



RESOLUTION NO. 2013-25

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SOUTH PADRE ISLAND, TEXAS,**

WHEREAS, the City Council initiated a master planning process for Parks and Open Space to improve quality of life in the City of South Padre Island; and,

WHEREAS, the City's Comprehensive Plan lays out goals and objectives to enhance recreational opportunities by providing trails, parks, plazas and other recreational facilities and programs; and,

WHEREAS, Parks, Recreation and Beautification Committee prepared a Parks and Open Space Master Plan to meet the city's current and future needs; and,

WHEREAS, the City Council supports the work completed in the plan,

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of South Padre Island, Texas:

Section 1. The City of South Padre Island Parks and Open Space Master Plan is hereby adopted as depicted in Exhibit "A" attached hereto.

Section 2. The Master Plan shall guide plans, projects, and design decisions related to the parks and open space developments.

PASSED, APPROVED AND ADOPTED on this the 20th day of November, 2013.

CITY OF SOUTH PADRE ISLAND, TEXAS


Robert N. Pinkerton, Jr., Mayor

ATTEST:



Susan M. Hill, City Secretary



EXHIBIT A

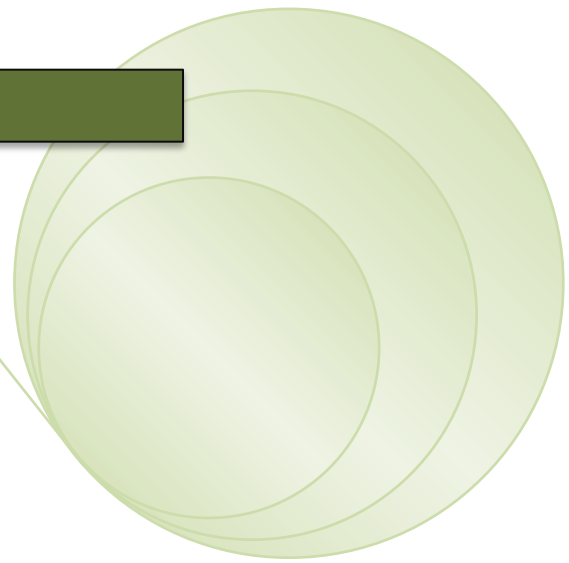


City of South Padre Island Parks & Open Space Master Plan

Year 2013

This is a systematic approach to Parks and Open Space Plan to provide high quality services and opportunities for all residents, business owners, and their future generations.

Development Services
11/20/2013



For all residents, visitors, business owners, and their future generations...

CITY COUNCIL

Robert Pinkerton, Jr., Mayor

Jo Ann Evans, Mayor Pro-Tem

Bharat Patel, Council Member

Alex Avalos, Council Member

Sam Listi, Council Member

Alita Bagley, Council Member

PARKS, RECREATION AND BEAUTIFICATION COMMITTEE

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Wanda Ballou, Vice-Chair

Debbie Huffman

Kathy Grebb

Jim Helms

Robert Weiss

Darla A. Jones, Interim City Manager

Sungman Kim, Director of Development Services

Acknowledgements

This work has been supported by the City Council of South Padre Island. A special thanks to those interested citizens who participated in the public meetings held throughout this master planning process.

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PART 1 Executive Summary

The City of South Padre Island is a dynamic, progressive and increasingly diverse community that continues to attract new visitors and investment at a steady pace. The City's park system provides a significant contribution to the community's high quality of life. Residents also have rising expectations for recreational opportunities that place significant pressure on the City to expand and improve its services and inventory.

In general, the new Parks and Open Space Master Plan provides the City with a roadmap for the continuous improvement of its parks and open space facilities and services while networking those facilities with tourist destinations and historic landmarks in the City. More specifically, the Plan:

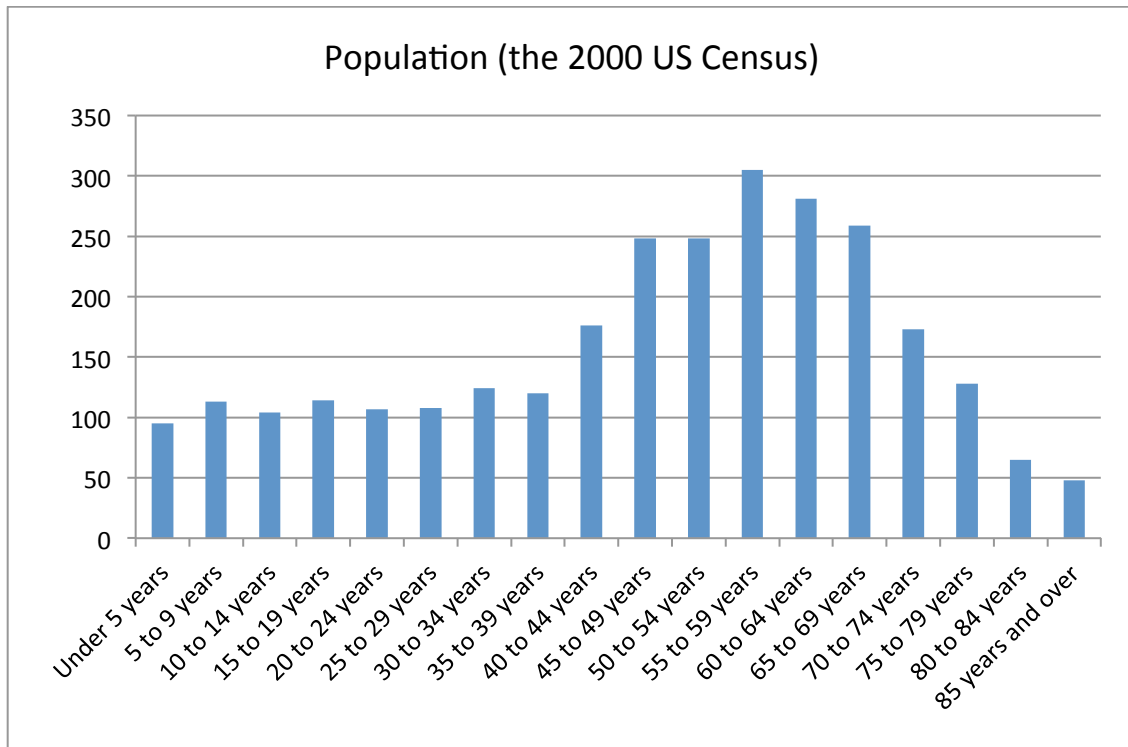
- Identifies City-wide parks and recreation system needs;
- Supports tourism; and
- Provides plans for future facilities.

PART 2 Introduction

The City of South Padre Island is located within Cameron County at the southern-most tip of the State of Texas. The Island's coast is the eastern County line.

The ethnic composition illustrates diverse needs in the community. The Point Isabel Independent School District (PIISD), which serves the Island and four other communities, more closely reflects the ethnic distribution of the Rio Grande Valley. PIISD is comprised of 84% Hispanic children, 15% white and 1% other ethnicities. 87% are Economically Disadvantaged and 59.7% are "At- Risk." The residents of the City of South Padre Island have the ethnic composition of 67.2% white, 29.4% Hispanic and 3.4% other.

While the 2000 Census showed a population of 2,422, the 2010 Census shows the population to be 2,816, indicating an increase of 394 persons, or 16.26%. The median age of the residents of South Padre Island is 52.5 years old. According to the 2010 Census Data there are 426 children between the ages of 0 to 19, 1,717 adults from the ages of 20 to 64 and 673 older adults from 65 years and up.



The median household income for South Padre Island, as reported by the U.S. Census Bureau for 2010 was \$53,475. The per capita median income was reported to be \$45,171.

The total number of housing units on the Island according to the 2010 census is 6,718, 1,354 of which are occupied, and 5,364 are considered vacant. The homeowner vacancy rate is 17.1%. The rental vacancy rate is 61.2% indicating seasonal fluctuation. Among the 5,364 vacant

housing units, seasonal or recreational uses occupy approximately 4,096 units resulting 10,955 total inhabitants in the City:

Average Household Size X (Permanent + Seasonal Population) = 2.01 X (1,354 + 5,364) = 10,955

A large part of the Island has not changed much since the Spanish Conquistadors first nicknamed it “el Desierto Muerto”, meaning the dead desert. Four hundred years of recorded history show that Indians, pirates, missionaries, conquerors, colonizers, ranchers, developers and visionaries have struggled across the dunes. The island has never been a static place: wind and tides are constantly changing its sandy contours, just as storms have opened and closed the passes across it. The island, steeped in history, has always been an enduring, fascinating place of natural and buried treasures.

With its abundant natural resources that make South Padre Island the premiere vacation spot in the State, the Island became one of the most outstanding areas to observe wildlife in its natural state:

From Port Isabel, continue east on TX 100 across the Queen Isabella Causeway to South Padre Island (SPI). Once on the Island, go north on Park Road (PR) 100/ SPI Boulevard to the end of the pavement and the undeveloped portion of South Padre Island. The beach is accessible at Beach Access #6, and at low tide a four-wheel drive vehicle may continue north to the Mansfield Cut. This stretch of beach (as well as the stretch on North Padre Island (CTC 063) south of where the pavement ends) has produced a number of rare gulls, terns, and pelagic species. Peregrine Falcons are common in winter and migration, and shorebirds such as Snowy and Piping plovers are easy to find feeding along the water’s edge.

Return south on PR 100 to Orca Circle and the SPI Convention Center. The Center will serve as the easternmost facility of the WBC complex. The property surrounding it offers an impressive diversity of habitats. Begin by walking around the Center’s native gardens.

Continue to the Laguna Madre Nature Trail boardwalk that extends from the parking lot of the Convention Center to the Laguna Madre. This freshwater marsh is perhaps the best spot in the U.S. to see all of the regularly occurring rails. As many as six species of rails have been seen here at one time, including both Yellow and Black. Virginia and King rails winter in this marsh, and Clapper Rail is resident. Depending on the season, watch for Marsh Wren (year round), Swamp Sparrow (winter), and Least Bittern (summer).

Continue south on PR 100 to W. Sheepshead. Turn west (right) and continue to the GTCBT sign. The Valley Land Fund owns six wooded lots in this area and is improving the property for migratory land birds. The Great Texas Birding Classic assisted in funding the purchase of this property.

Continue south on PR 100 to the Queen Isabella Causeway. The City of South Padre Island has constructed a trail to access the mangroves and tidal flats at the base of the Causeway. This paved walkway traverses the flats on the south side of the Causeway, curves under it, then crosses the flats on the north side to connect with a sidewalk system that continues north on the Island. Shorebirds, gulls, and terns roost on these flats are making this trail system an excellent opportunity to study these birds.

