

Marble Falls Comprehensive Plan Update

COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) MEETING # 5

March 10, 2016

Meeting Objectives



- Overview presentation of Chapters 6, 7, & 8 – Halff
- CPAC discussion of recommended changes to Chapter 6, 7, & 8 – Halff & CPAC
- CPAC discussion of upcoming Chapter 9 – Halff & CPAC
 - Implementation
- Next steps – Halff

Plan Overview & Status

- Plan Chapters

- Ch. 1, *Plan Introduction & Context* – Complete; feedback received; revisions in progress
- Ch. 2, *Engagement & Vision* – Complete; feedback received; revisions in progress
- Ch. 3, *Planning for Growth* – Complete; feedback received; revisions in progress
- Ch. 4, *Mobility* – Complete; feedback received; revisions in progress
- Ch. 5, *Land Use, Character, & Design* – Complete; feedback received; revisions in progress
- Ch. 6, *Parks, Recreation, & Open Space* - Delivered March 4th; presentation tonight to receive feedback
- Ch. 7, *Public Facilities & Services* - Delivered March 4th; presentation tonight to receive feedback
- Ch. 8, *Infrastructure* - Delivered March 4th; presentation tonight to receive feedback
- Ch. 9, *Implementation* - Delivered March 10th; slated for presentation March 29th

Ch. 6 Parks, Recreation, and Open Space

- Describes current parks, recreation, and tourism
 - Existing parks and trails quantities and locations
 - Existing recreation offerings
 - Existing tourism efforts
- Provides plan, policy, and action recommendations
 - Parks
 - Trails
 - Recreation
 - Tourism



Introduction

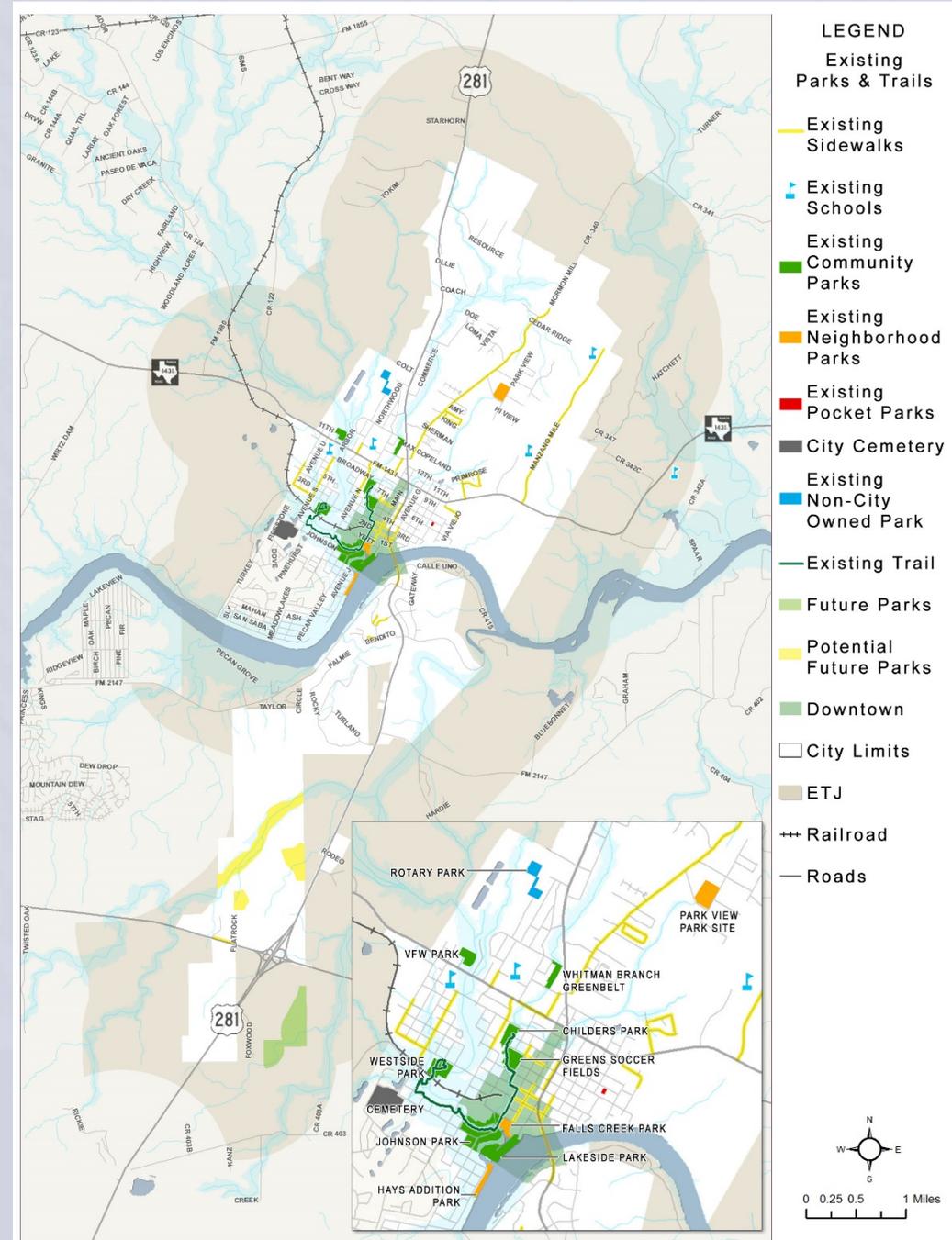
Marble Falls, by the name alone, takes part of its identity from the invaluable natural resources in the area, namely Lake Marble Falls and large swaths of natural land. Located in Texas Hill Country, a region known for its natural beauty, the City has incredible opportunities to enhance the quality of life for residents and attract additional visitors by providing high-quality, diverse parks, recreation, and open spaces. Through the public participation component of the planning process, residents expressed a desire for an enhanced parks system, opportunities, and increased effort to enhance the City's attractiveness as a tourist destination.

As such, this Chapter provides a 20-year policy framework for further development of the City's parks, trails, recreation, and tourism efforts including addressing the following:

- **Parks.** The provision of high quality, well maintained parks enhance the quality of life for residents, improves the community image, and contributes to the overall attractiveness of a city to those considering a new place to live. The City's current parks system is largely limited to the Downtown area. As Marble Falls continues to grow and develop, additional park resources will be needed throughout the entire community.
- **Trails.** A well-developed sidewalk and trail system provides opportunities for health and fitness, connectivity and exposure to parks and nature, and alternate modes of transportation for daily, close-to-home destinations. The City's existing sidewalk system is minimal and while the trail system is well-used, its extent is limited at this point. Use of the City's trail system requires automobile transportation to the trail unless the user lives in the immediate vicinity of Downtown. In order to provide equal opportunities

Existing Parks & Recreation Assets

	Sport Courts	Sport Fields	Playground	Passive Rec. Areas	Picnic Facilities	Walking/Bicycling Trails	Meeting Hall/Rec. Center	Water Access or Related	Dog Park	Disc Golf	Pool	Skate Park	Other	General Location	Est. Acreage
Community Parks															
Childers Park		x			x	x								1310 Broadway Street	6.81
Johnson Park	x	x	x	x	x	x		x						230 S. Avenue J	18.70
Lakeside Park*	x			x	x		x	x			x			Buena Vista Drive	13.00
Lakeside Pavilion**							x							Buena Vista Drive	N/A
Greens Soccer Complex	x				x	x								1100 6th Street	8.31
VFW Park (Highland Park)	x		x											1009 Veterans Avenue	5.62
Westside Park			x	x	x	x	x		x	x				2nd Street and Avenue Q	13.30
Westside Park Community Center***							x							1704 2nd Street	N/A
Rotary Park****		x			x		x							1800 Colt Circle, Subunits #10 and #11	11.50
Neighborhood Parks															
Falls Creek Park / Skatepark					x	x		x				x		900 Yett Street	3.32
Hays Addition Park				x				x						Lakeshore Drive	5.23
Park View Park Site (undeveloped)				x										Park View Drive & Park Ridge Drive	11.94
Pocket Park															
Villa Vista Park	x		x	x										Villa Vista Way (7th Street)	0.66
Linear Parks															
Whitman Branch Greenbelt (undeveloped)	Pending Planning and Development													Mission Hills Drive	5.00
Whitman Branch Hike & Bike Trail						x								0.8-mile trail	N/A
Backbone Creek Hike & Bike Trail						x								1.3-mile trail	5.0
Special Use Areas															
Granite Mountain Roadside Park					x									FM 1431	0.60
Downtown												x			1.00
City Cemetery												x		Johnson Street	20.00
Total Acreage															130.0



Parks & Recreation Policies

- Systematically develop the parks, trail, and open space system in coordination with new growth and development.
- Prioritize the revitalization of the Downtown parks system in concert with other Downtown redevelopment initiatives.
- Promote partnerships with local stakeholders (e.g., Marble Falls ISD) and other third party providers to provide increased recreational opportunities in a cost effective manner. This could include transforming underused school yards into multi-purposed recreational and exercise facilities through such amenities as playscapes, sports courts and fields, walking/running tracks, etc.
- Utilize linear open space along floodplains and drainageways as a means to provide public recreation and transportation connections to key destinations (e.g., parks, schools, library, senior center, and Downtown).
- Prioritize increased connectivity between neighborhoods, parks, and other key destinations using sidewalks, on-street bicycle lanes, off-street multi-use paths, and trails.



