

MINERAL WELLS

PARKS AND RECREATION MASTER PLAN

Adopted:

DECEMBER 5, 2023

CITY OF MINERAL WELLS, TEXAS

Parks and Recreation Master Plan

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NEEDS ASSESSMENT

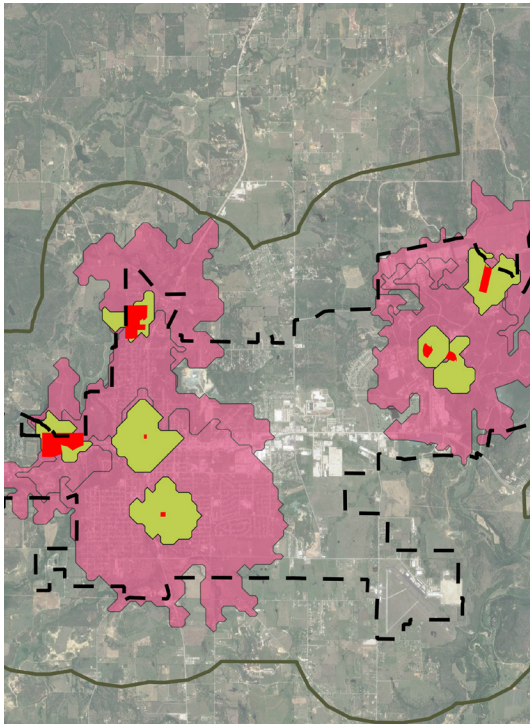


EXECUTIVE SUMMARY



**MINERAL WELLS
TODAY**

Community Profile
Trends in Recreation



**INVENTORY &
ANALYSIS**

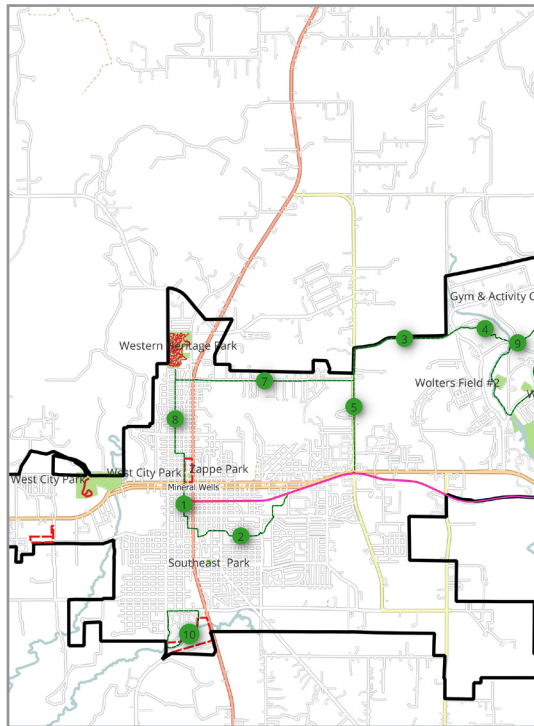
Park Level Of Service
Inventory of Parks & Facilities
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**DEMAND
ASSESSMENT**

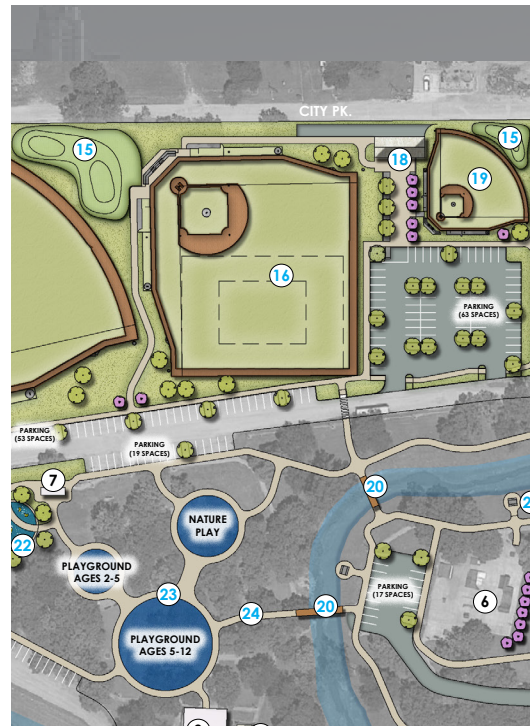
Summary of Online Survey
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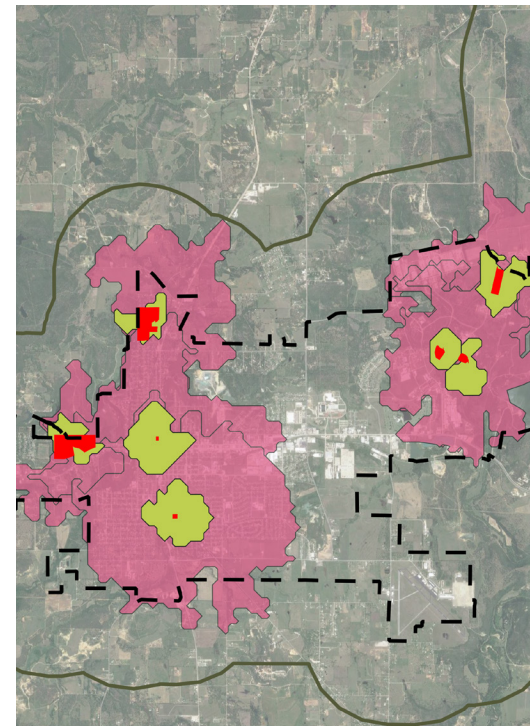
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Project Overview

The City of Mineral Wells, Texas is updating its Parks and Recreation Master Plan to guide the development, operation, and management of parks and recreational facilities in a way that best serves the needs and interests of the community. By providing a clear and coordinated vision for the future of parks and recreation, the plan can help to ensure that resources are allocated in a strategic and effective manner, and that the community is able to enjoy high-quality, accessible, and sustainable parks and recreational opportunities. The City's previous Parks and Open Space Plan has not been updated since 1996.

The Inventory and Analysis phase of plan development assesses current resources for recreation that have been identified within Mineral Wells. The inventory of resources contained in this plan considers both the recreation resources within the City's parks and trails, and facilities as well as the private recreation providers such as gyms, State Parks, campgrounds, and Mineral Wells ISD.

Needs Assessment

Stakeholder engagement activities and the Inventory and Analysis form the basis of recommendations within the plan. Some of these are recommended capital projects for improvements to the parks system, while others may be recommendations for building partnerships with other entities, land acquisitions, or opportunities identified through the planning process.

The Needs Assessment included engagement of residents at the Crazy Water Festival, a pop-up event at the Let's Grow Crazy Farmer's Market, an online survey of residents' recreational needs, collaboration with the Comprehensive Plan development team, and discussions with Staff, City Council, and the Parks Board.

Some key priorities from the Needs Assessment include the following:

- Renovate West City Park
- Address Indoor Recreation Needs
- Upgrade or Add Aquatics Facilities
- Convert Old Tennis Courts to Pickleball
- Develop Off-Street Hike and Bike Trails

Develop Activities for Youth Although not an extensive list of wants/needs, combined with an understanding of park and recreation trends and the evaluation of current park resources in the community verifies that these are indeed priorities.

Renovations:

- Renovation of West City Park
- Renovation of West City Park Sports Complex
- Improvements at Mineral Wells Gym and Activity Center
- Wolters Field #2 - Convert Tennis Courts to Pickleball
- Expansion of Southeast Park

New Recreation Opportunities

- New Dog Park and Regional Detention Facility
- Addressing the Need for Indoor Recreation
 - * New Recreation Center and Natatorium
 - * Small Community Recreation Center
- NW 1st Avenue Parks and Greenspace Master Plan
- Expanding the Parks and Recreation System
 - * School Park Partnerships
 - * City-Owned Properties
 - * Old Community Pool Site
- Pocket Parks and Other Small Public Spaces
- Destination Facilities

Methodology

The Parks and Recreation Master Plan was developed using a three-fold technique that follows general methodologies accepted by TPWD for local park master plans and by the Department of the Interior for local park system Recovery Action Plans (RAP). The following approaches were implemented:

1. **Standard-Based Approach** – uses standards established by the local jurisdiction to determine the quantity of park facilities required to meet the City’s needs a given population. Standards are usually expressed as the quantity of park facilities needed to adequately serve every 1,000 citizens of the City.

Standards are established to provide the level of service that the particular jurisdiction believes is most responsive to the amount of use and interests of its citizens. This plan establishes individual standards for the City.

2. **Demand-Based Approach** – uses public meetings, participation rates, league usage data, and a student survey to determine how much the population uses and desires certain types of recreation facilities.

3. **Resource-Based Approach** – is based on the usefulness of available physical resources to provide recreation opportunities. For example, the City’s street rights-of-way, floodplains, and drainage corridors provide opportunities for trail connections.

All three methods are important in their own manner, but individually do not represent the entire picture. The assessment component of the project utilizes all three methods to determine what types of recreation facilities and park requirements are needed.

Typical assessments evaluate *Level of Service*. While this is important, we believe it is also critical to also understand and evaluate the *Quality of Service*. *Quality of Service* evaluation requires intense community involvement and yields critical information of how the facility or park amenity is performing according to the expectations of citizens overall. *Quality of Service* is most easily identified through conversation. Engaging park users is the most direct method of understanding the user experience for a given facility.

As national guidelines and standards are based on demographic trends rather than specific local desires, they must be fine-tuned to meet local conditions. It is important to recognize that national standards are simply guidelines or benchmarks that are intended to serve as a starting point for park planning. Each city has its own unique geographic, demographic, and socio-economic composition, and as such, the arbitrary application of national standards, as is often done, would not necessarily meet the needs of Mineral Wells.

Recreation Trends

Regional, state and national trends in recreation are also considered, as the types of facilities and activities desired by the public are ever-changing. This includes review of the NRPA’s Agency Performance Report, published annually, to evaluate benchmarks for communities of similar size.

Priority Projects and Implementation

The results of data collection, analysis and stakeholder input result in the identification of priority projects for enhancement of Mineral Wells’ parks and recreation system. Some of these projects are recommended to provide upgrades and improvements to existing facilities, whereas others are opportunities to add new features to the parks system that address growing needs for recreation.

Projects have been studied to determine feasibility and probable costs to the level of detail appropriate at the conceptual level. Further study during a “design development” phase with a planning and design consultant will be needed to further vet the details, programming and costs for a given project.

Other recreation opportunities are also identified that may require land acquisition or participation from other entities. The planning of land acquisition for City projects requires savvy on the part of decision makers in order to avoid negatively influencing the prices of land and inhibiting acquisition opportunities.

MINERAL WELLS TODAY



“Parks role is so significant that it is impossible to understand fully the functioning of cities and suburbs or plan adequately for their future without a deep appreciation of parks and the way they affect every aspect of our lives.”

- Alexander Garvin,
Public Parks, The Key to Livable Communities

Life in Mineral Wells
Benefits of Parks and Open Space
Growth in Mineral Wells

Community Profile

History of Mineral Wells

Mineral Wells is a city in Palo Pinto County, Texas, located about 50 miles west of Fort Worth. The city is named for the mineral springs that were discovered in the late 1800s.

The history of Mineral Wells dates back to the 1870s when a community began to develop around the site of the mineral springs. The springs were believed to have healing properties, and people came from all over to bathe in the water and drink from the wells.

In the early 1900s, Mineral Wells became a popular resort town, with numerous hotels, bathhouses, and spas. The city's population grew rapidly, and it became a hub for tourism and health-related businesses. Many famous people, including President Franklin D. Roosevelt, visited Mineral Wells to take advantage of the mineral springs and other health treatments.

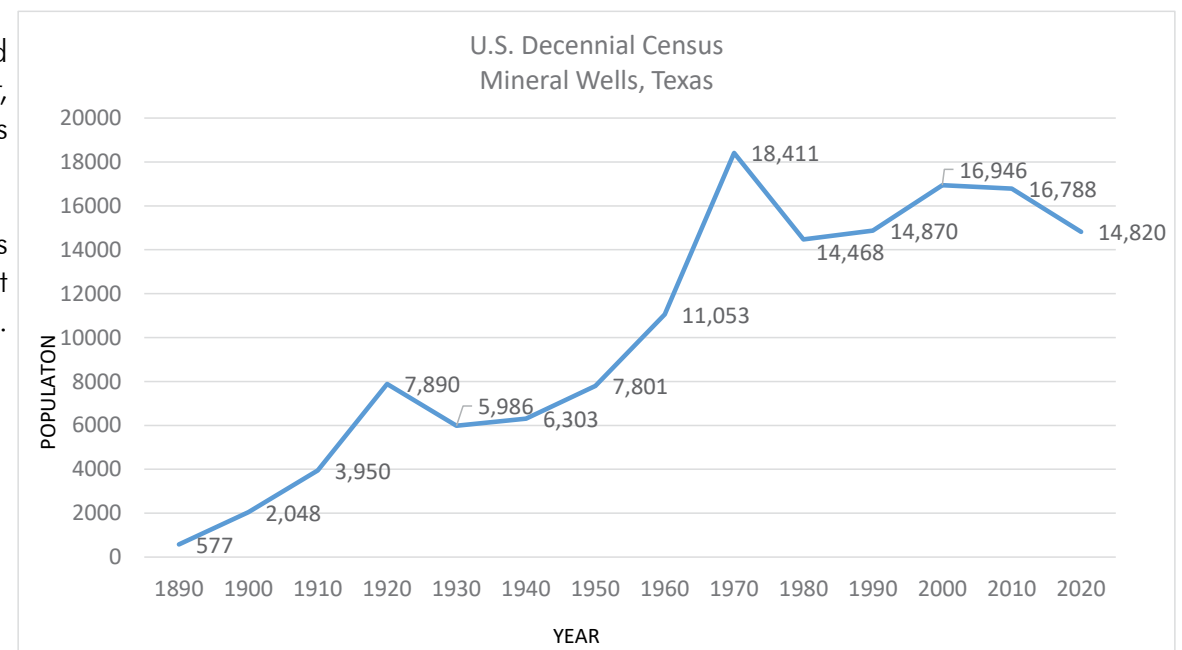
During World War II, Mineral Wells was home to several military training facilities, including Camp Wolters, which trained soldiers for combat. The influx of soldiers and military personnel helped to further boost the city's economy.

After the war, the popularity of Mineral Wells as a resort town began to decline, and many of the hotels and bathhouses were closed or converted to other uses. However, the city has continued to grow and evolve, with a diverse economy that includes agriculture, manufacturing, and tourism.

The population of Mineral Wells rose significantly during the 1970s as Fort Wolters became the primary helicopter training facility during the Vietnam War. Since that time the population fluctuated with a census record of 14,820 residents as of 2020.



Mural in Downtown Mineral Wells. Murals can be found throughout the areas and are a popular spot for photography. Source: visitmineralwells.org



Local Attractions

Mineral Wells offers a number of local attractions for visitors to experience. Whether it's outdoor recreation at the Lake Mineral Wells State Park or visiting the Clark Gardens Botanical Park, there's something for everyone. Some highlights include the following destinations:

- The Baker Hotel (under renovation)
- Mineral Wells Fossil Park
- Clark Gardens Botanical Park
- The Famous Mineral Water Company
- Lake Mineral Wells State Park
- Possum Kingdom State Park
- The Brazos River
- National Vietnam War Museum Complex
- Crazy Water Festival



The Mineral Wells Fossil Park is a popular destination while visiting the community. Visitors can dig for ancient marine fossils and learn about the history of the region. Source: authenticctexas.com

Growth in Mineral Wells

The landscape for small cities across the State of Texas is changing for a number of reasons including the rising cost of housing in metropolitan areas, and as was discovered during the COVID-19 pandemic, the ability for many companies to provide work-from-anywhere options using modern technologies. This phenomenon has created a demand for small town living, which Mineral Wells is ideally suited for. Significant residential development hasn't occurred in Mineral Wells for decades, but proposed new neighborhoods such as The Wells by DMK Properties are expected to bring new residents to the community. Along with new residents comes new demand for parks, public spaces, and recreation amenities that they have grown accustomed to in other places.



Conceptual rendering of an entrance to The Wells, the new 113 acre planned development in Mineral Wells. This will provide 486 new homes to the community. Photo source: DMK Properties and Fort Worth Star-Telegram.

Trends in Recreation

Keeping Up with the Times

The world of parks and recreation is an ever-changing landscape. Some programs, facilities and activities remain popular through the ages, while changes in technology, interests, popular culture and local or regional demographics and economy can heavily influence the demand for certain types of programs and amenities. For instance, the “kiddie pool” has been replaced by the splash pad as the most desirable aquatics facility for young children. The standard slide and a swingset style of playground has been, if not replaced, at least supplemented by the wide range of play equipment options available in the marketplace that offer enhanced play value, accessibility and attraction.

Current Trends

Current trends in parks and recreation across the nation are leaning towards health-oriented activities. A key factor for encouraging healthy, active lifestyles is providing access to parks and facilities.

Walkability and Fitness

Research demonstrates that people who have easy access to parks are 47 percent more likely to walk at the daily-recommended level than those who do not have easy access. Moreover, when the distance from a park doubles, the likelihood of park use decreases by almost 50 percent. Agencies are installing outdoor fitness equipment in parks in a variety of styles and functions.

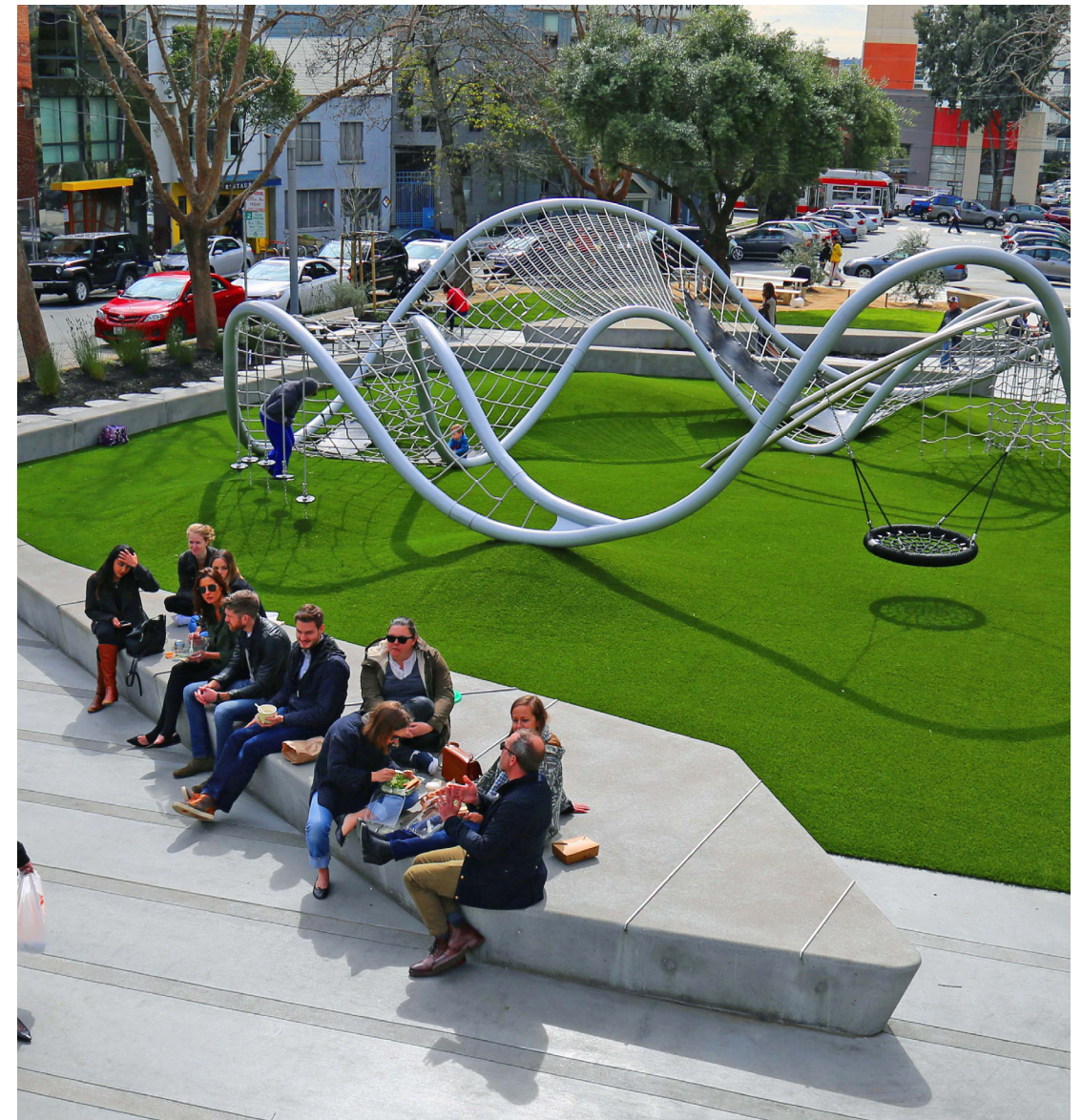
Social Media

The means by which residents and visitors find information about a city’s parks, facilities and programs is evolving. Where once the City’s website may have been the go-to portal for disseminating important information to residents, social media has rapidly become the most effective tool. Facebook and other platforms such as Twitter, Pinterest and Snapchat can provide access to a captive audience of followers to provide updates about programs and activities and promote events, with less effort than is needed to update a website. The City currently maintains a Facebook presence but may wish to expand to other platforms. While the social media platforms change in popularity and usefulness, some important tips can help to reach users effectively and keep them engaged:

- Keep the content light - Talk more about the community and less about the City. Keeping posts brief makes them easy to read, “like” and forward to friends.
- Diversify - Maintain a variety of platforms for communication. Social media platforms can become less popular to some audiences over time.
- Keep em’ coming back - Offer incentives to keep up with the City such as occasional give-aways or prizes for participating in surveys and other activities.

Art Walks & Public Art

A growing trend in communities across the country is the inclusion of the arts in parks and recreation programs. Cities are providing space and opportunities for the creation of public art in the form of sculptures, murals, decorative benches and more on city property to enhance parks and facilities. Sculptures can become play structures with proper design and consideration for safety and location and can serve as a backdrop to other park features or as climbable elements that encourage social play and imagination. Other public art may be decorative in nature and can serve to provide insight into local culture and history. Many cities will commission artists for specific projects or even host a competition upon which a winner will have their work permanently on display at public parks or facilities.



INVENTORY & ANALYSIS



Level Of Service
Park Inventory
Recreation by Others

Mineral Wells Parks and Facilities

The parks, open space, and facilities provided by the Mineral Wells Parks and Recreation Department are vital to maintaining the quality of life that residents have come to expect. Periodically it's important to review the level-of-service that a parks and recreation agency is providing in terms of the types of parks and facilities, the quantity needed to meet local demand, and the quality of user experience. Traditionally, the National Recreation and Park Association (NRPA) has utilized a set of standards for measurement of the quantity of park land, amenities, and facilities based on population size. While these standards remain useful today, the NRPA recommends using standards and benchmarks as a starting point and then looking to local demand and trends to determine recreation needs.

Park Level of Service

Comparison of a community's parks and facilities to other national, regional or local standards and benchmarks is useful in helping the community to keep up with the expectations of an ever-changing and growing population. The NRPA publishes an agency performance report of municipalities every year. Comparing the key features of Mineral Wells' park performance with comparable sized cities, state averages, and national averages provides a general sense of how adequate Mineral Wells' parks and facilities are and what may need to be improved or added in the future.

The City of Mineral Wells has a population of over 14,902 residents as of July, 2021. Mineral Wells has a total of 194.3 acres of park land which equates to 13.04 acres total developed park land per 1,000 residents. This is on the high end of the recommended range from NRPA of 6.25 to 10.25 acres per 1,000 residents. However, some of the park land is under-utilized, such as open space available at the Mineral Wells Gym & Activity Center property.

With an estimated population of 14,902 residents, the amount of park land available equates to 2,129 residents per park. This is close to the national average of 2,323 residents per park, and well above the average for agencies serving populations of less than 20,000 (1,233 residents per park).

These figures indicate that Mineral Wells is not lacking in park land and may find that resources are better directed towards improvements to existing parks and facilities. However, as the population of Mineral Wells increases over time, it will be important to keep up with the increased demand for parks and amenities.

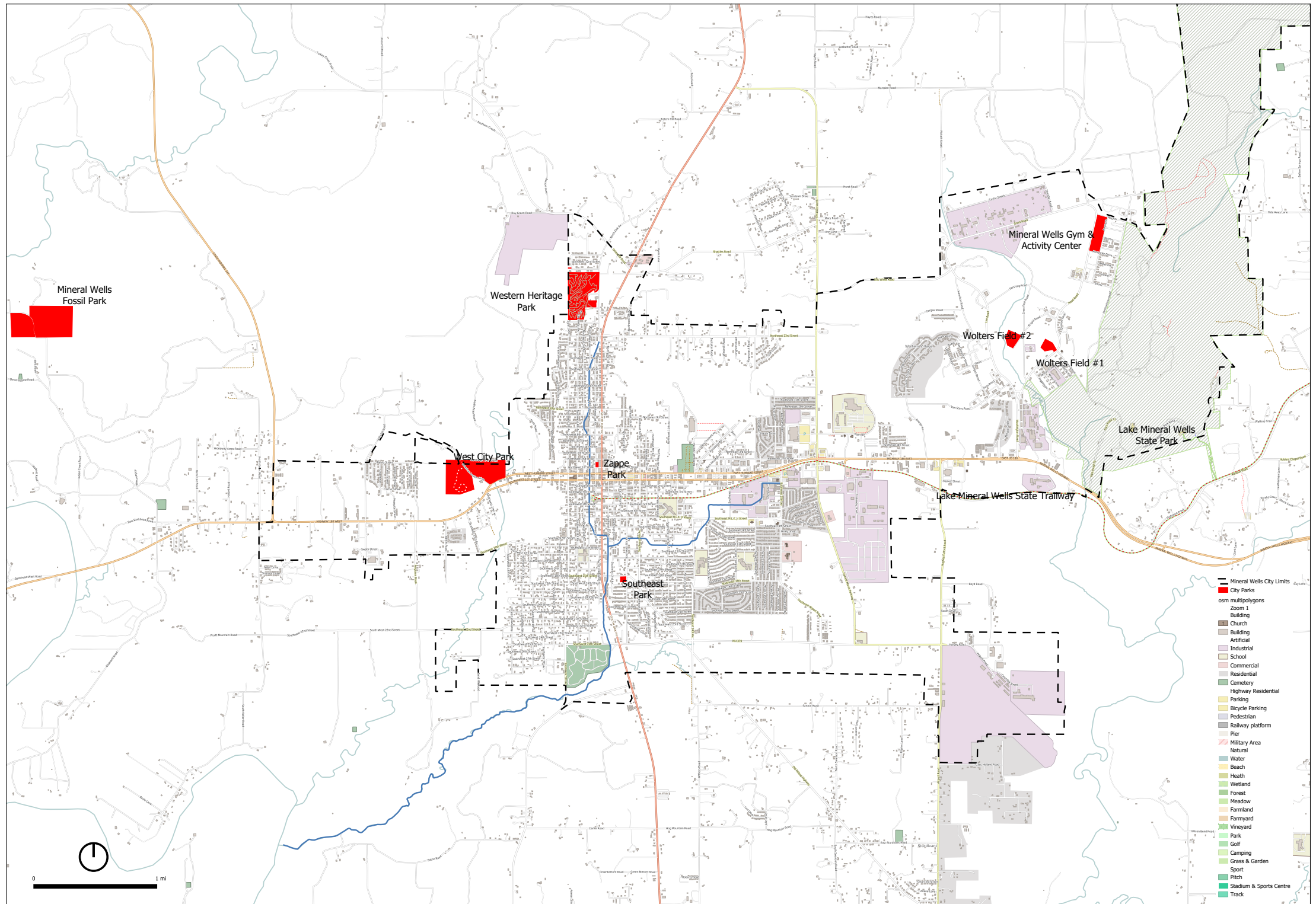
Benchmarks for Park Agencies

	City of Mineral Wells	National Average 2022 (All Agencies)	Agencies Less than 20,000 Pop.
Acres of Park Land per 1,000 Residents	13.04	10.4	12.9
Full-Time Equivalent Employees Per 10,000 Residents	5.37	8.9	11.8
Residents Per Park	2,129	2,323	1,233
Operating Expenditures Per Acre of Park Land	\$4,045	\$7,823	\$9,817
Operating Expenditures Per Capita	\$52.73	\$93.01	\$117.36

Table 1 Park standards comparison

* NRPA 2022 Agency Performance Review Survey of 1,000 Agencies across USA

The Mineral Wells Parks System



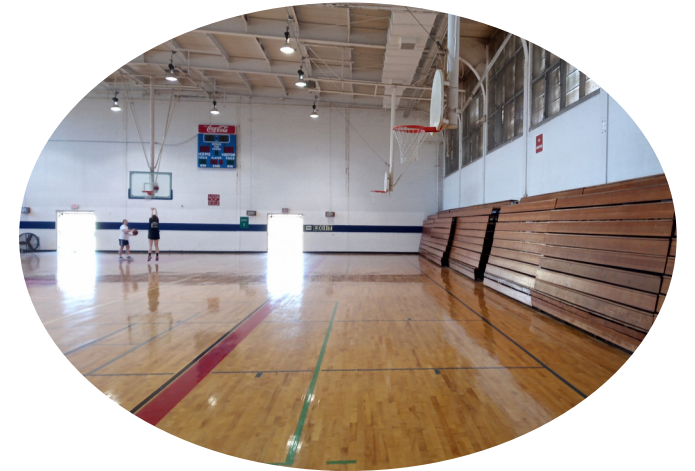
Inventory & Analysis



Western Heritage Park



West City Park



Mineral Wells Gym & Activity Center



Zappe Park



Wolters Field #1



Southeast Park



Wolters Field #2



Mineral Wells Nature Trail



Mineral Wells Fossil Park

Inventory of Parks and Facilities

Park Name	Owner	Location	Acres	Amphitheaters	Baseball/Softball Diamonds	Rectangular Fields	Backstop	Batting Cage	Basketball Court	Indoor Basketball Court	BBQ Grills	Concession Buildings	Restrooms	Drinking Fountains	Pavilions	Picnic Shelters	Picnic Areas	Gazebos	Kitchen	Racquetball Court
West City Park	City of Mineral Wells	1200 W Hubbard	30.621		5		5	2	1		7	2	2	1	4		21	1		
Southeast Park	City of Mineral Wells	300 SE 15th ST	1.218				1		1		1				2	1	4			
Zappe Park	City of Mineral Wells	NW 1st Street & NW 1st Avenue	0.459												1		4			
Mineral Wells Fossil Park	City of Mineral Wells	2375 Indian Creek Road	52.01										1		1					
Western Heritage Park (Pollard Park)	City of Mineral Wells	3051 North Oak Avenue	52.006	1											1					
Mineral Wells Gym & Activity Center	City of Mineral Wells	735 Hood Road	14.75			1	1			1			2	2					1	1
Wolters Field #1 (Hood Rd)	City of Mineral Wells	Hood Road	4.393		1		1									1	1			
Wolters Field #2 (Crosspost Rd)	City of Mineral Wells	Crosspost Road	6.61		1	1	1													
Mineral Wells Nature Trail	City of Mineral Wells		32.28																	

194.3

				Benches	Playgrounds	Skateparks	Swimming Pools	Trails/Pathways (in miles)	Parking Spaces	Trash Can	Tennis Courts	Sand Volleyball Court	Athletic Practice Field	Gymnasium	Fitness Equipment	Weight Room	Indoor Volleyball Court	Class Room	Banquet Hall
West City Park	City of Mineral Wells	1200 W Hubbard	30.621	15	6	1	1			X	2	1							
Southeast Park	City of Mineral Wells	300 SE 15th ST	1.218	5	1					3			1						
Zappe Park	City of Mineral Wells	NW 1st Street & NW 1st Avenue	0.459	4					10	3									
Mineral Wells Fossil Park	City of Mineral Wells	2375 Indian Creek Road	52.01	2					X										

West City Park

Address:

1200 W Hubbard

Size:

30.621 Acres

West City Park is the flagship of the Mineral Wells parks system. The park has a diverse selection of activities and amenities to meet the recreation needs for residents and visitors. West City Park provides the opportunity for passive recreation such as picnics and playgrounds, aquatics programs, basketball, baseball & softball, a skatepark, sand volleyball and more.