(2013, South Padre Island Loop, Texas Parks & Wildlife)

The Island is not only an important element of the system of habitat for migratory and shore birds, but is also a fairly untapped resource for public education regarding sea turtle nesting, dolphins' life and the benefits of the wetland environment for fish nurseries. The wetlands of the Island are an essential element in the production of the beginning of the food chain for all of the birds and the aquatic Laguna Madre community.

South Padre Island has the conveniences and attractions of a modern resort coupled with miles of pristine island terrain which draw thousands of visitors to the Island each year. The white, sandy beaches are known throughout the United States as one of America's top 10 beaches. While its many amenities make South Padre the premiere vacation spot in the state, the location of the Island also makes it one of the premiere spots to observe wildlife in its natural state. The City recognizes the importance of maintaining what is left of our open space and undeveloped land and at the same time providing active and passive recreational opportunities for not only our residents, but all of the many visitors that come to our Island.

Statement of Purpose

In 2008, the City adopted Comprehensive Plan. Among the many chapters in the plan, Parks and Resources (Chapter 5) are the most relevant, and the following provides the best guidelines for this plan:

- Goal: While utilizing nature-based recreational and tourism opportunities, the City shall also enhance the opportunities by providing trails, parks, plazas, and other recreational facilities and programs.
 - The City should identify and serve current and future parks and recreation needs through an integrated park system that provides adequate park land concurrent with new developments and a system of trails and pathways connecting key destinations across the Island.
 - The City should acquire neighborhood parklands within identified deficiency areas and community parklands around the northern city limits by dedication or fee simple purchase.
 - The City should coordinate with the County to preserve and acquire Isa Blanca Park or its portion.
 - The City should develop a backbone system of trails in the area north of the City limits, which would be required and/or modified as development occurs.
 - The City should enhance and improve existing beach and boat access points to include landscaping, benches, picnic tables, and/or other amenities.
 - In addition to the outdoor park system, the City should provide indoor facilities and recreational programming that can integrate into the entire park system.
 - The City should consider developing a community center with indoor and outdoor facilities, which could facilitate recreation.
 - The City should provide parks to meet the needs and desires of residents.
 - The City should conduct design and development workshops for the needed future parks to prepare a master development plan for each

property. Resident participation is essential to ensure development that is compatible with their needs.

- Alternatively, the City may amend zoning ordinance to require developments for on-site amenities, land dedication, or fee in-lieu.

Given the upper-stated goals, it is determined that the purpose of this document is to express the City's needs for better organized parks and open space developments.

Planning Process and Public Participation

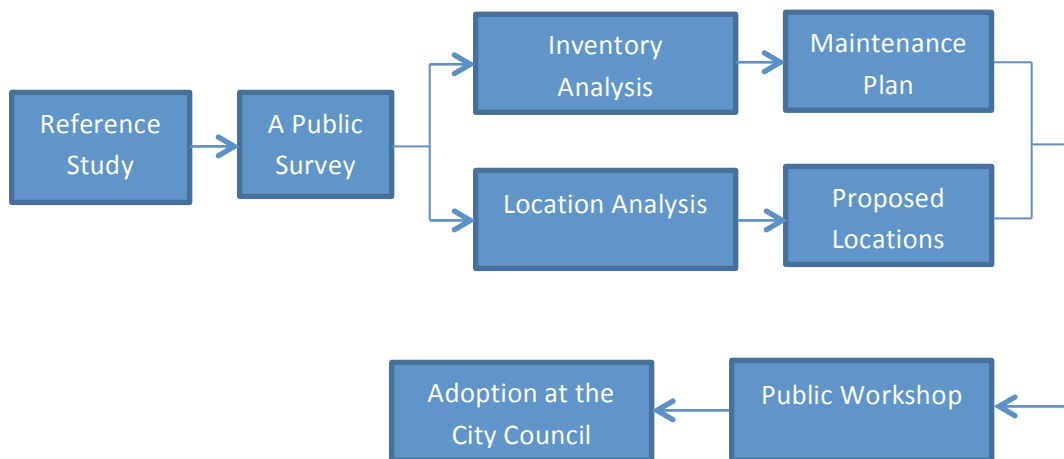
As outlined in the Comprehensive Plan, South Padre Island desires to provide its citizens a solid, well thought-out parks and recreation system that offers equal and safe quality of life services for all. To satisfy the needs, the following process has been planned with carefully organized opportunities for public participation:

Through reference study and a public survey, adopting facilities standards and creating a facility priority list by citizens with staff input will offer guidelines to the City in developing the parks and recreation system that is appropriate for our residents and visitors.

Thereafter, a review of the current system is essential to provide an optimized parks and recreation system. Assessing each current park and the status of its facilities, consequently identifying needed repairs and improvements, allows the City to plan a maintenance schedule for repairs with budgeted improvements specifically for each park. In addition, by prioritizing the need for these repairs and improvements and cost estimates for each item, the City can more fairly determine where the available funds are best used.

The population trends overlaid with the current park placement will provide the location information where new parks are needed.

Given the results of analysis, public charrette and/or workshop will be furnished at the City Parks, Recreation, and Beautification Committee meetings. The finalized document will then be heard in front of the City Council who will consider its adoption.



PART 3 General Concept of Parks and Open Space Planning

The National Recreation and Parks Association (NRPA, 1995) guidelines provide parks and open space classifications and also offers recommendations for the location, size and general descriptions for each category. These can serve as useful comparisons with the inventory of facilities in the City of South Padre Island later in this document. The purpose of these guidelines is to present park and recreation space recommendations that are applicable for planning, acquisition, and development of park, recreation, and open space lands, primarily at the community level. They should be interpreted according to the particular situation to which they are applied and specific local needs. Therefore, even if the City exceeds these guidelines, the ultimate demand is determined by the number of users and the degree to which there are waiting lists or scheduling pressures associated with certain facilities.

1) FUNCTIONAL CLASSIFICATIONS AND GUIDELINES

- a) **Recreation Space Classification.** The following is a list of recreation area classifications and respective definitions that are referenced throughout this document:
 - i) **Tot Lots.** A small park designed to serve a 2-3 block area (0.25 mile distance) and generally a population of up to 2,500. Tot lots are 0.5 to 1.25 acres in size. Tot lots generally contain the following types of recreation facilities: equipped play areas, benches, open space landscaping, and picnic tables. Tot lots may be used in areas where it is difficult to acquire sufficient land for a neighborhood park. Traditionally, tot lot developments have been provided by developers.
 - ii) **Mini-Park.** Mini-Park has similar location and size criteria with tot lots, with an exception of general description that it used to address limited, isolated or unique recreational needs.
 - iii) **Neighborhood Park.** A park for intense and diverse recreational activities that may include, but are not limited to: activities in a tot lot, recreation building, field games, court games, picnic area, landscaping and gardens, internal trails, or senior citizen areas. Neighborhood parks are generally 2 to 10 acres and are accessible by foot or bicycle with a service radius of about 0.25-0.5 mile and a service population of up to 5,000 persons.
 - iv) **Community Park.** A park that provides a diverse range of recreational and leisure activities or contains area of environmental or aesthetic quality. Facilities and activities may include, but are not limited to: athletic fields, swimming pools, gymnasiums, performing and designing art centers, crafts buildings, and any facilities associated with neighborhood or mini-park recreation areas. A community park is typically a "drive -to" facility from 10 to 25 acres in size that services the needs of up to 25,000 people. Community parks are ideally located near collector or arterial roads to accommodate adequate access and should be well-buffered from adjacent residential areas. A community park can also have a dual function as a neighborhood park or tot lot when it provides facilities similar to these park types and its proximity to residential areas allows residents to walk or ride bicycles to the park.
 - v) **Special Facilities.** Special recreation facilities are generally identified as specialized public recreational facilities that are unique in function and purpose. Examples of special facilities include public golf courses, boat ramps, beach access points, zoos,

stadiums, and other single-purpose or unique facilities. While development standards are available for such facilities, special facilities are based more on the desires or unique characteristics of a community.

- vi) **District Parks (Large Urban Park).** A district park is usually designed to provide recreation opportunities for more than one community or to an entire county. These sub-regional parks are often based on a resource that cannot be provided by a community park. District parks typically serve populations of about 50,000 people and are typically located within 30-40 minutes driving time for its patrons. These parks may provide ample contact with natural resources and often include such facilities as large picnic areas, areas for field sports, nature trails, boating facilities or equestrian riding paths.
- vii) **Regional Parks.** Regional parks serving more than 100,000 population function primarily to make special natural resources accessible to people of all ages. They are generally more than 250 acres in size and within a one hour driving time from the patron's residence. Activities available at a typical regional park include boating, swimming, hiking, horseback riding, picnicking, overnight camping, and nature appreciation.
- viii) **Nature Reserve Areas (Urban Open Space).** Areas primarily designed with consideration for outdoor recreation and nature preservation, including but not limited to, areas for viewing and studying land, aquatic, or avian wildlife, conservation activities, swimming, hiking, camping, trail facilities, nature centers, or botanical gardens. Service area radius and desirable acreage may vary. A nature reserve area may be one or more of the following:
 - (1) **Conservation/Open Space Area.** These areas are intended to preserve and manage natural resources and aesthetic quality, and to protect health, safety and welfare by providing open spaces between roadways or developments, with recreation and leisure activity serving as a secondary function.
 - (2) **Linear Recreation Area.** Area developed to provide travel routes for one or more types of recreational or human operated vehicles such as horseback riding, bicycling, hiking, or jogging.
- ix) **Private Park / Recreation Facility.** Parks and recreational facilities that are privately owned yet contribute to the public park and recreation system.
- x) **Greenways.** Effectively tie the park system components together to form a continuous park environment.