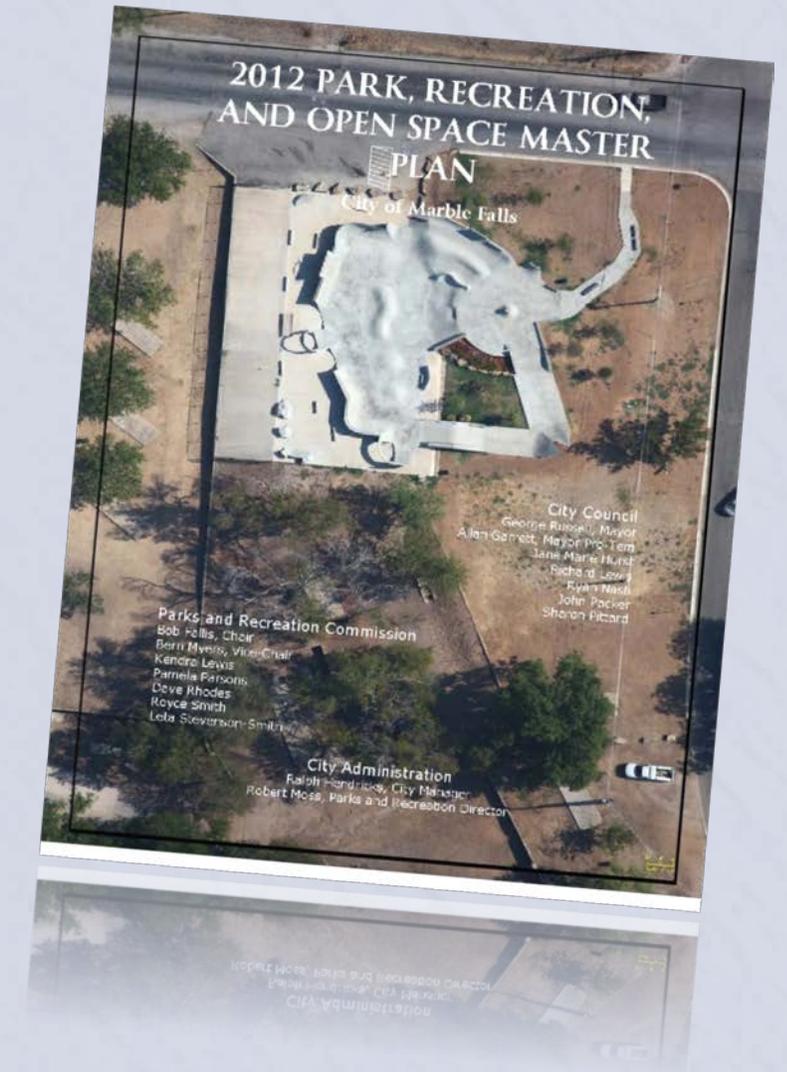
Parks & Recreation Policies

- Utilize the Thoroughfare Plan and Trails Plan to ensure that key connections and appropriate design is considered in all new road development and existing street rehabilitation projects. This could include the striping of new on-street bike lanes as part of a repaving project or installation of a higher bridge to accommodate a future safe crossing envisioned as part of the overall Citywide trail system.
- Ensure adequate staffing and budget to facilitate well-maintained parks, trails, and open spaces, and to provide quality recreational opportunities for residents.
- Develop and utilize the City's parks, trails, and open spaces to provide quality of life amenities to existing residents and for tourism purposes.
- Invest in community attractions and amenities that celebrate Marble Falls' unique natural and cultural attributes which set it apart from the rest of the Highland Lakes area.
- Facilitate collaborative marketing efforts with local businesses and stakeholders to promote Marble Falls regionally.
- Strengthen local businesses with promotional and networking resources to broadcast to a regional audience.



Objective 6.1 – Ensure successful implementation and maintenance of parks and recreation resources.

- Action 6.1.1- Update the Park, Recreation, and Open Space Master Plan.
- Action 6.1.2- Develop a parkland dedication ordinance and other subdivision design ordinances as necessary to ensure that adequate green space and park land remain available as the City continues to develop.
- Action 6.1.3- Solidify agreement with Flatrock Springs developer to determine the ultimate use and responsible parties for the parkland to be dedicated as part of the planned development district.
- Action 6.1.4- Evaluate current Parks and Recreation staffing level and ensure that the Department is sufficiently staffed.
- Action 6.1.5- Hire a Recreation Supervisor as a member of the Parks and Recreation Department.



Objective 6.1 – Ensure successful implementation and maintenance of parks and recreation resources.

- Action 6.1.6- Work with developers and property owners to develop multi-use trails on greenways and other linear open spaces.



Objective 6.1 – Ensure successful implementation and maintenance of parks and recreation resources.

- Action 6.1.7- Preserve open space assets throughout Marble Falls.
- Action 6.1.8- Pursue partnership with Marble Falls Independent School District (MFISD).
- Action 6.1.9- Continue to pursue partnerships with other public and private organizations to leverage park and recreation investments.
- Action 6.1.10- Evaluate the City’s fee structure to ensure that private organizations using City parks and facilities are adequately offsetting the cost of maintenance.



Objective 6.2 – Focus funding and efforts to improve the City’s existing parks system.

- Action 6.2.1- Improve existing parks and facilities.
- Action 6.2.2- Provide and maintain high-quality parks which become part of the identity and point of community pride for Marble Falls.
- Action 6.2.3- Partner with neighborhood and other volunteer groups on select park and trail maintenance tasks.
- Action 6.2.4- Improve the City of Marble Falls City Cemetery.



Objective 6.2 – Focus funding and efforts to improve the City’s existing parks system.