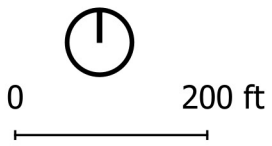
Amenities:

- Baseball/Softball Diamonds - 5
- Batting Cages - 2
- Basketball Court - 1
- BBQ Grills - 7
- Concession Buildings - 2
- Restrooms - 2
- Drinking Fountains - 1
- Pavilions - 4
- Picnic Areas - 21
- Gazebo - 1
- Play Structures - 6
- Skatepark - 1
- Swimming Pool - 1
- Sand Volleyball Court - 1

Observations:

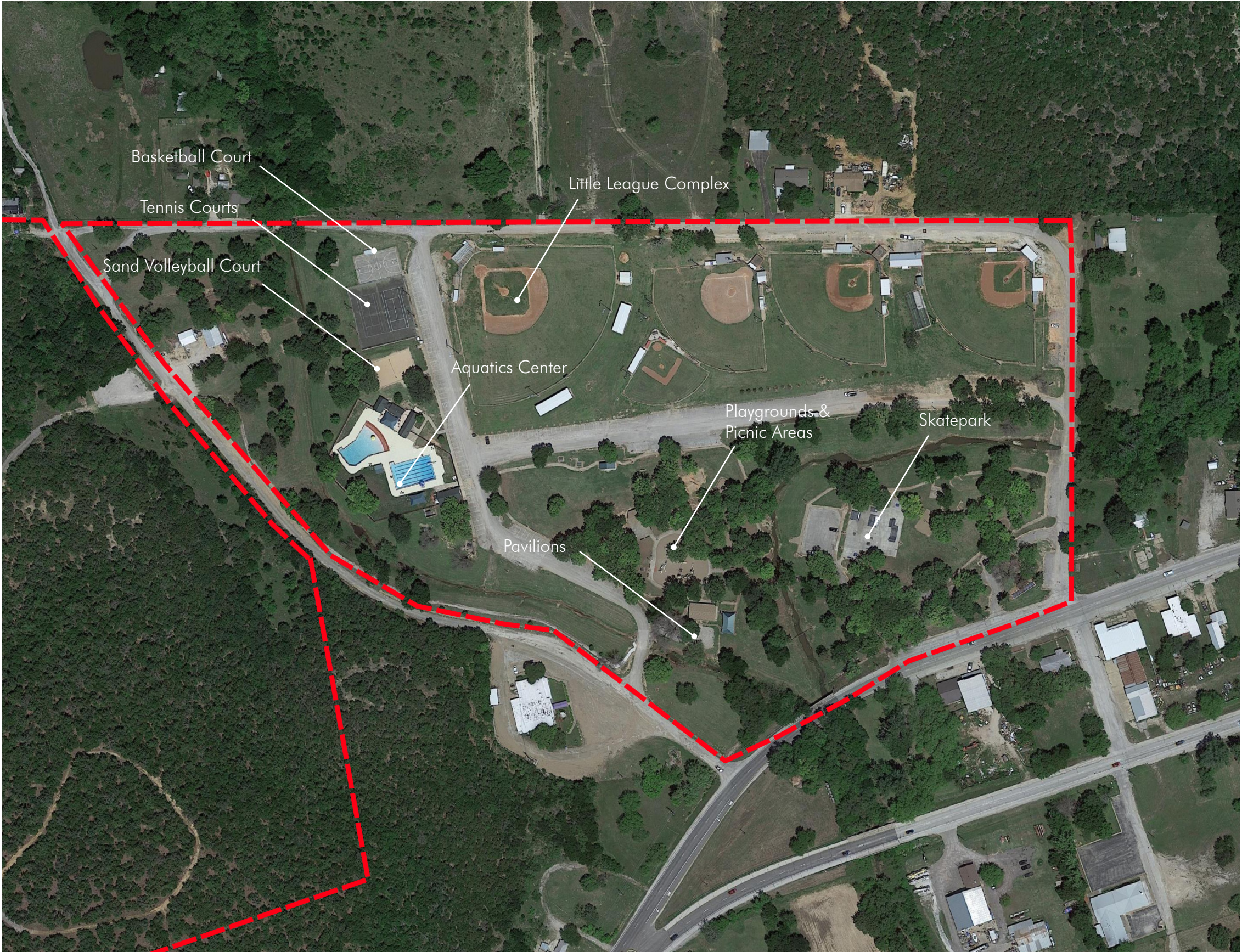
West City Park is the most frequently-visited park in Mineral Wells. The rich array of offerings caters to a wide range of recreation interests. The park amenities are generally in working order, but many of the features are aging and in need of replacement. Renovation of the park will require consideration of the following key issues:

- Pedestrian connectivity throughout the park is limited due to the limited walking paths and the presence of the creek that bisects the property. Renovation should include additional and/or re-routed sidewalks. At one time there was a pedestrian bridge that connected activity areas and parking lots. A replacement bridge would significantly improve the user experience.
- The some of the areas along the creek banks are eroding and present a potential problem for a number of trees. Without resorting to tree removal, some erosion control measures could be taken utilizing engineered materials to reduce the potential for additional erosion.
- Parking has been reported by users to be insufficient for days when baseball and softball activities are occurring. Future designs should include adding more parking spaces.
- The ball fields and associated amenities are functional but are aging and in need of replacement.
- The swimming pool facility is a popular feature in Mineral Wells and is well-used during the summer months. The filter system is original to the facility and is functional but due for replacement. The pool decking, although resurfaced in 2016-2017, is showing signs of failure with bubbling and peeling of the coating. The decking should be sanded down and repainted to prevent cuts on patrons' feet.
- The creek is within the regulatory floodway and is prone to routine flooding during rain events. Although most of the park is not within the floodway or the 100-year floodplain, the low-water crossing to access the ball fields is subject to flooding.
- Accessibility for disabled visitors is limited in some areas of the park due to lack of sidewalks and ramps to recreation areas and amenities. Any renovation should include a complete review and design to include accessibility components in accordance with the standards set forth by the Americans with Disabilities Act (ADA).
- Various areas throughout the park experience erosion due to sheet flow of stormwater. Regrading of these areas will be needed during park renovation.



West City Park

 Park Boundary



West City Park



Baseball fields at West City Park are well-used but due for replacement.



A play structure built from timbers and stormwater pipe. The wooden components are significantly weathered and splintering.



Recent addition of a stairway behind the baseball fields to address pedestrian access from rear parking area along the street.



Location of the former pedestrian bridge that connected activities areas across the creek.

West City Park



Erosion of soil along the bank of the creek threatens the longevity of trees growing on the banks.



A drinking fountain build from a section of pipe filled with concrete.



A shade structure/pavilion near the picnic areas. Silt from a recent rain event has been deposited on the slab, indicating the need for regrading of some areas of the park.



One bench on this concrete picnic table has been broken and is due for replacement.

Mineral Wells Nature Trail

Address:

218 American Legion Drive

Size:

32.28 Acres

The Mineral Wells Nature Trail provides an opportunity to enjoy the natural beauty of Palo Pinto County and experience the varied topography, flora, and fauna of the region. The trailhead is a simple gravel parking lot located across the street West City Park, just past the American Legion lodge. The trail climbs to the top of the hill with a loop that directs visitors back down to finish the hike.

Amenities:

- Hiking Trail - 0.43 Miles

Observations:

- Wayfinding signage is minimal for this park, and it may be limiting the number of people that are aware of its existence.



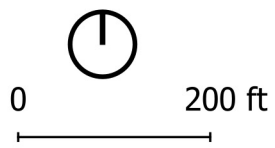
View of hiking trail.



Trailhead parking area.

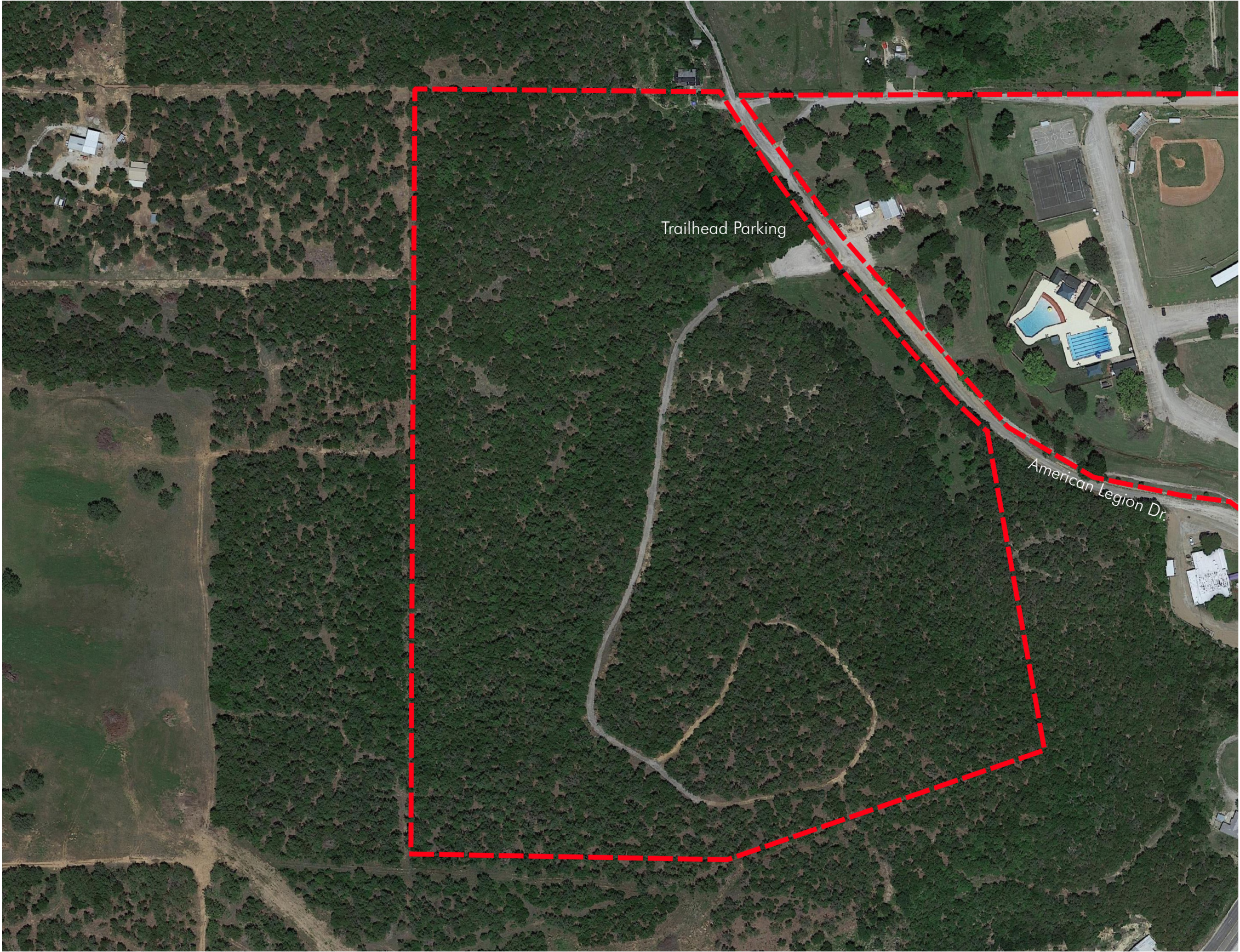


Boulders along trail edge.



Mineral Wells Nature Trail

 Park Boundary



Southeast Park

Address:

300 SE 15th Street

Size:

1.218 Acres

Southeast Park was newly renovated in the Spring of 2022. The renovation included site grading, new play structures, new shade structures, new restrooms, and sidewalks.

Amenities:

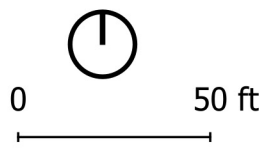
- Baseball Backstop - 1
- Basketball Court - 1
- BBQ Grills - 1
- Pavilions - 2
- Picnic Shelters - 1
- Benches - 5
- Play Structures - 3
- Athletic Practice Field - 1
- Sensory Play Features



New play structures and shade structures at Southeast Park.

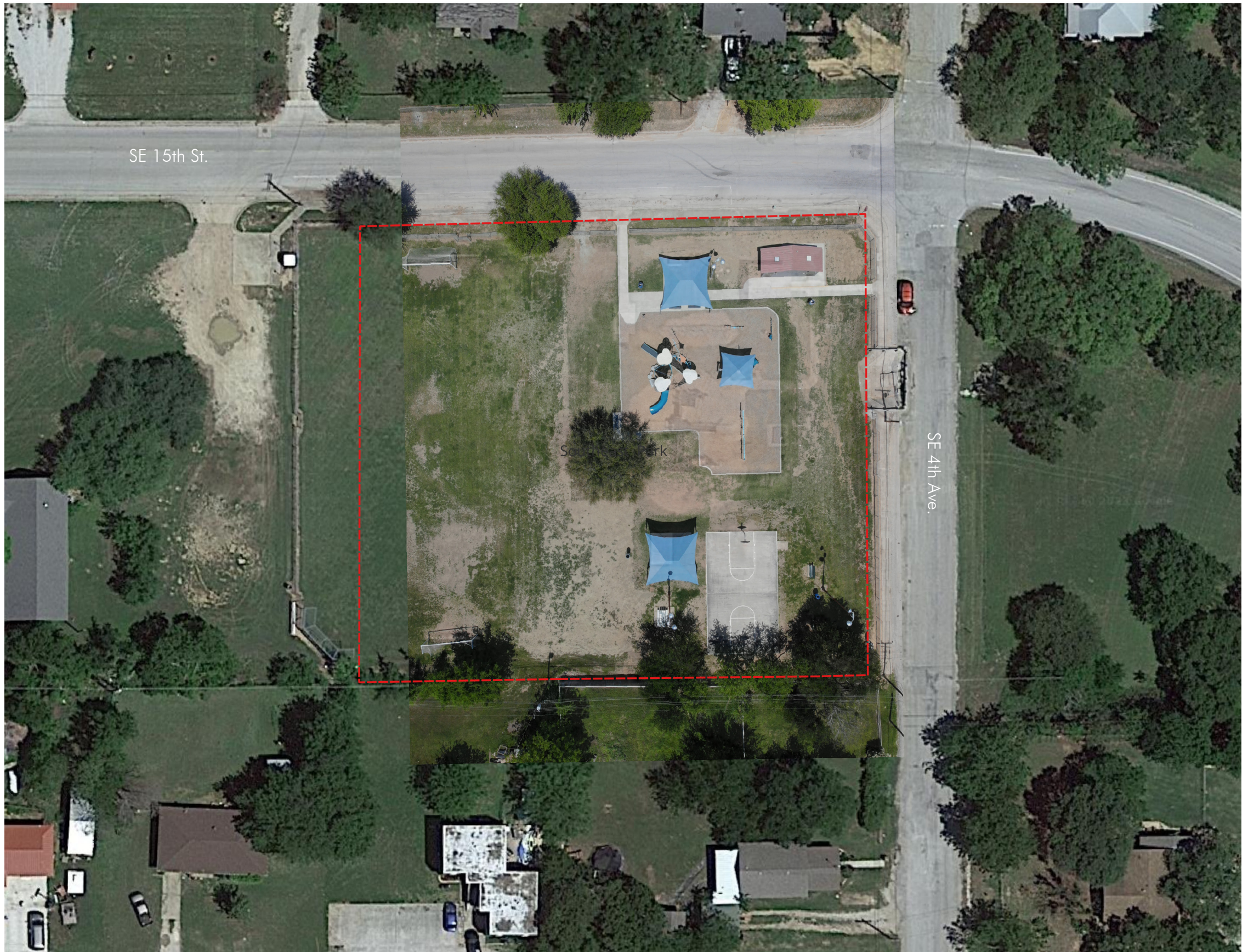


View of the new park from the street.



Southeast Park

 Park Boundary



Mineral Wells Fossil Park

Address:

300 SE 15th Street

Size:

52.01 Acres

The Mineral Wells Fossil Park is a unique offering for a parks system. Located a few miles outside of town, the park allows visitors to dig for ancient fossils. “The park as it exists today is a result of 20 years of erosion of the old City of Mineral Wells landfill’s borrow pit, which was closed in the early 1990s. The erosion of the borrow pit has revealed fossils documenting ancient sea species of crinoids (sea lilies), echinoids (urchins), brachiopods, pelecypods (clams and oysters), bryozoans, corals, trilobites (arthropods), plants and even primitive sharks”. Visitors are allowed to dig for fossils at their leisure and even keep them for personal use.

Amenities:

- Shade Structure
- Portable Toilet
- Educational Signage



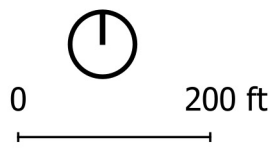
Shade structure and picnic tables for visitors.



Trail leading from the parking lot to the Fossil Pit.

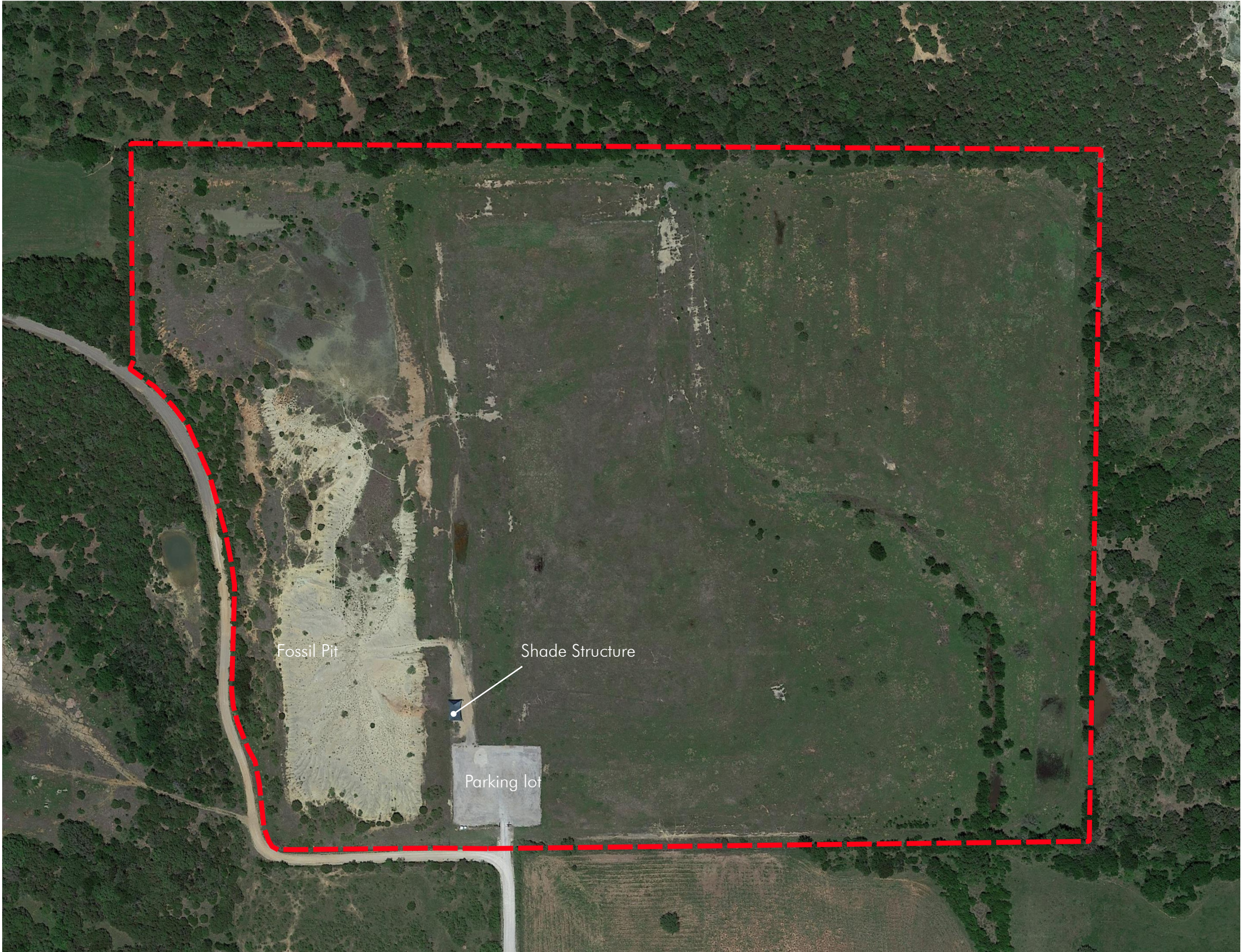


Trail with handrail leading down into the Fossil Pit.



Mineral Wells Fossil Park

 Park Boundary



Zappe Park

Address:
NW 1st Street & NW 1st Avenue

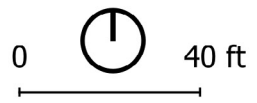
Size:
0.459 Acres

Located in the heart of Downtown Mineral Wells, Zappe Park provides a break in the urban landscape for quiet relaxation and small gatherings. The site offers a small gazebo, picnic tables, and a formal landscape nestled among historic buildings in the central business district. The site is being studied as a part of a larger concept to create a linear park in the northwest part of Downtown Mineral Wells.

Amenities:

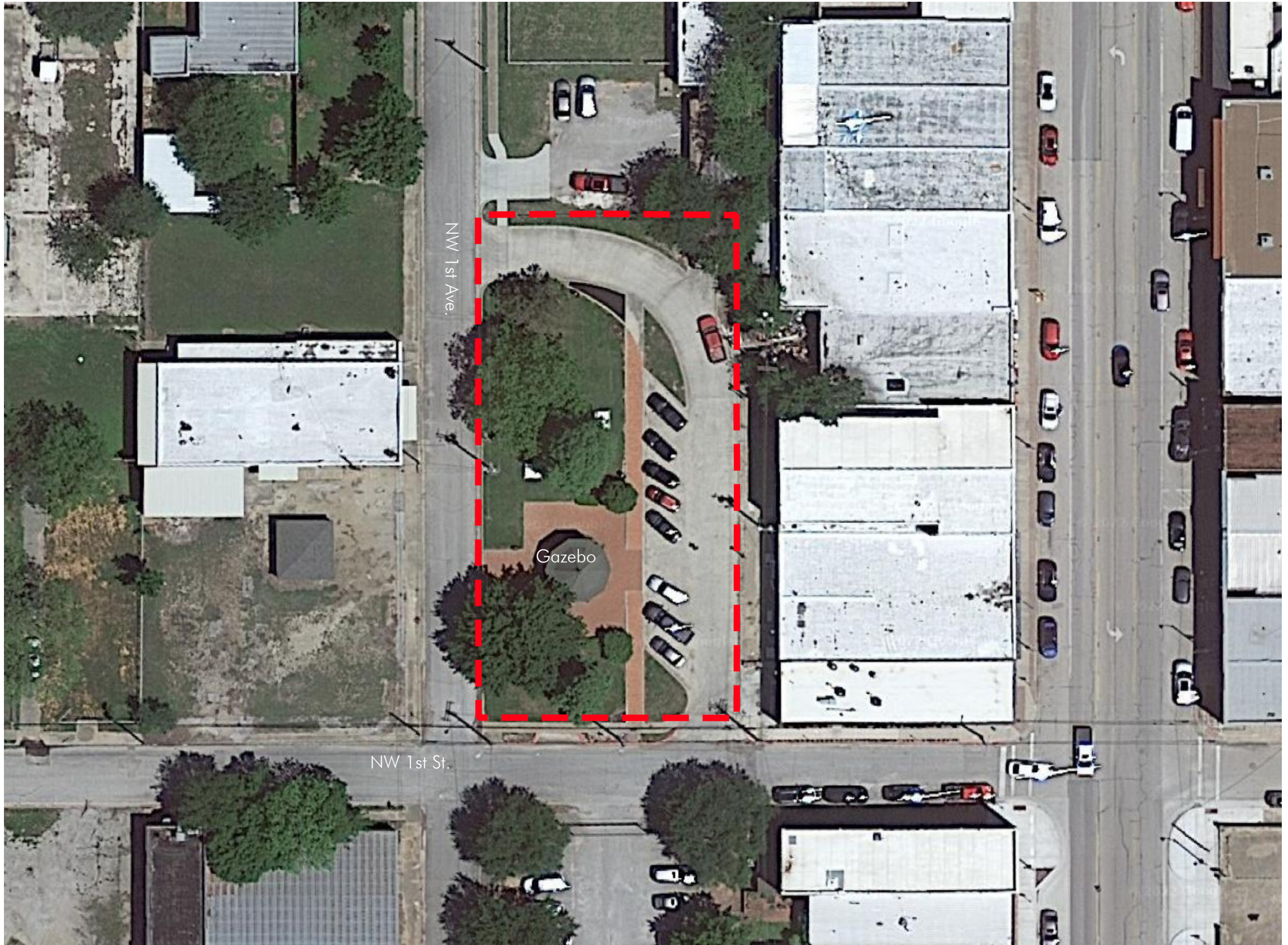
- Gazebo
- Picnic Areas
- Park Spaces (10)





Zappe Park

 Park Boundary



Western Heritage Park

Address:

3051 North Oak Avenue

Size:

52.006 Acres

Located on the north side of town, Western Heritage Park (formally known as Pollard Park) provides a chance to enjoy open space, forests, and topography for hiking, mountain biking, and general relaxation. An event stage with a large lawn is available for concerts and other performances. An additional group pavilion offers shade and a place for barbecues and other events. Interpretive signs detail the history of the region. The Weatherford Mountain Bike Club maintains the park under agreement with the City of Mineral Wells.



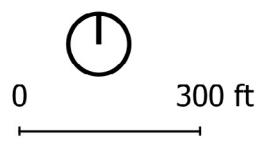
Interpretive signs showing the location of trails and describing the history of the area.



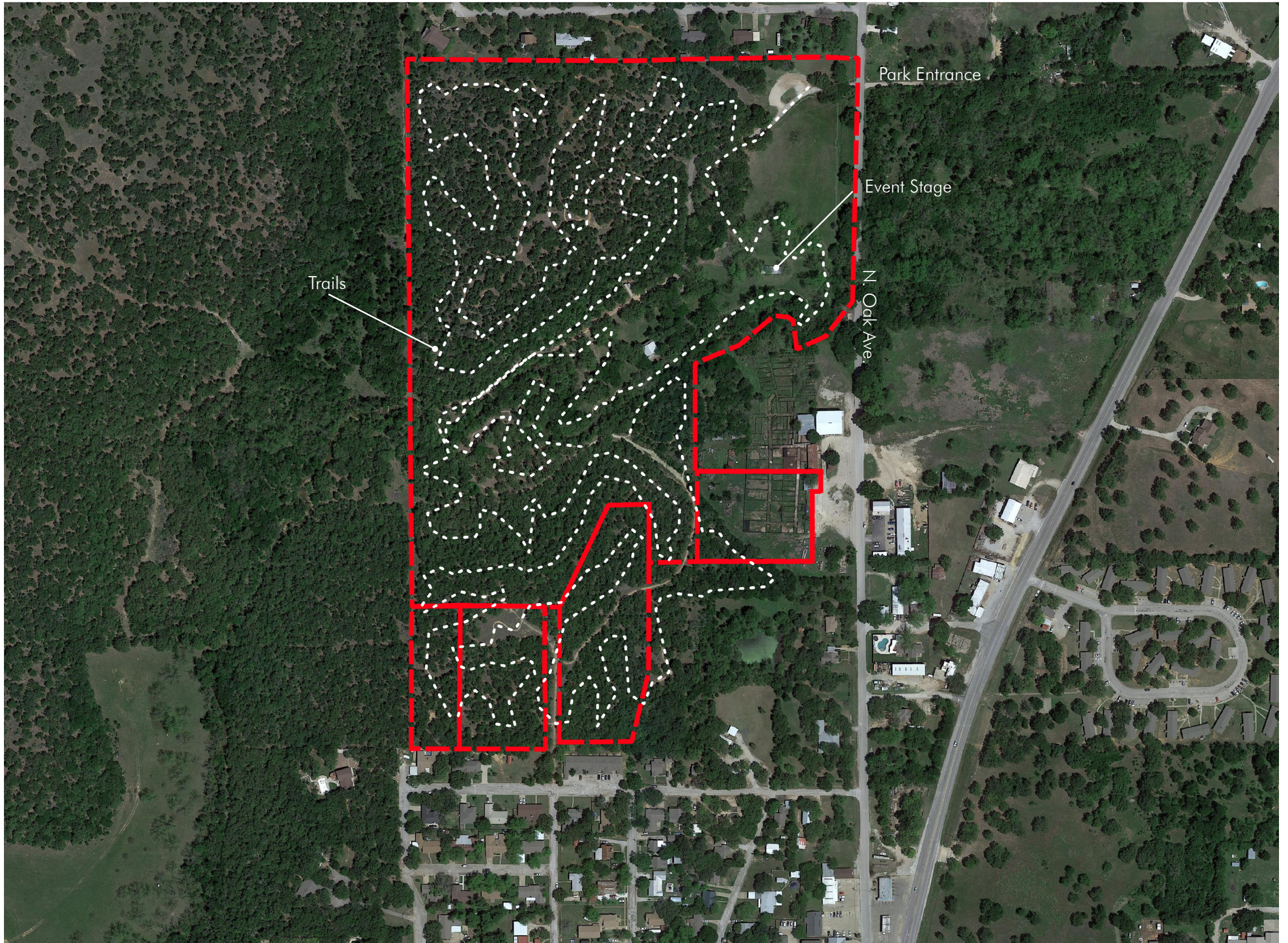
The event stage is used periodically throughout the year for concerts and similar events.