Site Guidelines for Community Outdoor Recreation Resources and Facilities

Park	Location	Population served	Area per 1000 population	Size as a park adjoining school	Size as a separate park	Facilities
Equipped Play and Tot Lot	Less than 0.25 mile distance in residential setting	2,500 Max.	0.5 acre	Min. of 0.25 acre	Min. of 1 acre	Play structures, benches, picnic areas, open spaces, landscaping
Mini-Park	Less than 0.25 mile distance in residential setting	2,500 Max.			Between 2,500 sq.ft. and one acre	Used to address limited, isolated or unique recreational needs.
Neighborhood Park	Neighborhood area (0.25 - 0.5 mile distance)	5,000 Max.	2 acres	Min. of 2 acres	Min. of 5 acres	Play structures, recreation buildings, court games, hard courts, tennis courts, internal trails, shuffleboard, volleyball courts, picnic area, open area, landscaping
Community Park	Usually serves two or more neighborhoods (0.5 - 3 miles distance)	25,000 Max.	2 acres	Min. of 5 acres	Min. of 20 acres; Optimal if 30-50 acres	All of the facilities found in a neighborhood park plus informal ball fields, swimming pools, archery ranges, disc golf areas, ornamental gardens, open space and facilities for cultural activities
Natural Resource Areas (Urban Open Space)	Urban areas (0.25 - 0.5 mile)		1 acre		Min. of 0.1 acre	Resource-based recreation area
Urban District Park (Large Urban Park)	In a large urban area or its periphery with 30 – 40 minutes driving time	One park per 50,000	5 acres		Min. of 50 acres; Optimal is 75+ acres	Play structures, restrooms, trails, nature center, boating, swimming, picnic areas, sports fields
Regional Park	On the periphery of an urban area (30 – 60 minutes driving time)	> 100,000 population	20 acres		Min. of 250 acres (several thousand acres)	Camping, nature and bridle paths, picnicking, and other facilities non-intensive development
Beach Access with Parking	Within 0.25 mile of urban coastal beach or on its periphery, 1 access/0.5 mile of shoreline		0.5 acre		Min. of 1 acre	Walkways, parking and restrooms optional
Sports Complex	Strategically located community-wide facilities				Min. of 25 acres; Optimal is 40-80 acres	Ballfields, soccer fields, football fields, tennis courts, play structures, hard courts, volleyball, internal trails, picnic areas

*When feasible, tot lots, neighborhood parks and community parks should be located adjacent to elementary, middle, and high schools.

b) **Recreation Space Functions.** In addition to the recreation area classification system, recreation areas can be classified into two broad categories: active-based and passive-based recreation activities. Most public parks and open space can be classified as either active- or passive-based recreation depending on the facilities and natural resources located at the park site. These terms are defined as follows:

- i) **Passive-Based Recreation Activities.** Passive-based recreation involves activities that do not necessarily raise the heart rate significantly above the resting level, but rather provide refreshment through furnishing a visual and/or psychological release from the pressure of everyday life. In passive-based recreation facilities, emphasis is placed on enjoyment of a natural resource or an activity and not on participation. The passive-based recreation facilities category includes picnic tables, observation areas, botanical gardens, historical or archaeological sites, and park benches. Passive recreation activities include sunbathing at the beach, walking through a scenic area, or visiting a historic site. Passive-based recreation areas typically serve as open spaces. Open spaces include fields, walking trails, scenic view points, landscaped areas, greenbelts, and conservation areas. Generally, open space areas have minimal facilities. Open space areas can be characterized as areas unsuitable for development or as areas set aside for the protection of natural resources. Open space can also be used to enhance urban areas by providing relief from expansive impervious surfaces such as parking lots and shopping centers.
- ii) **Active-Based Recreation Activities.** Active-based recreation activities involve the pursuit of physical exertion that raises the heart rate to a level significantly above the resting level. This benefit may be achieved through a variety of activities, which may include team sports such as baseball and football, as well as individual activities including jogging, bicycling, hiking, swimming, or playground activity. The main benefits of such recreation uses are increased cardiovascular fitness and improved mental health through release of energy and/or tensions. Active-based recreation activities rely on the presence of recreational facilities that enable certain activities to function. Without the provision of such facilities, the activity would either be limited in quality or eliminated altogether. Active-based recreation areas may include open space areas, especially when such areas are unsuitable for development and/or protect the existing natural resource. Active-based recreation facilities promote participation. Active-based recreation activities are further divided into two categories:



User-Based Recreation



Resource-Based Recreation

1. **Resource-Based.** Resource-based activities are those activities that can only occur in certain environments. This includes all water-related activities, hiking trails, hunting, camping and winter activities. Resource-based activities are designed to make maximum use of the natural resources, such as waterways, woodlands, and wetlands, since the resource is not present in all communities.

Resource-Based Outdoor Recreation Activities	Area Requirements	User per Unit of Facility	Turnover Rate	Guideline
Bicycling	10-20 bicycles per mile	1 user per bike	4/day	40-80 cyclists per mile per day
Camping: RV, Trailer and Tent	3-10 sites/acre	4 campers per site	1/day	4 users per campsite per day
Freshwater and Saltwater Beach Activities	200-500 square feet of beach per person		2/day	100 square feet of freshwater or saltwater sandy beach/user/day
Freshwater and Saltwater Fishing (non-boat)	10 linear feet of pier, jetty or catwalk per person		2/day	5 linear feet of pier, jetty or catwalk per user per day
Freshwater and Saltwater Boat Fishing, Power Boating	1 boat per lane	3 users per boat	36 boats/day	108 users per single-lane ramp/day
Freshwater and Saltwater Swimming (non-pool)	5 linear feet of beach per person		2/day	2.5 linear feet of freshwater or saltwater sandy beach/user/day
Hiking	1-5 groups per mile	2 users per group	2/day	4-20 hiker per mile of trail/day
Horseback Riding	2-8 groups per mile	4 equestrians per group	3/day	24-96 equestrians/mile of trail/day
Hunting	90 acres per hunter		2/day	45 acres per hunter per day
Nature Study	5-20 groups per mile	2 users per group	4/day	40-160 users per mile of trail/day
Picnicking		4 persons per table	2/day	8 users per table per day
Visiting Archeological and Historical Sites	Average visit is 40 minutes; Average day is 7.5 hours	20 persons at any point in the day	11/day	220 users per site per day

Population Guidelines for Resource-Based Outdoor Recreation Activities	Resource/Facility	Population Served		
		Min.	Max.	Median
Bicycling	Linear mile of trail	1,500	10,000	5,000
Camping: RV, Trailer and Tent	Acre of camp area	5,600	25,000	6,750
Freshwater and Saltwater Beach Activities	Mile of freshwater or saltwater sandy beach shoreline	25,000	211,200	25,000
Freshwater and Saltwater Fishing (non-boat)	800 feet of pier, catwalk or jetty	5,000	25,000	5,600
Freshwater and Saltwater Boat Fishing, Power Boating, Water Skiing, Sailing	Boat ramp lane	1,500	12,500	5,000
Hiking	Linear mile of trail	5,000	10,000	6,750
Horseback Riding	Linear mile of trail	5,000	10,000	5,000
Nature Study	Linear mile of trail	6,250	10,000	6,750
Picnicking	Picnic area	5,000	10,000	6,000

2. **User-Oriented.** User-oriented activities can be provided on developable land, if funding and space are available. Activities include baseball, football, basketball, golf, and tennis. User-oriented facilities generally are manmade, and should be located to best serve the population of the community.

User-Oriented Outdoor Recreation Activities	Resource/Facility	Guideline
Baseball/Softball	Field	120 users per field per day
Basketball	Court	90 users per court per day
Football/Soccer/Rugby	Field	175 users per field per day
Golf	Course (9-hole)	200 users per 9-hole course per day
Physical exercise (urban jogging and hiking)	Linear mile of exercise trail	100 users per mile of trail per day
Racquetball/Handball	Court	40 users per court per day
Shuffleboard	Court	20 users per court per day
Swimming	Pool (a standard pool 81' X 60')	256 users per pool per day
Tennis	Court	30 users per court per day

Population Guidelines for User-Oriented Outdoor Recreation Activities	Resource/Facility	Population Served		
		Min.	Max.	Median
Baseball/Softball	Field	2,000	10,000	5,000
Basketball	Court	500	20,000	5,000
Football/Soccer/Rugby	Field	4,000	25,000	6,000
General Play	Equipped play area	500	15,000	10,000
	Multipurpose field	500	10,000	3,750
	Multipurpose court	3,000	4,000	3,500
Golf	9-hole/18-hole golf course	8,000	50,000	25,000
		25,000	65,200	50,000
Physical Exercise (urban jogging and hiking)	Trails	10,000	50,000	15,000
Racquetball/Handball	Court	2,500	20,000	10,000
Shuffleboard	Court	1,000	12,000	6,000
Swimming	Pool	1,000	50,000	25,000
Tennis	Court	1,067	10,000	2,000
Volleyball	Court	4,000	12,000	6,000

- c) **Pathway Classification.** Pathway have been defined as a linear corridor and any adjacent support parcels on land or water providing public access for recreation or authorized alternative modes of transportation. These types are classified as follow:
- i) **Park Trail:** Multi-purpose trails located within greenways, parks and natural resource areas. Focus is one recreational value and harmony with the natural environment.
 - (1) Type I: Separate/single-purpose hard-surfaced trails for pedestrians or bicyclists/in-line skates.
 - (2) Type II: Multipurpose hard-surfaced trails for pedestrians and bicyclists/in-line skaters.
 - (3) Type III: Nature trails for pedestrians, which may use either hard or soft surfaces.
 - ii) **Connector Trails:** Multipurpose trails that emphasize safe travel for pedestrians to and from parks and around the community. Focus is as much on transportation as it is on recreation.
 - (1) Type I: Separate/single-purpose hard-surfaced trails for pedestrians or bicyclists/in-line skates located in independent Rights-of-ways (ROWs) e.g., old railroad ROW.
 - (2) Type II: Separate/single-purpose hard-surfaced trails for pedestrians or bicyclists/in-line skates. Typically, located within road ROW.
 - iii) **All-terrain Bike Trail:** Off-road trail for all terrain (mountain) bikes. Single-purpose loop trails usually located in larger parks and natural resource areas.
 - iv) **Cross-Country Ski Trail:** Trails developed for traditional and skate-style cross-country skiing. Loop trails usually located in larger parks and natural resource areas.

2) MUNICIPAL ROLES

Because of population densities and the lack of large open space areas and resource-based recreation opportunities, municipal recreation systems tend to concentrate on providing more intensive user-oriented facilities that require relatively little space. By doing so, municipal programs play a vital role in the provision of user-oriented recreation opportunities. Typical municipal outdoor recreation facilities include playgrounds, swimming pools, ball fields, tennis courts and golf courses. Because of the near total reliance on user-oriented facilities, municipal programs have only a limited bearing on the statewide resource-based outdoor recreation program. There are some exceptions, however, especially in the cases of cities like South Padre Island located on bodies of water.

PART 4 Public Survey

An internet public survey on the needs for Parks and Open Space facilities was performed from July 23 through August 7, 2013. The survey asked citizens of South Padre Island to rank sixteen (16) facilities in order of preference, to find the lowest grade being the most needed facility. Sixty five (65) people responded during the 2-week survey period.

According to the results, the citizen of South Padre Island wants to have walking & jogging trails the most. Facilities for passive recreation such as restrooms, pavilions, picnic areas and playgrounds came next. Obviously a dog park was one of the needed facilities. Among the active recreation facilities, tennis courts, sand volleyball courts, splash pads were identified, in order of the importance expressed by the survey respondents.