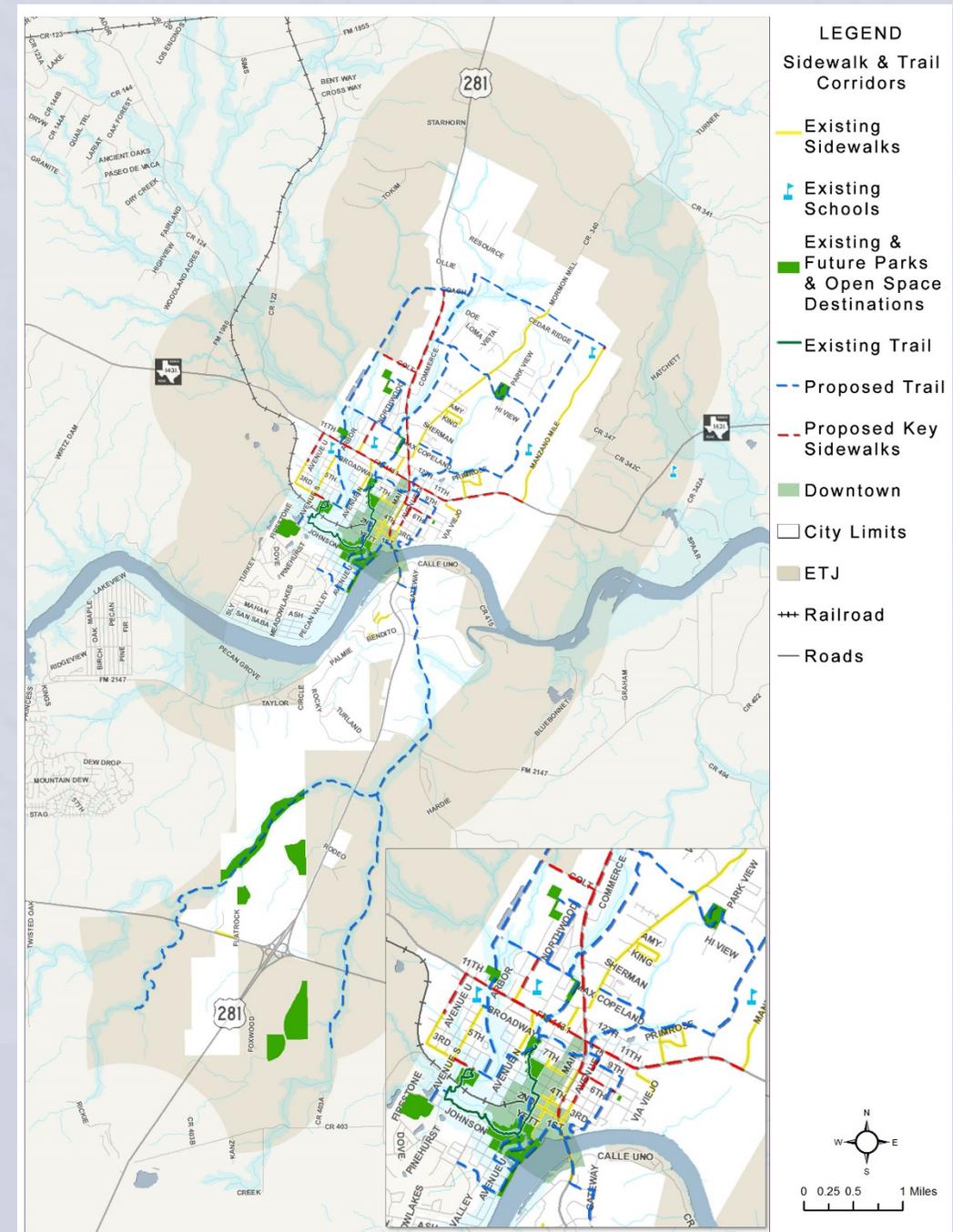
- Action 6.2.5- Evaluate the potential of existing, infrequently used parks that allow visual or physical connection to the lake.
- Action 6.2.6- Develop a revitalized plan for Downtown parks.
- Action 6.2.7- Develop a concept plan for Park View Park Site.
- Action 6.2.8- Coordinate with private developers on the design of key park and open space parcels being dedicated south of the river.
- Action 6.2.9- Establish minimum design parameters for community, neighborhood, pocket, and linear parks.



Image courtesy of Bing Maps

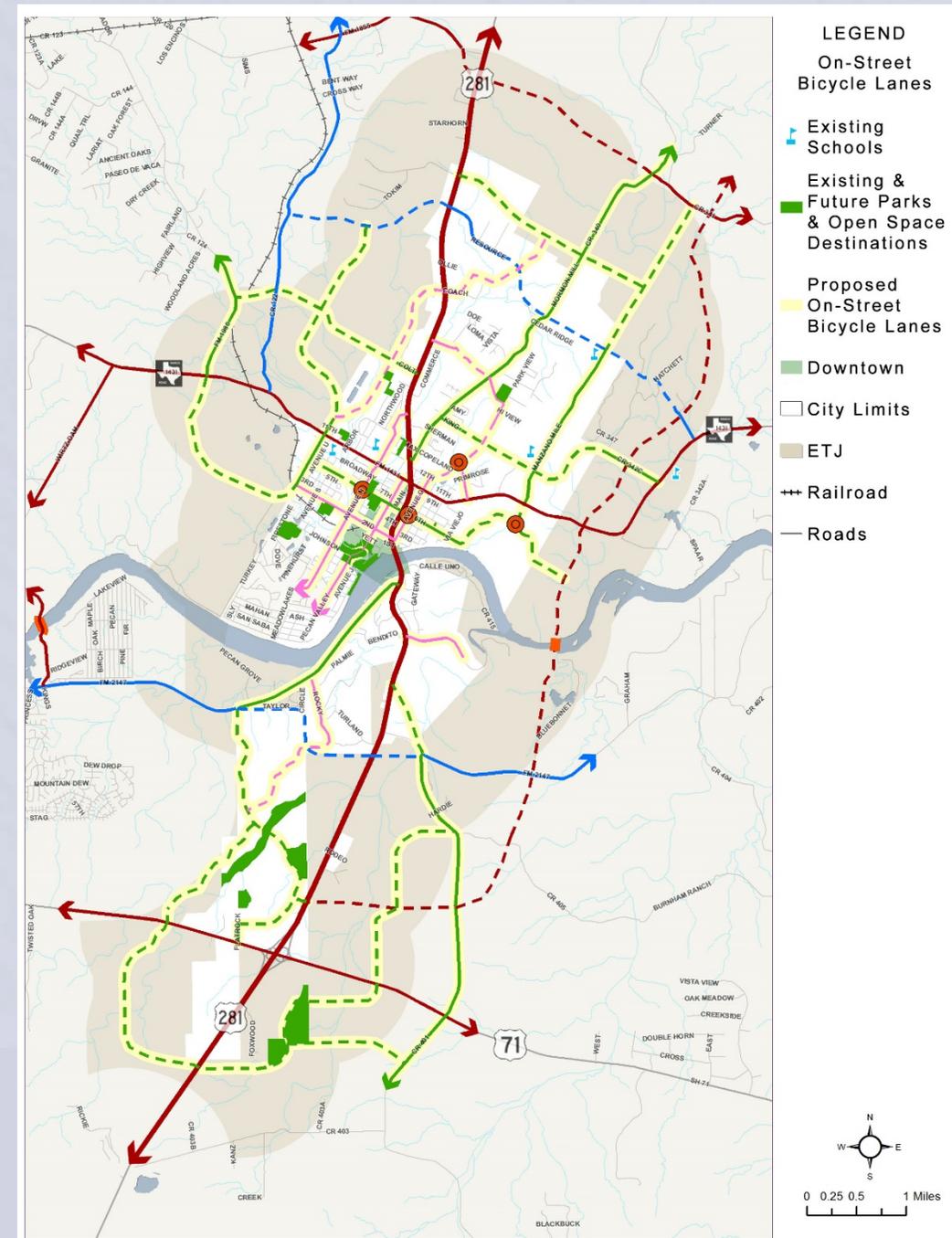
Objective 6.3 – Develop a Citywide trail network to provide connectivity to and between residences, parks, schools, retail, and civic destinations.

- Action 6.3.1- Develop a Trail Master Plan for the City and its extraterritorial jurisdiction (ETJ).
- Action 6.3.2- Improve connectivity within the City.



Objective 6.3 – Develop a Citywide trail network to provide connectivity to and between residences, parks, schools, retail, and civic destinations.

- Action 6.3.3- Consider updating the City’s collector thoroughfare system to include on-street bicycle lanes, where appropriate.
- Action 6.3.4- Evaluate opportunities to improve undeveloped alleyways to increase City-wide connectivity.



Objective 6.3 – Develop a Citywide trail network to provide connectivity to and between residences, parks, schools, retail, and civic destinations.