A picnic pavilion near the lawn area of the event stage.



Western Heritage Park



Mineral Wells Gym & Activity Center

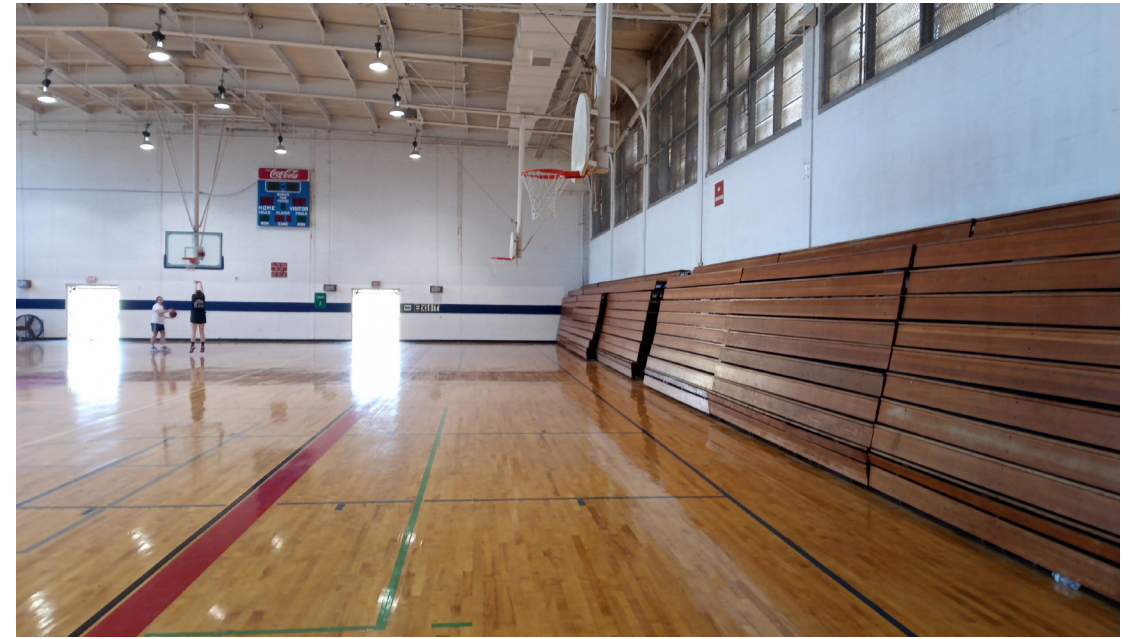
Address:

735 Hood Road

Size:

14.75 Acres

Located on the former site of Fort Wolters, a military installation, the Mineral Wells Gym and Activity Center are examples of adaptive re-use of structures to meet community needs. The gym is an old but functional structure that provides a gymnasium, workout space, and some exercise equipment. The Activity Center provides a large banquet hall and a variety of smaller meeting spaces for rental. Some activities available at this complex include basketball, volleyball, pickleball, martial arts, weddings, quinceaneras, and more. These structures are both aging and have significant needs for maintenance and upgrades. It will be important to weigh the costs of renovation with the opportunities for new construction depending on the demand for additional space and activities.



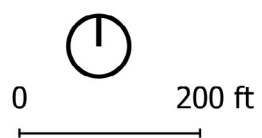
The gym floor was replaced in 2017 and is due for maintenance. The floor needs to be sanded, re-striped, and sealed. The Gym is well-used in all but the summer months due to a lack of functional air conditioning.



The banquet hall of the Activity Center is frequently rented for family events. There are numerous deferred maintenance items to address, but it is a well-used facility.



Smaller activity rooms are available for a range of fitness and recreation programs.



Mineral Wells Gym & Activity Center



Inventory & Analysis

Mineral Wells Gym & Activity Center



View of the front desk and entry to the Gym.



Tennis courts on the north side of the Gym. These have reportedly not been in use for about 30 years.



A small meeting room typically used for City staff training.



View of the outside of the Gym. The roof was replaced in the last few years.

Inventory & Analysis



A small workout room in the Activity Center.



View of the foyer entering into the Activity Center banquet hall.



View of the hallway in the main Activity Center building.

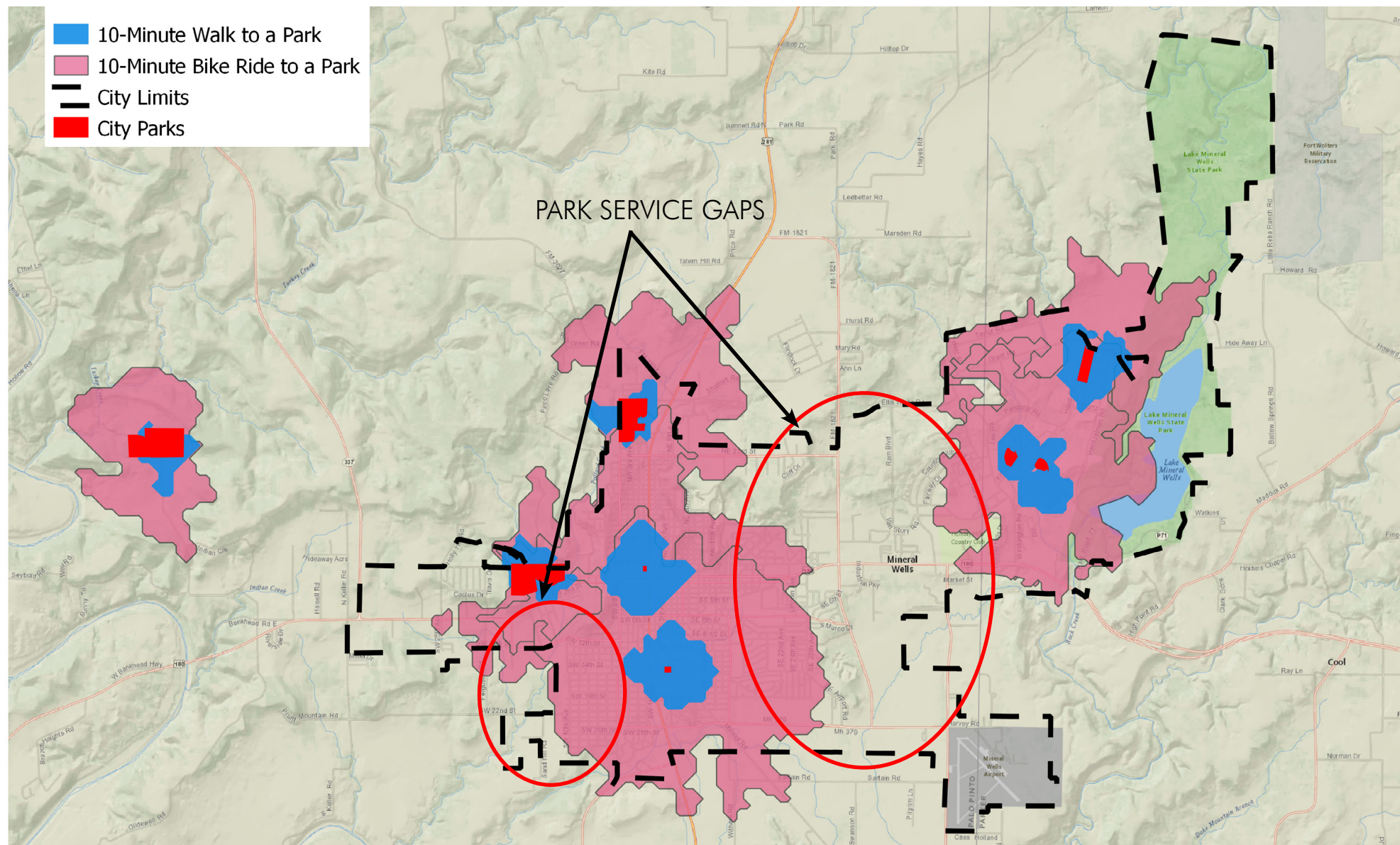
A Park Within a 10-Minute Walk of Home

The “A park within 10 minute walk of home” concept was developed by the Trust for Public Land, Urban Land Institution, and National Recreation and Park Association. The goal of the movement is to “ensure there’s a park within a 10-minute walk of every person, in every neighborhood, in every city across America”.

To understand where Mineral Wells currently measures against the “10-Minute Walk” test, an analysis was conducted using the Geographic Information Systems (GIS) software to map the service area of each park. The limits of the service areas were calculated for 10-minute walk and 10-minute bike ride distances.

Park Service Gaps

The map on the following page highlights the areas (in blue) of Mineral Wells within a 10-minute walk of a park and areas in pink that are within a 10-minute bike ride. City parks as well as those provided by other entities are included in the analysis. The analysis utilizes existing road and trail infrastructure and assumes an average speed for walking and bicycle travel. Areas circled in red are service gaps where parks are needed. It will be important to identify opportunities to develop park space within the service gap areas when land and resources become available.



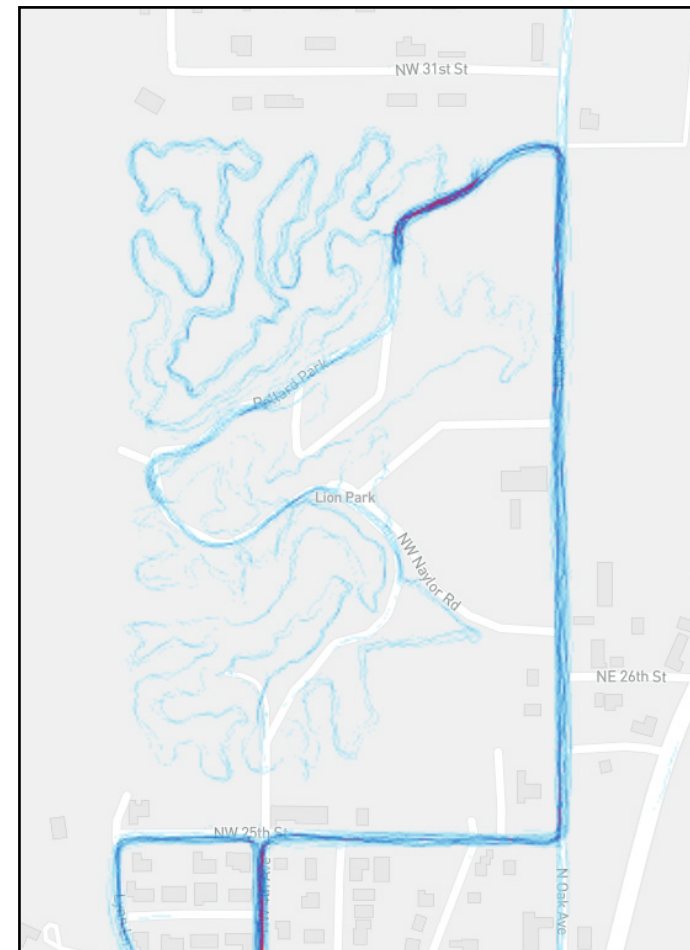
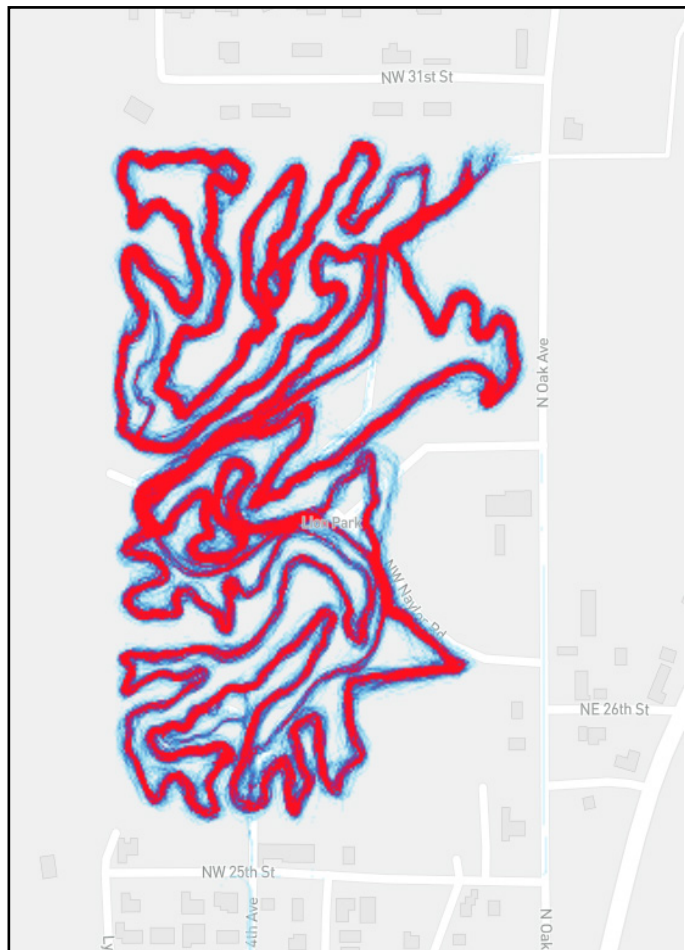
Pedestrian and Bicycle Activity

These days everyone has a smartphone with them wherever they go. Some also wear smartwatches to receive notifications and track activity, among other functions. These tools have GPS and mapping applications that make tracking one's recreational activity easy and fun. STRAVA is a company that provides an online platform for users to use watches and phones to keep track of their progress when bicycling, running, swimming, or other activities. When the data is uploaded to the platform, users can see their progress on the map.

STRAVA has aggregated millions of miles of user data and incorporates that geographic information into a Global Heatmap that illustrates the level of pedestrian and bicycle activity worldwide. This data can be useful in understanding patterns of activity when planning for future trail connection and bike lanes to create better connectivity and safer recreation.



The STRAVA platform is compatible with smartphones and watches to allow users to track their run, bike, or hike.

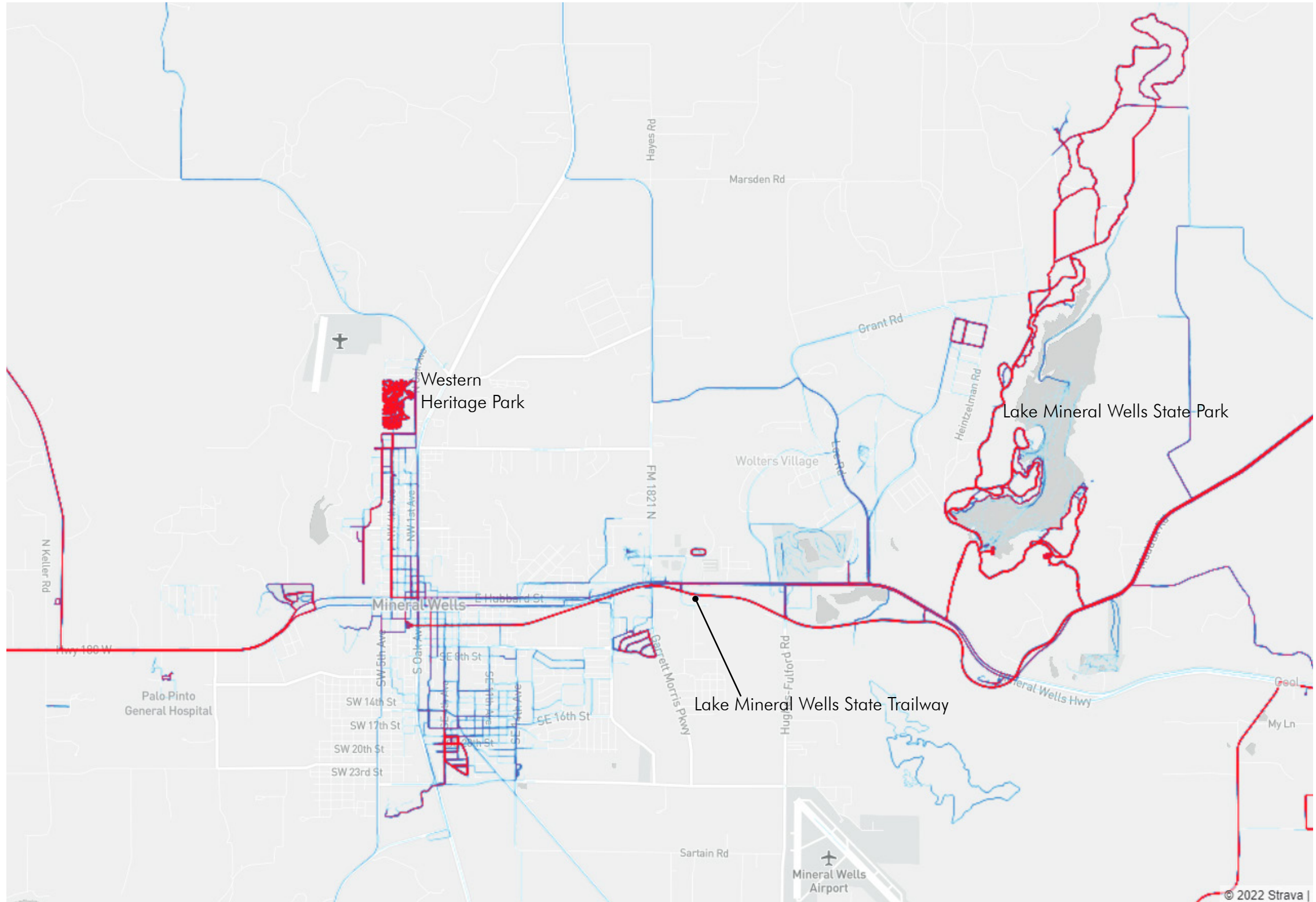


A close-up view of STRAVA data at Western Heritage Park in Mineral Wells illustrate bicycle (left) and pedestrian (right) activity by park users. As expected, the bicycle activity is the primary recreation at this park, because the City and the Weatherford Mountain Bike Club have entered into an agreement for use of the property.



STRAVA Global Heatmap Pedestrian and Bicycle Activity in Mineral Wells

Inventory & Analysis



The STRAVA Global Heatmap collects user-supplied activity data from a vast network of participants to illustrate areas of bicycle and pedestrian activity. Areas of frequent activity are shown in blue, and areas of high activity are shown in red. Notable areas of high activity include Western Heritage Park, the Lake Mineral Wells State Trailway, and Lake Mineral Wells State Park.

Recreation by Other Entities

The inventory of parks and recreation facilities and amenities is not limited to just those that are owned and operated by the City. Other public and private entities such as the State and Federal governments, non-profit organizations, the Mineral Wells Independent School District, and private companies and organizations provide a significant service to residents and visitors. The collective efforts of all recreation providers, both public and private, are important components of the Mineral Wells recreation environment. It will be important to maintain relationships between all parties to seek opportunities for partnerships to grow the recreation mission.



Clark Gardens is owned and operated by a non-profit organization to demonstrate horticultural elements and landscape designs to the public. The 50 acre property offers a rich array of plantings, sculptures, pathways, and a chapel and event venue for weddings and other gatherings. Facilities such as this, provided by private entities, are an important complement to the City’s parks system.

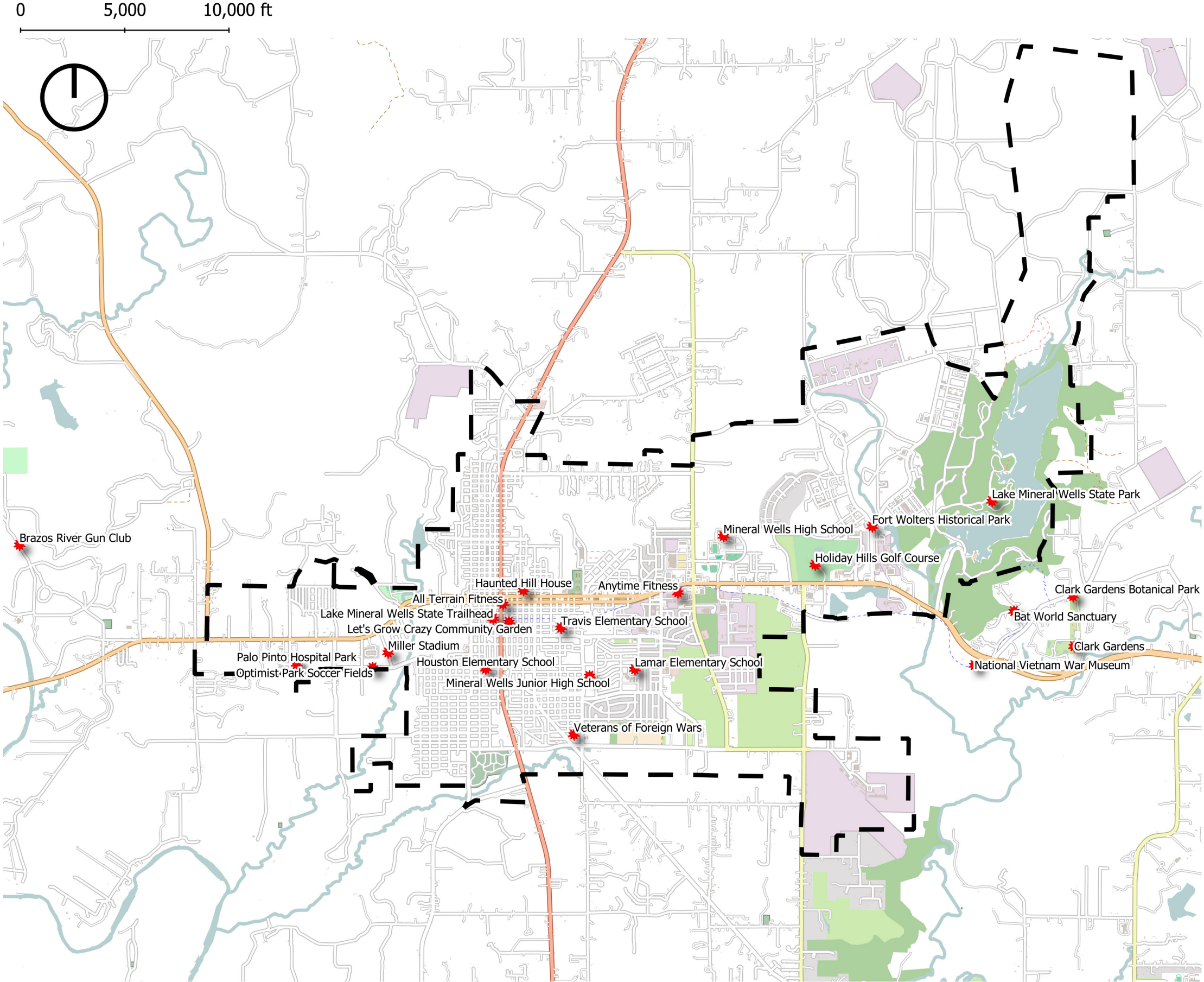
Inventory of Recreation Provided by Non-City Entities

Recreation Resource	Owner
Palo Pinto Hospital Park	Institutional
Fort Wolters Historical Park	National Guard
National Vietnam War Museum	Non-Profit
Veterans of Foreign Wars	Non-Profit
Optimist Park Soccer Fields	Non-Profit
Let's Grow Crazy Community Garden	Non-Profit
All Terrain Fitness	Private
Anytime Fitness	Private
Haunted Hill House	Private
Clark Gardens Botanical Park	Private
Bat World Sanctuary	Private
Clark Gardens	Private
Holiday Hills Golf Course	Private
Brazos River Gun Club	Private
Lucky B Indoor Arena	Private
Mineral Wells Junior High School	School
Lamar Elementary School	School
Travis Elementary School	School
Houston Elementary School	School
Mineral Wells High School	School
Miller Stadium	School
Lake Mineral Wells State Park	State of Texas
Lake Mineral Wells State Trail and Trailhead	State of Texas



Miller Stadium, currently owned by the Mineral Wells ISD, is the home of Mineral Wells Youth Sports Association’s youth soccer program.

Recreation by Other Entities



DEMAND ASSESSMENT



Stakeholder Engagement
Online Survey Results
Public Events
Partnership Opportunities

Summary of the Online Survey

An online survey was conducted from June 23rd, 2022 until October 12, 2022 with a total of 512 responses. This sample provides a confidence level of 97% with a 4.3% margin of error for the population size of Mineral Wells. The survey was promoted on the City's website, the Parks and Recreation Department's Facebook page, and a local community events.

The input received from the online survey indicates that residents are interested in a very wide range of activities. Many of these can be added to the recreation program easily, while others will require capital investment to provide the necessary facilities. A future increase in both facilities and programs is going to likely require additional staffing resources to implement. The following are the key findings identified through this process:

Park Use

The parks and facilities in Mineral Wells are well-used with 26.2% of respondents indicating they visit them multiple times a week. Another 18.7% of respondents report visiting parks at least once a week, and 34.7% visit several times a year. This indicates that the overwhelming majority of survey respondents are out using the City's parks.

The most popular park in the system is West City Park, visited by 75.1% of respondents. The Aquatics Center and the Mineral Wells Gym are also frequented at 42.3% and 29.1% respectively. With these facilities having the most features, it's no surprise that they get the most use. Comments received during the survey also indicate that improving these facilities is a priority.

Current Participation

Although there is a wide range of recreation activities in which residents participate, some activities stand out as the most popular. The top five activities for survey respondents are 1. Walking/Jogging/Running (59.9%), 2. Playgrounds (58.9%), 3. Swimming (44.5%), 4. Picnics/Leisure (43.9%), and 5. Parties/Pavilion Rentals (27.9%).

Satisfaction With Mineral Wells Parks

The question about residents' overall satisfaction with Mineral Wells parks indicates a need for improvements. While 48.1% indicate that they are satisfied (on a rating scale of 1 (not very satisfied) to 5 (very satisfied)), the balance of responses leans towards less satisfied (31.9%). This could be a combination of factors including aging facilities and new residents having higher expectations for their parks system.

Spending For Parks And Recreation

Respondents were asked to indicate their preference for new spending on parks and recreation. The results indicate a preference towards renovating existing parks and facilities as a priority over developing new parks and facilities. Creating new programs and acquiring land for future parks ranked lowest.

Development Of Indoor Recreation

Many of the activities that residents are interested in are compatible with indoor facilities. The existing Gym and Activity Center simply do not have the space to accommodate many of these, begging the need to consider development of a new or expanded indoor facility to house them.

A total of 69% of respondents indicated that they would support development of a new recreation center. Another 25% answered "Maybe" to supporting such a measure. The types of features they are interested in are typical of a recreation center such as fitness/class rooms, exercise equipment, gymnasium, indoor track, weight room, and indoor volleyball courts, along with a wide range of programs.

Aquatics

Residents in Mineral Wells are avid swimmers, with participants of all ages interested in more opportunities and more programs to accommodate them. Splash pads were highly discussed in comments from survey respondents as well as the need for year-round swimming rather than just during summer months. Other comments about indoor swimming, water aerobics programs, and senior swimming make the idea of an indoor swimming facility a potential priority. Solutions to this can range from covered, heated, outdoor pools to natatoriums; each with important cost considerations. Year-round swimming can be accomplished through many months of the year with the existing pool along with adequate staffing, but the winter months would require a heating system at a minimum.

Community Events And Activities For Kids

Programs are often overlooked in many parks master plans, because they don't always require planning for capital projects or new park land. Programs change frequently and therefore are typically developed within the Parks Department on a seasonal basis. However a pattern of comments from the online survey reveal that there is definitely interest in more programs such including outdoor concerts, community events, and more things for young people to do.

PUBLIC EVENTS

Let's Grow Crazy Farmer's Market Pop-Up Event

The Let's Grow Crazy Farmer's Market, an event hosted by a 501 (c)(3) non-profit of the same name, is a local community gathering held on their property at the corner of S. Oak Avenue and SE 5th St. The planning team hosted a pop-up booth at the event on August 6, 2022 to engage with residents and visitors. The primary focus of the pop-up event was to promote the online survey and spread the word about the parks master planning process underway. The following are a list of comments from visitors about what they would like to see in the parks system in Mineral Wells

- Splash Pad
- Tunnels and Fast Slides in Playgrounds
- Soccer Fields
- Indoor Pool for Recreation and Physical Therapy
- Restrooms
- Safe Trails with Vegetation Management
- A Walkable City
- Low-Impact Activities
- Dog Water Fountains
- Adult Exercise Equipment
- Adventure Course
- Water at Western Heritage Park
- Recreation Center
- Activities for Kids
- Pavilions
- Handicap Accessible Trails
- Duck Ponds with Fountains



PUBLIC EVENTS

Crazy Water Festival Pop-Up Event

In an effort to reach a wider audience, City Staff suggested hosting a booth at the famous Crazy Water Festival on October 8, 2022. The event attracts both residents and visitors to Downtown Mineral Wells for a wide range of events and activities. The planning team collaborated with the consultants developing the City’s Comprehensive Plan to activate a space behind the Crazy Water Hotel, where participants could be engaged in a number of exercises to identify demand for parks and amenities. In addition to conversations with participants, targeted questions received the following feedback:

What are the barriers that prevent you from participating in outdoor recreation?

- More locations
- Overcrowding
- More Patrolling
- Weather (heat)
- More Shade at Southeast Park
- More Water at Southeast Park
- More Sensory Play (neuro*)
- Performing Areas

If you could design your dream park?

