



**CITY OF NEW BRAUNFELS, TEXAS
SPECIAL CITY COUNCIL MEETING
WITH THE NEW BRAUNFELS
PARKS AND RECREATION ADVISORY BOARD**



**CITY HALL - COUNCIL CHAMBERS
424 S. CASTELL AVENUE**

MONDAY, MARCH 3, 2014 at 4:30 P.M.

Gale Pospisil, Mayor
George Green, Councilmember (District 1)
Aja Edwards, Councilmember (District 2)
Ron Reaves, Councilmember (District 3)

Sandy Nolte, Councilmember (District 4)
Bryan Miranda, Mayor Pro Tem (District 5)
Steven Digges, Councilmember (District 6)
Robert Camareno, City Manager

MISSION STATEMENT

***The City of New Braunfels will add value to our community
by planning for the future, providing quality services, encouraging
Community involvement and being responsive to those we serve.***

CALL TO ORDER: March 3, 2014 @ 4:30 P.M.

CALL OF ROLL: City Secretary

1. INDIVIDUAL ITEMS FOR CONSIDERATION

- (A) Discuss and consider approval of site selection criteria for evaluating locations for the Community Recreation Center.
(S. Dicke, Parks and Recreation Director)

2. EXECUTIVE SESSIONS

In accordance with Texas Government Code, Subchapter D, the City Council may convene in a closed session to discuss any of the following items; any final action or vote taken will be in public.

- (A) Deliberate and consider the purchase, exchange, lease or value of real property, in accordance with Section 551.072, of the Texas Government Code.
- (B) Deliberate issues regarding economic development negotiations in accordance with Section 551.087, of the Texas Government Code.
- (C) Deliberate pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code.

- (D) Deliberate the appointment, employment, evaluation, reassignment, or duties of employee(s), City Manager, City Attorney, and/or Municipal Court Judge in accordance with Section 551.074 of the Texas Government Code.

NOTE: *The City Council reserves the right to retire into executive session concerning any of the items listed on this Agenda whenever it is considered necessary and legally justified under the Open Meetings Act (Chapter 551 of the Texas Government Code).*

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the New Braunfels Municipal Building on February 27, 2014, at 4:30 p.m.

Patrick Aten, City Secretary

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.

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February 24, 2014

RE: Project Overview and Site Selection

Dear City Council Members:

We have included a brief overview of the process being utilized for the development of the New Braunfels Community Recreation Center to help you better understand why site location is a topic of discussion. We are just in the beginning steps of this process.

The process of determining what components are in the project is underway. We have met with staff, potential stakeholders and partners as well as reviewed the current Park Master Plan. From this process we are seeking to define the higher rated priorities of the Center that have the capacity to touch the most people for the budget provided. In addition, we are also projecting anticipated expenses and revenues generated from operating such a center. Many cities are performing this same type of due diligence that will help them understand these variables and then set fee rates at whatever level the Council deems appropriate. With this direction, we will define not only the capital development costs but also the potential expenses/revenues from operations.

The site selection decision has a dramatic impact on almost every facet of the design, construction process, and operational success of the building. In order to make the best decision about site location, it is important to consider multiple criteria. Locating the center to provide the best opportunity for utilization by the largest number of people in the city is one goal. Other goals include benefit for the public good, economic impact and maximizing impact for dollars spent.

The location of such a center will play a large part in reaching such goals and therefore we have been tasked with the evaluation and ranking of various site opportunities in the city. The matrix of site considerations is an attempt to evaluate those options in a logical process and narrow the choices to the top two options for site preference.

Following is a suggestion of factors that are generally key considerations for selecting a site. This is for your comments and modifications.

Thank you for your time in assisting in this site selection process.

Sincerely,



Dwayne M. Brinkley, AIA

PROXIMITY CONSIDERATIONS

Proximity to Other Service Providers

This is measured by concentric circles from similar services providers. This factor is based upon the concept of spreading services throughout the City and avoiding or reducing areas of service overlap. This principle is used by many entities including fire station location, multiple library branches and school locations to name a few. In New Braunfels, we would want to see what other service providers exist for similar services. This could include the City, YMCA, private clubs, senior center, and medical organizations. Sites that did not have overlapping service areas would be more highly rated.

Adjacent to Public Parks

Because a Community Center is a place for all ages and promotes healthy lifestyle, public parks and centers are synergistic with each other. One may go to the park and then the Center on one trip, versus two different destinations. Adjacency or close proximity to a park would be more highly rated.

Access to Greenway/Trails

Benefits gained from being located adjacent to Greenway/Trails are the optional access afforded walking/jogging or biking in lieu of automobiles. Trail linkage throughout the City would help link the population to hub activities like Recreation Centers. If a site is adjacent to or close to a trail or planned trail it would be rated higher.

SIZE

Sufficient Site Area for Future Development

Since the life of a Community Recreation Centers is a minimum of 50 years we know many things evolve in centers over this time that may require expansion of the Center. Therefore we would recommend that the required land area would accommodate a center 150% larger than currently planned, parking and open space areas that would allow outdoor recreation opportunities. This equates to 10-12 acres. Sites of this size would be more highly rated than sites containing less average than recommended.

Sufficient Site Area for Other Partner Facilities

Other partners refer to the potential of sharing of site with other facilities which may include Library or non-city owned Senior Center or satellite location for other City Departments.

This concept was referenced in the Library Master Plan Study and has been a growing strategy by cities to group their facilities. Benefits include lower site development costs and easier access to city services. Resulting acreage would be 18-20 acres. Sites of this size would be more highly rated than sites containing less average than recommended.