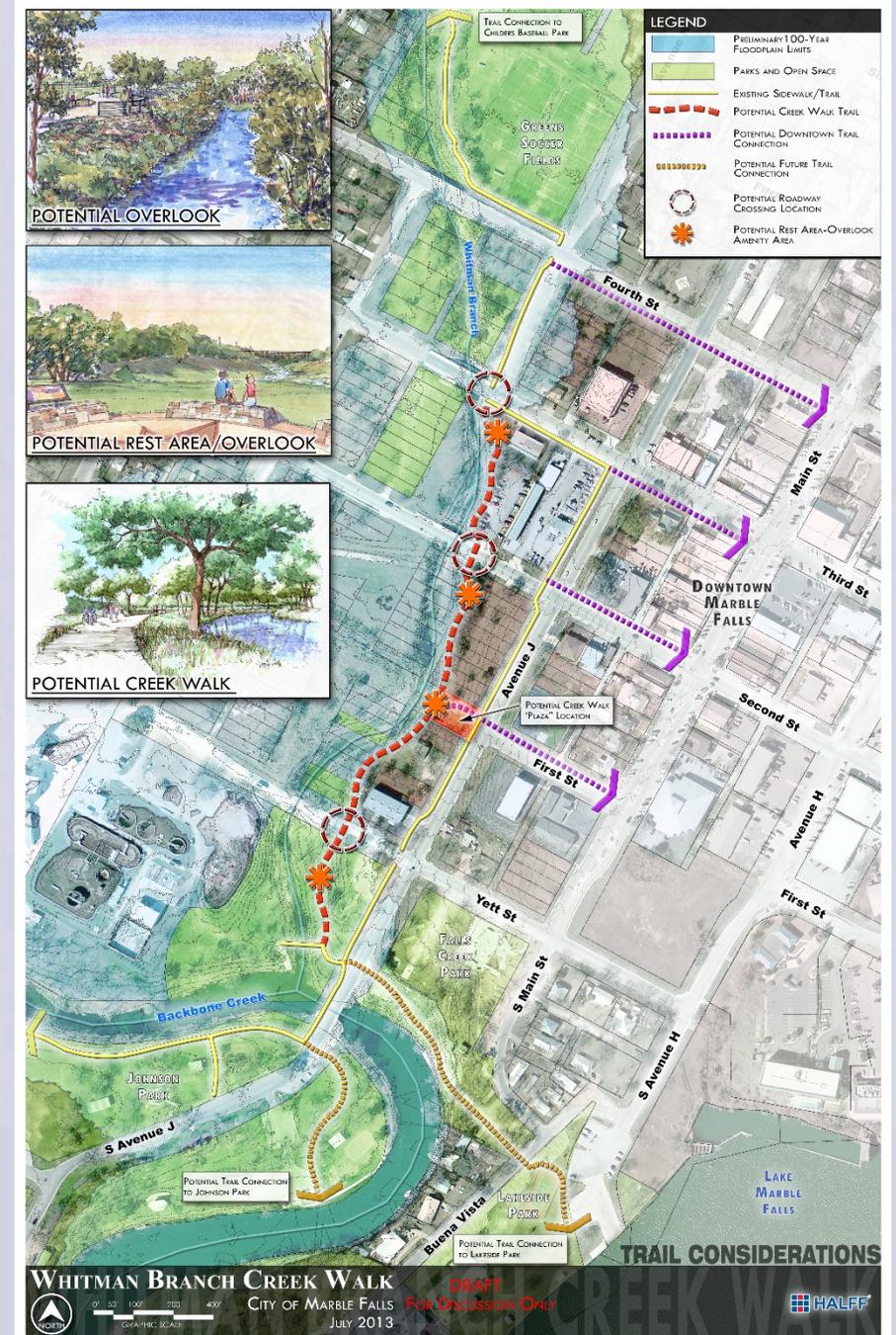
- Action 6.3.5- Design and implement the creekwalk trail.



Image found in the City of Marble Falls Downtown Master Plan



Images (left & right) found in the Marble Falls Flood Protection Planning Study Final Report



Objective 6.4 – Provide diverse, multigenerational recreation programming.

- Action 6.4.1- As part of the Park, Recreation, and Open Space Master Plan update, conduct a recreational programming assessment.
- Action 6.4.2- Increase regularly scheduled and special events in parks to encourage community-wide usage of the parks system.
- Action 6.4.3- Increase athletic opportunities for all ages in the City.
- Action 6.4.4- Increase water-based recreation opportunities for residents and visitors.
- Action 6.4.5- Consider additional third party recreational programming.



Objective 6.5 - Increase the City's efforts to attract and/or promote tourism-related industries and use in Marble Falls.

- Action 6.5.1- Develop a Tourism Master Plan.
- Action 6.5.2- Improve pedestrian and boat access to the lake.
- Action 6.5.3- Develop additional activities on the lake.
- Action 6.5.4- Support the Economic Development Corporation's (EDC) efforts in developing lake front enhancements.

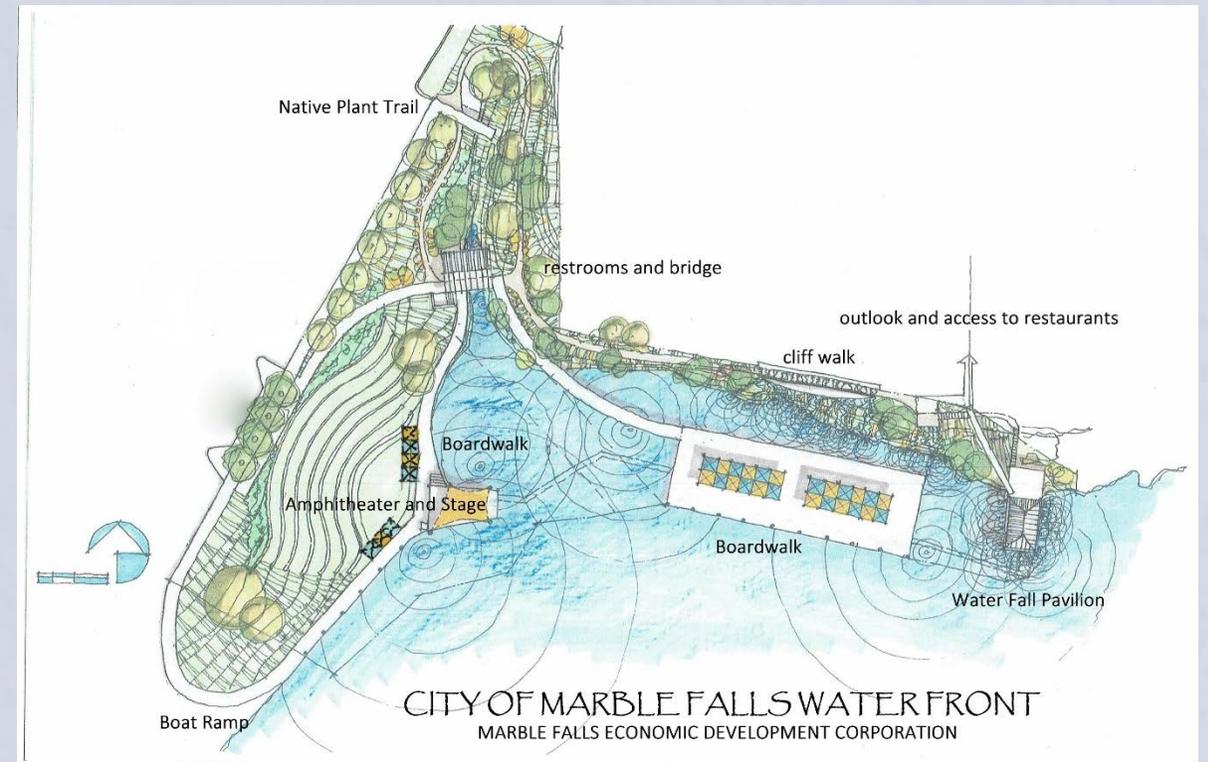
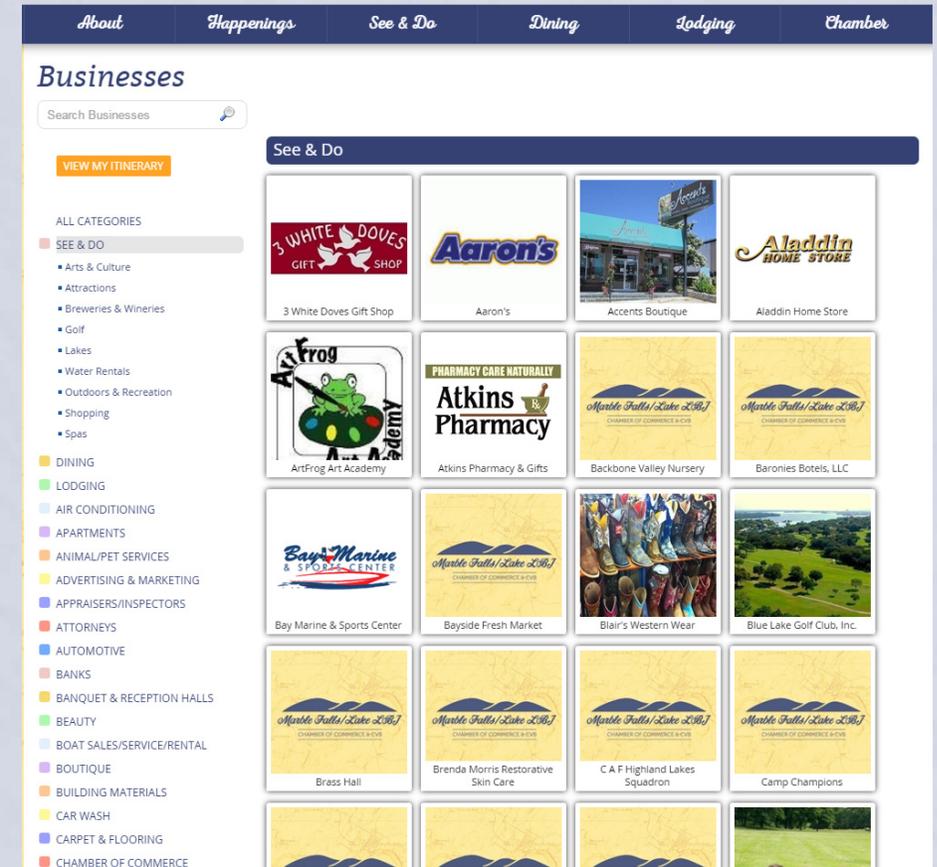


Image courtesy of Marble Falls EDC

Objective 6.5 - Increase the City's efforts to attract and/or promote tourism-related industries and use in Marble Falls.

