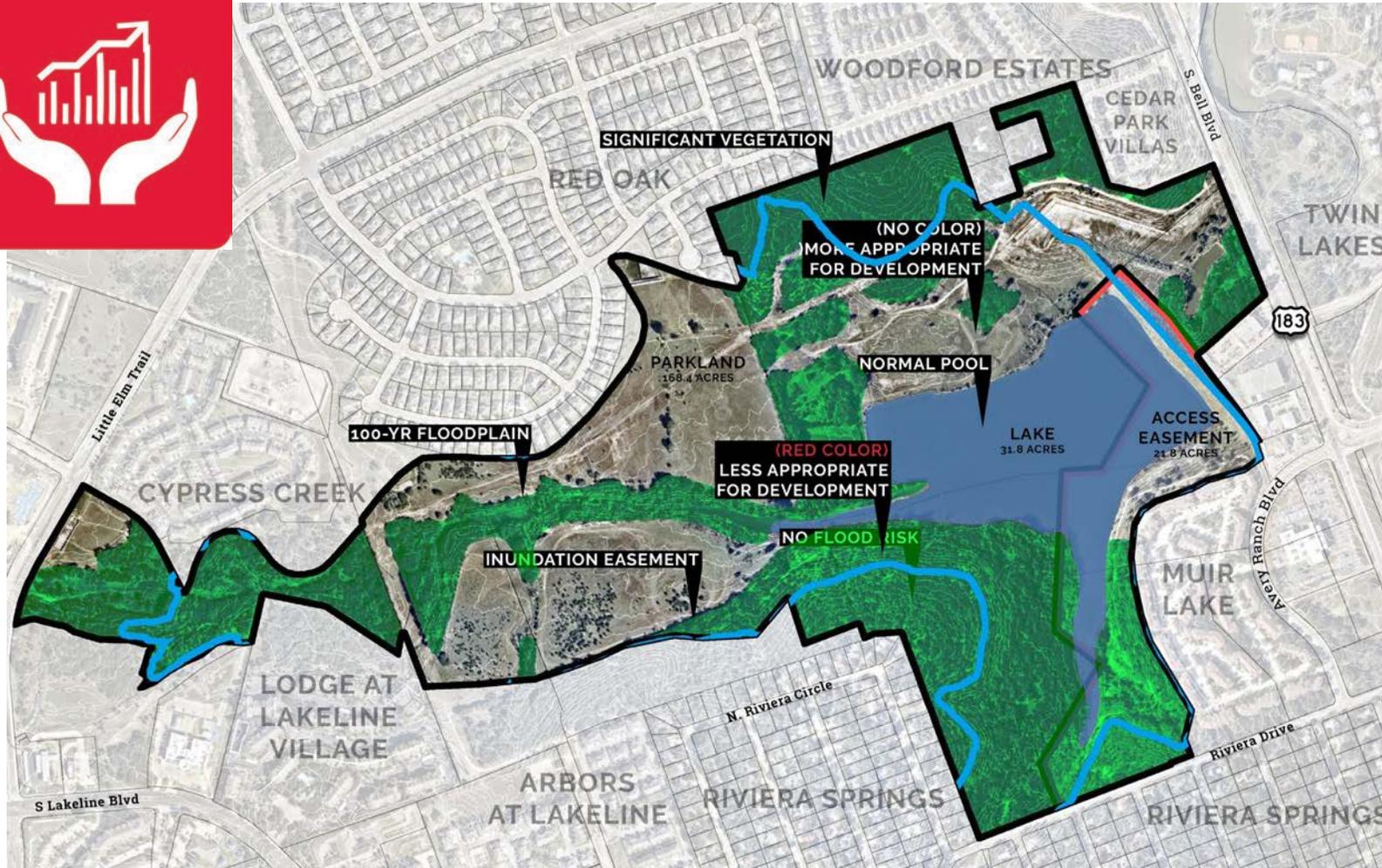
PARKS AND RECREATION MASTER PLAN

CONCEPTUAL SITE PLANS

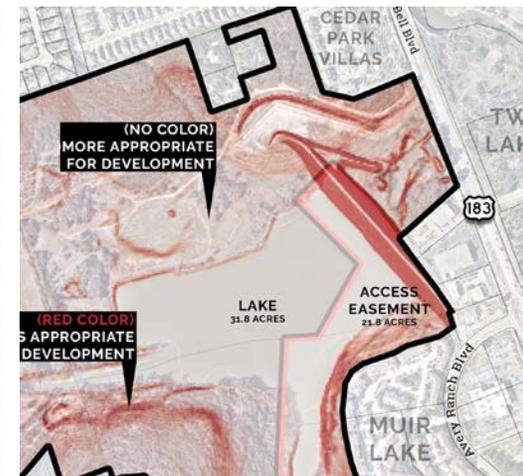