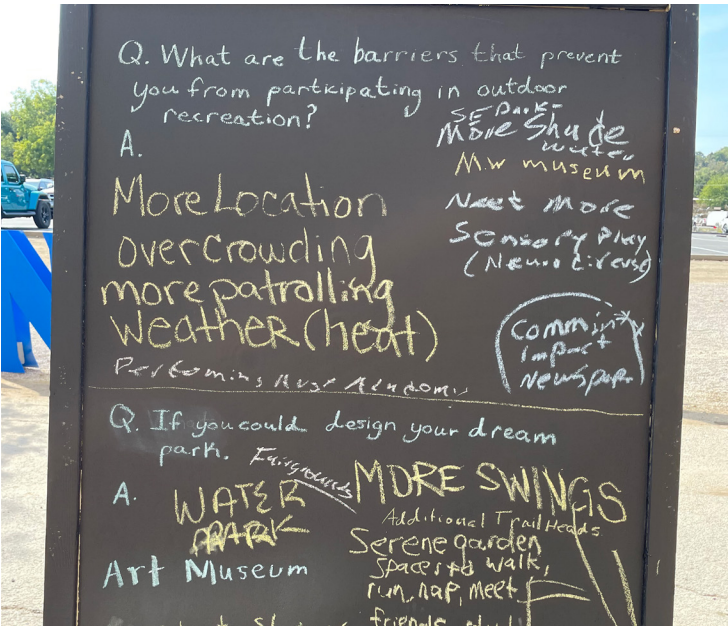
- Fairgrounds
- Water Park
- Teen Talent Show
- Neighborhood Libraries
- Cake
- More Swings
- Additional Trailheads
- Serene Garden Spaces to Walk, run, nap, meet friends, study...
- Teen/Youth Activities
- Wayfinding
- Walking Trail at City Park

What does Mineral Wells need for young children?

- Mountain Coaster
- Water Park
- Arcade
- Putt Putt
- YMCA

* Indicates multiple votes for the same topic.

- Update City Park
- Interactive Sensory***
- S.T.E.A.M.
- Museum
- Music Hall
- Toddler Play
- Roller Skating**
- After School Programs



What does Mineral Wells need for teenagers?

- Skating Rink*****
- Upgrade Skatepark***
- Batting Cages***
- Lasertag*
- Mirror Maze**
- Escape Room
- Mountain Coaster
- All Day Arcade**
- Life Skills
- Urban Air
- Indoor Multi-Sensory Activity
- Fitness Miniature Golf
- Movie Theater



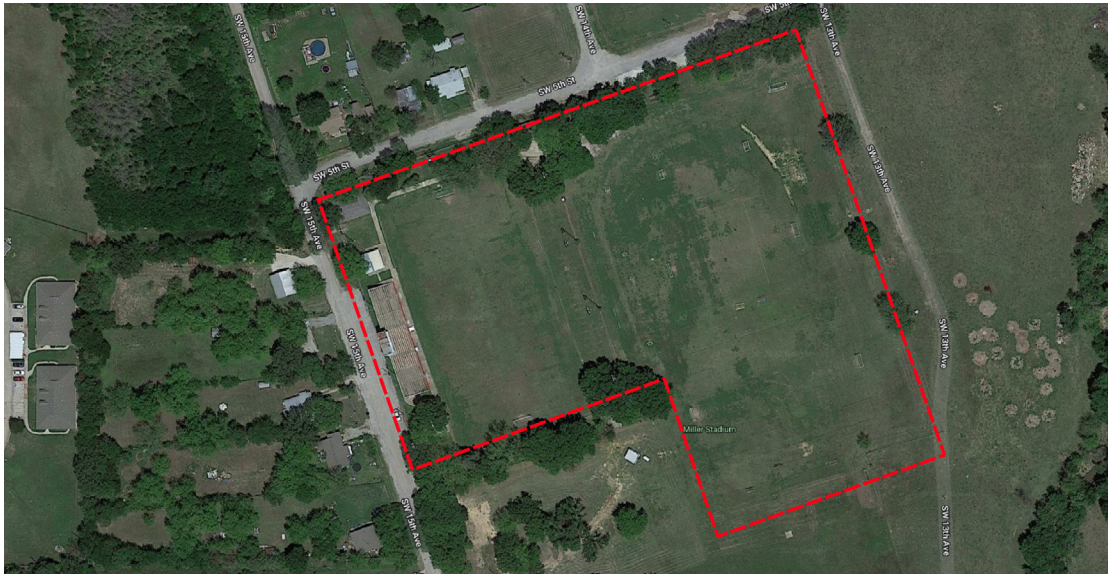
PARTNERSHIP OPPORTUNITIES

There is great power in collaboration between various entities in a community to reach common goals. Some recreation resources and services are best served by the City, while others are well-served by other entities both public and private. Where common ground exists, some entities can work together to achieve these common goals through shared resources such as land, funding, existing facilities.

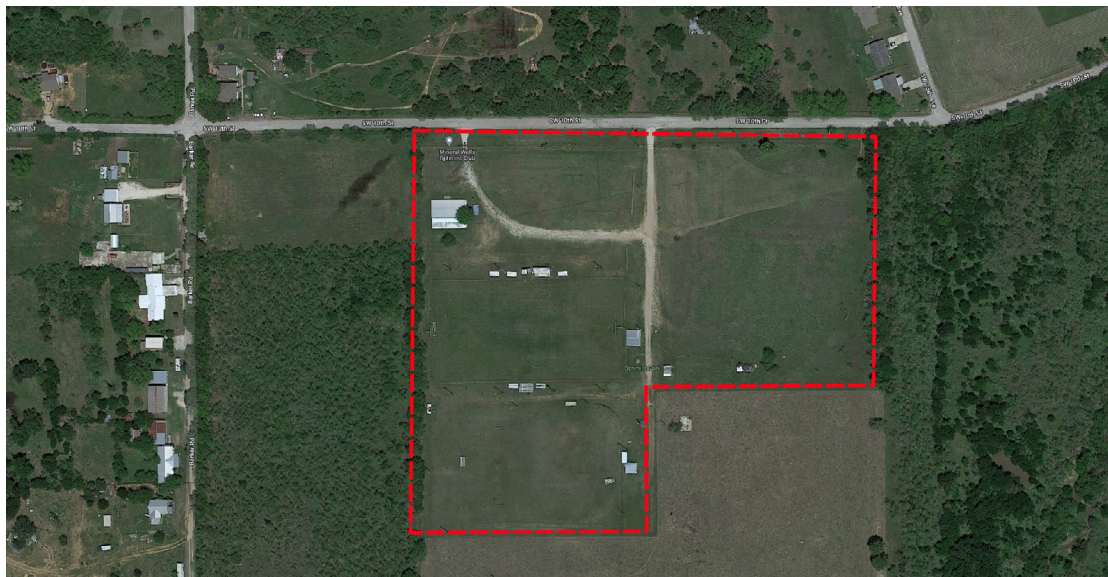
Discussions with stakeholders such as the Palo Pinto County Hospital and the Mineral Wells Independent School District reveal that opportunities for partnership exist, that could greatly expand the shared mission for health and wellness and recreation in the community. Continued discussion with these entities and more may one day yield a partnership for development of a significant project that is mutually beneficial.

Other entities in town such as the Optimist Club, who provide a home for local youth football, and the Lions Club, who has developed park space in the past, would make excellent partners moving forward.

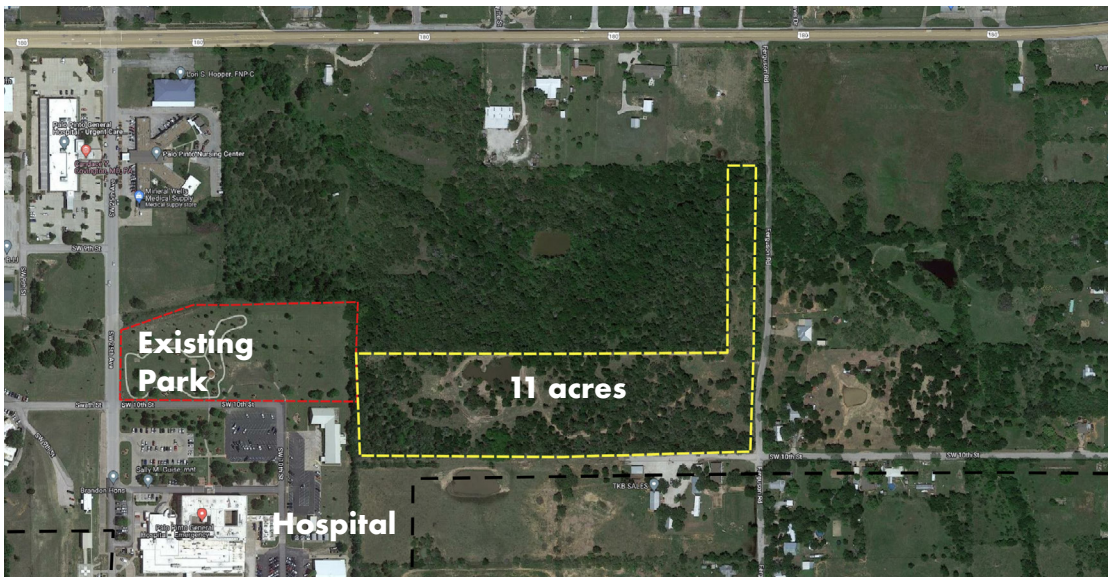
Demand
Assessment



Miller Stadium, the historic high school football field, is still owned by the ISD, and is utilized by the Mineral Wells Youth Sports Association.



The Mineral Wells Optimist Club provides a home for youth football on a 13 acre property along SW 10th St.



The Palo Pinto County Hospital has a park of approximately 5 acres, half of which is developed. Additionally, the Hospital owns an adjacent 11 acres to the east. The Hospital is serious about health and wellness and sees the value of recreation for both prevention of disease and recovery. Partnership on a project with the City could bring more recreation for all parties involved.

Summary of Needs Assessment

Prioritizing the needs for a parks system is a combination of both the public demand for recreation and the needs identified through on-site evaluation of parks and facilities. These needs must then be evaluated with regard to costs and timing for implementation.

1. Renovate West City Park

The inventory of existing parks and facilities reveals that there is a need for renovations. Particularly, West City Park, Wolters Fields #1 & #2, and the Mineral Wells Gym and Activity Center are ready for a complete makeover. This is supported by a survey response of 69.3% saying residents prefer spending for parks and recreation to be prioritized to Renovate Existing Parks and Facilities.

2. Address Indoor Recreation Needs

Indoor recreation has been identified as a priority and can be addressed in a number of ways. The existing Gym and Activity Center is in need of a serious facelift. There is value in the fact that the land is already designated for recreation use and the structures are actively used. The facilities could be renovated with good success. The alternative would be to consider development of a recreation center elsewhere that can accommodate the activities and amenities desired by residents. The survey shows that 69% of respondents would support a new recreation center.

3. Upgraded or Additional Aquatics Facilities

The existing aquatics facility is in overall good working condition, however public input suggests the need for more aquatics opportunities. Survey responses support the need for splash pads, indoor swimming, and more aquatics programs. Programs such as year-round swimming and water aerobics can be implemented without capital investment unless a heated pool is desired. Providing an additional indoor or covered and heated pool could greatly increase the opportunity for a variety of swimming and related aquatics programs and should be considered.

4. Convert Old Tennis Courts to Pickleball

The City currently has two locations where tennis courts exist but haven't been used in many years. The courts adjacent to Wolters Field #1 and the courts behind the Mineral Wells Gym could be converted to pickleball courts to serve the growing demand. The tennis courts at West City Park are already actively being used for Pickleball. One of these courts could be into 3 pickleball courts while leaving the other for tennis.

5. Develop Off-Street Hike and Bike Trails

There are limited sidewalks and trails within the City, with the trails limited to Western Heritage Park and the Mineral Wells State Trailway. To enhance recreation and create more connectivity throughout the community, new off-street trails should be developed.

6. Develop Activities for Youth

The population of young people in Mineral Wells is growing, and input from stakeholders at public events indicates that they need more things to do for fun. What this means is that the City needs more recreation programming, but also more parks and facilities for those activities. A surprising suggestion that was heard from residents at the Crazy Water Festival was the idea of building a roller skating rink. Many other solutions are also possible, but the takeaway message is that youth would like interesting and fun things to do that may not be a part of a traditional parks system.

PEDESTRIAN PATHWAYS



Proposed Trails
Trail Standards

Existing Trails in Mineral Wells

The City of Mineral Wells has several hike and bike trail offerings within the community. The most prominent is the Lake Mineral Wells State Trailway, a rails-to-trails project developed by the Texas Parks and Wildlife Department to connect Mineral Wells to Weatherford by way of an abandoned railroad. Other trails in Mineral Wells include the those at the Western Heritage Park and the Mineral Wells Nature Trail located adjacent to West City Park. The trails at Western Heritage Park are maintained by the Weatherford Mountain Bike Club under an interlocal agreement with the City of Mineral Wells. The online survey results indicate that pedestrian infrastructure is needed in Mineral Wells, with a total of 60% of participants indicating that they currently participate in walking, jogging, or running activities. When asked to prioritize improvements to the parks system, 32% of participants were in favor of off-street hike and bike trails.

New Trail Opportunities

A variety of proposed trail alignments have been identified through the City to create recreation and alternative transportation connections in Mineral Wells. These trails would vary in character based on their location.

For instance, a proposed route along the Crystal Canal takes advantage of available right-of-way to create a pedestrian corridor through Downtown, ultimately connecting to the Lake Mineral Wells State Trailway, and is conceived as a landscaped pathway within the urban area of town. At the north end of the Crystal Canal alignment, the trail connects to NW 4th Street, then heads north to Western Heritage Park. The NW 4th Street trail would likely take the form of a designated bike lane through the neighborhood.

On the east side of town, a trail loop is proposed that connects the Mineral Wells Gym and Activity Center, Wolters Fields #1 & 2, and the Lake Mineral Wells State Park. In this area, the trails take would be off-street, and in some cases may require land acquisition to implement.

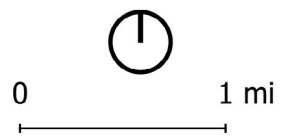
On the south side of town, an off-street walking loop is proposed around the perimeter of the Woodland Park Cemetery. The cemetery is City-owned and compatible with recreational trails along the perimeter of the property. Additionally, the trail could connect to a proposed dog park and regional detention basin immediately south of the cemetery.



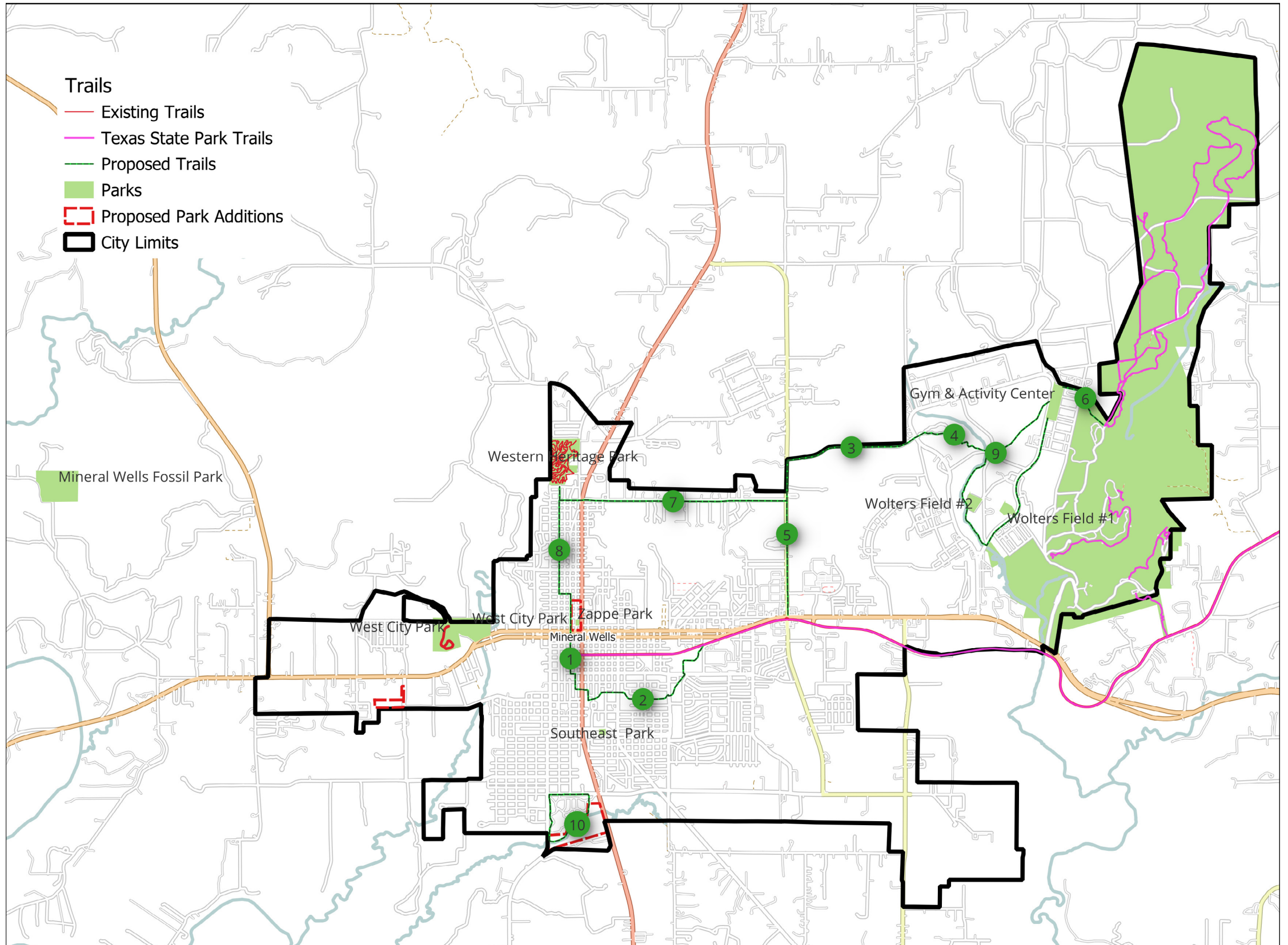
Off-road trails provide safe routes for bicycle and pedestrian users along corridors.

Proposed trail alignments in Mineral Wells.

ID	Trail Alignment	Length (Feet)	Length (Miles)
1	Crystal Canal	4,727	0.90
2	Drainage Canal from Crystal Canal to State Trailway	7,941	1.50
3	Ellis White Road	5,920	1.12
4	Ellis White to Wolters Area	3,724	0.71
5	FM 1821	7,011	1.33
6	Lake Mineral Wells State Park Linkage	2,791	0.53
7	Northeast 23rd Street	10,223	1.94
8	NW 4th Street	5,401	1.02
9	Wolters Loop	15,773	2.99
10	Woodland Park Cemetery Loop	7,011	1.33
Total		70,522	13.36



Proposed Mineral Wells Trail System



Trail Standards

ON-ROAD & OFF-ROAD TRAILS

Two basic types of trails are proposed for the Mineral Wells network – on-road trails that run adjacent to the roadways and off-road trails that run throughout available greenways. While specific characteristics have been identified for the two different trail types, each corridor will be designed with consideration given to its unique topography, right-of-way, and site context. The ideal width for trails is 10 feet, but in areas of anticipated higher use; trails may be designed to 12 feet wide. In locations of constrained right-of-way, trails may be constructed as narrow as 6 feet in width.

ON-ROAD TRAILS - Overview

On-road trails may consist of bike lanes, bike routes, arterial bike routes, and protected bike lanes. The specific on-road trail type should be designed per site conditions such as available right-of-way, current and future land developments, safety needs, and community needs. An on-road bike trail may take advantage of the available right-of-ways, but may have short off-street meanders when land and connecting points are available.



Prototypical trail section with ideal 20’ wide pedestrian zone. Amenities may consist of 6’ bike lane, 6’ pedestrian lane, seating, lighting and buffer zones



Protected Bike Lanes provide space that is exclusively for bicyclists and separated from motor vehicle travel lanes, parking lanes, and sidewalks. Parked cars, curbs, bollards, or planter boxes provide physical separation between bicyclists and moving cars.



Bike Lanes are on-street facilities designated for bicyclists using stripes and stencils. Bike lanes may include buffer striping to provide greater separation between bicyclists and parked or moving vehicles. Bike lanes are the preferred treatment for all arterial and collector streets on the bikeway network, and not typically installed on low-volume, low-speed residential streets.



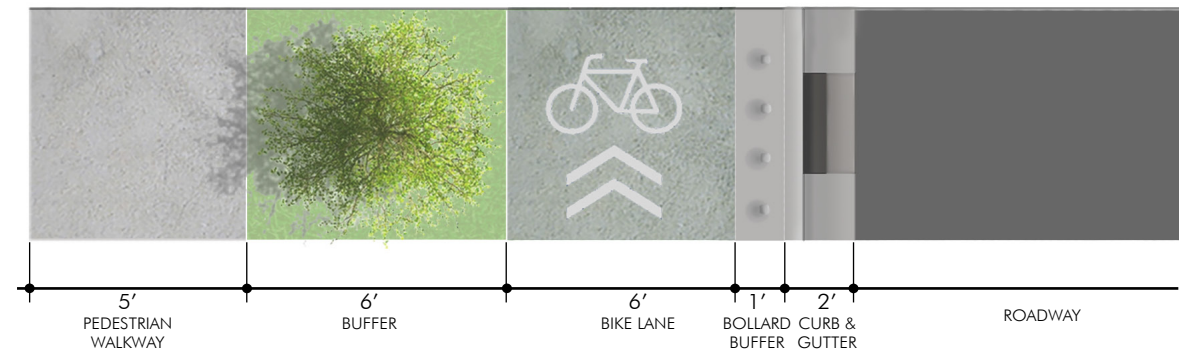
Arterial Bike Routes are installed on arterial streets where bike lanes are not feasible, and parallel streets do not provide adequate connectivity. These streets may be designed to promote shared use with lower posted speed limits (preferably 25 mph), shared lane bicycle markings (“arrows”), and signage.

Trail Standards

ON-ROAD TRAILS

Protected Bike Lanes - trails that run adjacent to the roadway with or without a buffer separation in between. The trails are ideally 12 to 14 feet in width and typically will be constructed with asphalt or concrete. When signalized crossings of roadways are not preferred or possible, elevated or tunnelled trail crossings may be considered.

- Typically asphalt paving
- Concrete wall with handrails where needed
- Signalized roadway crossings or grade separations where needed
- Lighting with luminaires
- Trail-head signage, wayfinding signage, mile markers
- Restrooms and/or parking possible in key locations
- Construction costs may significantly vary based on the trail type, ranging from simple “share the road” signage to bike lane protection and pavement striping.

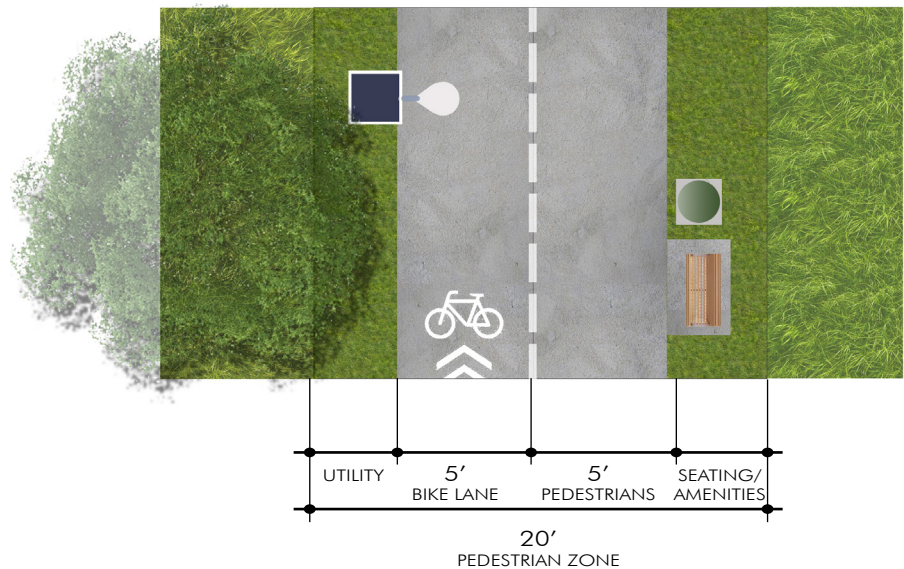


OFF-ROAD TRAILS - Overview

Off-road trails are greenways and pathways that are not located along a roadway but instead follow their own alignment or possibly a stream or utility easement. The trails are ideally 8 to 12 feet in width and typically will be constructed with concrete as well as timber bridges and boardwalks around wetlands and other environmentally sensitive areas. A variety of trail width options are available based on the existing conditions and types of use. When signalized crossings of roadways are not preferred or possible, elevated or tunneled trail crossings may be considered. Restrooms and parking locations may be located at trail-heads and other key points along the path.

Multi-Use Urban Trails

Multi-Use Urban trails are located within the more developed urban areas with easy access to utilities and connection opportunities to nearby destinations such as parks, schools and shopping centers. The trails are mainly located along greenways, easements and railways, but may connect temporarily to a side path along the roadways. The trails are ideally 8 to 12 feet in width and typically will be constructed with concrete, but may reduce down to 6' if little space is available.

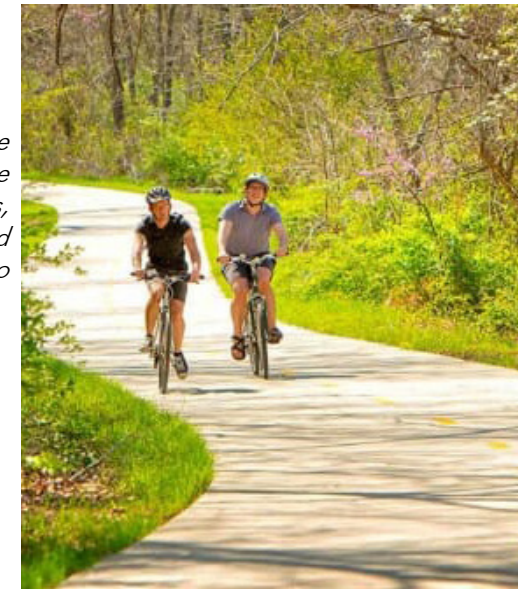


Single Track Trails, such as those found at the Texas Frontier Western Heritage Park in Mineral Wells, are a type of mountain biking trail that is approximately the width of the bike with minimal clearance.



Foot Paths are typically a single use trail type, mainly only for people on foot (hikers, runners, backpackers, walkers, etc.).

Bikeways are a single use trail type, for the use of mainly by bicyclists, though skaters and roller-bladers may also enjoy the trails.



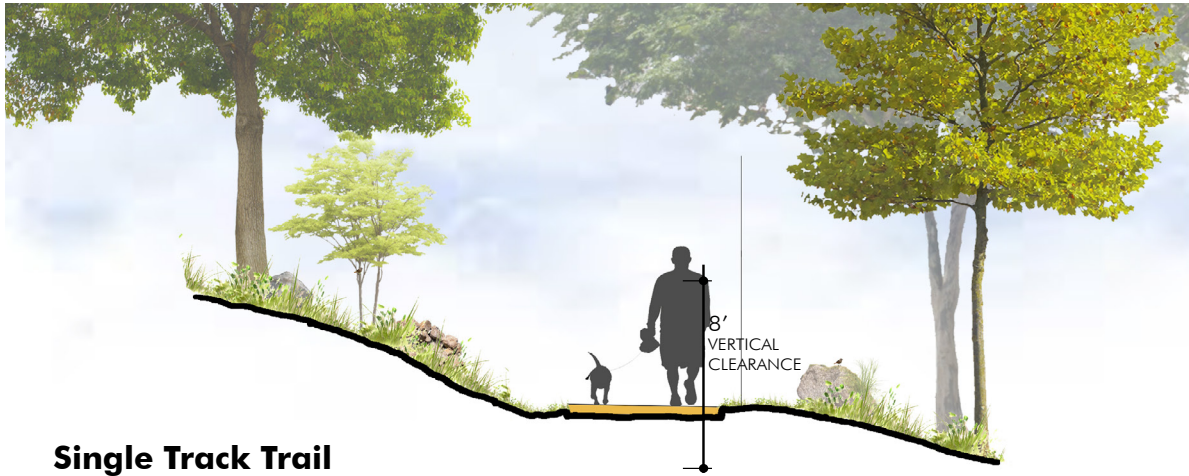
Multi-Use Urban Trails

- Typically concrete paving
- Timber bridge and boardwalks
- Concrete wall with handrails where needed
- Signalized roadway crossings or grade separation where needed
- Safety lighting
- Seating and water access
- Trail-head signage, wayfinding signage, mile markers
- Restrooms and/or parking in key locations

MULTI-USE RURAL TRAILS

Multi-Use Rural trails are located in the less developed areas, with limited access to utilities. There are regional connection opportunities to trail heads, regional parks and other trail loops. They are mainly located along streams, easements and railways. The trails are ideally 8 to 12 feet in width and typically will be constructed with concrete, but may reduce down to 6' as space is available.

- Typically concrete paving
 - Timber bridge and boardwalks
 - Concrete wall with handrails where needed
 - Signalized roadway crossings or grade separation where needed
- Solar lighting where needed
 - Seating at key points
 - Trail-head signage, wayfinding signage, mile markers



Single Track Trail



Single Track hike and bike trails are located along heavier terrain, hard to develop lands such as streams and floodways. The trails are 3 to 6 feet in width and typically will be constructed of natural materials with stabilized slopes as needed.