Item	Average Grade
Walking/Jogging Trail	3.92
Restroom	5.23
Pavillion	6.34
Picnic Area	6.75
Playground	7.18
Dog Park	7.80
Boat Ramp	8.23
Tennis Court	9.00
Sand Volleyball Courts	9.34
Splash Pad	9.45
Personal Watercraft Launch Ramp	9.48
Basketball Court	9.91
Swimming Pool	10.05
Skate Park	10.69
Shuffleboard Court	11.28
Baseball Field	11.35

On November 7, 2013, finally, the Parks, Recreation and Beautification Committee had a public workshop to discuss about this Master Plan.

PART 5 Community Open Space & Recreation Inventory

1) MUNICIPAL PARKS – Parks owned and maintained by the incorporated City of South Padre Island is described below.

a) Water Tower Park



Location: West Huisache Street, South Padre Island, TX 78597

Description: This small, partially fenced, approximately ½ acre park, situated under the water tower, includes a concrete slab with basketball goal, two playscapes, public restroom facilities, two water fountains, three covered picnic tables and one uncovered picnic table. It is situated in one of the community's residential areas on the Bay side of the Island. This park is classified as an equipped play park or a tot lot that is evolving into a neighborhood park.

b) Turtle Lady Park



Location: East Morningside Drive, South Padre Island, TX 78597

Description: This ¼ acre road island has two covered picnic tables, a gazebo and is located on East Morningside Street. Improvements to the park include picnic tables with grills, gazebo, xeriscape gardens, an irrigation system, large concrete sea turtles in memory of the “Turtle Lady Ila Loetscher” and playground equipment. This park is classified as an equipped play park or a tot lot.

c) Dr. Joseph C. & Jeanne K. Lis Memorial Park



Location: West Esperanza Street, South Padre Island, TX 78597

Description: This is a small lot (1461.74 sq.ft. or 0.033557 acres) that has a bench, a trash receptacle, and a sign. Current status does not make it qualify for an equipped play park or a tot lot.

2) BOAT RAMPS AND MARINAS

a) Boat Ramps

Two boat ramps are available for public use at West Palm Street and West Polaris Drive.

b) Marinas

Many marinas, boat basins that have docks, moorings, supplies, and other facilities for small pleasure boats are located on the west side of the island toward Laguna Madre.

3) PATHWAYS

a) Island Gateway



In 1999, the South Padre Island Economic Development Corporation initiated Island Gateway Project that comprises the South Padre Island Gateway Beach to Bay Alternative Transportation Loop (Island Gateway). With assistance from the Texas Department of Transportation in the form of a Transportation Enhancement Grant, the project has been anticipated to be used heavily: It includes approximately three miles of hike and bike trails along Padre Boulevard and the east side of Gulf Boulevard, including a low-level timber bridge under and around the east end of the Causeway. Select exhibits are included, as well as, bird viewing platforms. This park could also be classified as a linear park.

4) OTHER PUBLICLY -OWNED OR REGULATED OPEN SPACE

a) Public Beaches



South Padre Island is known for its beautiful, clean and open beaches. The beaches within the city limits encompass 4 ½ miles with varying widths.

The beach within the City limits is closed to vehicular traffic. The beach within the City limits is completely a public beach. Even though the hotels and motels line the beach front, there are 23 Beach Access cul-de-sacs every 1 ½ blocks all along the Gulf Boulevard. The beach could be identified as a Resource-Based Linear Park.

Dune walkovers have been constructed at various points to ensure unimpeded handicapped access. In addition, special “Mobi-Chairs” are available for free at the Fire Department located at 106 West Retama. These chairs can be delivered to any beach access for use by handicapped individuals who want to spend a day at the beach. The City has also invested in ensuring accessibility through soft sand by utilizing “Mobi-Mats” which are woven fabric mats laid down on top of soft sand and secured on the sides to provide a firmer surface for walking.



Mobi-Chair



Mobi-Mat

In 2009, Texas General Land Office Commissioner Jerry Patterson, declared South Padre Island beaches to be the **“Most Accessible Beaches in Texas.”**

b) Birding and Nature Center



Location: 6801 Padre Boulevard, South Padre Island, TX 78597

Description: The City purchased 7.3 acres of land adjacent to the Laguna Madre Water District Wastewater Treatment Plant on which the Birding and Nature Center was built. This \$5 million Birding Heaven features a five story observation tower, seven bird blinds, an auditorium for guest lectures, meeting rooms, a gift shop, and over 4,800 linear feet of boardwalks that meander through wetlands and fresh/salt water marshes. It is classified as a "Wing" of the World Birding Center.

5) OTHER RECREATION FACILITIES

a) Sea Turtle, Inc. (Natural Resource Area)



Location: 6617 Padre Boulevard, South Padre Island, TX 78597

Description: Founded in 1977 by Ila Fox Loetscher, better known as “the Turtle Lady of South Padre Island”, Sea Turtle, Inc is a non-profit organization 501(C)(3). The sole source of income is public donations which are used to achieve the three missions. Specifically, donations help with the upkeep of the sea turtles housed at the facility. This includes food, medications, heaters, filters, water and electricity. Donations are also used to support Sea Turtle, Inc.’s educational programs. About 20% of their donations are sent around the world to fund alternative resource and conservation projects involving sea turtles.

6) FUTURE SITES

a) City Owned Property



The City of South Padre Island also owns land adjacent to the Travel Lodge on Padre Blvd. This 1.971 acre of land was purchased in 2002, put up for sale in 2010 and removed from the market by the City Council in 2012. It has been designated as a future park site.

- b) The City does not own any other land available for recreational purposes. Not enough open land is available for a large sports complex. All organized recreational activities such as baseball and soccer are played on the mainland. Affordable properties available for purchase by the City are few. A few blocks of land remain open and unused.

PART 6 Open Space Analysis

1) LOCATION ANALYSIS

a) Existing Parks and Open Space System

Impact coverage of the parks in the City of South Padre Island has been plotted on a map by utilizing the General Concept of Parks and Open Space Planning discussed at Part 3.

According to the guidelines in Part 3, (1) equipped play & tot lot impacts a ¼-mile radius; (2) neighborhood parks impact the surrounding communities as far as half-mile; (3) community parks impact maximum 3-mile in radius; (4) natural resource area impacts a half-mile; (5) an urban district park has an impact radius of 40 minutes; and a regional park impacts the area within a 60-minute distance.

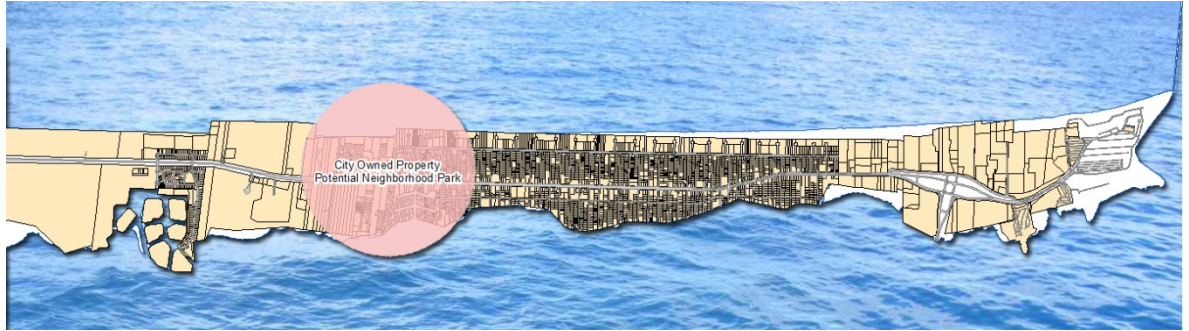
Due to the size of the city jurisdiction, impacts of urban district parks and regional parks have not been included in the map analysis and rather discussed in the context. Also, Sea Turtle, Inc. (natural resource area) has been removed from the analysis due to its special characteristics that does not satisfy the daily needs of the local neighborhoods.

According to the result of the spatial map analysis, the City fails to provide activity-based recreational opportunities for the residents.



Considering that the residential portion of the City extends approximately four (4) miles along Padre Boulevard, six (6) more equipped play & tot lots would be needed at a minimum in addition to the existing two (2) facilities.

In addition, the City does not have neighborhood parks or community parks. Neighborhood parks and community parks provide appropriate sports and recreational opportunities to residents. Given the information from the analysis, the City needs four (4) neighborhood parks – three (3) neighborhood parks in addition to one (1) property owned by the City – and one (1) community park at a minimum.



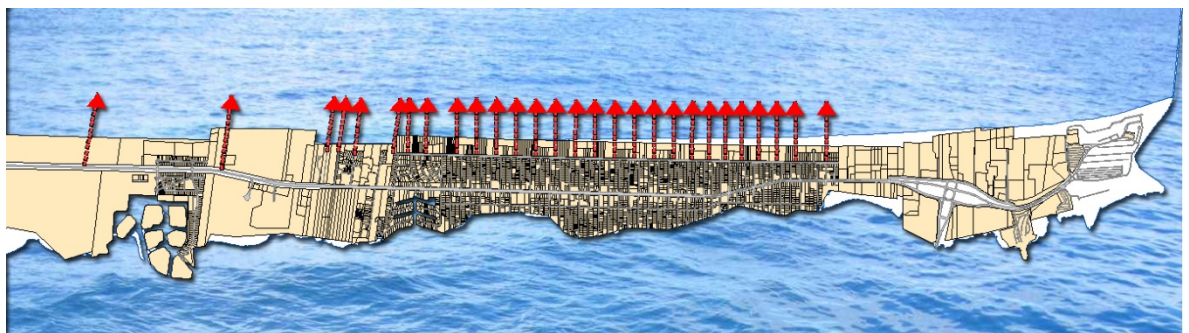
b) Existing Needs in Pathway (Bike Lane) System

According to the Commuter Connections 2007 State of the Commute Survey from the Metropolitan Washington DC region, the average bike commute is six (6) miles each way. A reasonable walking distance is any distance not more than one half (1/2) mile. Having 6-mile as a travel criterion and half-mile zones as an accessibility criterion, it is confirmed that the City has very accessible pathway (bike lane) system for residents.



c) Existing Needs in Beach Access

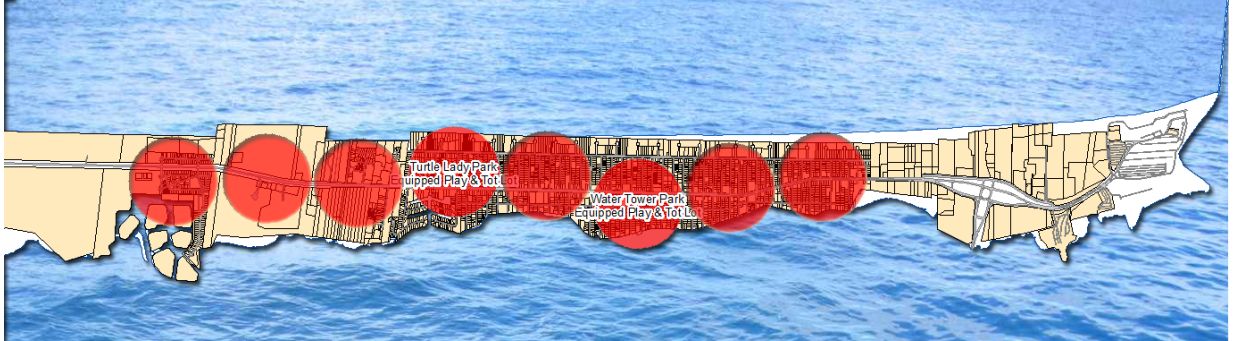
The City has developed and maintained beach access effectively and efficiently. Most of the beach accesses have been installed in every 600 feet.