- Action 6.5.9- Develop a regional marketing campaign to attract varying user groups.
- Action 6.5.10- Following implementation of Downtown enhancements, re-evaluate potential for rural tourism train route.
- Action 6.5.11- Support efforts of the Marble Falls/Lake LBJ Chamber of Commerce & CVB efforts to increase tourism opportunities.
- Action 6.5.12- Coordinate mapping and website efforts with the Marble Falls/Lake LBJ Chamber of Commerce & CVB.



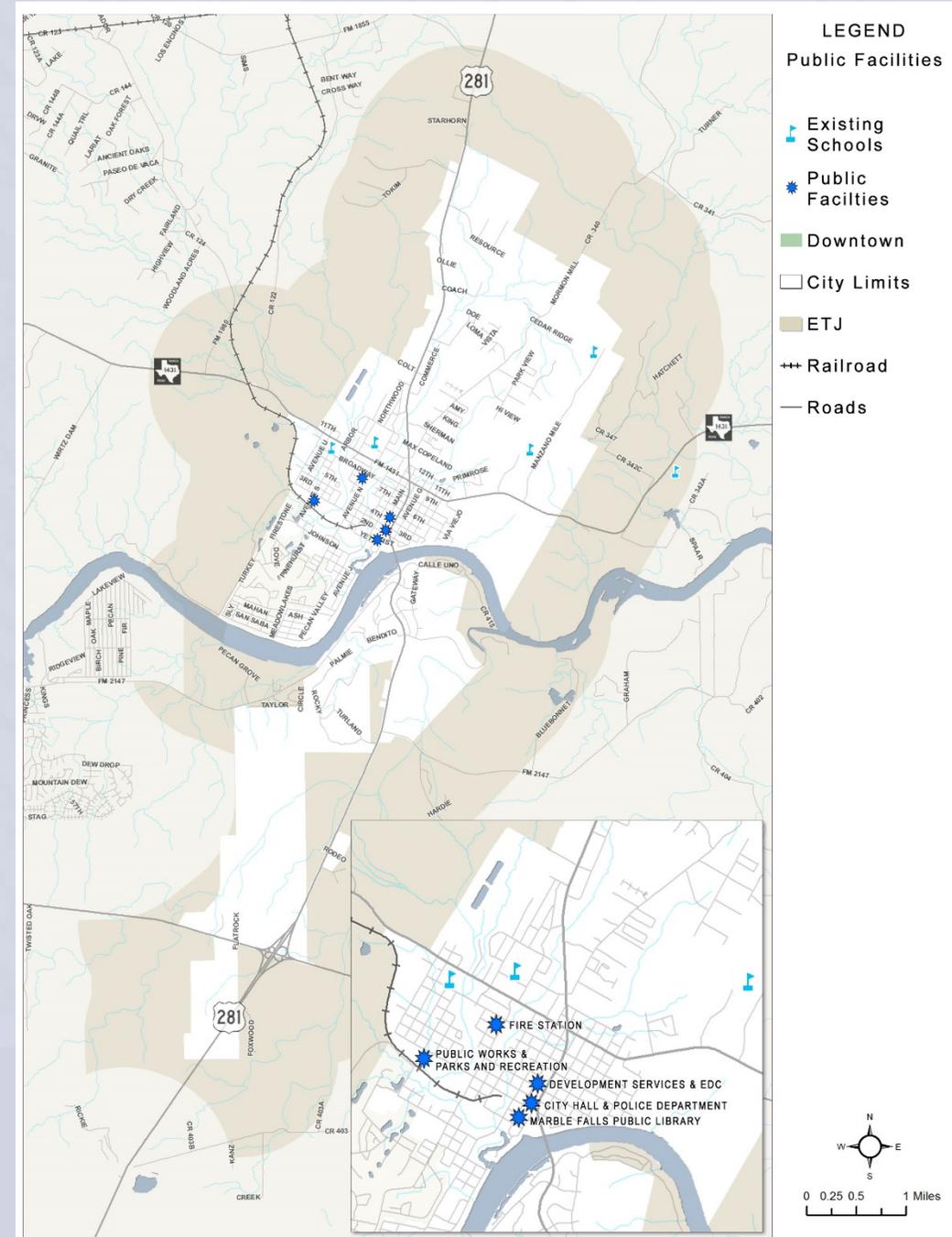
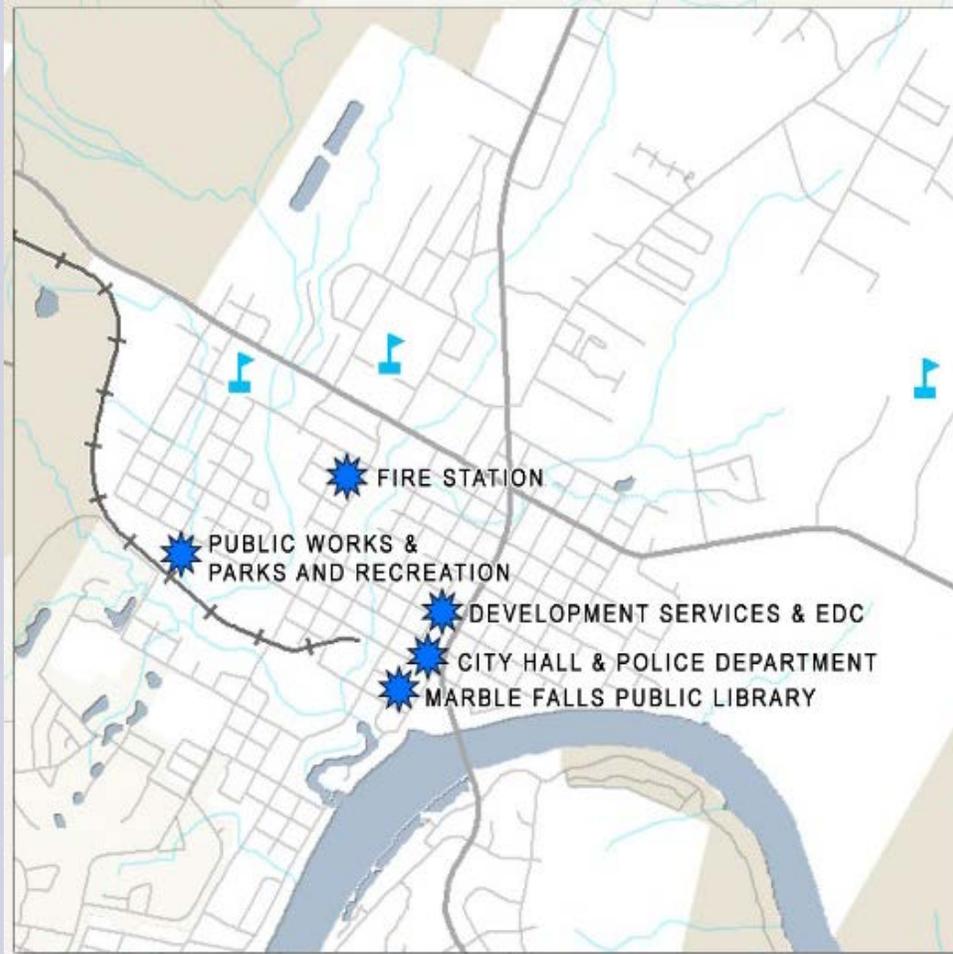
Marble Falls / Lake LBJ Chamber of Commerce & CVB Website

Ch. 7 Public Facilities and Services

- Describes current public facilities and services
 - Evaluate adequacy of public facilities including:
 - City Hall and City services
 - Public Safety
 - Public Library
- Provides plan, policy, and action recommendations
 - City Hall
 - Police and Fire
 - Library



Existing Public Facilities



Public Facilities Policies

- Consider public facilities as economic development investments for the future. In this regard, facilities such as City Hall and public safety facilities should be of superior quality and located in prominent, accessible areas of the City (e.g., Downtown).
- Evaluate and understand local growth trends to anticipate and proactively secure future sites for public facilities before land values become too expensive.
- Consider the joint use of new sites to serve multiple public purposes (e.g., a new fire station co-located with a new park).
- Consider capital and long-term maintenance costs in determining appropriate design and operation of new facilities. Facilities should be designed to provide for safe, productive, and efficient operations that minimize risk.