- Typically natural surface
 - Timber bridge and boardwalks
 - Stone stabilization where needed
- Trail-head signage, wayfinding signage, mile markers

RECOMMENDATIONS



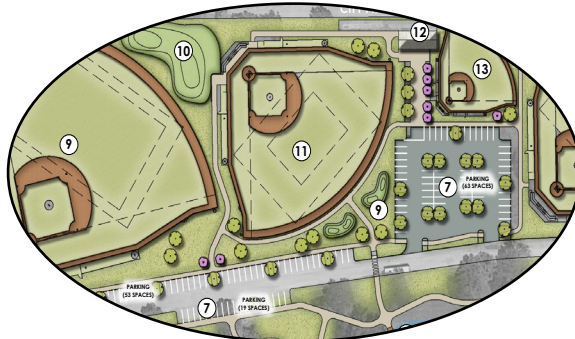
Priority Projects
Other Recreation Opportunities
Expanding the Parks System

Recommendations

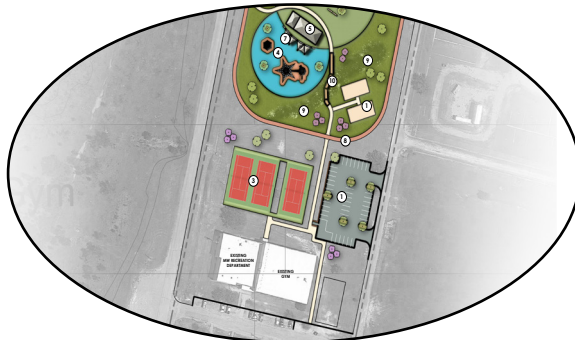
Renovations

Recommendations for improvements and additions to Mineral Wells parks are based on the priorities identified in the Needs Assessment phase of planning. The recommendations identify opportunities for replacing aging infrastructure and adding new features and amenities to existing parks. These recommendations respond directly to physical needs identified during inspection of parks, identified opportunities, and needs identified through stakeholder input. Each project is accompanied by a detailed Opinion of Probable Cost (OPC) to help staff and leadership to plan budgets for capital projects.

Renovation of West City Park



Improvements at the Mineral Wells Gym & Activity Center



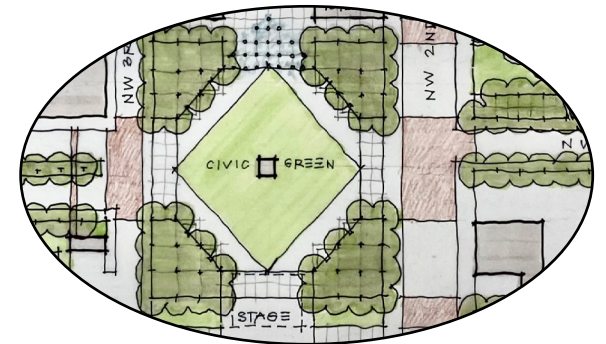
Pickleball Conversion at Wolters Field #2



New Recreation Opportunities

In addition to renovations of existing parks, other recreation opportunities have been identified for consideration. Collaborating with the team of staff, consultants, and community leaders working on the City's Comprehensive Plan update, two concepts were developed to create civic space in Downtown Mineral Wells along NW 1st Avenue and the Crystal Canal. These concepts seek to create more public and recreation space in the area. A concept for a new recreation center and natatorium was explored, as well as an alternative, smaller-scale recreation /community center. Other considerations include seeking partnerships with Mineral Wells ISD, creating pocket parks throughout the community, and exploring potential sports and events tourism.

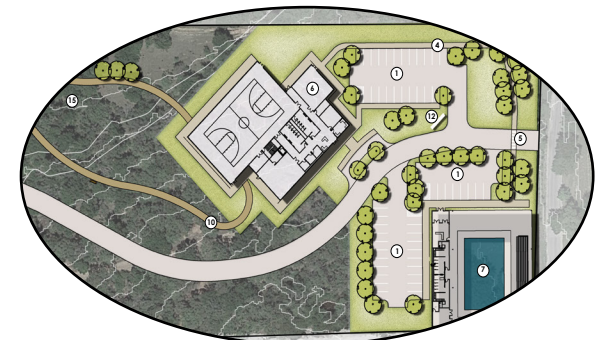
NW Linear Park Downtown
2 Concepts



New 54-Acre Park and
Regional Detention Facility



New Recreation Center &
Natatorium



Renovation of West City Park

West City Park is the largest and most-used park in Mineral Wells. Over 75% of survey participants indicated that they visit West City Park most often. With the Little League Complex, Aquatics Center, playgrounds, picnic areas, and skatepark, the park is most feature-rich park in the City. Residents have expressed the need for upgrades throughout the park including such items as upgrades to the baseball complex, more trails, more parking, a pedestrian bridge to connect activity areas, a splash pad, and upgraded playgrounds. Compliance with the American Disabilities Act should be addressed throughout the park with a formal review. Opportunities for all-inclusive features should be considered during design and development of improvements such as inclusive playgrounds. A conceptual site plan was developed with the following proposed improvements:

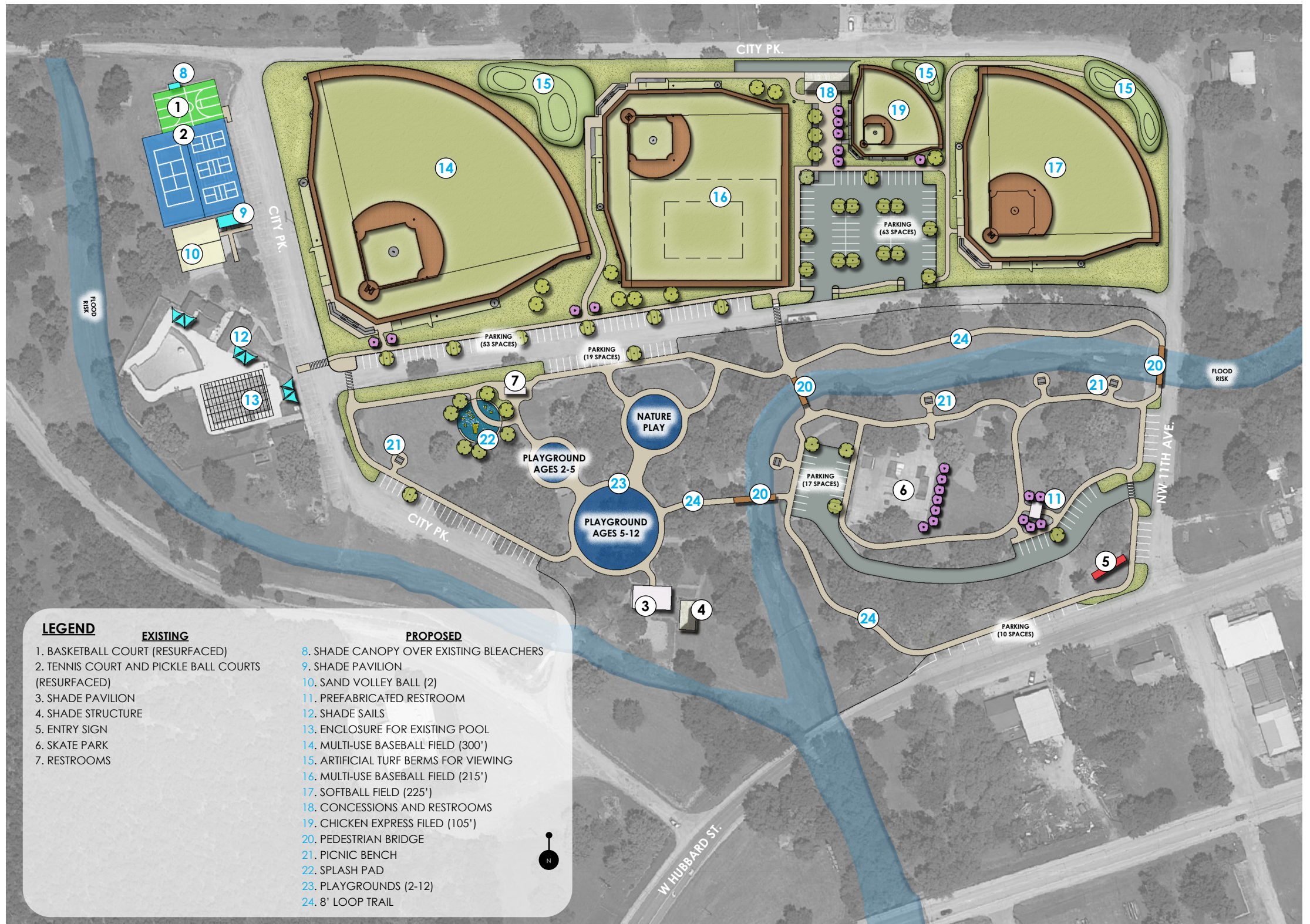
Proposed Improvements

- Shade Canopy Over Existing Bleachers
- Shade Pavilion
- Sand Volley Ball (2)
- Prefabricated Restroom
- Shade Sails
- Enclosure For Existing Pool
- Multi-Use Baseball Field (300')
- Artificial Turf Berms For Viewing
- Multi-Use Baseball Field (215')
- Softball Field (225')
- Concessions And Restrooms
- Chicken Express Field (105')
- Pedestrian Bridge
- Picnic Bench
- Splash Pad
- Playgrounds (2-12)
- 8' Loop Trail
- Resurface Basketball Court
- Resurface Courts And Convert 1 Court Into 3 Pickleball Courts



Renovation Recommendations

Renovation of West City Park

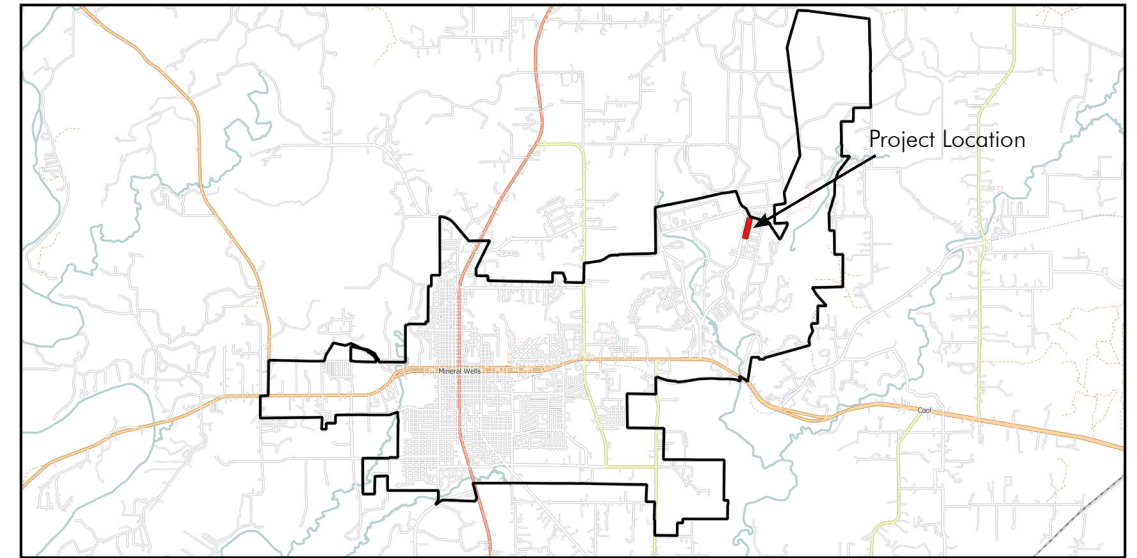


Renovation Recommendations

Improvements at the Mineral Wells Gym & Activity Center

The Mineral Wells Gym and Activity Center well-used facilities located on land formerly a part of Fort Wolters. The facilities are old and may require significant investment to achieve the desired quality and types of recreation features desired by residents. Criticisms such as the age, condition, and location of these facilities warrant consideration of new indoor recreation facilities at a more centralized location, however such projects come a significant cost. A feasibility study should be conducted to determine the costs and benefits of renovating the existing facilities versus building new ones.

The Gym and Activity Center are located on approximately 14.7 acres of land, half of which is undeveloped. If the long-term goal is to keep these facilities, then improvements to the site for outdoor recreation can greatly enhance the diversity of available activities and make the location more of a destination.



Location of the Mineral Wells Gym & Activity Center



Existing property on the north side of the Mineral Wells Gym currently provides a backstop for athletic practice.

Improvements at the Mineral Wells Gym & Activity Center

Renovation Recommendations



PLAY
EQUIPMENT



SHADE SAILS



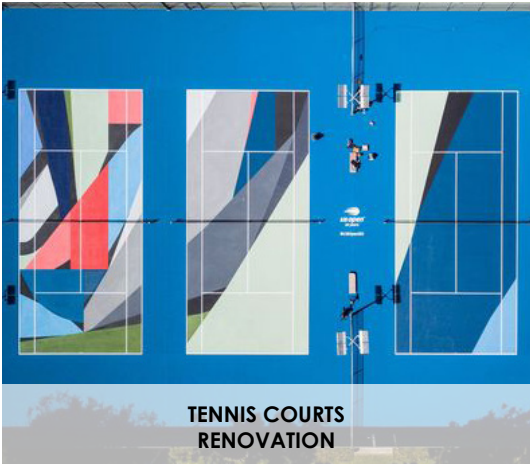
PAVILION



SAND VOLLEYBALL
COURTS



LOOP TRAIL



TENNIS COURTS
RENOVATION

Renovation Recommendations

Wolters Field #2 - Convert Tennis Courts to Pickleball

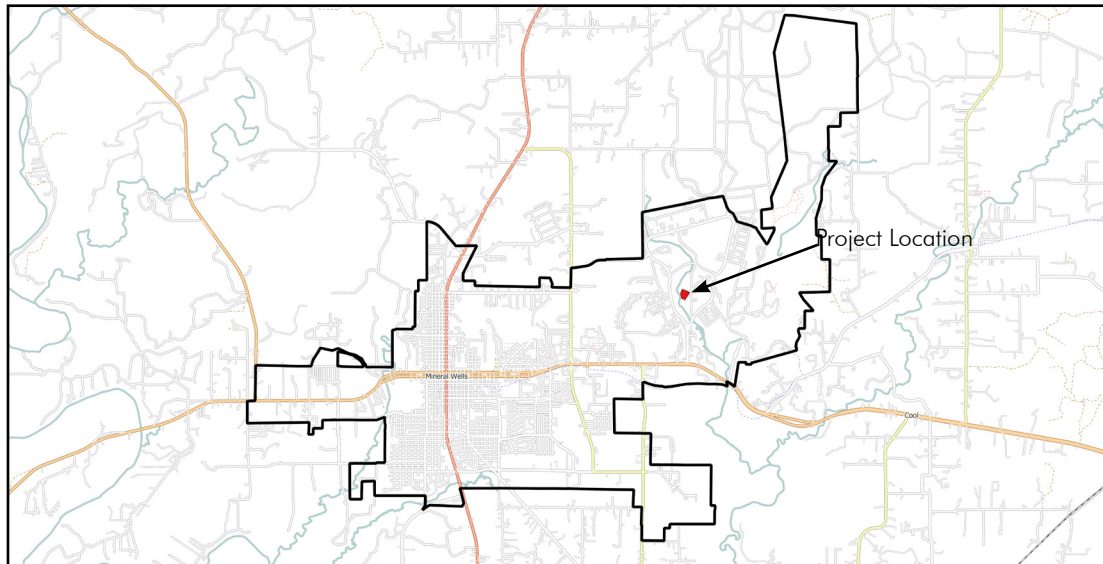
At Wolters Field #2, immediately south of the softball field, is an old four-court tennis complex. The courts have not been used in decades, and the slab, fences, and lighting are in disrepair. The existence of such a large slab of concrete presents the opportunity to bring new recreation amenities to the area by renovating the courts and converting them for pickleball. The facility is large enough to accommodate a total of eight pickleball courts while providing adequate space between courts for comfort. The current pickleball program in Mineral Wells uses the indoor court at the Mineral Wells Gym, but this can create a scheduling conflict with other activities such as volleyball and basketball. An eight-court complex is large enough to host tournaments, provided that amenities such as seating areas, parking, and restrooms are available.

The preliminary concept shown on the following page illustrates the court layout on the existing tennis court slab along with a new parking lot. The slab would need to be repaired and resurfaced. The fencing will need to be replaced as well.

Other Considerations

In addition to renovation of the tennis courts for pickleball use, the softball fields at Wolters Field #1 and #2 could both be renovated as well. Items to consider would include: renovated ball fields, new lighting, new bleachers, shade structures, and the addition of restrooms.

Location of Wolters Field #2



Existing tennis courts at Wolters Field #2.



Example of tennis courts converted for Pickleball.



Expansion of Southeast Park

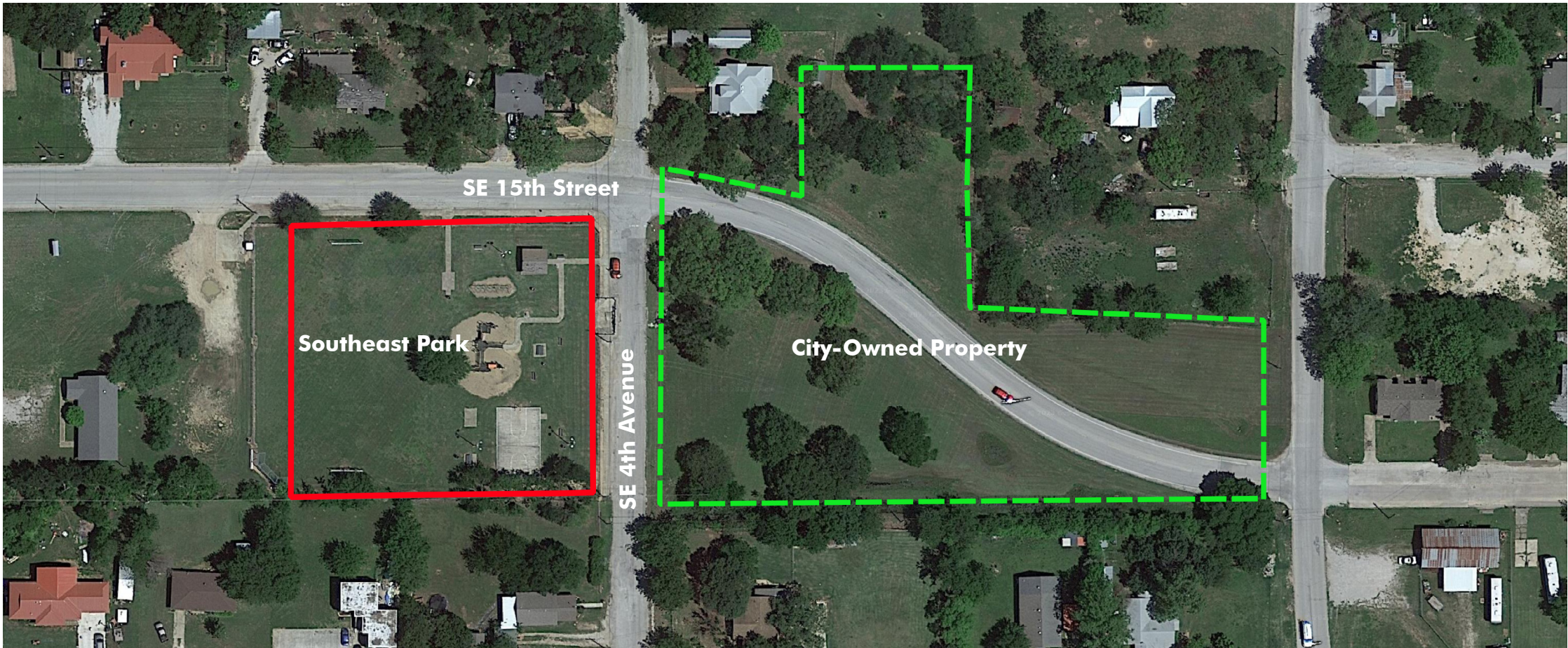
The City owns approximately 2.0 acres of land immediately to the east of Southeast Park on both sides of SE 15th Street. The property is partially shaded and would be suitable for a variety of recreation uses such as picnic areas, pavilions, sand volleyball, a walking loop, or outdoor fitness equipment.



View of City-owned property facing west.



View of City-owned property facing south at corner of SE 15th St and SE 4th Ave.



New Recreation Opportunities Recommendations

NW 1st Avenue Corridor: Parks and Greenspace Master Plan Concept A

Concept Developed By: Willis Winters Architecture + Urbanism

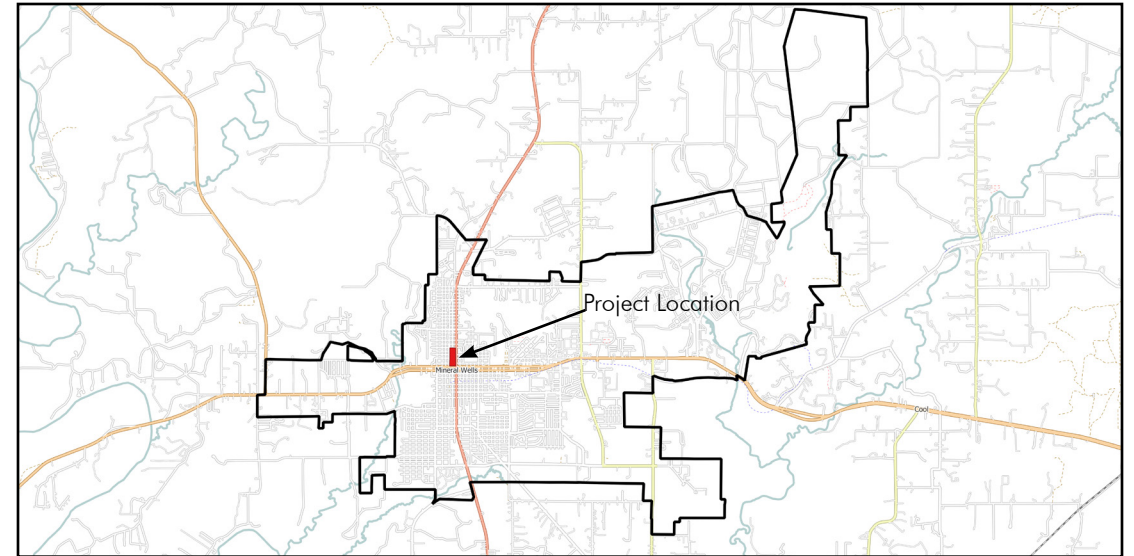
During development of the Parks and Recreation Master Plan, the City has undergone a concurrent planning effort to develop a Comprehensive Plan to guide decisions in future land use, transportation, economic development, as well as other efforts to revitalize the downtown area. During the course of this planning process, the consultants collaborated with architect Willis Winters to master plan an area of the downtown area to be redeveloped as parks and greenspace. The stated goal of this small area plan is to “Prepare a ten-year master plan for parks and greenspace along the NW 1st Avenue corridor, stretching for five blocks from W Hubbard Street on the south to NW 5th Street on the north.”

The NW 1st Avenue Corridor Parks and Greenspace Master Plan with the following purposes in mind:

- Provide civic gathering space and recreational amenities in the area behind the commercial buildings on the west side of N Oak Avenue
- Provide the opportunity for the commercial buildings that currently front onto N Oak Avenue to either open to the rear—or be subdivided with west-facing entries to the new parks and greenspace development
- Make recommendations for street and sidewalk infrastructure and pedestrian amenities that can be addressed and funded by the TIRZ district
- Make recommendations to address immediate and long-term parking needs for a vibrant, customer-friendly downtown
- Make recommendations to address the organization of trash collection and dumpsters serving the businesses in the area
- Provide opportunities for the extension of the annual Crazy Water Festival along NW 1st Avenue into the heart of downtown Mineral Wells

Key Features of the master plan:

- A new Dog Park located at NW 1st Avenue and NW 4th Street that will serve Mineral Wells residents and visitors
- The extension of the NW 1st Avenue divided boulevard southward to NW 3rd Avenue
- The closure of NW 1st Avenue between NW 3rd Street and NW 2nd Street to create a large Civic Square that will be the focus of community-wide gatherings, events and performances. Other proposed features of the Square include:
 - * A tall Bell/Clock Tower as the centerpiece that can also be designed for seasonal transformation into the City’s official Christmas tree



Location of the NW 1st Avenue Corridor: Parks and Greenspace

- * A permanent or temporary performance stage on the west side of the Square
- * A large central greenspace and lawn surrounded by planting beds and trees
- * One of these beds will also be the site of an important steel horse sculpture donated to the city by a local rancher
- * An outdoor dining pavilion
- * A permanent public toilet building serving visitors and events
- * A fountain plaza for children
- A large Children’s Play Area stretching between NW 2nd Street and NW 1st Street. Proposed features of this play are include:
 - * Shaded pedestrian promenades with seating along the east and west sides of an expansive green lawn
 - * A miniaturized replication of the course of a section of the Brazos River that will be an interactive natural play feature

New Recreation Opportunities Recommendations

NW 1st Avenue Corridor: Parks and Greenspace Master Plan Concept

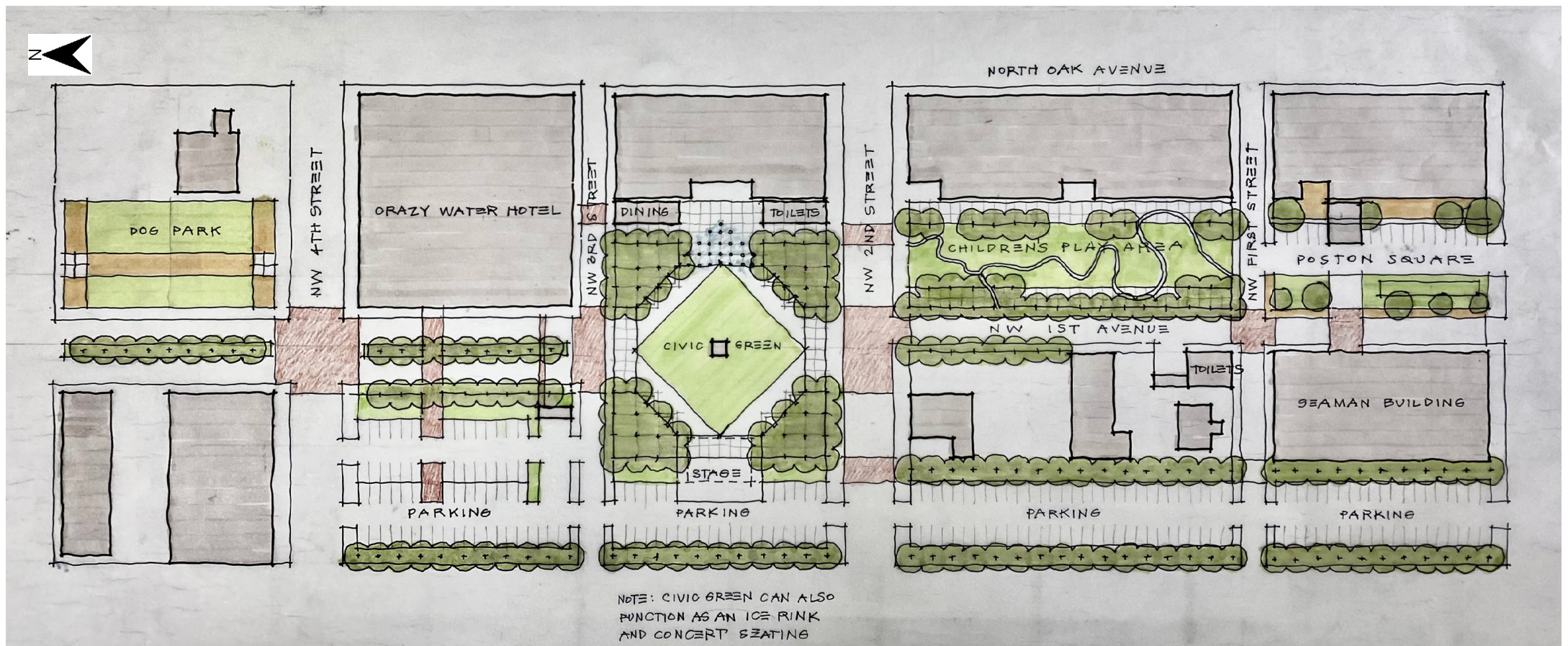
Concept Developed By: Willis Winters Architecture + Urbanism

- A second permanent public toilet building and an open-air pavilion located at the corner of NW 1st Avenue and NW 1st Street
- Renovation of the existing Poston Square parking area into a multi-purpose event and recreational space, including the following features:
 - * A small, covered performance stage
 - * A plaza that aligns with the main entry into the Seaman Building
 - * A Bocce Ball court
 - * Up to three Pickleball courts
 - * A seasonal skating rink
- New parking that stretches parallel to NW 1st Avenue, between W Hubbard Street and NW 4th Street—along the existing Crystal Canal

Project Implementation

The properties within the NW 1st Avenue Corridor are a mixture of privately-owned parcels with active businesses such as the Crazy Water Hotel, the Seaman Building, and Poston Square, and public spaces such as the street right-of-way and Zappe Park. While the City can develop elements of the project within the existing right-of-way such as streets, pedestrian elements, and amenities; completing the final vision will require land acquisition by the City and/or partnership with a developer.

The concept for NW 1st Avenue is a tool for purposes of planning and implementation of a marketable, highly walkable downtown civic space. The concept, as shown, involves property owned by multiple parties; however, it does not advocate eminent domain as a tool for land acquisition and implementation.



Conceptual drawing of the proposed NW 1st Avenue Corridor: Parks and Greenspace developed by Willis Winters Architecture + Urbanism.

New Recreation Opportunities Recommendations

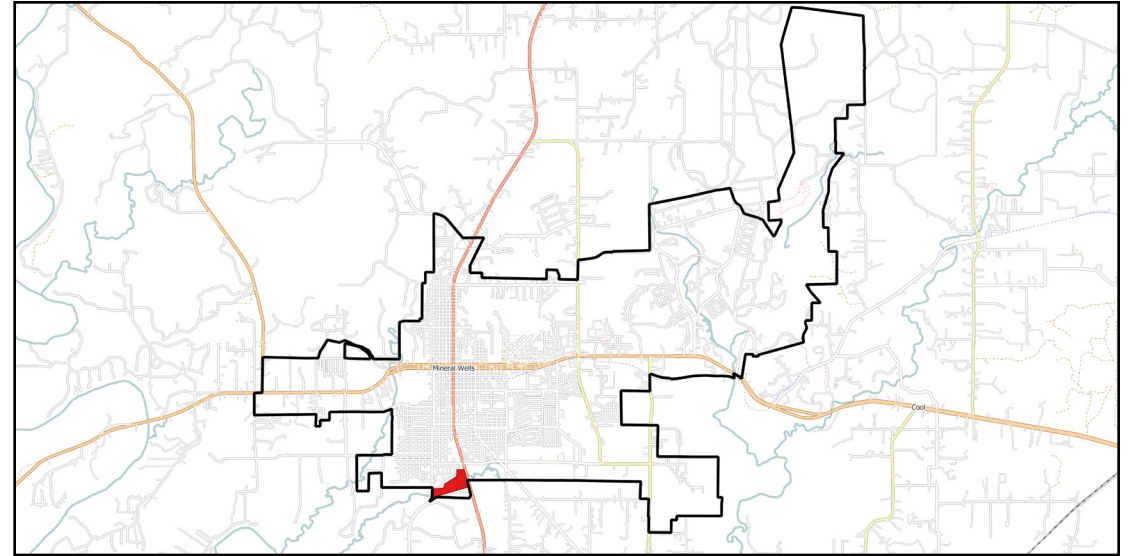
New 54-Acre Park and Regional Detention Pond

This City of Mineral Wells owns a 53.9 acre tract of land on the south side of town at the corner of State Highway 281 and FM 2256. The property is immediately south of the Woodland Park Cemetery along Whatley Creek. Much of the property is within the regulatory floodway or 100 year floodplain, thereby limiting its use for many types of development. However, the property could be used for recreation space for a variety of activities that do not require significant development of impervious surfaces.