2) Future Parks and Open Space System

Analysis demonstrated that the City's resource-oriented recreational opportunities have been fully met whereas activity-based recreational opportunities need to be accommodated.

- a) Equipped Play & Tot Lots
Six (6) more equipped play & tot lots are needed.



- b) Neighborhood Parks
A total of four (4) neighborhood parks are needed.



- c) Community Parks
One community park that has large scale sports and recreational activities is needed within the City.

PART 7 Open Space Management

1) BUDGET MANAGEMENT

a) Budget History

For years, the City's budget for Parks, Recreation & Beautification has been formulated for special projects such as community events, the Keep South Padre Island Beautiful campaign, and farmer's market events. There has been no Parks and Recreation Department dedicated for managing the City's open space system and it probably is natural when the City has only two (2) equipped play & tot lots.

Budget Summary for Parks, Rec. & Beautification					
	FY10/11	FY11/12	FY12/13	YTD12/13	Proposed
Misc. (PRB-Fundraisers)	7,713.40	10,648.21	4,000.00	6,160.00	6,500.00
Other Financing (from General Fund)	6,000.00	11,000.00	11,000.00	11,000.00	11,000.00
Total Revenues	13,713.40	21,648.21	15,000.00	17,160.00	17,500.00
Special Projects					
Community Events	11,528.45	19,780.43	14,400.00	13,862.23	17,500.00
Keep SPI Beautiful		1,680.47			
Farmer's Market			600.00	463.50	600.00
Total Expenditures	11,528.45	21,460.90	15,000.00	14,325.73	18,100.00
Revenues Over(Under)	2,184.95	187.31	0.00	2,834.27	(600.00)

b) Summary of Maintenance Costs

Separate from the budget for Parks, Rec. & Beautification, Public Works has been maintaining the existing two parks and other landscaped areas in the City up until today. Among those budget utilized by Public Works, landscaping on tree trimming and median maintenance have been the major items.

Landscape (Public Works)					
	FY10/11	FY11/12	FY12/13	YTD12/13	Proposed
Tree Trimming and Median Maintenance	36,991.31	24,647.46	65,000.00	27,828.30	65,000

The park maintenance budget has, while it has not been independently categorized as a line item in the budget, been a minor to discuss, mostly dealing with paintings and small repairs.

2) NEW CONSTRUCTION COSTS (Estimates based on 2010 pricing)

a) General Construction Costs based on Low Impact Urban Development Standards

EQUIPPED PLAY & TOT LOTS		QUANTITY	UNIT	UNIT PRICE	ESTIMATED SUBTOTAL
SITE PREPARATION	Clearing & Grubbing	0.5	AC	\$2,000	\$1,000
	Silt Fencing/Erosion Controls	635.6	LF	\$1.50	\$954
	Demolition		LS	\$10,000	\$0
GRADING & SITE RESHAPING	Fill (Compacted)	2178	CY	\$5.00	\$10,890
	Cut	2178	SY	\$1.00	\$2,178
STORM SEWER	Concrete Inlets		EA	\$2,000	\$0
	In-line Drains		EA	\$750	\$0
	Drainage Pipe		LF	\$50	\$0
	Swale Construction		LF	\$10	\$0
	Ponds		LS	\$50,000	\$0
POTABLE WATER	Water Service Pipe	500	LF	\$10	\$5,000
	Gate Valves	2	EA	\$250	\$500
	RPZ	1	EA	\$800	\$800
	Tap Fee	1	LS	\$2,000	\$2,000
SANITARY SEWER	Gravity Sewer	1000	LF	\$40	\$40,000
OTHER UTILITIES	Refurbish Irrigation Well		EA	\$1,000	\$0
	Electric Service	20	EA	\$2,500	\$50,000
PAVEMENT & SIDEWALK	5' Sidewalk	635.6	LF	\$22	\$13,983
	Asphalt Pavement	4356	SY	\$27	\$117,612
	Patio Area	704	SY	\$20	\$14,080
	Curb		LF	\$9	\$0
FENCING	6' Stockade Fence		LF	\$10	\$0
	6' Board on Board Fence		LF	\$15	\$0
	Post & Pole Fence	635.6	LF	\$15	\$9,534
	4' Chain Link Fence		LF	\$10	\$0
BUILDINGS	Restroom Facility	200	SF	\$75	\$15,000
	Call Box		SF	\$75	\$0
	16 X 22 Pavilion	2	EA	\$20,000	\$40,000
	23 X 48 Pavilion		EA	\$50,000	\$0

	Sod	17424	SF	\$0.30	\$5,227
	Mulch	1000	SF	\$5	\$5,000
LANDSCAPING	Trees	20	EA	\$250	\$5,000
	Bushes	50	EA	\$75	\$3,750
	Wood Boardwalk		SF	\$59	\$0
	Irrigation	17424	SF	\$0.70	\$12,197
	Playground	1	EA	\$80,000	\$80,000
	Softball Field		EA	\$143,100	\$0
FACILITIES	Baseball Field		EA	\$360,000	\$0
	Tennis Court		EA	\$85,000	\$0
	Basketball Court		EA	\$25,000	\$0
	Football/Lacrosse Field		EA	\$20,000	\$0
	Water Fountain	2	EA	\$3,500	\$7,000
	Rebound Wall		LS	\$5,000	\$0
	Bench	5	EA	\$1,000	\$5,000
	Table	2	EA	\$1,000	\$2,000
MISCELLANEOUS	Pond Fountain	1	EA	\$4,000	\$4,000
	Pond Platform	1	LS	\$3,000	\$3,000
	Bicycle Rack		EA	\$500	\$0
	Grill		EA	\$250	\$0
	Trash Receptacle	2	EA	\$800	\$1,600
	Sign	2	LS	\$1,500	\$3,000
	Field Lighting		LS	\$100,000	\$0
LIGHTING	Site Lighting		LS	\$220,000	\$0
	Structure/Building Lighting		LS	\$260,000	\$0
	ESTIMATED COST SUBTOTAL				\$460,305.00
	5% MOBILIZATION FEE (NPDES, Layout, Testing, etc.)				\$23,015.00
	10% CONTINGENCY				\$48,332.00
	ESTIMATED CONSTRUCTION COST TOTAL				\$531,652.00

NEIGHBORHOOD PARKS (DESCRIPTION)	QUANTITY	UNIT	UNIT PRICE	ESTIMATED SUBTOTAL
SITE PREPARATION				
Clearing & Grubbing	2	AC	\$2,000	\$4,000
Silt Fencing/Erosion Controls	1181	LF	\$2	\$1,772
Demolition		LS	\$10,000	\$0
GRADING & SITE RESHAPING				
Fill (Compacted)	4356	CY	\$5	\$21,780
Cut	4356	SY	\$1	\$4,356
STORM SEWER				
Concrete Inlets		EA	\$2,000	\$0
In-line Drains		EA	\$750	\$0
Drainage Pipe		LF	\$50	\$0
Swale Construction		LF	\$10	\$0
Ponds		LS	\$50,000	\$50,000
POTABLE WATER				
Water Service Pipe	1000	LF	\$10	\$10,000
Gate Valves	2	EA	\$250	\$500
RPZ	1	EA	\$800	\$800
Tap Fee	1	LS	\$2,000	\$2,000
SANITARY SEWER				
Gravity Sewer	1000	LF	\$40	\$40,000
OTHER UTILITIES				
Refurbish Irrigation Well		EA	\$1,000	\$0
Electric Service	20	EA	\$2,500	\$50,000
PAVEMENT & SIDEWALK				
5' Sidewalk	1181	LF	\$22	\$25,982
Asphalt Pavement	4500	SY	\$27	\$121,500
Patio Area	704	SY	\$20	\$14,080
Curb		LF	\$9	\$0
FENCING				
6' Stockade Fence		LF	\$10	\$0
6' Board on Board Fence		LF	\$15	\$0
Post & Pole Fence	1,181	LF	\$15	\$17,715
4' Chain Link Fence		LF	\$10	\$0
BUILDINGS				
Restroom Facility	200	SF	\$75	\$15,000
Call Box		SF	\$75	\$0
16 X 22 Pavilion	2	EA	\$20,000	\$40,000
23 X 48 Pavilion		EA	\$50,000	\$0
LANDSCAPING				
Sod	21780	SF	\$0.30	\$6,534
Mulch	1000	SF	\$5	\$5,000
Trees	50	EA	\$250	\$12,500
Bushes	100	EA	\$75	\$7,500
Wood Boardwalk		SF	\$59	\$0
Irrigation	21780	SF	\$0.70	\$15,246
FACILITIES				
Playground	1	EA	\$80,000	\$80,000

	Softball Field		EA	\$143,100	\$0
	Baseball Field		EA	\$360,000	\$0
	Tennis Court	2	EA	\$85,000	\$170,000
	Basketball Court	1	EA	\$25,000	\$25,000
	Football/Lacrosse Field		EA	\$20,000	\$0
MISCELLANEOUS					
	Water Fountain	2	EA	\$3,500	\$7,000
	Rebound Wall	1	LS	\$5,000	\$5,000
	Bench	10	EA	\$1,000	\$10,000
	Table	5	EA	\$1,000	\$5,000
	Pond Fountain	1	EA	\$4,000	\$4,000
	Pond Platform	1	LS	\$3,000	\$3,000
	Bicycle Rack	2	EA	\$500	\$1,000
	Grill	7	EA	\$250	\$1,750
	Trash Receptacle	7	EA	\$800	\$5,600
	Sign	2	LS	\$1,500	\$3,000
LIGHTING					
	Field Lighting		LS	\$100,000	\$0
	Site Lighting	1	LS	\$220,000	\$220,000
	Structure/Building Lighting	1	LS	\$260,000	\$260,000
	ESTIMATED COST SUBTOTAL				\$1,216,615.00
	5% MOBILIZATION FEE (NPDES, Layout, Testing, etc.)				\$60,830.75
	10% CONTINGENCY				\$127,774.60
	ESTIMATED CONSTRUCTION COST TOTAL				\$1,405,190.00