Public Facilities Policies

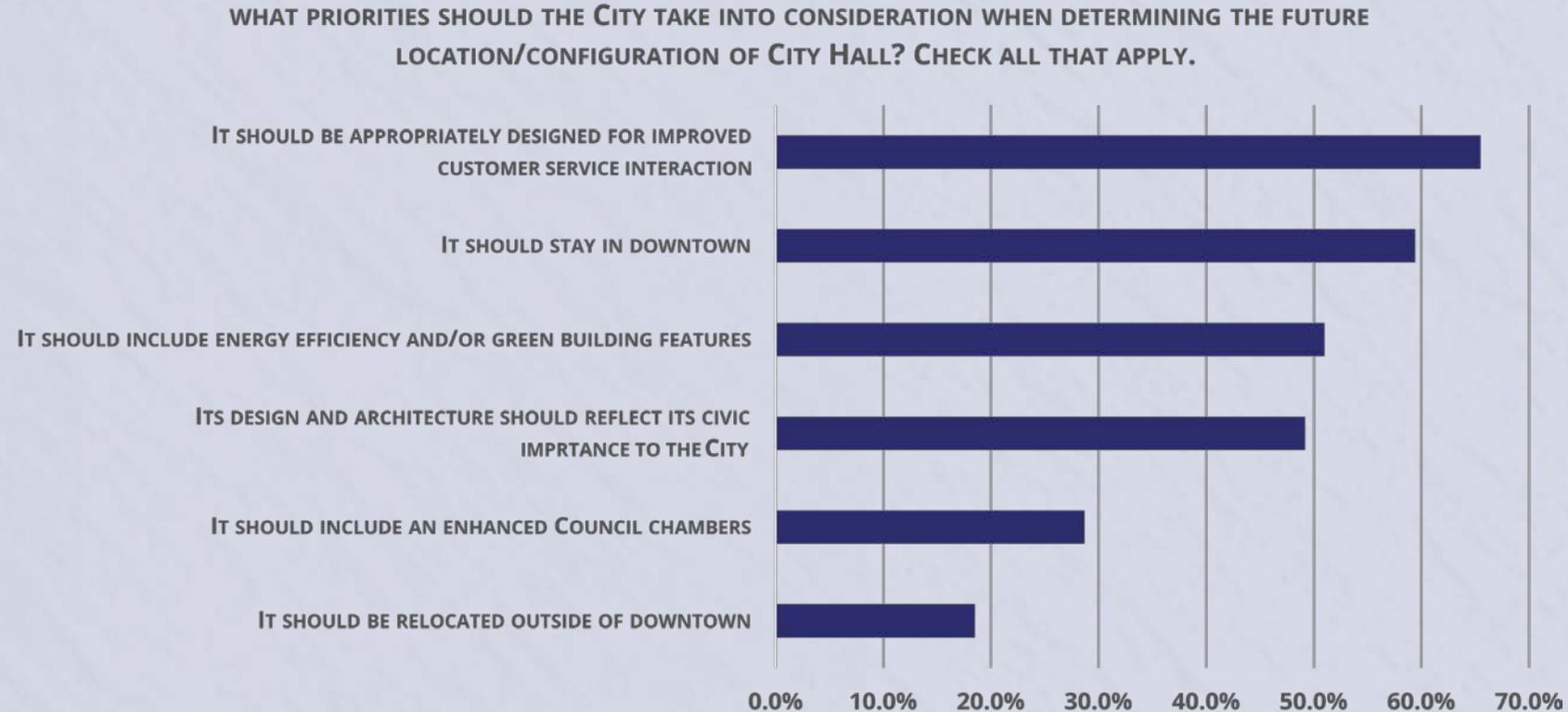
- Invest in modern and energy efficient facilities that are responsive to needs while cost effective over the long-term.
- Ensure that the City is a well governed, ethical organization that provides excellent customer service.
- Consider proactive planning, followed by consistent plan execution and implementation through capital programs, staffing, programs, and operations.
- Use technology and training to provide modern professional municipal services which are perceived or ranked as “top tier.” New facilities should incorporate infrastructure at the time of initial construction which allow for upgrades overtime.
- New public facilities should set the bar for what quality, durable development should be within the City.



Objective 7.1 - Consolidate City Hall services into a single location in downtown Marble Falls.

- Action 7.1.1- Complete a professional needs assessment.
- Action 7.1.2- Identify potential locations for a new City Hall.
- Action 7.1.2- Determine funding source to construct a new City Hall.

Figure 7.2, Community Feedback Regarding a New City Hall



Objective 7.2 - Provide superior and efficient Police and Fire Department facilities and service coverage to adequately protect the Marble Falls community.

- Action 7.2.1- Build a new Police Station and Municipal Court Facility.
- Action 7.2.2- Evaluate Police Department staffing and increase as necessary.
- Action 7.2.3- Complete a professional fire station location study.
- Action 7.2.4- Evaluate the need for a training facility.



Objective 7.3 - Continue to offer a wide variety of Library services and programs that respond to changing demands and expectations of the community.

- Action 7.3.1- Continue to grow eServices and related materials and media.
- Action 7.3.2- Develop a Library facility plan.