A concept for the property was developed that would treat the land as both park space and a regional stormwater detention facility to alleviate flooding along Whatley Creek. The concept provides a variety of activities such as a community garden, playground, and walking trails.

Proposed amenities include the following:

- Parking
- Community Garden Extension
- Pavilion
- Recreational Pond/Catch And Release
- Trail System
- Bridge
- Connection To Woodland Park Cemetery
- Pond Deck
- 1 Children's Shaded Playground



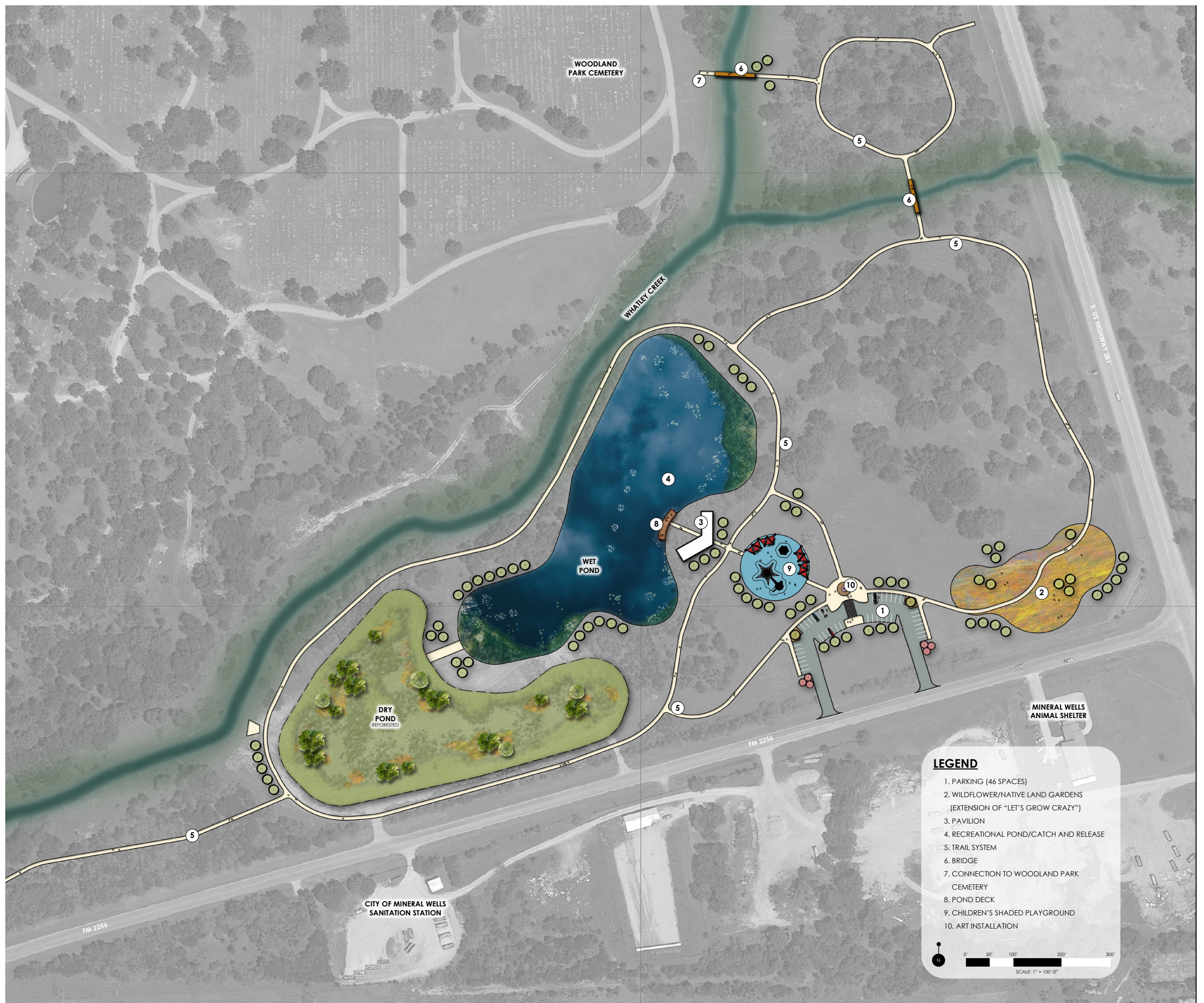
Location of the 53.8 acre property at the intersection of SH 281 and FM 2256.



View of frontage along SH 281 showing wooded areas along east and northeast side of property.



Streetside view of the City-owned property along FM 2256. The site is a mixture of improved pasture with forested areas.



The Need for Indoor Recreation

Indoor recreation has been identified as a priority for Mineral Wells residents. A total of 69% of survey participants indicated that they would support development of a new recreation center. The Mineral Wells Gym provides opportunities for indoor recreation, but is not meeting all of the needs for residents due to a variety factors such as age and condition of the facility, distance from town, lack of air conditioning, and available space for activities. A new recreation center is recommended to address these needs. The types of activities desired by residents are those that would be accomodated in a typical recreation center with a gymnasium, classroom/activity spaces, meeting rooms, indoor track, fitness equipment, and indoor courts. These spaces should be designed for versatility.

Also for consideration is option of creating a facility that serves more as a multi-purpose community center rather than a complete recreation center. A community center is typically smaller and focuses on providing indoor space that is flexible for a wide range of meetings, events, and other activities. A community center may be more suitable for sites that are more centrally located in the developed portion of town that would not be suitable for larger recreation centers.

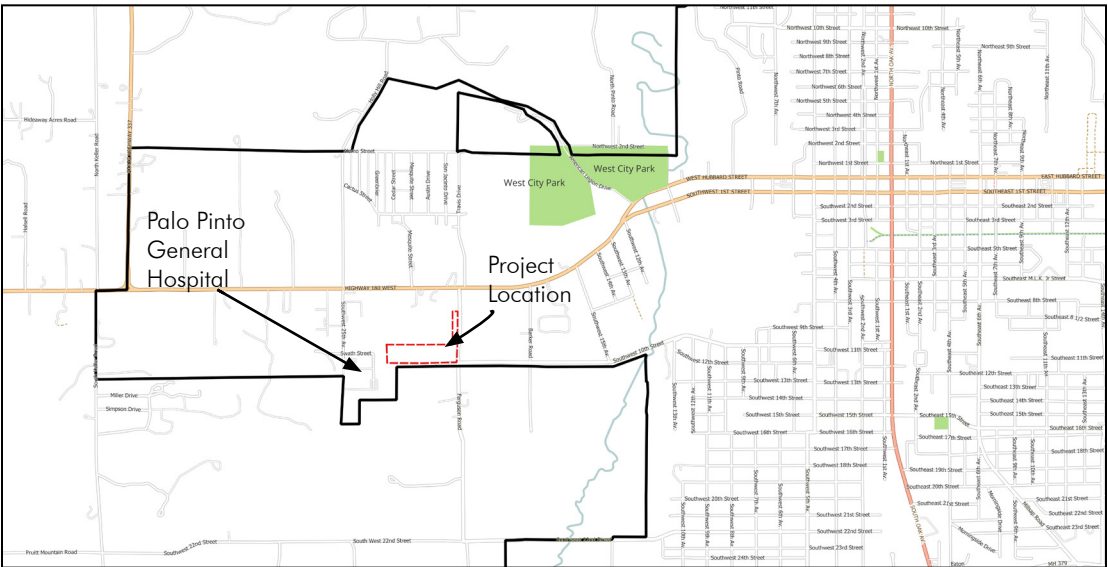
In addition to the need for a new recreation center, residents indicated that indoor swimming is a priority. Residents would like to have year-round opportunities for recreational swimming, competitive swimming, water aerobics, and other aquatic activities.

Potential Partnership

Discussions with the Palo Pinto County Hospital District revealed the need for a natatorium with a separate, heated therapy pool to accommodate their needs for water therapy. The Hospital District may also benefit from other indoor recreation facilities such as fitness equipment, an indoor track, or other features that aid in physical therapy and wellness goals. As a partner, the Hospital District may also bring other benefits to the table such as funding resources and land that would make the project more feasible.

Location and Desired Features

A frequent complaint of residents regarding the Mineral Wells Gym is that it is too far from neighborhoods and places of work, making it less inviting to use the facility on a regular basis. Ideally, a new recreation center should be located closer to the center of town, therefore a variety of potential locations were researched. One such property, an 11 acre tract owned by the Palo Pinto County Hospital District, is adjacent to the Palo Pinto General Hospital. The property is also adjacent to park that the Hospital developed that offers a walking trail, fitness equipment, and a gazebo for the enjoyment of patients and visitors. The property is located to the southwest of Downtown on SW 10th Street.



A proposed location for a new recreation center and natatorium adjacent to the Palo Pinto County Hospital.



Park developed by Palo Pinto County Hospital District.

Other Location Considerations

A combined recreation center and natatorium requires a significant portion of land to accomodate a complete program of structures, parking, and outdoor recreation components. Depending on desired features, the project could require 4 to 8 acres at a minimum. If desired, a recreation center could be developed independently from the natatorium, and the space requirements would be determined by the size of the structure and desired recreation amenities.

New Recreation Opportunities Recommendations

Addressing the Need for Indoor Recreation

Feasibility Study Needed

Indoor recreation facilities are big projects with many decisions to be made in terms of desired recreation amenities, type of building systems, interior finishes, technologies, and many more. A feasibility study is recommended to dig deeper into the project and would provide the following:

- Stakeholder Engagement
- Program of Features and Amenities
- Land Requirements and Site Selection
- Opinion of Probable Costs
- Operation and Maintenance Costs

The results of a feasibility study serve to inform City leadership by taking a holistic look at the project in terms of desired features, capital costs, and the cost of ownership. The study ties these elements together into cohesive document that can be used when evaluating funding opportunities and potential partnerships with other entities.

A Preliminary Concept at the Palo Pinto County General Hospital Property

As a preliminary exploration of potential sites in lieu of a feasibility study. The 11 acres of land owned by the Palo Pinto County Hospital District was evaluated as a potential candidate. This exploration considered a general program of recreation features and amenities based on stakeholder involvement from this planning process.

A new recreation center should be designed to provide a wide range of fitness and leisure activities for individuals of all ages and abilities. A preliminary concept was developed to illustrate the capacity of the site to accommodate recommended facilities. The following chapter *Implementation Plan* includes an Opinion of Probable Cost for development of the facilities. The program and associated costs would need to be further explored in a feasibility study prior to funding and development.

The following preliminary program elements are proposed:

Gymnasium:

The recreation center will have a large gymnasium equipped with basketball hoops, volleyball nets, and other sports equipment. The gymnasium will also be suitable for other indoor activities such as dance classes, martial arts, and gymnastics.

Indoor Track:

The recreation center will have an indoor track on the second floor. The track will be designed to accommodate both walking and running activities.

Fitness Room:

The recreation center will have a fitness room equipped with a range of cardio and strength training equipment, including treadmills, elliptical machines, exercise bikes, weight machines, and free weights.

Multi-Purpose Room:

The recreation center will have a multi-purpose room that can be used for a variety of activities, such as group fitness classes, meetings, and community events. The room will be equipped with audio-visual equipment, tables, and chairs.

Therapy Pool:

The recreation center will have a separate heated therapy pool that will provide a low-impact exercise option for individuals with physical limitations. The pool will also be used for aquatic therapy sessions.

Indoor Pool:

The recreation center will have an indoor pool for lap swimming, water aerobics, and recreational swimming. The pool could be equipped aquatic play structure or climbing wall, water slides, and other features to enhance the swimming experience.

Restrooms and Showers:

The recreation center will have separate restrooms and showers for men and women. The showers will be designed to accommodate individuals with disabilities.

Storage:

The recreation center will have storage space for sports equipment and other supplies.

Utility Spaces:

The recreation center will have utility spaces, including a mechanical room, janitorial closet, and storage room for maintenance equipment.

New Recreation Center and Natatorium - Preliminary Concept



Preliminary Concept

This concept activates the entire property, keeping the proposed built components south of the floodplain with direct access off Ferguson Road. The main amenity proposed on site is the Recreation Center consisting of a fitness area, indoor track, and basketball court. A separate Natatorium is proposed for the southeast corner of the site with restrooms and locker rooms conjoined. Concrete paths connect the Recreation Center to the proposed picnic areas, Natatorium, playgrounds and parking lots. Parking is provided for all of the amenities proposed, with a total of 70 spaces on site. Shade trees and parking lot trees are proposed for aesthetics and user comfort. Trails with site furnishings and wayfinding signage are provided for passive recreation as well as a means of interacting with the existing detention on site. A disk golf course is proposed throughout the forested areas along the trails.

This program provides designated areas for community members of all ages to be active outdoors while enjoying public facilities. Nature themed playgrounds and open play areas give young families a place to gather, play and attend community events. The Natatorium can be utilized by future swim teams, for school related practice, water aerobics, and rehabilitative therapy for Palo Pinto Hospital patients. The concept is programmed to provide intrinsic aesthetic and recreation benefits to all who reside in Mineral Wells.

Smaller Community Recreation Centers

Creating Indoor Recreation Space

Community recreation centers are important facilities for diverse needs ranging from meetings and events to fitness classes and equipment. These facilities are often a little bit smaller than many of the full-featured recreation centers being developed across the country. Focus for these community centers is placed on creating flexible spaces for a wide range of indoor activities. With rooms of varied sizes, movable partitions, and adequate storage; a community center can serve not only as a space for fitness equipment and activities, but also a place for club meetings and other events.

Some communities have even operated community recreation centers within strip retail centers. The City of Boerne and their local YMCA operated a recreation center within a retail development to host fitness classes, weightlifting, and fitness equipment spaces up until 2018 when they developed a larger facility in town.

One of the key considerations in planning a new community recreation center is to determine whether or not to include a gymnasium and/or indoor running track. These components escalate the size and cost of the facility quickly, but are often highly-desired by residents.

Retro-Fit or Build New?

With the rising cost of construction and limited budgets, sometimes a creative approach is needed to develop a community recreation center. New construction costs are escalating by an estimated 6% annually. This means that there is a significant cost for delaying the development of desired indoor recreation space. Another approach is to consider retro-fitting an existing building to meet recreation needs. Stakeholders in Mineral Wells have expressed the need to have a recreation facility that is located closer to where residents live and work. With numerous older structures available within the heart of Mineral Wells, it's worth investigating the potential for one or more of these buildings to determine the feasibility of purchase and renovation to accommodate some of the demand for indoor recreation. A feasibility study should be conducted that includes site selection, architectural building review, and cost analysis to determine whether this is the appropriate approach for implementation.



The Bear Branch Recreation Center in The Woodlands Township, TX provides a single gymnasium and multiple activity spaces that are flexible for a wide range of indoor activities.



After years of operating a recreation facility within a retail shopping center, the Boerne Family YMCA opened in 2018 as a partnership between the City of Boerne and the local YMCA to provide approximately 20,000 square feet of indoor recreation facilities. The recreation center was funded by the City with the YMCA serving as the operator.

New Recreation Opportunities Recommendations

Expanding the Parks and Recreation System

In addition to the concepts and recommendations for new and improved parks and facilities listed above, other opportunities are available for expanding recreation throughout the community. These other opportunities include a number of potential sites for creating new park space that will help fill the park service gaps identified in the 10-Minute Walk Analysis. The following additional recreation opportunities are suggested for consideration:

School Park Partnerships

A popular approach to creating more access to public parks is to form a partnership with the local school district to allow for public access to parks and open space on school properties. The public may already be utilizing the parks during after-school hours, but a formal agreement between the city and school district creates opportunities to share financial resources and responsibilities for maintenance and improvements for mutual benefit. The S.P.A.R.K. program in Houston does exactly this, and greatly enhances public access to parks.

Typically the candidate sites are elementary schools, as those are the types of schools that will have some type of recreation space. In Mineral Wells, there is park space at Houston Elementary, Lamar Elementary, and Travis Elementary that could be made officially available to the public for use during after-school hours, summers, and weekends. The City should seek a partnership with Mineral Wells ISD that shares in the maintenance and enhancement of these parks.

City-Owned Properties

The City of Mineral Wells owns a number of properties around town that are suitable for a range of activities. Two such properties have already been mentioned above including the proposed *54-Acre Park and Regional Detention Facility* and the *Expansion of Southeast Park*.

Other properties identified for consideration include an approximate 12 acre property near Brazos Drive and NE 10th Street and an approximate 55.5 acre property immediately north of the Holliday Hills Golf Course.

The City owns a parcel of land adjacent to the Boyce Ditto Public Library that would be suitable for additional park space on the east side of town. The approximate 1.26 acres of land would make a great spot for a passive neighborhood park.

One more area for consideration is situated along an unnamed creek running east to west, north of SE 9th Street. The property consists of a number of undeveloped city-owned and private properties that are mostly within the floodplain.

Old Community Swimming Pool Site

A privately-held property at the corner of SW M.L.K. Jr. Street and SW 1st Avenue was once the site of a community swimming pool that has long since been filled in. The property is in an under-served area of town that has limited access to park space. At approximately 0.92 acres, the property is suitable for a small neighborhood park. There would be some remediation costs to consider due to the remaining debris from the former facility on site.

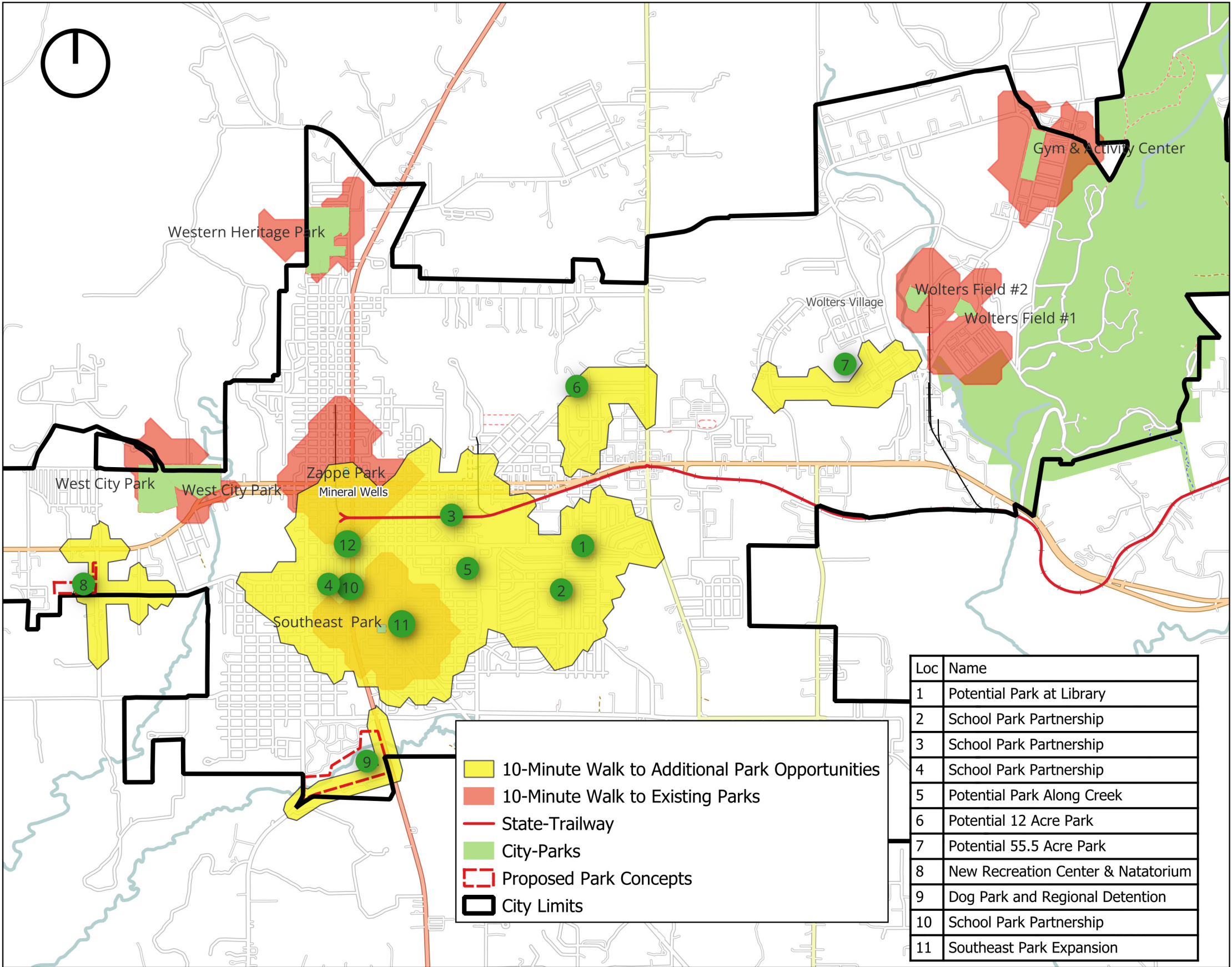
The map on the following page identifies the location of these additional recreation opportunities. A new 10-Minute Walk Analysis was conducted with these locations resulting in significant improvement in the availability of park space in the most populated areas of Mineral Wells.



Former site of old community swimming pool along SW 1st Avenue.

Filling in the Park Service Gaps Additional Park Opportunities

0 5,000 10,000 ft



Pocket Parks and Other Small Public Spaces

Small park spaces, usually less than an acre in size, are often referred to as 'pocket parks'. While some pocket parks are found in neighborhoods and provide playgrounds and picnic areas, others may simply provide an access point to a trail or quiet open space for passive enjoyment. In urban areas, a pocket park may take on a different role, serving as public space for events and gatherings. Pocket parks are a great opportunity for creating public space that don't require large investments in land.



Pocket parks can serve a wide variety of recreation interests. Features such as outdoor gaming tables for ping pong, foosball, and chess fit well with small spaces. Other features such as a Gaga Ball pit or small multi-purpose courts with digital interactive game walls provide flexibility for creative play.



In urban areas, even small areas can be turned into public space for events or leisure such as the Kissing Alley in Downtown San Marcos, Texas. The Kissing Alley serves as a flexible space that can be rapidly transformed into a venue for small performances, dining events, and other small gatherings. The alley is decorated with lights and murals year-round, with site furnishings provided for events.



Founder's Plaza in Downtown Conroe, Texas offers a formal landscape with a performance stage, seating, lighting, and a water feature for visitors and events.

Destination Facilities

Exploring Sports and Events Tourism

The marketplace for sports and events tourism in the United States is remarkable with almost 180 million people having travelled to a sports event in 2019 alone. This travel results in direct spending by participants and spectators as well as indirect sales and induced impacts in terms of employee wages earned. The Sports Events & Tourism Association reports that sports tourism generated a total of \$14.6 billion in tax revenues in 2019.

Communities across the country have entered into the sports tourism market by developing a wide range of facilities to accommodate sports events such as baseball, soccer, pickleball, e-sports, BMX racing, competitive swimming, and many more. Other communities have embraced their rural surroundings and focused on adventure and outdoor recreation as a destination. Bentonville, Arkansas is a prime example in this arena with over 90,000 visitors annually to ride its extensive and ever-growing mountain biking trails for multiple days and hundreds of millions of dollars in economic impact and direct tax revenue. Choices abound; it’s about making the right choice for your community.

Some of these facilities are developed in public-private partnerships including retail, entertainment, and often lodging as a component of the project. While there are a great many examples of success with these facilities, it’s important to note that each success required an understanding of the regional market for that particular offering of facilities as well as the strengths and weaknesses of local capacity in being able to realistically capitalize on demand. The best solution is not a one-size-fits-all but a tailor fit solution consistent with your community. For example, one community may be well positioned to host a destination baseball/soccer complex while another community may best serve the competitive rodeo industry. Factors such as culture, transportation, hospitality capacity, proximity to demand centers, etc all have an impact on the viability of a given focused offering in a community.

Sports Tourism by the Numbers

Sports Travelers

“Nearly 180 million people traveled to a sports event in the U.S. in 2019 either as a participant or spectator, which generated 69 million room nights”

Sports-Related Travel Spending

“Sports travelers, event organizers, and venues spent \$45.1 billion in 2019, which generated \$103.3 billion in business sales when including indirect and induced impacts.”

Fiscal Contributions

“Sports tourism generated \$14.6 billion in tax revenues in 2019, with \$6.8 billion accruing to state and local governments.”

-Sports Tourism State of the Industry Report (2019)
Sports Events & Tourism Association



The Round Rock Multi-Purpose Complex in Round Rock, Texas offers a wide range of facilities for football, soccer, lacrosse, training camps, and ultimate frisbee. Indoor facilities host volleyball, basketball, and strength training. The combined facilities make for a world-class destination.

Recommendations

Feasibility Study for Sports and Events Tourism

To make an informed decision on potential recreation/sports focused destination amenities, a comprehensive feasibility study must be conducted to understand consumer demand in both type and quantity, regional market conditions, and then identify gaps between community capacity and that demand. Furthermore, these studies must identify land requirements, capital cost estimates, and create a financial pro forma that details the costs and revenues expected from the facility based on realistic levels of activity.

A feasibility study will help the City to identify the most appropriate sports and events to target based on what is available in the region. In some cases, rather than compete with other facilities, complementary or altogether unique offerings may be the best approach. For example, if the market for baseball or soccer complexes is saturated, then it may make sense to look at indoor sports such as volleyball, basketball, or even e-sports. In many cases, nature-based or adventure sport focused destinations are most appropriate. Every area is different and the factors which influence competitiveness are abundant.

A responsive feasibility study will take all of these factors into consideration to help decision-makers drive their process with sound assumptions and evaluation of relevant factors specific to the community. Realistic projections and expectations are essential.



<https://www.greatescapesrvresorts.com/hiking-boating-and-rock-climbing-in-mineral-wells/>
Rock climbing at Penitentiary Hollow in Lake Mineral Wells State Park.



Hiking and mountain bike trails at Texas Frontier Trails Western Heritage Park.