COMMUNITY PARKS (DESCRIPTION)	QUANTITY	UNIT	UNIT PRICE	ESTIMATED SUBTOTAL
SITE PREPARATION				
Clearing & Grubbing	5	AC	\$2,000	\$10,000
Silt Fencing/Erosion Controls	2953	LF	\$2	\$4,430
Demolition		LS	\$10,000	\$0
GRADING & SITE RESHAPING				
Fill (Compacted)	8712	CY	\$5	\$43,560
Cut	8712	SY	\$1	\$8,712
STORM SEWER				
Concrete Inlets		EA	\$2,000	\$0
In-line Drains		EA	\$750	\$0
Drainage Pipe		LF	\$50	\$0
Swale Construction		LF	\$10	\$0
Ponds	1	LS	\$50,000	\$50,000
POTABLE WATER				
Water Service Pipe	2000	LF	\$10	\$20,000
Gate Valves	4	EA	\$250	\$1,000
RPZ	2	EA	\$800	\$1,600
Tap Fee	1	LS	\$2,000	\$2,000
SANITARY SEWER				
Gravity Sewer	2000	LF	\$40	\$80,000
OTHER UTILITIES				
Refurbish Irrigation Well		EA	\$1,000	\$0
Electric Service	40	EA	\$2,500	\$100,000
PAVEMENT & SIDEWALK				
5' Sidewalk	2362	LF	\$22	\$51,964
Asphalt Pavement	9000	SY	\$27	\$243,000
Patio Area	3616	SY	\$20	\$72,320
Curb		LF	\$9	\$0
FENCING				
6' Stockade Fence		LF	\$10	\$0
6' Board on Board Fence		LF	\$15	\$0
Post & Pole Fence		LF	\$15	\$0
4' Chain Link Fence		LF	\$10	\$0
BUILDINGS				
Restroom Facility	400	SF	\$75	\$30,000
Call Box		SF	\$75	\$0
16 X 22 Pavilion	4	EA	\$20,000	\$80,000
23 X 48 Pavilion	2	EA	\$50,000	\$100,000
LANDSCAPING				
Sod	43560	SF	\$0.30	\$13,068
Mulch	2000	SF	\$5	\$10,000
Trees	100	EA	\$250	\$25,000
Bushes	200	EA	\$75	\$15,000
Wood Boardwalk		SF	\$59	\$0
Irrigation	43560	SF	\$0.70	\$30,492
FACILITIES				
Playground	1	EA	\$80,000	\$80,000

	Softball Field	1	EA	\$143,100	\$143,100
	Baseball Field		EA	\$360,000	\$0
	Tennis Court	4	EA	\$85,000	\$340,000
	Basketball Court	2	EA	\$25,000	\$50,000
	Football/Lacrosse Field	1	EA	\$20,000	\$20,000
MISCELLANEOUS					
	Water Fountain	4	EA	\$3,500	\$14,000
	Rebound Wall	2	LS	\$5,000	\$10,000
	Bench	20	EA	\$1,000	\$20,000
	Table	10	EA	\$1,000	\$10,000
	Pond Fountain	2	EA	\$4,000	\$8,000
	Pond Platform	3	LS	\$3,000	\$9,000
	Bicycle Rack	4	EA	\$500	\$2,000
	Grill	20	EA	\$250	\$5,000
	Trash Receptacle	20	EA	\$800	\$16,000
	Sign	4	LS	\$1,500	\$6,000
LIGHTING					
	Field Lighting		LS	\$100,000	\$0
	Site Lighting	2	LS	\$220,000	\$440,000
	Structure/Building Lighting	2	LS	\$260,000	\$520,000
	ESTIMATED COST SUBTOTAL				\$2,685,246.00
	5% MOBILIZATION FEE (NPDES, Layout, Testing, etc.)				\$134,262.00
	10% CONTINGENCY				\$281,951.00
	ESTIMATED CONSTRUCTION COST TOTAL				\$3,101,459.00

Two Directional Trails (12' width Shared Use Path)

Project Grand Total: January 2010 Price Update:				\$175,461.90
Description	Total Quantity	Unit	Weighted Avg. Unit Price	Total Amount
MOBILIZATION	10		\$.00	\$15,191.51
CLEARING & GRUBBING	3.9	AC	\$6,921.88	\$26,995.33
TYPE B STABILIZATION	9386.67	SY	\$2.51	\$23,560.54
OPTIONAL BASE, BASE GROUP 01	7040	SY	\$5.61	\$39,494.40
SUPERPAVE ASPHALTIC CONC, TRAFFIC A	528	TN	\$92.97	\$49,088.16
PERFORMANCE TURF, SOD	2347	SY	\$1.78	\$4,177.66
INITIAL CONTINGENCY AMOUNT (DO NOT BID)	1	LS	\$8,355.33	\$8,355.33
Project Unknowns	0	%	\$.00	\$.00
Grand Total (per mile)				\$175,461.90

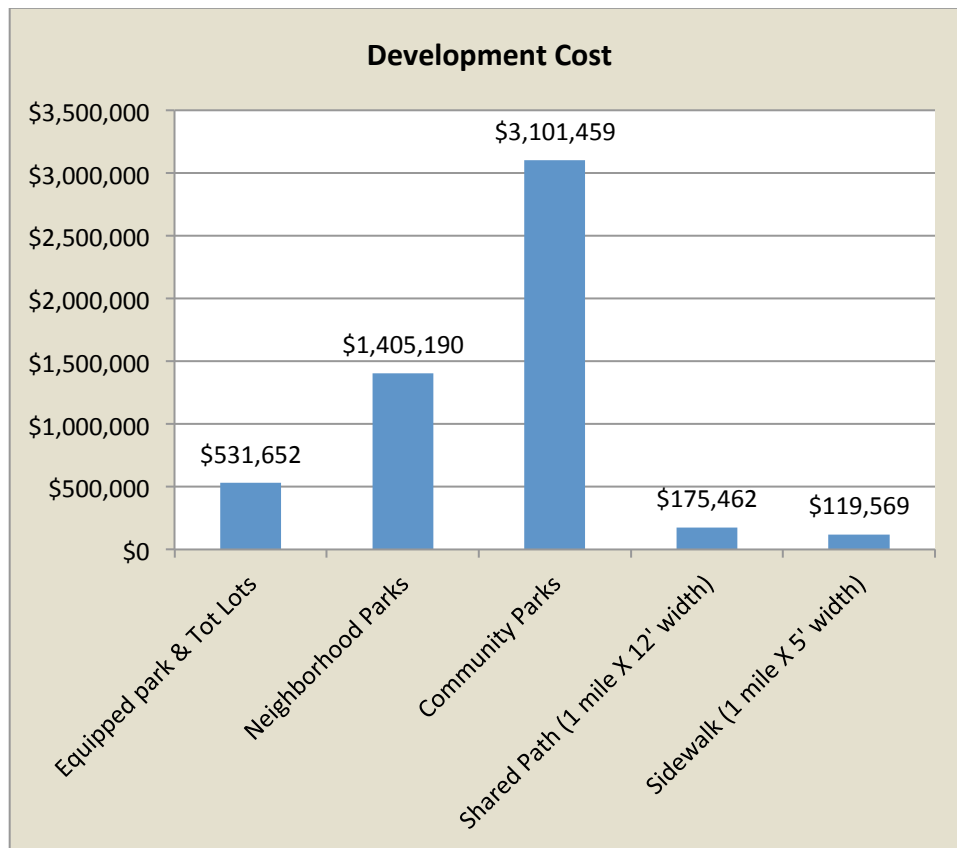
Sidewalk Construction (5' one side, 4 inch depth)

Grand Total: January 2010 Price Update:				\$119,568.82
Description	Total Quantity	Unit	Weighted Avg. Unit Price	Total Amount
MAINTENANCE OF TRAFFIC	2		\$.00	\$2,029.86
CLEARING & GRUBBING	1.25	AC	\$6,921.88	\$8,652.35
REGULAR EXCAVATION	322.66	CY	\$3.68	\$1,187.39
SIDEWALK CONCRETE, 4" THICK	2933.33	SY	\$30.49	\$89,437.23
PERFORMANCE TURF	3121.07	SY	\$.71	\$2,215.96
INITIAL CONTINGENCY AMOUNT (DO NOT BID)	1	LS	\$5,693.75	\$5,693.75
Project Unknowns	0	%	\$.00	\$.00
Grand Total (per mile)				\$119,568.82

b) Summary of New Construction Costs

A hypothesis was made to prepare the cost estimates that: (1) property for the site is already given; (2) no demolition in site is required; (3) Low Impact Urban design technique will be fully utilized and contain stormwater within the site; (4) water and sewer services are available within 1000 feet from a neighborhood park site and 2000 feet from a community park site; (5) existing materials (trees, rocks, etc.) shall be preserved or reused; and (6) the assumed improvements are at its minimum and increasing improvements will result in heavier budgets.

According to the estimates, approximately \$0.5 million is needed for creating an equipped park (a tot lot), a minimum \$1.4 million is required to create a neighborhood park and a minimum \$3.1 million is required to build a new community park. Also, in general, \$175,000 is required to develop Shared Use Path facility (1 mile long with 12' width: Bicycling and Multi-Use) and \$120,000 is needed to build Sidewalk facility (1 mile long with 5' one side and 4" depth: Hiking and Jogging).



3) BEST MANAGEMENT PRACTICES

A holistic view in long-term plans and goals, along with the structure of existing programs, of parks and open space is needed to determine the fit for any one of combination of best practices. Parks and Open Space Development Strategies including

budgeting and financing, therefore, shall be developed after visiting the following Best Management Practices (BMPs; Developed based on The National Mall: BMPs Used at Urban Parks in National and International Locations, March 2007, National Park Service, US Department of the Interior):

a) Aesthetic Standards

Aesthetic standards provide a framework for aesthetic elements (e.g., turf, trees, and flowers). With the standards in place, parks and open space are better able to strategically plan their maintenance programs, focusing resources in areas or zones where standards are set at higher levels.

- Align uses and standards with park mission and vision.
 - Define the role for high-use activities and resource conservation efforts.
 - Get public buy-in for aesthetic quality goals through education and engagement.
- Use written aesthetic quality standards
 - Define management areas and sub-areas.
 - Set specific, realistic, and measurable aesthetic quality standards for all areas and sub-areas.
 - Set quality expectations and guidelines for all maintenance activities and link these expectations to aesthetic quality standards.

b) Functional Standards

Functional standards consider all types of use and outline common practices for coordinating the identity for a place and its appearance through consistent, appealing, and appropriate site furnishings and circulation approaches.