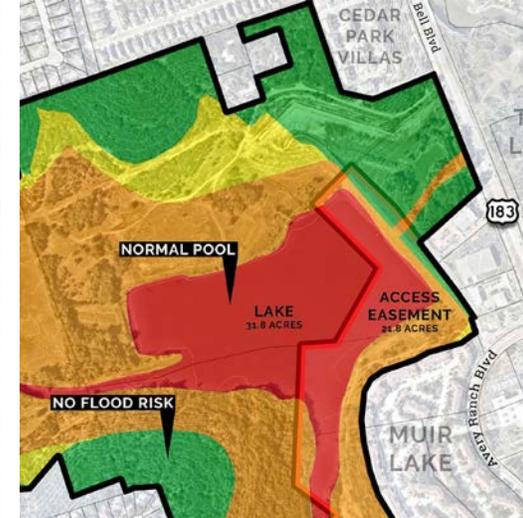
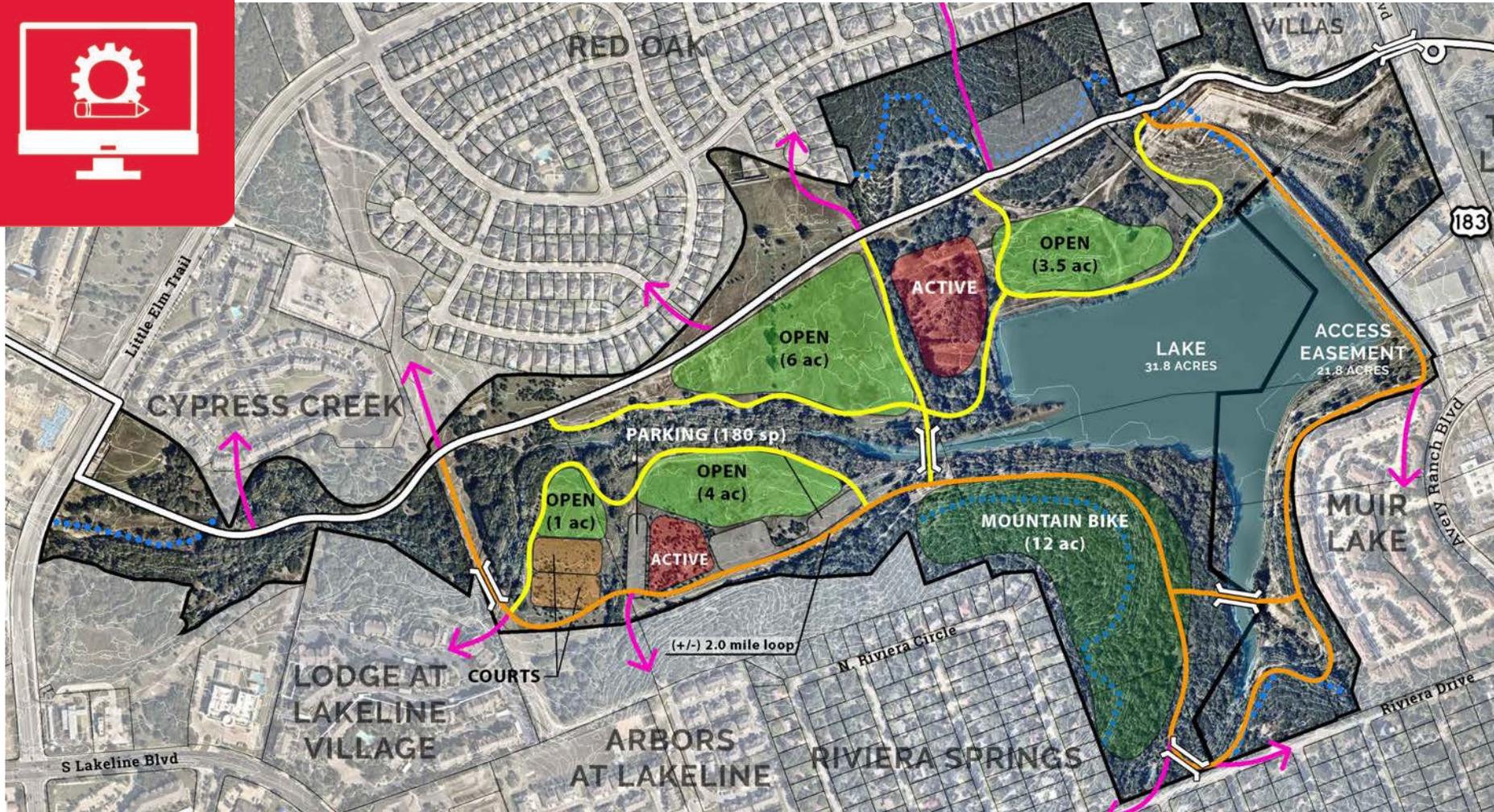
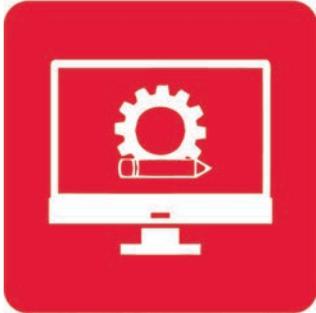
# CONCEPTUAL DEVELOPMENT PLANS