IMPLEMENTATION PLAN



Opinions of Probable Cost

Opinion of Probable Cost Improvements at the Mineral Wells Gym & Activity Center

MINERAL WELLS PARKS MASTER PLAN
Opinion of Probable Costs (OPC)
Gym & Activity Center
4/10/2023



Item / Description	Qty	Unit	Subtotal	Range	
				Low	High
1 General Conditions			\$ 545,062	\$ 490,555	\$ 599,568
1.1 Mobilization, Maintenance & Insurance	1	allow	\$ 247,755	\$ 222,980	\$ 272,531
1.2 Demolition, Clearing and Tree Removal	1	allow	\$ 198,204	\$ 178,384	\$ 218,025
1.3 Traffic Control, Surveying, Safety Plan	1	allow	\$ 99,102	\$ 89,192	\$ 109,012
2 Infrastructure Site Work			\$ 900,763	\$ 810,686	\$ 990,839
2.1 Tree Preservation	100	lf	\$ 1,788	\$ 1,609	\$ 1,966
2.2 Grading, Site Work & Erosion Control	1	allow	\$ 68,750	\$ 61,875	\$ 75,625
2.3 Lighted Parking Stalls	82	ea	\$ 665,225	\$ 598,703	\$ 731,748
2.4 Pedestrian Lighting	20	ea	\$ 165,000	\$ 148,500	\$ 181,500
3 Hardscapes			\$ 2,106,346	\$ 1,895,711	\$ 2,316,981
3.1 Tennis Court Renovation	1	allow	\$ 158,125	\$ 142,313	\$ 173,938
3.2 Sand Volleyball Courts	2	ea	\$ 23,375	\$ 21,038	\$ 25,713
3.3 Basketball Court	1	ea	\$ 116,875	\$ 105,188	\$ 128,563
3.4 Concrete Sidewalks (6')	1,415	lf	\$ 93,390	\$ 84,051	\$ 102,729
3.5 Concrete Plaza	12,000	sf	\$ 140,250	\$ 126,225	\$ 154,275
3.6 Boardwalk	864	sf	\$ 178,200	\$ 160,380	\$ 196,020
3.7 Concrete Lop Trail (8')	1,412	lf	\$ 124,256	\$ 111,830	\$ 136,682
3.8 Playground	1	allow	\$ 481,250	\$ 433,125	\$ 529,375
3.9 Interactive Water Play	1	allow	\$ 550,000	\$ 495,000	\$ 605,000
3.10 Lawn Limestone Seating	300	lf	\$ 103,125	\$ 92,813	\$ 113,438
3.11 Site Furnishings	1	allow	\$ 137,500	\$ 123,750	\$ 151,250
4 Structures			\$ 1,333,750	\$ 1,200,375	\$ 1,467,125
4.1 Pavilion (Large)	1	ea	\$ 495,000	\$ 445,500	\$ 544,500
4.2 Restroom/Pavilion	1	ea	\$ 742,500	\$ 668,250	\$ 816,750
4.3 Shade Structures	2	ea	\$ 96,250	\$ 86,625	\$ 105,875
5 Planting & Irrigation			\$ 614,247	\$ 552,822	\$ 675,672
5.1 Trees (irrigated)	120	ea	\$ 104,775	\$ 94,298	\$ 115,253
5.2 Shrub / Groundcover Planting (irrigated)	5,000	sf	\$ 68,750	\$ 61,875	\$ 75,625
5.3 Soccer/Events Lawn	81,200	sf	\$ 362,863	\$ 326,576	\$ 399,149
5.4 Hydroseeded	5	ac	\$ 77,859	\$ 70,073	\$ 85,645
Subtotal			\$5,500,167	\$4,950,150	\$ 6,050,184
Construction Escalation Q2 - 2023 to FY2024	1	allow	\$ 247,508	\$ 222,757	\$ 272,258
Soft Cost Allowance	1	allow	\$ 825,025	\$ 742,523	\$ 907,528
Total Project Cost with Range			\$ 6,572,700	\$5,915,430	\$7,229,969

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Opinion of Probable Cost Renovation of West City Park

Implementation Plan

MINERAL WELLS PARKS MASTER PLAN

Opinion of Probable Costs (OPC)

West City Park

4/10/2023



Item / Description	Qty	Unit	Subtotal	Range	
				Low	High
1 General Conditions			\$ 500,638	\$ 450,574	\$ 550,702
1.1 Mobilization, Maintenance & Insurance	1	allow	\$ 227,563	\$ 204,807	\$ 250,319
1.2 Demolition, Clearing and Tree Removal	1	allow	\$ 182,050	\$ 163,845	\$ 200,255
1.3 Traffic Control, Surveying, Safety Plan	1	allow	\$ 91,025	\$ 81,923	\$ 100,128
2 Infrastructure Site Work			\$ 475,750	\$ 428,175	\$ 523,325
2.1 Tree Preservation	1,500	lf	\$ 26,813	\$ 24,131	\$ 29,494
2.2 Grading, Site Work & Erosion Control	1	allow	\$ 68,750	\$ 61,875	\$ 75,625
2.3 Parking Stalls	31	ea	\$ 251,488	\$ 226,339	\$ 276,636
2.4 Internal Roadways/Drives	7,200	sf	\$ 128,700	\$ 115,830	\$ 141,570
3 Hardscapes			\$ 2,069,458	\$ 1,862,512	\$ 2,276,403
3.1 Tennis Court Resurfacing	2	ea	\$ 17,875	\$ 16,088	\$ 19,663
3.2 Sand Volleyball Courts	2	ea	\$ 23,375	\$ 21,038	\$ 25,713
3.3 Basketball Court Resurfacing	1	ea	\$ 6,188	\$ 5,569	\$ 6,806
3.4 Concrete Sidewalks (6')	95	lf	\$ 6,270	\$ 5,643	\$ 6,897
3.5 Concrete Plaza	1,200	sf	\$ 14,025	\$ 12,623	\$ 15,428
3.6 Picnic Nodes	5	ea	\$ 41,250	\$ 37,125	\$ 45,375
3.7 Pedestrian Bridge	2	ea	\$ 412,500	\$ 371,250	\$ 453,750
3.8 Concrete Trails (8')	4,700	lf	\$ 413,600	\$ 372,240	\$ 454,960
3.9 Playground (2-12)	1	allow	\$ 481,250	\$ 433,125	\$ 529,375
3.10 Interactive Water Play	1	allow	\$ 550,000	\$ 495,000	\$ 605,000
3.11 Site Furnishings	1	allow	\$ 103,125	\$ 92,813	\$ 113,438
4 Structures			\$ 1,966,250	\$ 1,769,625	\$ 2,162,875
4.1 Pavilion (Small)	1	ea	\$ 206,250	\$ 185,625	\$ 226,875
4.2 Prefabricated Restroom	1	ea	\$ 481,250	\$ 433,125	\$ 529,375
4.3 Shade Structures	3	ea	\$ 144,375	\$ 129,938	\$ 158,813
4.4 Pool Enclosure (allowance)	5,500	sf	\$ 1,134,375	\$ 1,020,938	\$ 1,247,813
5 Planting & Irrigation			\$ 39,799	\$ 35,819	\$ 43,779
5.1 Trees (irrigated)	12	ea	\$ 10,478	\$ 9,430	\$ 11,525
5.2 Shrub / Groundcover Planting (irrigated)	1,000	sf	\$ 13,750	\$ 12,375	\$ 15,125
5.3 Hydroseeded	1	ac	\$ 15,572	\$ 14,015	\$ 17,129
Subtotal			\$ 5,051,895	\$ 4,546,706	\$ 5,557,085
Construction Escalation Q2 - 2023 to FY2024	1	allow	\$ 227,335	\$ 204,602	\$ 250,069
Soft Cost Allowance	1	allow	\$ 757,784	\$ 682,006	\$ 833,563
Total Project Cost with Range			\$ 6,037,015	\$ 5,433,313	\$ 6,640,716

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Opinion of Probable Cost Renovation of Sports Complex at West City Park

MINERAL WELLS PARKS MASTER PLAN
Opinion of Probable Costs (OPC)
West City Park Sports Complex
4/10/2023



Item / Description	Qty	Unit	Subtotal	Range	
				Low	High
1 General Conditions			\$ 530,674	\$ 477,606	\$ 583,741
1.1 Mobilization, Maintenance & Insurance	1	allow	\$ 241,215	\$ 217,094	\$ 265,337
1.2 Demolition, Clearing and Tree Removal	1	allow	\$ 192,972	\$ 173,675	\$ 212,270
1.3 Traffic Control, Surveying, Safety Plan	1	allow	\$ 96,486	\$ 86,838	\$ 106,135
2 Infrastructure Site Work			\$ 624,525	\$ 562,073	\$ 686,978
2.1 Grading, Site Work & Erosion Control	1	allow	\$ 68,750	\$ 61,875	\$ 75,625
2.2 Parking Stalls	63	ea	\$ 511,088	\$ 459,979	\$ 562,196
2.3 Internal Roadways/Drives	2,500	sf	\$ 44,688	\$ 40,219	\$ 49,156
3 Hardscapes			\$ 3,366,000	\$ 3,029,400	\$ 3,702,600
3.1 300' Baseball Field (Lighted)	1	ea	\$ 962,500	\$ 866,250	\$ 1,058,750
3.2 225' Softball Field (Lighted)	1	ea	\$ 756,250	\$ 680,625	\$ 831,875
3.3 Multi-Use Baseball Field (Lighted)	1	ea	\$ 841,500	\$ 757,350	\$ 925,650
3.4 105' T-Ball Field	1	ea	\$ 206,250	\$ 185,625	\$ 226,875
3.5 Concrete Sidewalks (6')	2,200	lf	\$ 145,200	\$ 130,680	\$ 159,720
3.6 Concrete Plaza	2,400	sf	\$ 28,050	\$ 25,245	\$ 30,855
3.7 Artificial Seating Berms	13,000	sf	\$ 357,500	\$ 321,750	\$ 393,250
3.8 Site Furnishings	1	allow	\$ 68,750	\$ 61,875	\$ 75,625
4 Structures			\$ 687,500	\$ 618,750	\$ 756,250
4.1 Concession/Restrooms	1	ea	\$ 687,500	\$ 618,750	\$ 756,250
5 Planting & Irrigation			\$ 146,283	\$ 131,655	\$ 160,911
5.1 Trees (irrigated)	40	ea	\$ 34,925	\$ 31,433	\$ 38,418
5.2 Shrub / Groundcover Planting (irrigated)	6,400	sf	\$ 88,000	\$ 79,200	\$ 96,800
5.3 Hydroseeded	2	ac	\$ 23,358	\$ 21,022	\$ 25,694
Subtotal			\$ 5,354,982	\$ 4,819,484	\$ 5,890,480
<i>Construction Escalation Q2 - 2023 to FY2024</i>	<i>1</i>	<i>allow</i>	\$ 240,974	\$ 216,877	\$ 265,072
<i>Soft Cost Allowance</i>	<i>1</i>	<i>allow</i>	\$ 803,247	\$ 722,923	\$ 883,572
Total Project Cost with Range			\$ 6,399,203	\$ 5,759,283	\$ 7,039,123
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Opinion of Probable Cost New 54-Acre Park and Regional Detention Facility

MINERAL WELLS PARKS MASTER PLAN
Opinion of Probable Costs (OPC)
54-Acre Park & Detention Facility
4/10/2023



Item / Description	Qty	Unit	Subtotal	Range	
				Low	High
1 General Conditions			\$ 753,233	\$ 677,910	\$ 828,557
1.1 Mobilization, Maintenance & Insurance	1	allow	\$ 342,379	\$ 308,141	\$ 376,617
1.2 Demolition, Clearing and Tree Removal	1	allow	\$ 273,903	\$ 246,513	\$ 301,293
1.3 Traffic Control, Surveying, Safety Plan	1	allow	\$ 136,952	\$ 123,256	\$ 150,647
2 Infrastructure Site Work			\$ 3,699,988	\$ 3,329,989	\$ 4,069,986
2.1 Tree Preservation	1,500	lf	\$ 26,813	\$ 24,131	\$ 29,494
2.2 Grading, Site Work & Erosion Control	1	allow	\$ 110,000	\$ 99,000	\$ 121,000
2.3 Detention (+/- 8 acres)	8,000	cy	\$ 2,970,000	\$ 2,673,000	\$ 3,267,000
2.4 Lighted Parking Stalls	46	ea	\$ 373,175	\$ 335,858	\$ 410,493
2.5 Site Lighting	20	ea	\$ 220,000	\$ 198,000	\$ 242,000
3 Hardscapes			\$ 1,781,182	\$ 1,603,064	\$ 1,959,300
3.3 Art Concrete Plaza	3,930	sf	\$ 45,932	\$ 41,339	\$ 50,525
3.6 Pond Deck	1,000	sf	\$ 206,250	\$ 185,625	\$ 226,875
3.7 Concrete Lop Trail (8')	8,000	lf	\$ 704,000	\$ 633,600	\$ 774,400
3.8 Playground	1	allow	\$ 412,500	\$ 371,250	\$ 453,750
3.9 Pedestrian Bridge	2	ea	\$ 343,750	\$ 309,375	\$ 378,125
3.11 Site Furnishings	1	allow	\$ 68,750	\$ 61,875	\$ 75,625
4 Structures			\$ 1,024,375	\$ 921,938	\$ 1,126,813
4.1 Pavilion (Large)	1	ea	\$ 495,000	\$ 445,500	\$ 544,500
4.3 Shade Structures	11	ea	\$ 529,375	\$ 476,438	\$ 582,313
5 Planting & Irrigation			\$ 342,031	\$ 307,828	\$ 376,234
5.1 Trees (irrigated)	80	ea	\$ 69,850	\$ 62,865	\$ 76,835
5.2 Shrub / Groundcover Planting (irrigated)	5,000	sf	\$ 68,750	\$ 61,875	\$ 75,625
5.3 Wildflower Gardens/Reforestation	1	allow	\$ 110,000	\$ 99,000	\$ 121,000
5.4 Hydroseeded	6	ac	\$ 93,431	\$ 84,088	\$ 102,774
Subtotal			\$7,600,809	\$6,840,728	\$8,360,890
<i>Construction Escalation Q2 - 2023 to FY2024</i>	<i>1</i>	<i>allow</i>	<i>\$ 342,036</i>	<i>\$307,833</i>	<i>\$376,240</i>
<i>Soft Cost Allowance</i>	<i>1</i>	<i>allow</i>	<i>\$ 1,140,121</i>	<i>\$1,026,109</i>	<i>\$1,254,133</i>
Total Project Cost with Range			\$ 9,082,967	\$8,174,670	\$9,991,263

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Opinion of Probable Cost New Recreation Center and Natatorium - Preliminary Concept

MINERAL WELLS PARKS MASTER PLAN
Opinion of Probable Costs (OPC)
Palo Pinto Recreation Concept B
4/10/2023



Item / Description	Qty	Unit	Subtotal	Range	
				Low	High
1 General Conditions			\$ 2,469,073	\$ 2,222,166	\$ 2,715,980
1.1 Mobilization, Maintenance & Insurance	1	allow	\$ 1,122,306	\$ 1,010,075	\$ 1,234,537
1.2 Demolition, Clearing and Tree Removal	1	allow	\$ 897,845	\$ 808,060	\$ 987,629
1.3 Traffic Control, Surveying, Safety Plan	1	allow	\$ 448,922	\$ 404,030	\$ 493,815
2 Infrastructure Site Work			\$ 1,259,088	\$ 1,133,179	\$ 1,384,996
2.1 Tree Preservation	1,000	lf	\$ 17,875	\$ 16,088	\$ 19,663
2.2 Grading, Site Work & Erosion Control	1	allow	\$ 137,500	\$ 123,750	\$ 151,250
2.3 Lighted Parking Stalls	103	ea	\$ 835,588	\$ 752,029	\$ 919,146
2.4 Internal Roadways/Drives	15,000	sf	\$ 268,125	\$ 241,313	\$ 294,938
3 Hardscapes			\$ 624,800	\$ 562,320	\$ 687,280
3.1 Concrete Sidewalks (6')	800	lf	\$ 52,800	\$ 47,520	\$ 58,080
3.2 Playgrounds	1	allow	\$ 481,250	\$ 433,125	\$ 529,375
3.3 Fitness Stations	4	ea	\$ 22,000	\$ 19,800	\$ 24,200
3.4 Site Furnishings	1	allow	\$ 68,750	\$ 61,875	\$ 75,625
4 Structures			\$ 20,409,950	\$ 18,368,955	\$ 22,450,945
4.1 Restroom	1	ea	\$ 275,000	\$ 247,500	\$ 302,500
4.2 Recreation Center w/ Natatorium	36,609	sf	\$ 20,134,950	\$ 18,121,455	\$ 22,148,445
5 Planting & Irrigation			\$ 152,281	\$ 137,053	\$ 167,509
5.1 Trees (irrigated)	60	ea	\$ 52,388	\$ 47,149	\$ 57,626
5.2 Shrub / Groundcover Planting (irrigated)	5,000	sf	\$ 68,750	\$ 61,875	\$ 75,625
5.3 Hydroseeded	2	ac	\$ 31,144	\$ 28,029	\$ 34,258
Subtotal			\$ 24,915,192	\$ 22,423,673	\$ 27,406,711
<i>Construction Escalation Q2 - 2023 to FY2024</i>	<i>1</i>	<i>allow</i>	\$ 1,121,184	\$ 1,009,065	\$ 1,233,302
<i>Soft Cost Allowance</i>	<i>1</i>	<i>allow</i>	\$ 3,737,279	\$ 3,363,551	\$ 4,111,007
Total Project Cost with Range			\$ 29,773,654	\$ 26,796,289	\$ 32,751,020
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Opinion of Probable Cost Wolters Field #2 - Convert Tennis Courts to Pickleball

MINERAL WELLS PARKS MASTER PLAN
Opinion of Probable Costs (OPC)
Wolters Field #2 - Pickleball Court Conversion
4/10/2023



Item / Description		Qty	Unit	Subtotal	Range	
					Low	High
1	General Conditions			\$ 83,113	\$ 74,802	\$ 91,425
1.1	Mobilization, Maintenance & Insurance	1	allow	\$ 37,779	\$ 34,001	\$ 41,557
1.2	Demolition, Clearing and Tree Removal	1	allow	\$ 30,223	\$ 27,201	\$ 33,245
1.3	Drainage	1	allow	\$ 15,111	\$ 13,600	\$ 16,623
2	Infrastructure Site Work			\$ 68,750	\$ 61,875	\$ 75,625
2.2	Grading, Site Work & Erosion Control	1	allow	\$ 68,750	\$ 61,875	\$ 75,625
3	Hardscapes			\$ 587,434	\$ 528,691	\$ 646,178
3.1	Slab Repair	23990	sf	\$ 164,931	\$ 148,438	\$ 181,424
3.2	Court Surfacing	8	ea	\$ 55,000	\$ 49,500	\$ 60,500
3.4	Concrete Sidewalks	2350	sf	\$ 21,003	\$ 18,903	\$ 23,103
3.50	Parking Stalls (Includes lighting, pavement markings)	36	ea	\$ 346,500	\$ 311,850	\$ 381,150
4	Fencing			\$ 38,327	\$ 34,494	\$ 42,159
4.1	10' ht Perimeter Fencing	623	LF	\$ 25,699	\$ 23,129	\$ 28,269
4.2	4' ht Divider Fencing / Gates	656	LF	\$ 12,628	\$ 11,365	\$ 13,891
5	Lighting			\$ 252,744	\$ 227,470	\$ 278,019
5.1	26' H Light Poles	20	EA	\$ 110,000	\$ 99,000	\$ 121,000
5	Amenities			\$ 71,372	\$ 64,235	\$ 78,509
	Wind Screen Netting	623	LF	\$ 7,710	\$ 6,939	\$ 8,481
	Play Nets/Posts	8	EA	\$ 17,600	\$ 15,840	\$ 19,360
	Picnic Tables	3	EA	\$ 9,488	\$ 8,539	\$ 10,436
	Benches	16	EA	\$ 26,400	\$ 23,760	\$ 29,040
	Bike Racks	2	EA	\$ 2,200	\$ 1,980	\$ 2,420
	Litter Receptacles	2	EA	\$ 1,100	\$ 990	\$ 1,210
	Water Fountain	1	EA	\$ 6,875	\$ 6,188	\$ 7,563
5	Planting & Irrigation			\$ 61,064	\$ 54,957	\$ 67,170
5.1	Trees (irrigated)	8	ea	\$ 6,985	\$ 6,287	\$ 7,684
5.2	Shrub / Groundcover Planting (irrigated)	3,933	sf	\$ 54,079	\$ 48,671	\$ 59,487
Subtotal				\$ 838,688	\$ 754,819	\$ 922,557
<i>Construction Escalation Q2 - 2023 to FY2024</i>		<i>1</i>	<i>allow</i>	<i>\$ 37,741</i>	<i>\$ 33,967</i>	<i>\$ 41,515</i>
<i>Soft Cost Allowance</i>		<i>1</i>	<i>allow</i>	<i>\$ 125,803</i>	<i>\$ 113,223</i>	<i>\$ 138,384</i>
Total Project Cost with Range				\$ 1,002,232	\$ 902,009	\$ 1,102,456
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Trail Development Costs

MINERAL WELLS PARKS MASTER PLAN
Opinion of Probable Costs (OPC)
Proposed Trail System Implementation Guide
4/10/2023
MULTI-USE PEDESTRIAN TRAILS (Cost Per Mile)
Planning-Level Cost Estimates



MATERIALS	WIDTH											
	IN FT	3	5	6	8	10	12					
Natural	\$	59,400	\$	99,000	\$	118,800	\$	158,400	\$	198,000	\$	237,600
Decomposed Granite	\$	99,000	\$	165,000	\$	198,000	\$	264,000	\$	330,000	\$	396,000
Gravel	\$	99,000	\$	165,000	\$	198,000	\$	264,000	\$	330,000	\$	396,000
Concrete	\$	118,800	\$	198,000	\$	237,600	\$	316,800	\$	396,000	\$	475,200
Asphalt	\$	79,200	\$	132,000	\$	158,400	\$	211,200	\$	264,000	\$	316,800
Wooden Boardwalk	\$	1,485,000	\$	2,475,000	\$	2,970,000	\$	3,960,000	\$	4,950,000	\$	5,940,000

MULTI-USE PEDESTRIAN TRAILS (Unit Cost Considerations)
Planning-Level Cost Estimates

COST PER UNIT	UNIT	UNIT COST
Demolition and Disposal	sf	\$ 1.65
Fine and Rough Grading	sf	\$ 2.50
Turf re-establishment	sf	\$ 0.55
Crosswalk Striping	ea	\$ 1,100
ADA Ramps	ea	\$ 1,500
Wooden Boardwalks	sf	\$ 45
Safety Signage (every 500')	ea	\$ 550
Pole Lighting (every 100')	ea	\$ 2,500
Culverts (when needed)	ea	\$ 1,200

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Project Prioritization

The Parks and Recreation Master Plan identifies the priority projects for parks and recreation, and justification through stakeholder input. However, the timing of project implementation is largely a function of funding availability and the City's will to move forward on a given project. This plan should serve as a resource for the forthcoming Comprehensive Plan for Mineral Wells. Additional public input and recommendations may influence the implementation of projects herein.

Project Opportunities

The following project opportunities have been identified in this plan:

- Renovation of West City Park
- New 54-Acre Park and Regional Detention Facility
- Improvements at Mineral Wells Gym and Activity Center
- New Recreation Center and Natatorium
- Convert Wolters Field #2 Tennis Courts to Pickleball

City Council will likely use a municipal bond or general fund revenues to fund any major improvements to the parks and recreation system. The system-wide goals for improvements include significant expenditures if all proposed projects were to be implemented. Given that not all items can be reasonably developed at one time, it is important to focus on the highest priority components listed above for implementation.

Below is a summary table of probable costs and projected investment by the community. The table is an example of how tax dollars would impact property owners based on taxable value. An annual debt service rate was calculated using 2021 taxable property values and City rates for guidance. With an assumption of 20 year bond periods and an annual debt service of 4.5%, the table illustrates the level of investment per household projected for key property value categories.

Project Design and Construction

When it comes to parks and recreation planning, identifying the needs of residents and developing a vision for the future parks system are important first steps. Once a project has been identified and approved for further study, the process of funding, design and construction can begin.

The proposed parks projects would likely be funded through a municipal bond, while also exploring other funding mechanisms. Following a decision to move forward on a priority project, the City will need to engage a qualified design team to further program the details of the project.

The Design Development and Final Design phases of this process will allow the City to further refine the important details that bring the park and recreation project to life. This process will include several iterations of projected costs, revisions and refinements that ultimately will be turned into construction documents for bids and construction. It is important to continue to gather input from stakeholders during this process to ensure that key details are not left out.

As the City continues with improvements and additions to the parks system, funding is often the key player in the decision making process. On the following pages are a variety of State and Federal grant programs available to aid cities in the enhancement of parks and recreation facilities and other public space projects.

Capital Project	Project Cost Estimate (avg. low-high)			Annual Cost per Valuation			
	Probable Cost	Annual Debt Svc	I&S Rate per \$100 Value	\$200,000	\$300,000	\$500,000	\$800,000
Renovation of West City Park	\$6,037,015	\$464,102	0.042	\$83	\$125	\$208	\$332
Renovation of West City Park Sports Complex	\$6,399,203	\$491,946	0.044	\$88	\$132	\$220	\$352
New 54-Acre Park and Regional Detention Facility	\$9,082,967	\$698,263	0.062	\$125	\$187	\$312	\$500
Improvements at Mineral Wells Gym & Activity Center	\$6,572,700	\$505,284	0.045	\$90	\$136	\$226	\$362
New Recreation Center and Natatorium Preliminary Concept	\$29,773,654	\$2,288,884	0.205	\$410	\$614	\$1,024	\$1,638
Proposed Hike and Bike Trail System		\$-	-	\$-	\$-	\$-	\$-

*annual cost per valuation based 2021 City tax rates and total property valuation

Annual tax impact for bond-funded projects based on property value.

Funding Opportunities

As the City continues with improvements and additions to the parks system, funding is often the key player in the decision making process. The following are the primary funding mechanisms for the Parks and Recreation Department. Additionally, there are a variety of State and Federal grant programs available to aid cities in the enhancement of parks and recreation facilities and programs.

Community Development Block Grants

The Department of Housing and Urban Development (HUD) provides assistance to communities across the nation for a wide range of activities through the Community Development Block Grants Program. These funds are often distributed to individual communities by the state as match-grants to fund eligible projects supporting economic development and improved quality of life.

TRPA Grants Program

-potential funding: \$750,000 (match grant)

The Texas Recreation and Parks Account (TRPA) is funded by a portion of Texas sales tax received on selected sporting goods. These grants are awarded to applicants annually at varied levels depending on project type and available resources for the funding cycle. These funds are administered by the Texas Parks and Wildlife Department's Recreation Grants Branch for five programs including 1) Outdoor Recreation 2) Indoor Recreation 3) Small Community 4) Regional 5) Community Outdoor Outreach Program.

Land and Water Conservation Fund

-\$2.4 million apportioned to Texas in 2014

The Land and Water Conservation Fund (LWCF) is a program of the National Park Service that provides matching grants to local governments for acquisition of park land and development of park facilities.

Transportation Equity Act (SAFETEA-LU) - Recreation Trails Program

The Transportation Safety Act, also known as the Safe, Accountable, Flexible, Efficient Transportation Act: A Legacy for Users (SAFETEA-LU), provides for the distribution of funds from the Federal Highway Administration (FHWA). The Federal Highway Administration is the largest source of funding for shared use paths, trails and related projects. The Recreational Trails Program, an assistance program to FHWA, distributes funds for a range of activities including:

- Maintenance and restoration of existing trails.
- Development and rehabilitation of trail-side and trailhead facilities and trail linkages.
- Purchase and lease of trail construction and maintenance equipment.
- Construction of new trails (with restrictions for new trails on Federal lands).
- Acquisition of easements or property for trails.
- Assessment of trail conditions for accessibility and maintenance.

- Development and dissemination of publications and operation of educational programs to promote safety and environmental protection related to trails (including supporting non-law enforcement trail safety and trail use monitoring patrol programs, and providing trail-related training) (limited to 5 percent of a State's funds).
- State administrative costs related to this program (limited to 7 percent of a State's funds).

Park Land Acquisition

As Mineral Wells grows, so will the need to expand the available park land holdings to provide adequate space for the demand. The 10-minute walk analysis provided in this plan highlights areas of the community where there are no parks within a 10-minute walk from homes, shopping and public spaces. These areas are a great place to start for acquiring additional property.

Special consideration should be made for opportunities that may arise to partner with other entities where it makes sense. Agreements with developers through the provisions in Chapter 380 of Texas Local Government Code can create opportunities to work with the development community to a mutually beneficial end.

Parkland Dedication Ordinances

Municipal ordinances for parkland dedication have been in use in the United States since 1923, with the earliest known ordinance passed by the State of Montana in 1919. In Texas, such ordinances date back to 1955 (City of Corpus Christi), with many more municipalities following suit in subsequent years. To understand the efficacy of these ordinances for providing adequate park land to meet growing demand in communities, a study was conducted by Distinguished Professor Dr. John L. Crompton of Texas A&M University's Department of Recreation, Park, and Tourism Sciences (Parkland Dedication Ordinances in Texas: A Missed Opportunity?, AgriLIFE Extension Texas A&M System, 2010). The study evaluated the parkland dedication ordinances of 48 Texas cities to identify the following:

1. Type of parks for which they provided;
2. Inclusion or exclusion of non-residential development;
3. Inclusion or exclusion of subdivisions in the ETJ;
4. Methods for calculating land requirement;
5. Methods for calculating structure of fees-in-lieu of parkland dedication;
6. Fees for park development;
7. Congruence with precedent court opinions and case law regarding the constitutionality of parkland dedication ordinances in Texas.

The City of Mineral Wells should consider adoption of a parkland dedication ordinance in advance of future development to ensure that the increase in demand for parks created by new development can be accommodated.

The ordinance should include a requirement for parkland to be dedicated by the developer and an optional fee in-lieu of land dedication. The parkland dedication amount should be based on the current level-of-service provided by Mineral Wells parks. In the example shown below, the City has a total of 164.52 acres of parkland, which equates to a total of 91 people per acre of parkland based on the current population estimate. Using an estimated 2.98 persons per household (Census), level-of-service can be calculated to a total of 30.4 dwelling units per acre of parkland. This value becomes the desired level-of-service to be expected from new developments and is the basis for land dedication requirements.

For situations where the developer would rather pay a fee in-lieu-of land dedication, the value of undeveloped land in Mineral Wells is determined. Using the Palo Pinto County tax roll within a geographic information system (GIS), all parcels that have an improvement value of “0” were selected, and the resulting total acreage and market valuation was calculated. A total of 7,394.09 acres of undeveloped land were identified within the City Limits at a market value of \$55,879,570. This calculates to an average of \$7,557 per acre of undeveloped land within the City Limits (Parker County). By dividing the average value per acre of land by the Dwelling Units Per Acre, a parkland dedication fee of \$248.62 per Dwelling Unit is calculated.

Methodology for Calculating Fee-in-Lieu-Of Park Land	
Population-Based Method	
Current population (Census 2021 estimate)	14,902
Average Persons per Household (PPH) from 2016-2020 in Mineral Wells (Census)	2.98
Total Acres of park land	164.52
Total people per acre park land (Level of Service)	91
Total Dwelling Units Per Acre of Park Land (Level-of-Service/PPH)	30.4
Value Per Acre Residential Land	\$7,557
Dedication Fee in Lieu Of Park Land (value of land/DU Per Acre)	\$248.62
*Land calculations derived from Palo Pinto County tax rolls dated 2021, selections made using geographic information systems (GIS)	

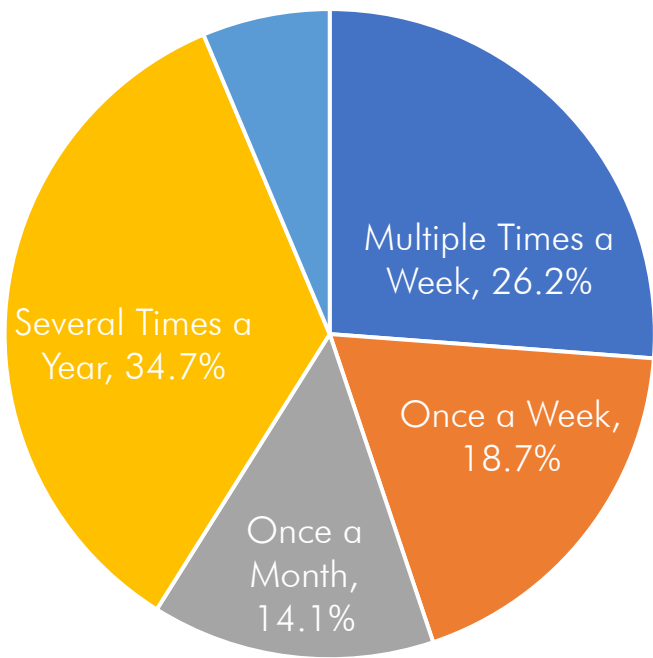
APPENDIX



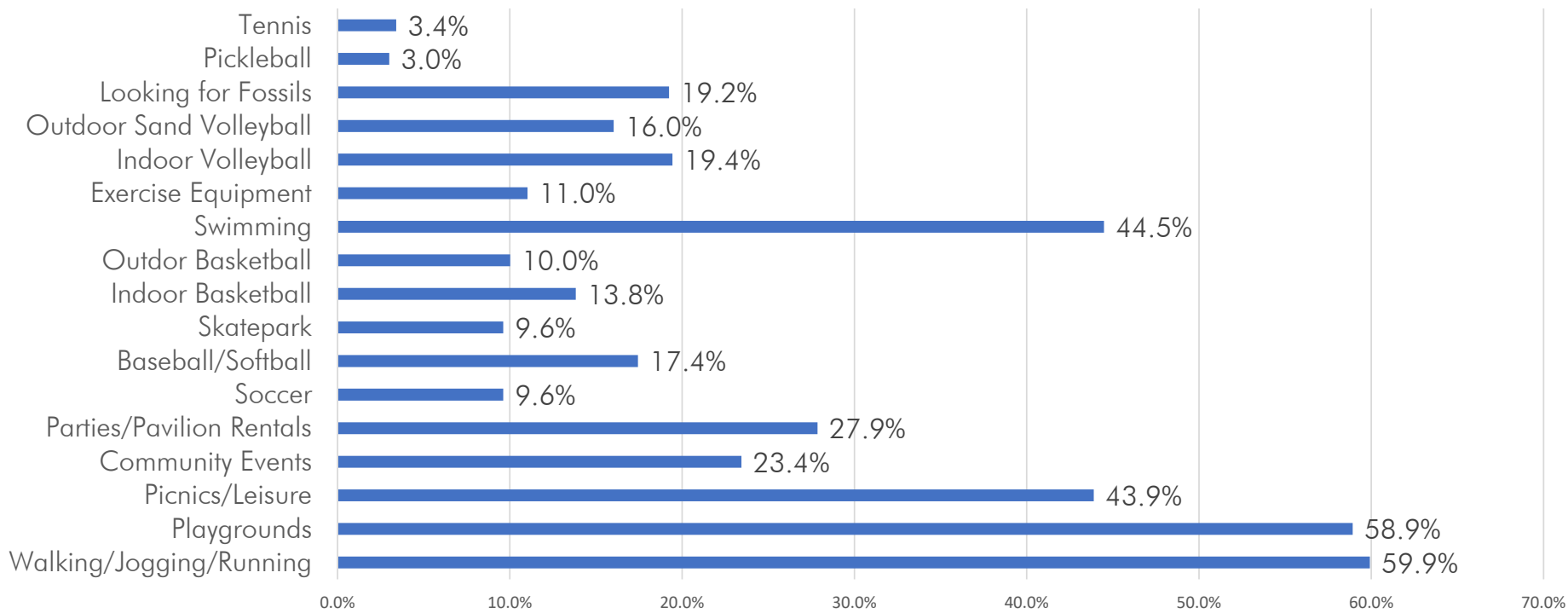
Online Survey Results

ONLINE SURVEY RESULTS

How Often Do You Visit the Parks and Trails in Mineral Wells?