- Establish a sense of place.
 - Create place character through branding (use of logos, local materials and consistent design).
 - Set high expectations for design quality.
- Control circulation and access.
 - Control access for safety.
 - Design pathways and entrances to accommodate visitors' needs.
 - Reduce damage to the landscape.
- Design to accommodate events and regular use with less impact.
 - Develop specific areas to accommodate events.
 - Pave areas to provide space for event infrastructure, including mobile food stands, information kiosks, stages, speaker's corners, etc.
 - Incorporate landscape elements that are robust enough for high use.
 - Incorporate utility connections within park furniture, such as bollards or light posts.

- Design tent anchor locations to support and control the location of tents at events.
- Design for ease of maintenance.
 - Standardize and limit the numbers and types of site furnishings.

c) Maintenance Standards

Maintenance standards provide an important perspective on dealing with impacts resulting generally from high use.

- Use a staffing model
 - Assess different staffing models, including in-house staff, contract services, public volunteers, and private/public partnerships.
 - Maintain an adequate level of expertise in specialty skills on the park staff.
 - Use volunteers to enhance staff and contractor efforts.
- Ensure goals, standards, and design intent are understood.
 - Ensure that maintenance staff and contractors understand quality expectations.
 - Monitor maintenance performance against landscape quality standards.
 - Reward consistently high performance and address poor performance immediately.
 - Promote respect through a zero tolerance approach toward trash on the ground and other forms of vandalism.
- Organize maintenance staff by zone and specialties.
 - Organize staff by geographic zones to develop expertise and to instill pride in one's work and a caring attitude toward parks and open spaces.
 - Manage zones to specific standards.
 - Develop specialty teams that work in all zones as needed.
- Develop staff.
 - Hire staff based on both experience and attitude.
 - Support the professional development and upward mobility of employees to boost morale and satisfaction levels.
 - Ensure that managers visibly participate in day-to-day activities.
- Develop plans for regular and emergency maintenance.
 - Develop creative and flexible approach and written schedules for recurring, periodic, and seasonal maintenance activities.
 - Develop a system to address typical emergencies and complaints.
 - Respond to complaints in a timely manner; develop and maintain a system to convey that action has occurred.
 - Develop a system to monitor and track conditions of parks and open space.
- Use sustainable maintenance practices.

- Begin to move toward organic practices and implement as possible.
- Limit the use of commercial fertilizers, pesticides, and herbicides, and use chemicals responsibly when necessary.

d) Visitor Quality Standards (Visitor Information)

Visitor quality standards are discussed for improving visitor experiences through coordinated onsite orientation, way-finding, educational information, and regulations.

- Provide information that is identifiable, consistent, understandable, and current.
 - Partner with other departments and other surrounding recreational facilities to eliminate confusion and improve visitor experiences.
 - Present coordinated visitor information, orientation, and interpretation signs.
- Reinforce resource protection messaging.
 - Educate visitors on park programs that target resource protection challenges.
 - Encourage the responsible behavior of visitors. Display positive messaging and rules.

e) Supply Standards (Event Management)

Supply standards look at the many of the challenges of hosting large-scale and high-use events on vulnerable landscapes.

- Manage events proactively.
 - Manage use, including limiting the number, type, location, and duration of events.
 - Use mitigation checklists.
 - Define requirements for public safety and security.
 - Enforce event regulations uniformly and consistently.
- Facilitate the permitting process.
 - Create comprehensive and accessible events guidelines with graphic appeal.
 - Communicate goals to event organizers to ensure a clear understanding of the park's purpose and significance.
 - Develop strong working relationships with event organizers.
- Consider charging fees and recover costs for use of public areas.
 - Use variable permit fee schedules based on the type and location of events, as well as level of disruption.
 - Charge direct costs for staff, utilities, trash collection, removing or relocating park furniture, and repairing damage.
 - May assign responsibility with performance bonds and event monitoring.
- Consider professionalizing events staff.

- Hire staff with hands-on experience in events production.
- Co-locate maintenance and event staffs to foster collaboration, coordination, and communication.
- Staff sufficiently to cover permitting, monitoring, and reporting needs.

PART 8 Resource Protection

Natural resource management are fundamentally concerned with achieving integrated, productive and sustainable use of biological, physical, social and financial capital at different geographic and temporal scales. As our understanding of the resource base has improved, the need for integrated approaches to management has been more widely appreciated.

1) Objectives

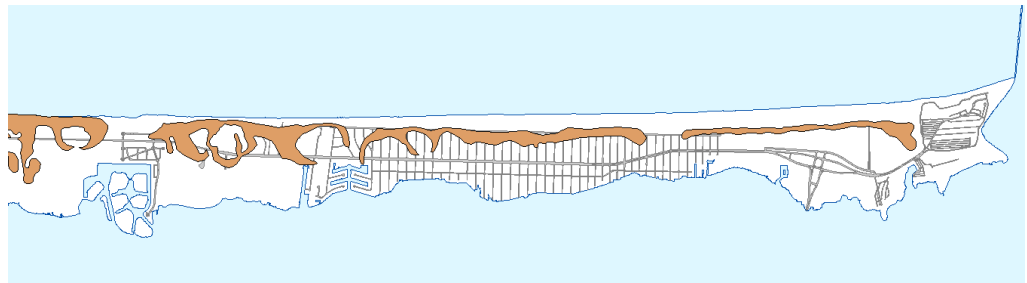
- a) To protect and preserve Environmentally Sensitive Areas to deal with polluted materials of the different sectors of the economy.
- b) To make communities safer and more livable by tempering the effects of natural events and human activities.
- c) To ensure environmental sustainability and healthy ecosystems that can assist economic needs/opportunities enjoyed by current residents and future generations.
- d) To preserve open spaces and enhance quality of life (social well-being).

2) Environmentally Sensitive Area

a) Natural Areas

At the coastal area, a natural dune system would be the most important environmentally sensitive area because they are our first line of defense from storms and flooding.

South Padre Island is currently working with the General Land Office as well as professional coastal engineering firms in researching long-term solutions to the beach erosion problem. Currently there is a large scale offshore beach nourishment projects in place, by using sand that has been located 20 miles offshore from our beach.



- The brown area indicates coastal dune.

This long-term solution could possibly take years to see completion. In the meantime, the City of South Padre Island has adopted new beach and dune maintenance programs aimed at finding a balance between a natural and maintained beach.

b) Wetlands

Coastal wetlands are among the most productive ecosystems in the world, comparable to tropical rain forests and coral reefs. Texas coastal wetlands account for 6 percent of wetlands nationally and 12 percent of those found in the Gulf of Mexico. It's estimated that more than 95 percent of the Gulf of Mexico's recreational and commercial catch of fish, oysters, shrimp, and crab use coastal wetlands for spawning, nursery, and feeding habitat. Wetlands also provide permanent and seasonal habitat for a great variety of wildlife, including 75 percent of North America's birds. Well over one-third of the 564 plant and animal species listed as threatened or endangered in the United States use wetland habitats.

The Texas Coast has experienced widespread wetlands loss due to urban and commercial development, altered hydrology (i.e. freshwater inflows), saltwater intrusion, channelization, invasive species, pollution, subsidence, and in some areas, sea level rise. The loss of these wetlands directly and indirectly affects coastal communities and the many bay and ocean species that rely on these habitats for protection and food so it is important to help protect and restore these critical areas.



- The white area indicates outside of wetlands.

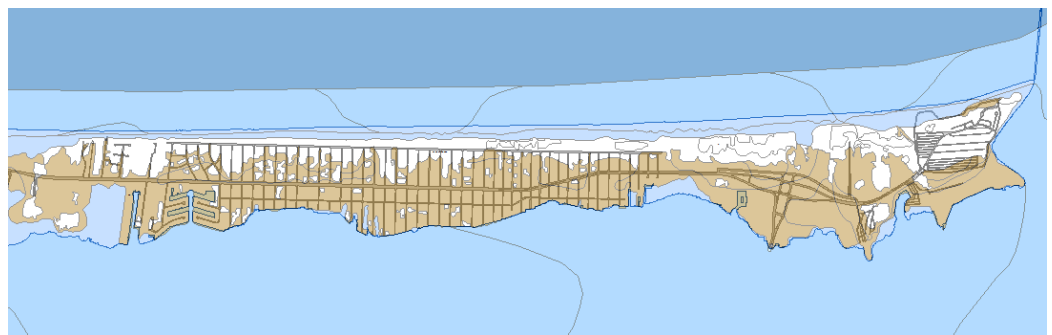
c) Flood Zone

Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

In communities that participate in the NFIP (National Flood Insurance Program) like South Padre Island, mandatory flood insurance purchase requirements apply to all of the high risk areas and the high risk areas can be built if those meet required development standards. The NFIP was initially created by Congress in 1968. One of the most important goals of the Program is to break the continual cycle of flooding, damage, and repair. The intent of the NFIP is not to prohibit development, but to guide development in floodplain areas in a manner that is consistent with both nature's need to convey flood waters and a community's land use needs. In order to accomplish this mission, the NFIP began allowing the sale of federally backed flood insurance in communities that adopted regulations for future development in flood prone areas. A common

misconception about the NFIP is that it is a taxpayer supported Program. In fact, flood insurance claims are paid from the same fund to which premiums are paid.

High Risk Areas	Description
A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.
AE	The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.



- The white area indicates X-Zone, which is outside of the flood zone.

PART 9 Tourism Planning and Development

1) INVENTORY OF PHYSICAL RESOURCES

a) Land Resources: A list of land resources and general attractions has been examined previously in Part 5, especially on parks and open spaces.

b) Climate for Tourism Planning:

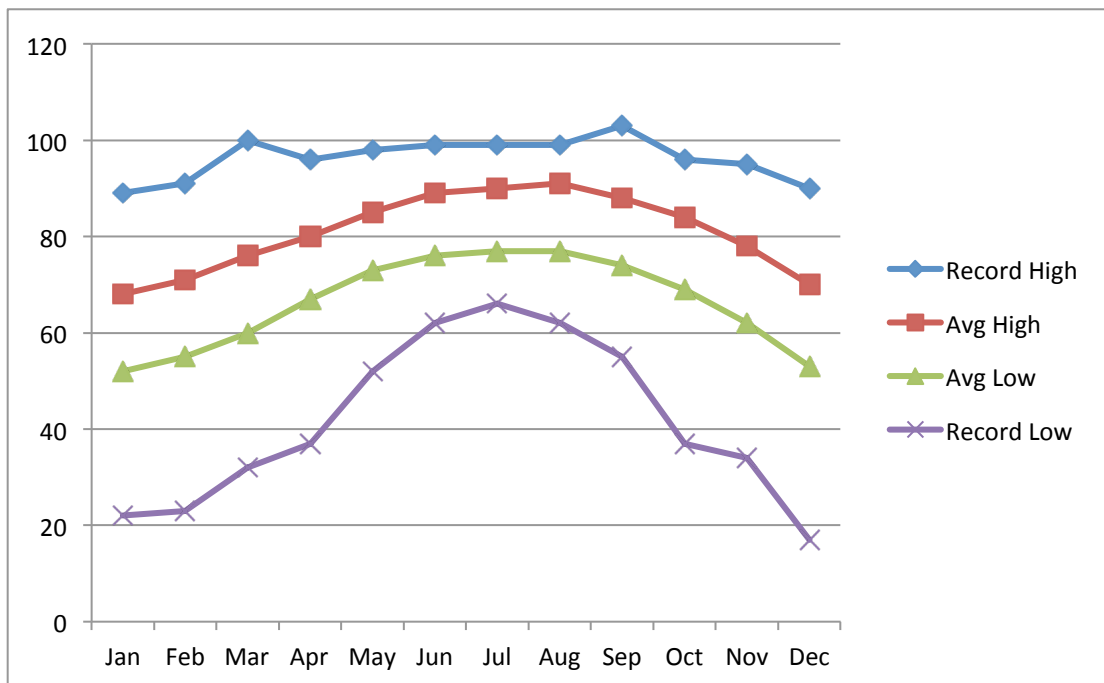
Spring (Spring Break Tourism) – The spring season starts from March. Busy streets are the signal that winter is waning. Then, the famed ‘Spring Break Events’ on South Padre Island passes quickly and the land turns warm. It is a festival season.