ACCESSIBILITY / TRANSPORTATION

Community Accessibility/Central Location

This factor is based upon placing a development in a geographic center of town that allows somewhat equal access from all parts of town. Since there are some barriers of access including US 35 and rivers this should also be considered when scoring for each site. A site more centrally located would receive a higher score than one less central in location.

Proximity to Major Arterial Roads

Since travel time is generally a determining factor in peoples utilizing the facility, location to main roadways that will help facilitate that access and thus reduce travel time is an important site factor. A site's proximity to such a roadway would be rated higher.

Compatibility with Road Size

Roadways could be detrimental from noise and air quality so this could be a factor when facility is directly on (as an example US 35). Therefore the closer to such a nuisance the lower the score.

VISIBILITY

Profile/Image Afforded by Site

Because this will be a major addition to the City and will have the opportunity to add to the positive image of the City the site should afford easy viewing of the facility. Sites that provide clear view lines to the facility will be more highly rated.

ENVIRONMENTAL IMPACT

Minimal Disruption to Mature Trees & Vegetation

New Braunfels is located in an area with numerous natural creeks, rivers which translates to numerous trees and other vegetation. Factoring in the disruption of mature trees and land form is to be considered with this factor. A site that requires less disruption to the natural elements would be rated higher.

Topographic Challenges to Site

Areas of New Braunfels possess significant topography changes. These changes could be challenging based upon their steepness. Sites that would minimize disruption of natural terrain would be rated higher.

Impact to Water Quality/Permitting

An aquifer lies below portions of the city that require unique construction methods to mitigate impact to this ground water. We would want to factor this when reviewing sites. We would also want the ability to provide good storm management on sites not in aquifer zones at minimum costs. Sites that require costly improvements to maintain water quality would be rated lower.

BUFFERS TO ADJACENT PROPERTY

Compatibility with Surrounding Area

Your City possesses a number of land uses in your city. Some uses would be more compatible with a Community Recreation Center than others. With this factor we want to rate the site accordingly. Therefore a site with more compatible land uses such as residential or park land would be higher rated than property in a largely commercial or industrial area.

TRAFFIC IMPACT

Ingress/Egress Safety

There will be numerous visits to and from the Center during the day. This traffic tends to peak at early morning and late afternoon. This factor examines the safety of access and exiting the site. The most challenging aspect of access is left turns where one crosses traffic. Sites that provide safe turn lanes into the site and exiting the site, especially left turns would be rated higher.

Traffic Impact on Area

Although traffic impact is nominal when accessing more major roadways, access to residential sized streets could create some congestion during peak usage on such streets. This factor helps look at this condition. Sites with appropriate sized roadways accessing the site would be more highly rated than smaller residential scaled roadways.

PARKING CAPACITY

Overflow Parking Availability for Sharing

Recreation Community Centers could be used for a variety of uses and events. Some major events may require additional parking not normally required on a daily basis. Convenient access to additional parking spaces is a desirable amenity but not a large factor in site selection. Sites adjacent to additional parking that may be available to center on an infrequent basis would be higher rated.

POPULATION (1 and 3 MILE RADIUS)

Current and Near Term

Location of population relative to the Center is very important because population with closer proximity to Center will tend to use facility more frequently than population with less proximity. This translates to touching more people and in addition better financial performance. This factor will look at density of population in concentric circles emanating out from the site. Sites that have higher population (current and in future 3-5 year timeframe) would be rated higher. This would include population in a one and three mile radius of site.

COST FACTOR

Cost of Property Including Site Development Costs

Acquisition and development costs of various properties should be considered since this cost will come from total project budget. Development costs are typically infrastructure items such as utilities and roadways. The less costly the site and required site improvements the higher the rating.

HOW IT WORKS

		PROXIMITY CONSIDERATIONS	PROXIMITY TO OTHER SERVICE PROVIDERS	ADJACENT TO PUBLIC PARKS	ACCESS TO GREENWAY / TRAILS	SIZE	SUFFICIENT SITE AREA FOR FUTURE DEVELOPMENT	SUFFICIENT SITE AREA FOR OTHER PARTNER FACILITIES	ACCESSIBILITY/TRANSPORTATION	COMMUNITY ACCESSIBILITY / CENTRAL LOCATION	PROXIMITY TO MAJOR ARTERIAL ROADS	COMPATIBILITY WITH ROAD SIZE	VISIBILITY	PROFILE / IMAGE AFFORDED BY SITE	ENVIRONMENTAL IMPACT	MINIMAL DISRUPTION TO MATURE TREES & VEGETATION	TOPOGRAPHIC CHALLENGES TO SITE	IMPACT TO WATER QUALITY / PERMITTING	BUFFERS TO ADJACENT PROPERTY	COMPATIBILITY WITH SURROUNDING AREA	TRAFFIC IMPACT	INGRESS / EGRESS SAFETY	TRAFFIC IMPACT ON AREA	PARKING CAPACITY	OVERFLOW PARKING AVAILABILITY FOR SHARING	POPULATION (1-3 MILE RADIUS)	CURRENT AND NEAR TERM	COST FACTOR	COST OF PROPERTY INCLUDING SITE DEVELOPMENT COSTS
SITE	WEIGHT	5	5	7	10	8	8	8	8	6	6	7	6	8	5	8	7	4	9	8									
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SITE FOUR	Net Score	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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- Weight: Scale of 1-10 with 10 being most important.

- Score: Scale of 1-5 with 5 being best score. Score indicates how well criteria is satisfied.

- Total Score is product of Weight multiplied Net Score.