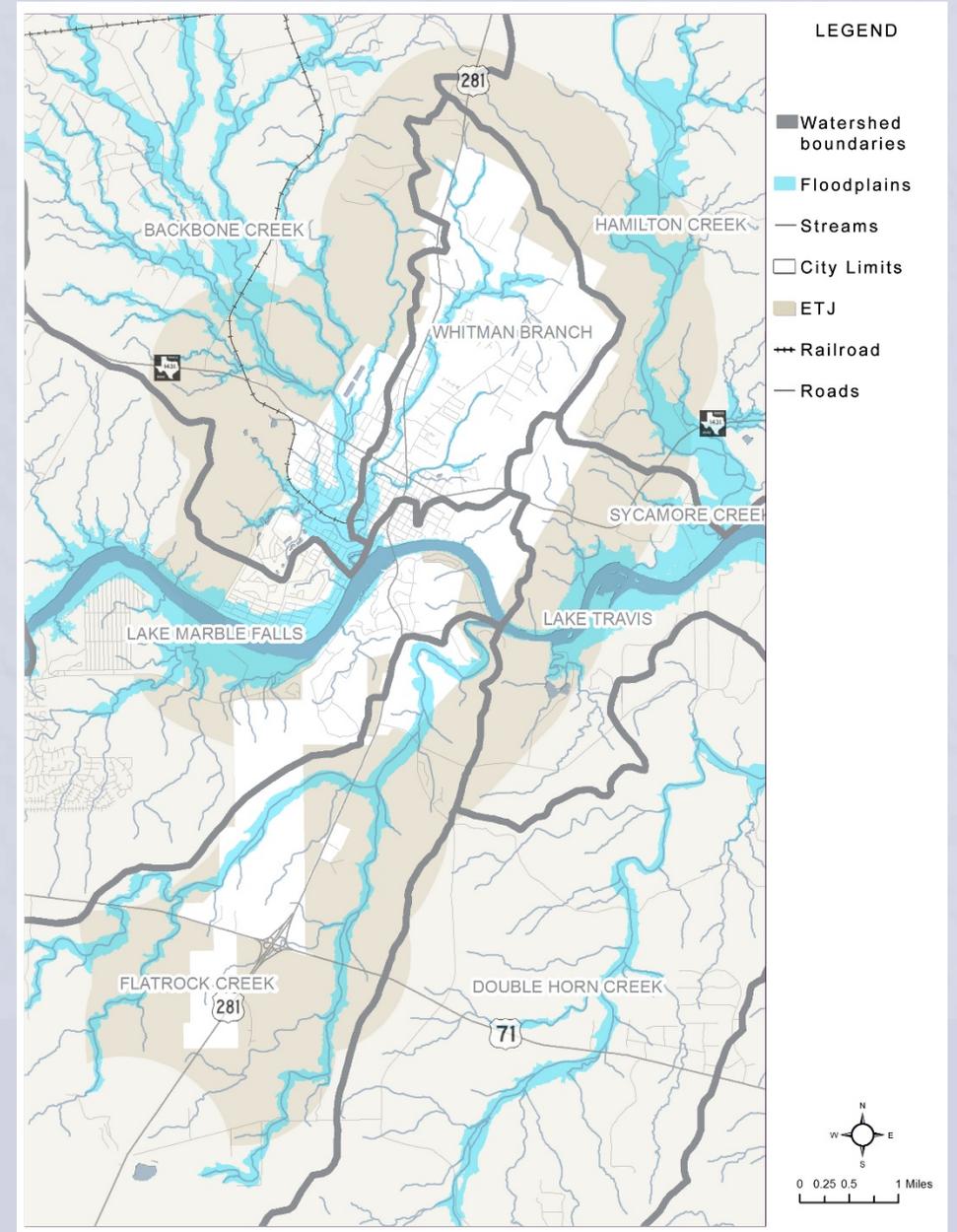
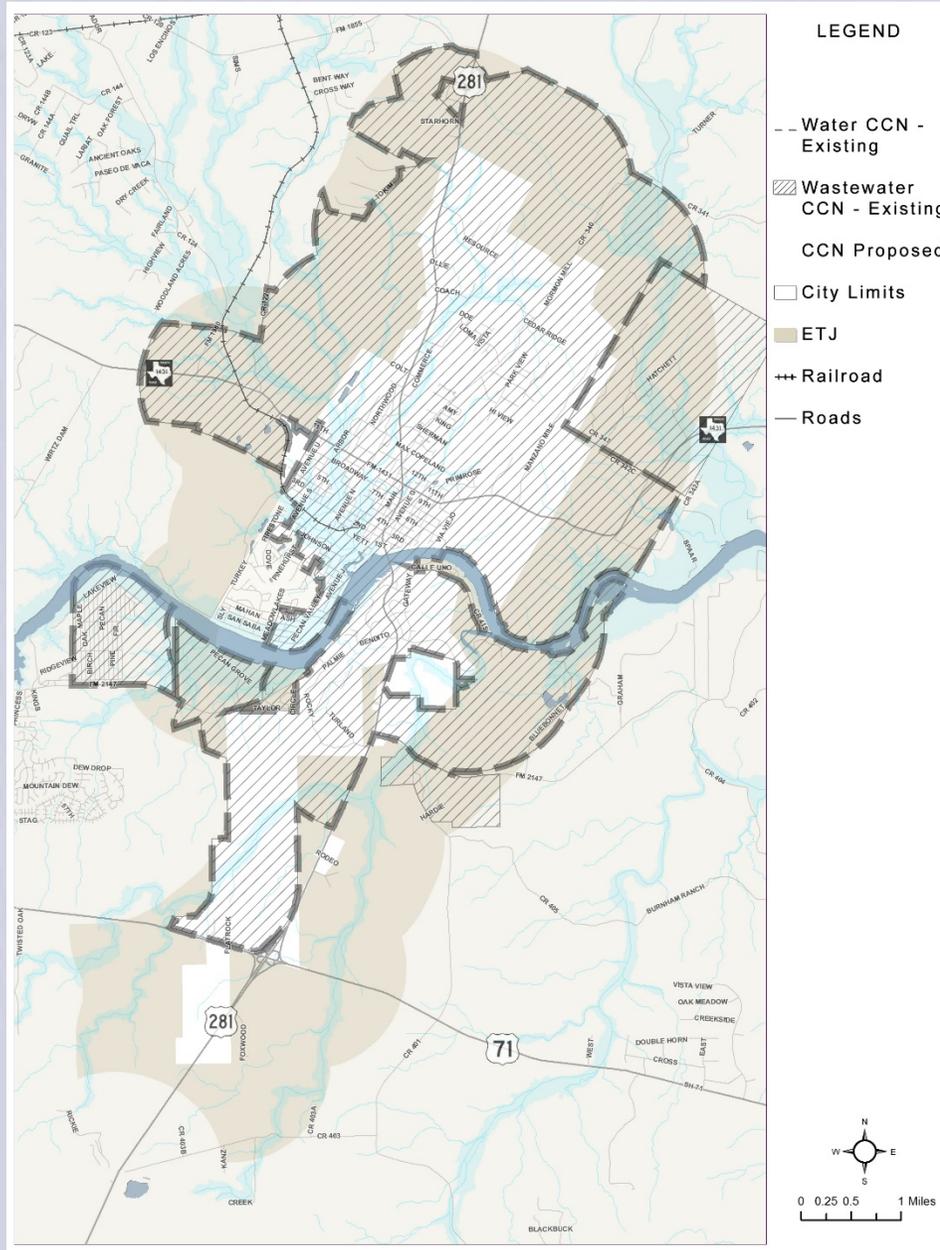


Ch. 8 Infrastructure

- Describes current infrastructure system
 - Summarizes and incorporates existing condition and recommendations from Master Water and Wastewater Plan
 - Existing floodplain management and stormwater runoff control measures
- Provides plan, policy, and action recommendations
 - Water and Wastewater (from Master Water and Wastewater Plan by S.D. Kallman, L.P.)
 - Flood protection and stormwater management



Existing CCN and Drainage System



Infrastructure Policies

- Continue to evaluate and understand growth trends to anticipate needs and proactively respond with land acquisition (to locate expanded infrastructure) or capital investments (for construction).
- Coordinate infrastructure expansion concurrent with growth and development of the City.
- Invest in upgradeable infrastructure systems that can expand with the planned future growth of the City.
- Adhere to a continual and incremental approach to infrastructure repair and replacement. This will protect against large scale or system-wide deterioration of the City's infrastructure.
- Strengthen intergovernmental, institutional, and public/private partnerships (where appropriate) to maximize cost savings and ensure optional provision of public infrastructure.
- Proactively strive to reduce per capita water consumption of potable water through conservation, water reclamation, and other water stewardship programs.



Infrastructure Policies

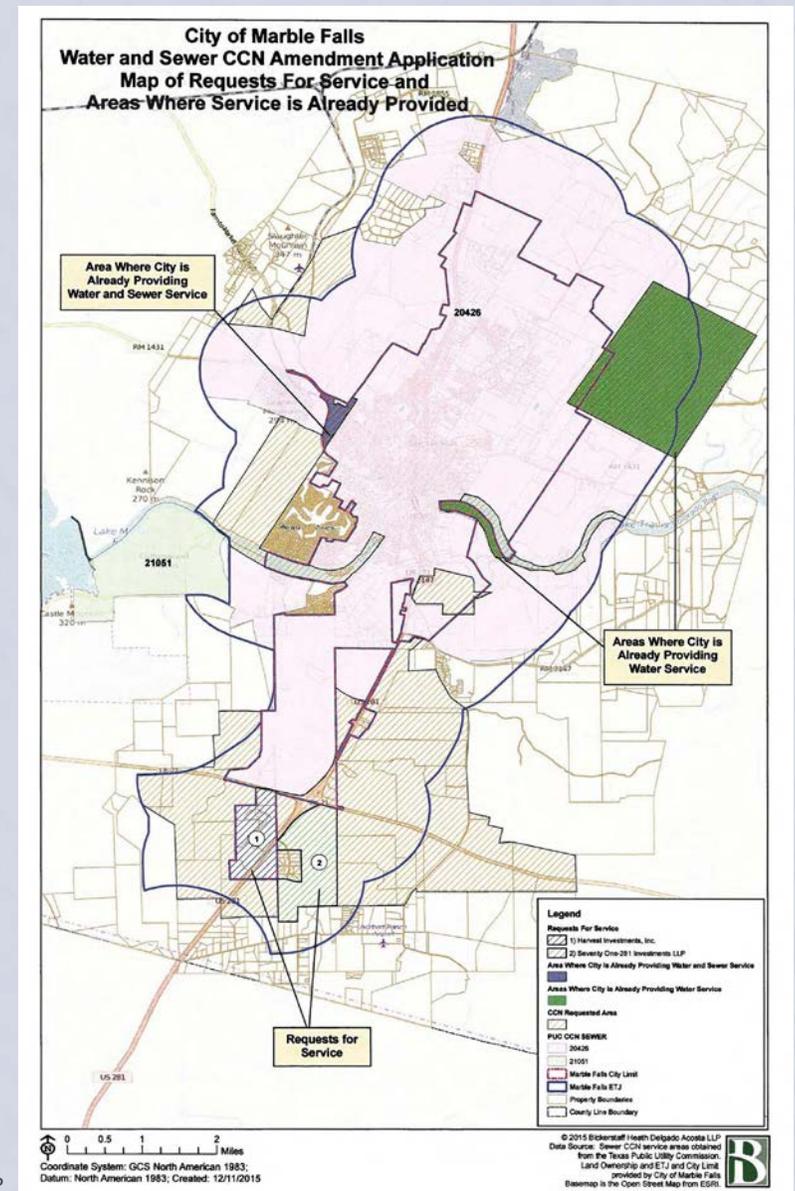
- Improve the City's resiliency by planning for and adapting to increased and more frequent drought and flooding conditions.
- Monitor the need for additional protection of the Backbone Creek watershed to protect downstream development from potential large scale flood events.
- Incentivize the use of the City's natural and man-made drainageways and floodplains for important community purposes such as stormwater conveyance, open space protection, and recreation.
- Modify the City's zoning and development regulations to ensure that new infrastructure and development does not degrade the City's greatest asset – Lake Marble Falls.
- Modify zoning and development regulations to incentivize and/or require green building and low impact development (LID) best practices.