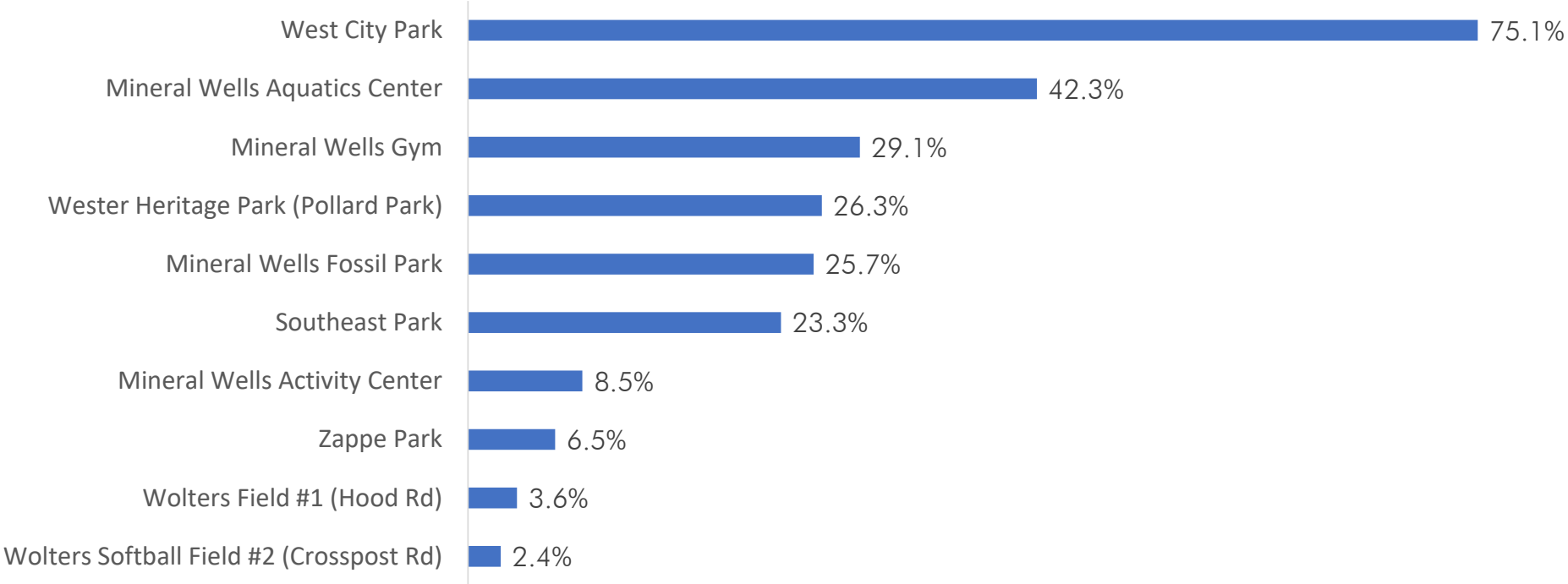


In which activities do you currently participate in Mineral Wells parks and facilities?

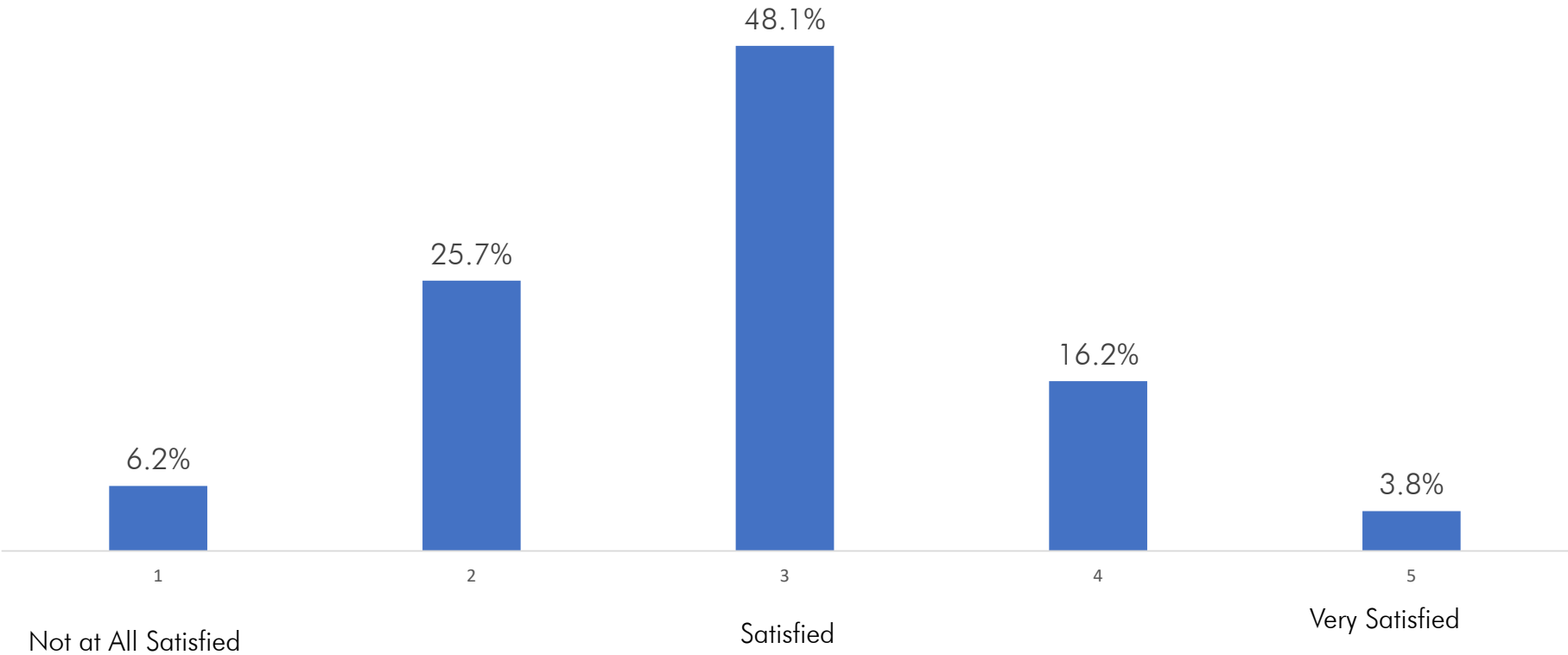


ONLINE SURVEY

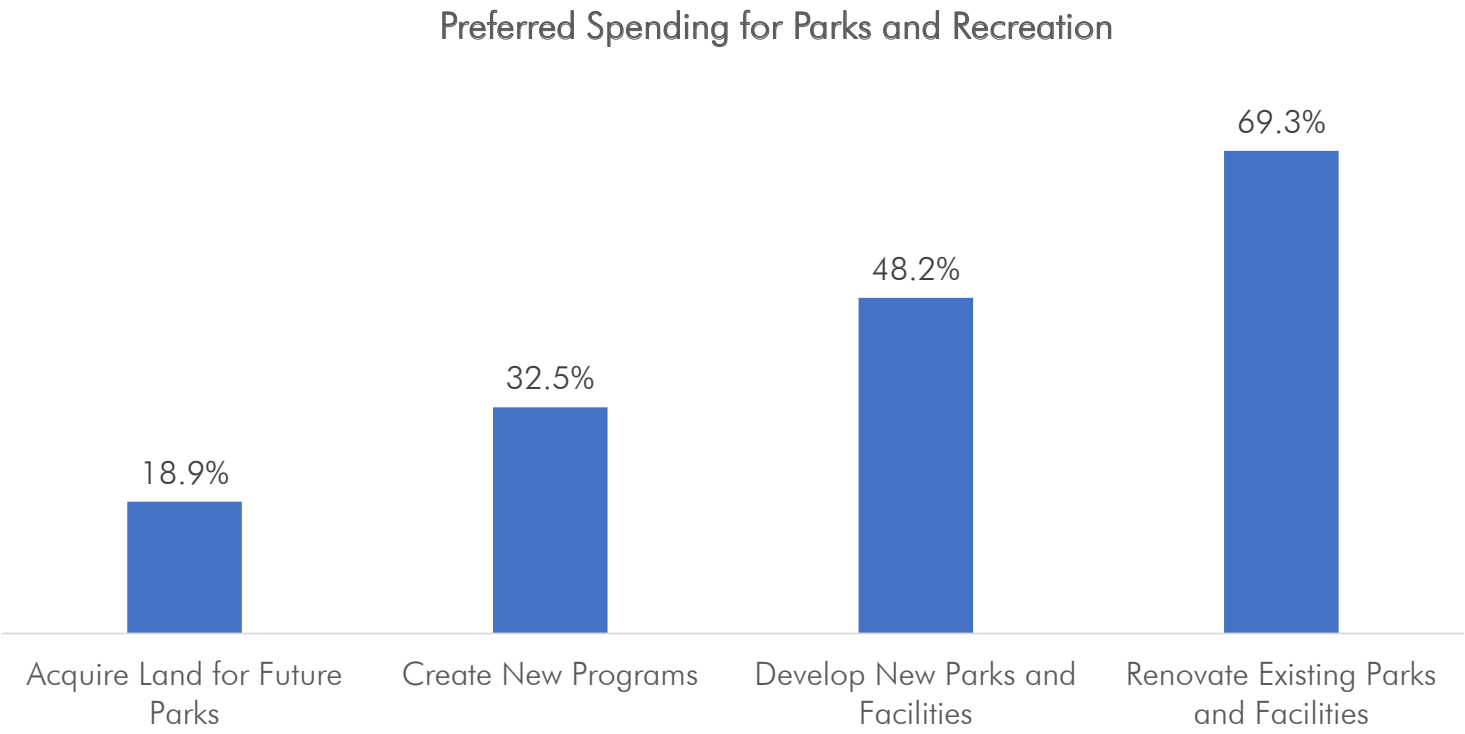
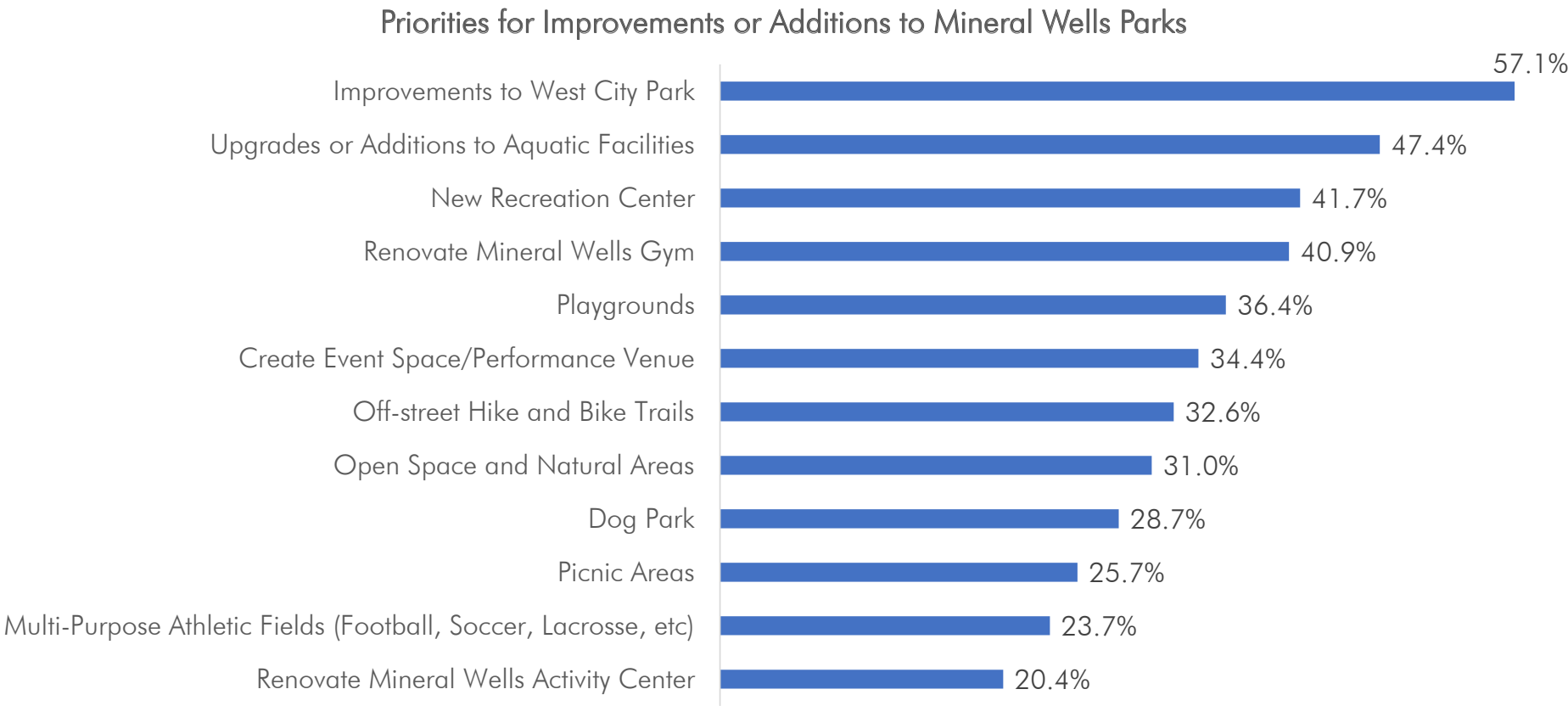
Which parks and facilities do you most often visit in Mineral Wells?



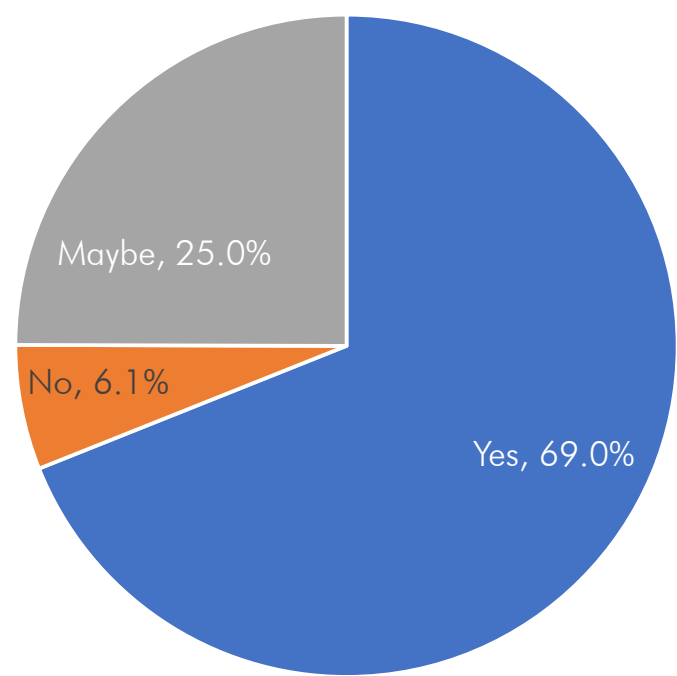
Overall Satisfaction with the Mineral Wells Parks System



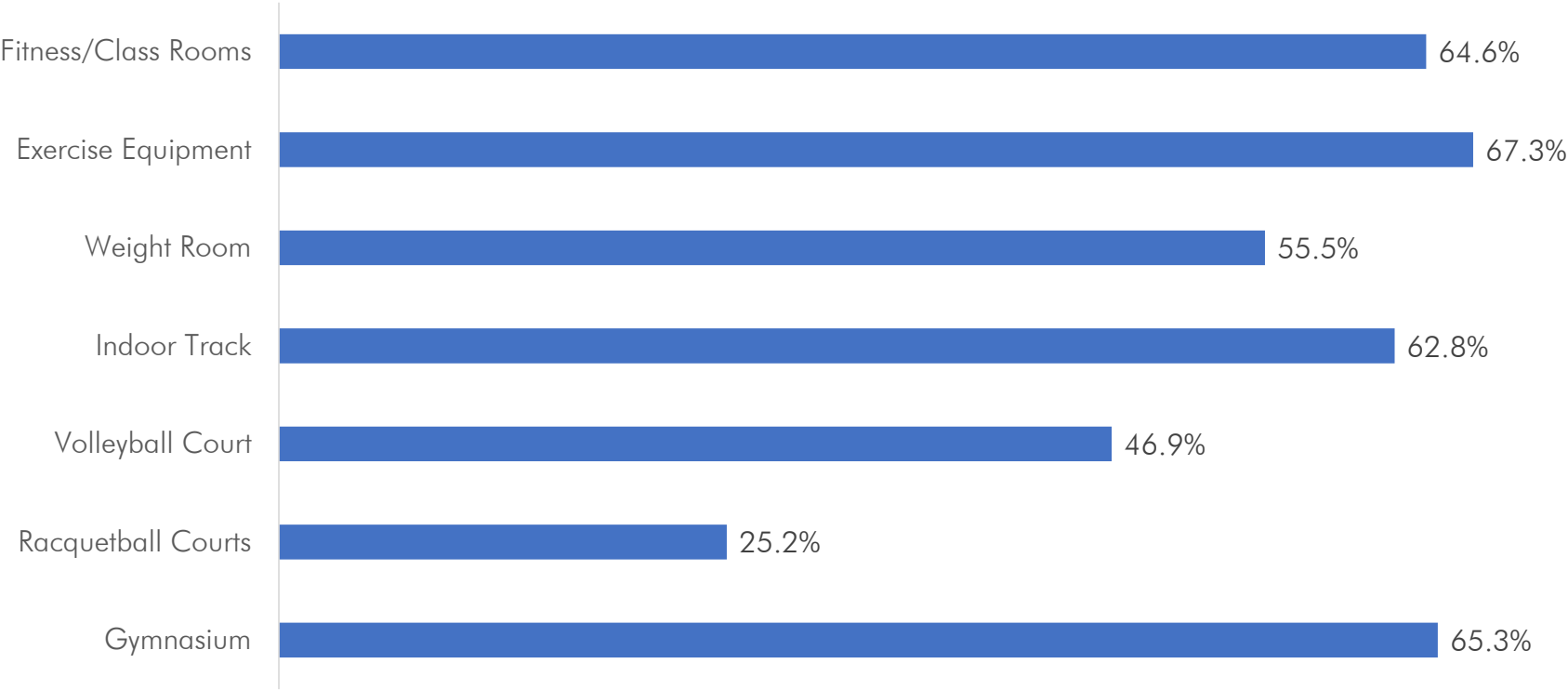
ONLINE SURVEY



Would you and your family support the development of a new recreation center?



If a new recreation center were developed, what facilities and amenities would be important to include?



ONLINE SURVEY

Two questions included in the online survey were open-ended in design, allowing participants the freedom to provide more qualitative information about their desires for recreation. Qualitative data such as this must be organized in order to provide meaning. To do this, each response was individually coded into key categories related to recreation. The same coding system was used for both questions, and due to the natural overlap of subject matter they were compared side-by-side. The following is the summary of responses to these questions:

Question #9

Are there any programs or events you would like to see in Mineral Wells? (252 Responses)

Question # 10

Are there any other recreation activities, facilities, and amenities that should be provided by Mineral Wells Parks and Recreation? (245 Responses)

Comment Coding Process

- Raw were Coded into General Categories
 - Recreation Center-Compatible (Indoor)
 - Aquatics
 - Court Sports
 - Events
 - Sports
 - Miscellaneous
 - Nature-Oriented
 - Passive Recreation
 - Paths & Connections
 - Programmed Activities
- Categories were Quantified by Number of Comments
- Side-by-Side Comparison of Questions 9 & 10.

AQUATICS					
Q9			Q10		
YEAR-ROUND SWIMMING	20	AQUA	SPLASH PAD	40	AQUA
SPLASH PAD	14	AQUA	INDOOR POOL	39	AQUA
WATER AEROBICS	14	AQUA	YEAR-ROUND SWIMMING	10	AQUA
SWIM LESSONS	4	AQUA	WATER PARK	8	AQUA

Example of Coding Process

ONLINE SURVEY

RECREATION CENTER COMPATIBLE					
Q 9			Q10		
INDOOR POOL	32	RC	NEW RECREATION CENTER	9	RC
VOLLEYBALL (DEDICATED)	22	RC	RENOVATE CITY GYM	8	RC
EXERCISE CLASSES	16	RC	INDOOR SOCCER	5	RC
TEEN CENTER/ACTIVITIES	8	RC	FITNESS CLASSES	4	RC
ADULT CLASSES	4	RC	INDOOR TRACK	4	RC
YOGA/PILATES	4	RC	YMCA	3	RC
RECREATION CENTER	3	RC	INDOOR COURTS	2	RC
INDOOR TRACK	2	RC	NEW ATHLETIC FACILITIES	2	RC
UPGRADE GYM	2	RC	PERSONAL TRAINERS	2	RC
BODY BUILDING EVENTS	1	RC	ACTIVITY CENTER	1	RC
GYMNASTICS	1	RC	ADULT CLASSES/CAREER TRAINING	1	RC
INDOOR MEETING SPACE	1	RC	AEROBICS	1	RC
INDOOR PLAYGROUND	1	RC	HANDBALL	1	RC
INDOOR SOCCER	1	RC	HOT YOGA	1	RC
SEWING CLASSES	1	RC	INDOOR ACTIVITY SPACE	1	RC
YMCA	15	RC	INDOOR THEATER	1	RC
COMMUNITY CENTER	1	RC	INDOOR VOLLEYBALL	1	RC
			RAQUETBALL	1	RC
			SENIOR EXERCISE	1	RC
			TAI CHI	1	RC
			YOGA	1	RC
			YOUTH FACILITIES	1	RC

AQUATICS					
Q9			Q10		
YEAR-ROUND SWIMMING	20	AQUA	SPLASH PAD	40	AQUA
SPLASH PAD	14	AQUA	INDOOR POOL	39	AQUA
WATER AEROBICS	14	AQUA	YEAR-ROUND SWIMMING	10	AQUA
SWIM LESSIONS	4	AQUA	WATER PARK	8	AQUA
SEASON PASS (AQUATICS)	3	AQUA	WATER AEROBICS	5	AQUA
CANOEING/KAYAKING	1	AQUA	ADDITIONAL POOL	2	AQUA
SWIM TEAM	1	AQUA	IMPROVE AQUATICS FACILITY	1	AQUA
			LIFE JACKETS ALLOWED AT POOL	1	AQUA
			SENIOR SWIMMING	1	AQUA

ONLINE SURVEY

COURT SPORTS					
Q9			Q10		
PICKLEBALL LEAGUE/COURTS	7	COURT	PICKLEBALL COURTS	4	COURT
OUTDOOR BASKETBALL	2	COURT	TENNIS	3	COURT
TENNIS	2	COURT	BASKETBALL COURTS	2	COURT
			VOLLEYBALL COURTS	2	COURT
			IMPROVE OUTDOOR COURTS	1	COURT
			SAND VOLLEYBALL	1	COURT

EVENTS					
Q9			Q10		
OUTDOOR CONCERTS	19	EVENT	MOVIES IN PARK	2	EVENT
COMMUNITY EVENTS	16	EVENT	MUSIC IN PARK	2	EVENT
ARTS/CULTURAL EVENTS	7	EVENT	MUSIC VENUE	2	EVENT
CAR SHOWS	2	EVENT	FESTIVALS	1	EVENT
FOOD TRUCK SPACE/EVENTS	1	EVENT	OUTDOOR VENUE	1	EVENT

SPORTS					
Q9			Q10		
ATHLETIC TOURNAMENTS	9	SPORT	RENOVATE SOCCER COMPLEX	2	SPORT
ADULT SPORTS	5	SPORT	TOURNAMENTS	2	SPORT
SPORTS COMPLEX	4	SPORT	ADULT FOOTBALL	1	SPORT
SEMI-PRO SPORTS	2	SPORT	ADULT SPORTS	1	SPORT
BLAST BALL	1	SPORT	BASEBALL COMPLEX	1	SPORT
FLAG FOOTBALL	1	SPORT	BASEBALL TOURNAMENTS	1	SPORT
LACROSSE	1	SPORT	FLAG FOOTBALL	1	SPORT
SUMMER SPORTS	1	SPORT	MORE BASEBALL FIELDS	1	SPORT
YOUTH SPORTS	1	SPORT	YOUTH ATHLETICS	1	SPORT

ONLINE SURVEY

NATURE-ORIENTED						
Q9			Q10			
CAMPING	1	NAT	FLOWERS/LANDSCAPING	2	NAT	
HORSEBACK RIDING	1	NAT	GREENSPACE	2	NAT	
NATURE EDUCATION	1	NAT	COMMUNITY GARDEN	1	NAT	
			FISHING ACCESS	1	NAT	
			FOSSIL DIGS	1	NAT	
			NATURAL AREAS	1	NAT	
			NATURE WALKS	1	NAT	
			RIVER ACCESS	1	NAT	
PASSIVE RECREATION						
Q9			Q10			
PLAYGROUNDS	3	PASS	PICNIC AREAS	2	PASS	
PICNIC AREAS	1	PASS	PLAYGROUNDS 0-4 YEARS	2	PASS	
			SHADE STRUCTURES	2	PASS	
			CHANGE FALL SURFACE IN PLAYGROUNDS	1	PASS	
			PLAYGROUNDS	1	PASS	
PATHS & CONNECTIONS						
Q9			Q10			
BIKE RACES	3	PATH	BIKE TRAILS	11	PATH	
BIKE TRAILS	2	PATH	TRAILS AND SIDEWALKS	6	PATH	
RUNNING TRACK	1	PATH	PAVED BIKE TRAILS	2	PATH	
TRAILS	1	PATH	SAFE WALKING TRAILS	3	PATH	
			ATV TRAILS	1	PATH	
			BIKE LANES	1	PATH	
			BIKE RENTALS	1	PATH	
			HIKING	1	PATH	
			WAYFINDING TO TRAILS	1	PATH	

ONLINE SURVEY

PROGRAMMED ACTIVITIES					
Q9			Q10		
KIDS ACTIVITIES	29	PRO	KIDS ACTIVITIES	4	PRO
FREE ACTIVITIES	3	PRO	KIDS CLUB	3	PRO
SENIOR ACTIVITY	3	PRO	SUMMER PROGRAMS	2	PRO
DAY CAMP	2	PRO	HOLIDAY DECORATIONS	1	PRO
KARATE	2	PRO	KIDS NIGHT	1	PRO
WELLNESS	2	PRO			

MISCELLANEOUS					
Q9			Q10		
DOG PARK	6	MISC	DOG PARK	12	MISC
ROLLER SKATING	5	MISC	DISC GOLF	5	MISC
INCLUSIVE PLAY	4	MISC	ROLLER SKATING	5	MISC
			INCLUSIVE PROGRAMS AND EQUIPMENT	3	MISC
DISC GOLF	2	MISC	WEST CITY PARK IMPROVEMENTS	3	MISC
IMPROVED SKATEPARK	2	MISC	ZIP LINE	3	MISC
OUTDOOR EXERSIDE EQUIPMENT	2	MISC	ACCESSIBILITY	2	MISC
CORNHOLE	1	MISC	ADULT/SENIOR AMENITIES	2	MISC
MINI GOLF	1	MISC	ARCHERY	2	MISC
ROCKCLIMBING	1	MISC	CORNHOLE	2	MISC
GAMES/BOOKS/EXCHANGE	1	MISC	MAINTENANCE	2	MISC
			ROCK CLIMBING	2	MISC
			AXE-THROWING	1	MISC
			BRIDGE AT WEST CITY PARK	1	MISC
			HORSESHOES	1	MISC
			IMPROVE SKATEPARK	1	MISC
			LIGHTING	1	MISC
			MINI-GOLF	1	MISC
			PAINTBALL	1	MISC
			POLICING/SECURITY	1	MISC
			TRAMPOLINE FACILITY	1	MISC
			DOG -FRIENDLY DOWNTOWN	1	MISC

ONLINE SURVEY