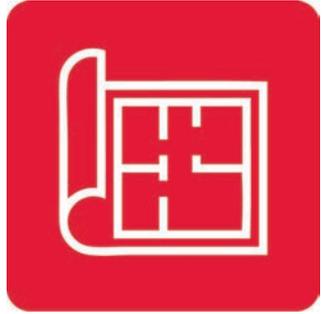
# DATA COLLECTION & SITE INVENTORY



# SITE ANALYSIS | OPPORTUNITIES & CONSTRAINTS



# PROGRAM DEVELOPMENT | UNCOVERING THE COMMUNITY VISION

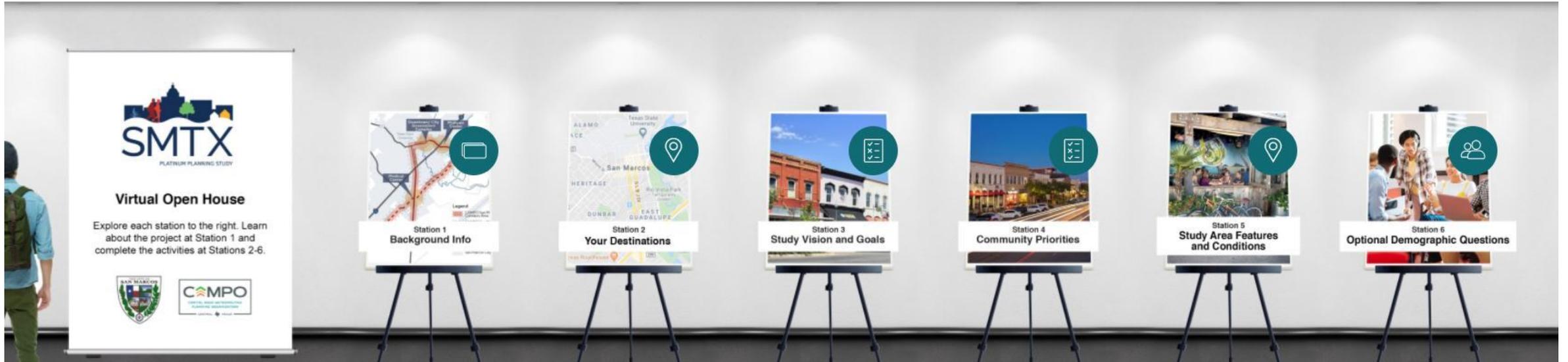


## IN-PERSON OUTREACH

- Parks & Recreation Staff/Commission
- Public Open Houses
- Focus Groups

## DIGITAL OUTREACH

- Project Webpage
- Online Surveys/Maps



# PARK CONCEPTUAL SITE PLANNING | CONSENSUS BUILDING & ADOPTION



## RIVERSIDE PARK

- 660 acres
- Largely programmed
- Park roads to all uses with parking dispersed.
- The Guadalupe River forms the west perimeter, with over 4 miles of river access.
- Eastern edge is primarily residential.