Objective 8.1 - Develop a well-planned and fiscally sustainable water and wastewater infrastructure system that efficiently and effectively serves the water and wastewater needs of the Marble Falls community.

- Action 8.1.1- Continue to pursue an application to amend the water and wastewater CCN areas.
- Action 8.1.2- Annually budget the necessary funds to implement the recommendations of the Master Water and Wastewater Plan.
- Action 8.1.3- Monitor the City's water usage and ensure provision of water supply based on demand.
- Action 8.1.4- Periodically update the Master Water and Wastewater Plan.

Image by Bickerstaff Heath Delgado Acosta LLP



Objective 8.1 - Develop a well-planned and fiscally sustainable water and wastewater infrastructure system that efficiently and effectively serves the water and wastewater needs of the Marble Falls community.

Figure 8.4, Immediate and Near Term Infrastructure Recommendations of the Master Water and Wastewater Plan

PHASE	PROJECT NUMBER AND DESCRIPTION	POTENTIAL COST
WATER INFRASTRUCTURE RECOMMENDATIONS		
Immediate	1 / 1A - Water Treatment Plant Gravity Filter Options <i>Add one or two 1.5 MGD gravity filters to expand existing plant treatment capacity; Replace chlorinator injectors and feed pumps; Connect to control system for "flow pacing."</i>	\$2,535,300 to \$3,429,300, depending on option
Immediate	2 / 2A - Water Treatment Plant Raw Water Pump Station Options <i>Replace two or three raw water intake pumps to increase pumping capacity from lake.</i>	\$900,000 to \$1,320,000 depending on option
Immediate	3 - Water Distribution Line at Mustang Pressure Plane <i>Install 16" waterline from Via Viejo High Service Pump Station to existing 16" line at FM 1431 and Manzano Mile to improve efficiency during peak water usage.</i>	\$340,000
Immediate	4 - Water Storage Tank at Via Viejo <i>Demolish two existing and aging ground storage tanks at Via Viejo and replace with one 800,000 gallon tank.</i>	\$1,100,000
Immediate	5 - Water Well at Flatrock Pressure Plan <i>Install pump, piping and controls in existing 10" diameter water well.</i>	\$265,000
Total Probable Estimate of Cost for "Immediate" Improvements		\$5,140,300 to \$6,454,300 depending on options

Objective 8.1 - Develop a well-planned and fiscally sustainable water and wastewater infrastructure system that efficiently and effectively serves the water and wastewater needs of the Marble Falls community.

Figure 8.4, Immediate and Near Term Infrastructure Recommendations of the Master Water and Wastewater Plan (cont.)

Near Term	<p>6 - Water Treatment Plant Filter Media and Underdrain System <i>The filter media is over 15 years old and needs to be inspected and replaced to comply with current TCEQ rules and regulations. Furnish and install equipment to replace filter media and underdrain system; Furnish and install required filter influent valves, filter-to-waste valves, rate-of-flow control valves, including all filter face piping and fittings and coatings; Install all electrical conduits and wiring from the filter control console to all valve actuators.</i></p>	\$994,000
Near Term	<p>7 - Water Treatment Plant Clarifier Equipment <i>The existing Clarifier No. 1 needs maintenance repairs. Remove and dispose (off-site) existing clarifier equipment at Clarifier No. 1; Furnish and install new clarifier equipment.</i></p>	\$870,000
Near Term	<p>8 - Water Distribution Line at Gateway Pressure Plane <i>Install SCADA Controls at the Water Treatment Plant Site and Gateway Standpipe Site to allow 1 - 1,000 GPM High Service Pump at the Water Treatment Plant High Service Pump Station to be solely dedicated to filling the Gateway Standpipe; Close valves branching off of the existing 16" water line from the Water Treatment Plant to the Gateway Standpipe to eliminate water flow into the Gateway Park pressure plane from the existing 16" dedicated water line.</i></p>	\$50,000
Near Term	<p>9 - Water Distribution Line at Flatrock Pressure Plane <i>Install a main-line PRV on the 16" Flatrock pressure plane water distribution line leaving the Gateway Standpipe site and connect to the Ridgemont Village pressure plane water line on the same site. This will allow the Flatrock pressure plane to serve the Ridgemont Village pressure plane and take the 2 - High Service Pumps and Hydropneumatic pressure tank at Gateway Park out of service.</i></p>	\$50,000
Near Term	<p>10 - High Service Pump at Mustang Pressure Plane <i>Replace the 2 - 1,000 GPM High Service Pumps with 2 - 1,500 GPM pumps at the Via Viejo Pump Station to satisfy growing water demands in the Mustang, Mormon Mill and Business & Tech Park pressure planes, all of which are served by the Via Viejo Pumps; Upsize the yard piping from the new recommended Via Viejo 800,000 gallon tank to the pumps' suction header.</i></p>	\$500,000
Total Probable Estimate of Cost for "Near Term" Improvements		\$2,464,000

Objective 8.2 - Promote flood protection and efficient stormwater management through the design and maintenance of a comprehensive drainage network.

- Action 8.2.1- Implement floodplain mitigation improvements in the Backbone Creek and Whitman Branch Watershed.
- Action 8.2.2- Make low water crossing improvements to facilitate emergency management procedures.
- Action 8.2.3- Develop a comprehensive stormwater management plan.
- Action 8.2.4- Explore low impact development solutions for commercial, residential, or public infrastructure projects.



Objective 8.3 - Proactively expand environmentally friendly “green” initiatives.

- Action 8.3.1- Continue to develop and implement the Water Conservation Program.
- Action 8.3.2- Promote green building and energy efficiency as part of public and private development.



Next Steps – Tentative Meeting Dates

- Project Kick-Off
- June – July
 - Project team to gather and analyze base information
 - Release of online public survey
- August
 - Open House Public Workshop No. 1
 - CPAC – No meeting, but participation in open house
- September
 - CPAC Mtg. #2 (Summary of public engagement / presentation and discussion of chapters 1, 2, and 3)
- November (Tonight)
 - CPAC Mtg. #3 (11/19/15 presentation and discussion of chapters 3 and 4)

Still on track for an estimated 11-month process from tonight through consideration of adoption



Next Steps – Tentative Meeting Dates

- January 2016
 - TONIGHT: CPAC Mtg. #4 (01-14-16 presentation and discussion of chapter 5)
 - City Council & P&Z Commission briefing (01-19-16)

- March 2016
 - TONIGHT: CPAC Mtg. #5 (03-10-16 presentation and discussion of chapters 6, 7, and 8)
 - Joint Meeting with City Council, P&Z, CPAC Mtg. #6 (03-29-16 overview of draft plan and revisions)
 - Prioritization exercise
 - Open House Public Workshop # 2

- April 2016
 - Planning & Zoning Commission (04-21-16 special called meeting)

- **May 3, 2016**
 - **City Council consideration of adoption**