## RIVERSIDE PARK

- Dream Complex
- Children's Park & Pavilion
- Riverside Golf Course
- Disc Golf
- Duck Pond & Gazebo
- Riverside Stadium
- Baseball (Lowe Field, Rippamonti, Practice)
- Grover's Bend
- Fox's Bend
- Lion's Club Paddling Trail (Ramp, Dock)
- Kayak Rental
- Pavilions (Riverside, Grover's, Children's Park)
- Rose Garden
- Texas Zoo
- Trails (Nature, Hike & Bike)
- Pumphouse
- Hiller House
- Nature Sanctuary
- R.V. Park



## ETHEL LEE TRACY PARK

- 30.5 acres
- Residential to northwest and southwest.
- Undeveloped to northeast and southeast.
- Amphitheater completed in 2012 hosts a variety of events.
- Playground recently renovated.



## ETHEL LEE TRACY PARK

- Picnic Shelters & BBQ Pits
- Sand Volleyball
- Basketball Courts
- Disc Golf
- Amphitheater
- Children's Playground
- Fishing Lake
- Horseshoe Pits
- Large Pavilion
- Restrooms
- Splashpad
- Tennis Courts





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PARKS AND RECREATION MASTER PLAN

VISION AND GOALS

## MISSION STATEMENT

“The mission of the Parks and Recreation Department is to improve the quality of life for Victoria citizens by providing a comprehensive system of parks, recreation, and cultural programs that encourage health, fitness, relaxation, and cultural enrichment, as well as providing opportunities for conservation, education, and community involvement.”

# GOAL #1 (2012): DEVELOPMENT AND MAINTENANCE

**“Establish a comprehensive system** of parks to serve the recreational needs of all residents, and visitors to Victoria that provide desired recreational facilities near the people that will use them.”

HOW WELL HAS THE COMMUNITY PERFORMED IN ACHIEVING THIS GOAL?

1. Very well
2. Well
3. Average
4. Not well
5. Not well at all

**“Preserve and enhance scenic, natural, and historical areas within parks.”**

HOW WELL HAS THE COMMUNITY PERFORMED IN ACHIEVING THIS GOAL?

1. Very well
2. Well
3. Average
4. Not well
5. Not well at all

**“Provide safe, clean restrooms at parks and recreation facilities.”**

HOW WELL HAS THE COMMUNITY PERFORMED IN ACHIEVING THIS GOAL?

1. Very well
2. Well
3. Average
4. Not well
5. Not well at all

## GOAL #4 (2012): SYSTEM GROWTH

“Develop a **citywide network of trails**, which includes park trails, hike and bike trails, and bike routes.”

HOW WELL HAS THE COMMUNITY PERFORMED IN ACHIEVING THIS GOAL?

1. Very well
2. Well
3. Average
4. Not well
5. Not well at all

“Protect, manage and enhance  
**natural resources.**”

HOW WELL HAS THE COMMUNITY PERFORMED IN ACHIEVING THIS GOAL?

1. Very well
2. Well
3. Average
4. Not well
5. Not well at all

“Provide **special interest facilities** at new or existing parks (i.e. community gardens, skateboard parks, dog parks, etc.”

HOW WELL HAS THE COMMUNITY PERFORMED IN ACHIEVING THIS GOAL?

1. Very well
2. Well
3. Average
4. Not well
5. Not well at all

## GOAL #7 (2012): PARK SPACE PROGRAMMING

“Provide park and leisure facilities for a wide range of **passive and active recreation opportunities.**”

HOW WELL HAS THE COMMUNITY PERFORMED IN ACHIEVING THIS GOAL?

1. Very well
2. Well
3. Average
4. Not well
5. Not well at all

# “Enhance park safety.”

HOW WELL HAS THE COMMUNITY PERFORMED IN ACHIEVING THIS GOAL?

1. Very well
2. Well
3. Average
4. Not well
5. Not well at all

## GOAL #9 (2012): PUBLIC INFORMATION

“Provide better ways to **disseminate information** about Victoria’s parks, programs and activities to all segments of the community.”

HOW WELL HAS THE COMMUNITY PERFORMED IN ACHIEVING THIS GOAL?

1. Very well
2. Well
3. Average
4. Not well
5. Not well at all



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