Summer (Nature/Sports Tourism) – The summer season starts from June. Beach, greenways, outdoor concerts, fireworks and ice cream parlors provide needs for visitors. The long days of summertime are a perfect frame to the Island’s dynamic pace of life.

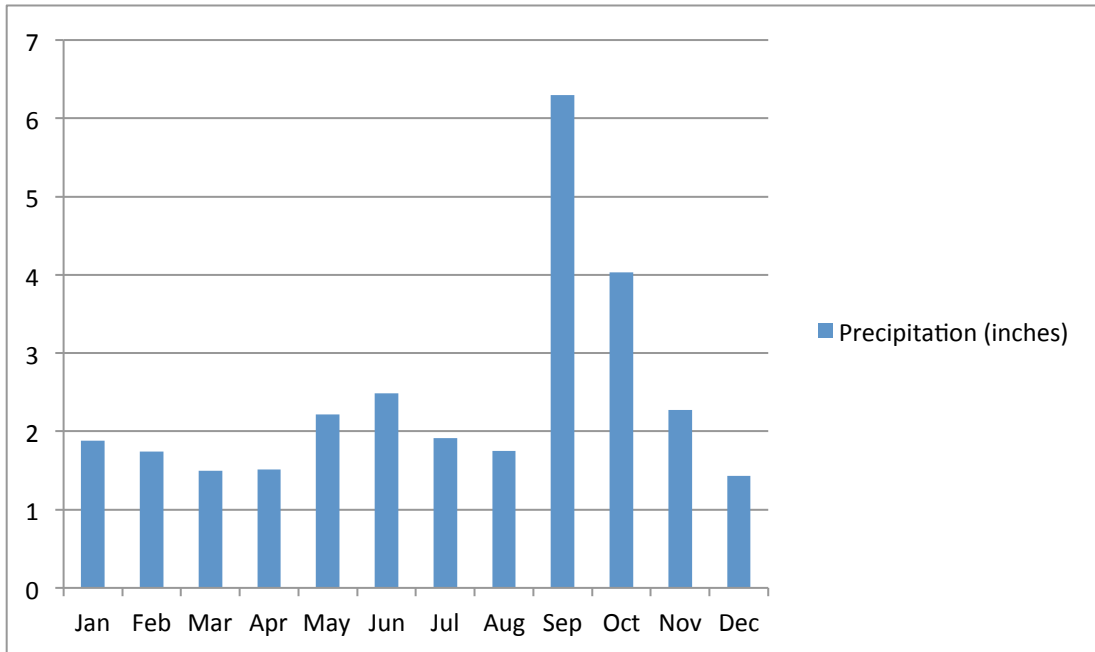
Fall (Scenic/Eco Tourism) – The fall starts from September. The combination of fresh air, deep blue sky, nice key-west style buildings, beautifully colored trees, and the emerald-blue ocean makes the Island a must-see destination for visitors.

Winter (Selected Multi-Purpose Tourism) – The winter starts from December. It is a season for indoor activities and outdoor recreational exercises. The networking efforts of Birding and Nature Center, Sea Turtle, Inc. and Convention Center provide resources for winter tourism.

i) Temperature



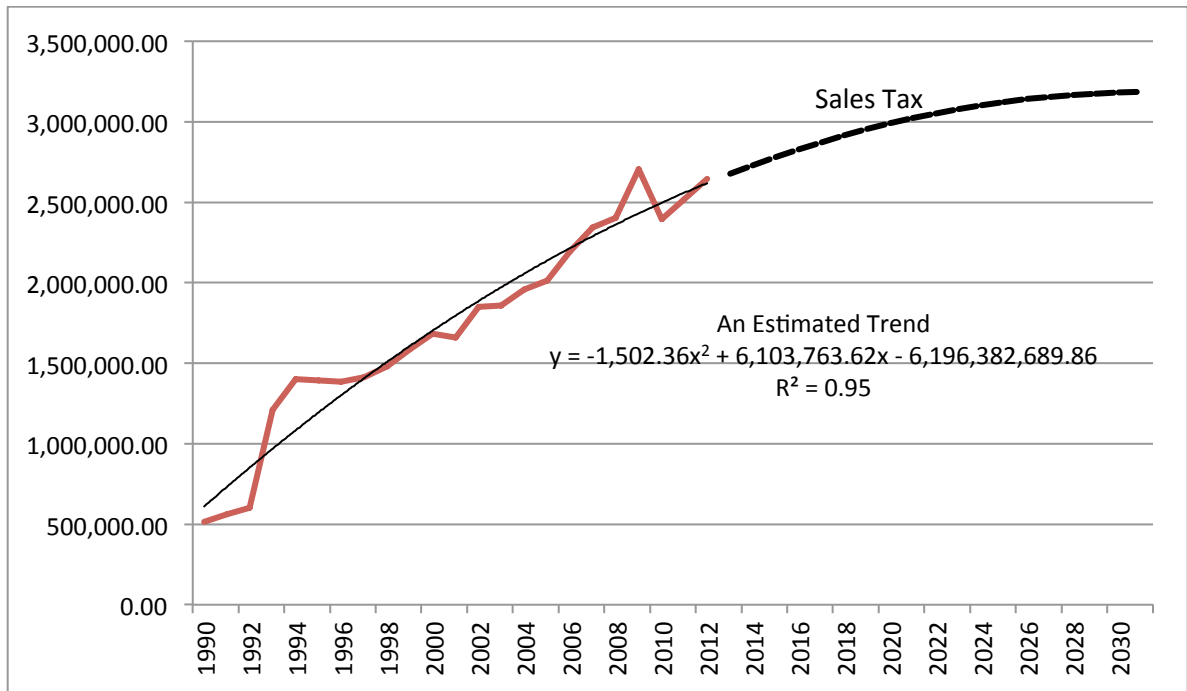
ii) Precipitation



2) VISITOR RESOURCES

Direct travel spending in Texas increased for the third consecutive year and employment increased for the second year in a row. In 2012, direct travel spending was \$65.7 billion, and this represents a 6.7 percent increase over the preceding year in current dollars and a 4.4 increase in real dollars. Real travel spending has increased by 3.2 percent per year since 2009. Travel-generated employment increased by 16,000 (2.9%) in Texas totaling 568,000 jobs in 2012, which is similar to the employment growth at the preceding year.

According to the sales tax history for City of South Padre Island, since 1990 to 2012, sales tax has been growing rather steady, but at a polynomial trend and is expected to be at its maximum (\$3,184,814.4) at around the year 2031. To escape from this polynomial trend, aggressive marketing and investments for off-season activities would be essential.



While developments in the south of the Island have focused on establishing amusement and leisure areas, those in the north of the Island have established for educational tour opportunities. Developments in the north include South Padre Island Convention Center, Birding and Nature Center, and Sea Turtle, Inc. There are efforts to network those facilities with potential additions and improvements. Given the results of this analysis, the efforts are considered to be appropriate and desirable.

3) DEVELOPING TOURISM OPERATIONS AND PROGRAMS

When developing tourism and preparing its programs, the followings may need to be considered so that the City of South Padre Island can provide well organized services for visitors:

a) Nature/Sports Tourism

Activities	Details
Direct Sales	Nature/Sports-related gifts/crafts Sporting goods Farmers' market Meals
Outdoor Recreation	Camping (Camp Cooking) Fishing Swimming Boating Bicycling Bird Watching Game/wildlife preserve Horseback riding (Horse Training, Horseshoeing) Nature walks Hunting Trail rides Tubing & Rafting Regatta Photography Shooting sports (Archery Range)
Entertainment	Special events Festivals and fairs Petting zoo Picnic/play area
Accommodations	Hotel/Motel/Condo vacation Conference facility
Miscellaneous	Guide/outfitter operation

b) Scenic/Eco Tourism

Activities	Details
Direct Sales	Souvenirs Guiding and Outfitting Pack Trips Self-Guided Driving Tours Wagon Trains Roadside Stands & Markets
Educational Experience	Educational or Technical Tours School Tour Children's Camp Corporate Picnics/Training Habitat Improvement Projects Historical Museums and Displays Wilderness Experiences
Outdoor Recreation	Bird Watching & Wildlife Viewing Boating Canoeing Hiking / Backpacking Camping / Picnicking Fishing & Hunting Hunting Dog Training & Competition Swimming Boating Event (Crew) Photography / Painting
Entertainment	Animal Feeding Group Fishing and Tying Clinics Flower Shows or Festivals
Accommodations	Bed & Breakfast Elder Hostel
Miscellaneous	Family Reunions Wedding Floral Arrangements & Gardens (flowers, greenery, herbs, dried flowers)

c) Selected Multi-Purpose Tourism

History, nature and culture provide a key opportunity for travel promoters and planners. The educational experience from the Selected Multi-Purpose Tourism can be partnered with other tourist attractions.

Activities	Details
Direct Sales	Restaurants Visitor-Oriented Services, such as Guide Services, Tours, etc. Shopping Opportunities Business Development & Effects on Residents and Community Capacity Rentals of Conference Facilities
Educational Experience	Access to nature and the sites and attractions Visiting Museums, Cultural Facilities, and Organizations Resource Protection Training Arts and Crafts Session
Outdoor Recreation	Parks and Outdoor Recreation Opportunities Other Existing Attractions
Entertainment	Arts and Film Festival Conference Meetings
Accommodations	Hotels, Inns, Lodges, and Cabins etc.
Miscellaneous	Visitor Information including brochures, maps and visitor centers Existing marketing efforts

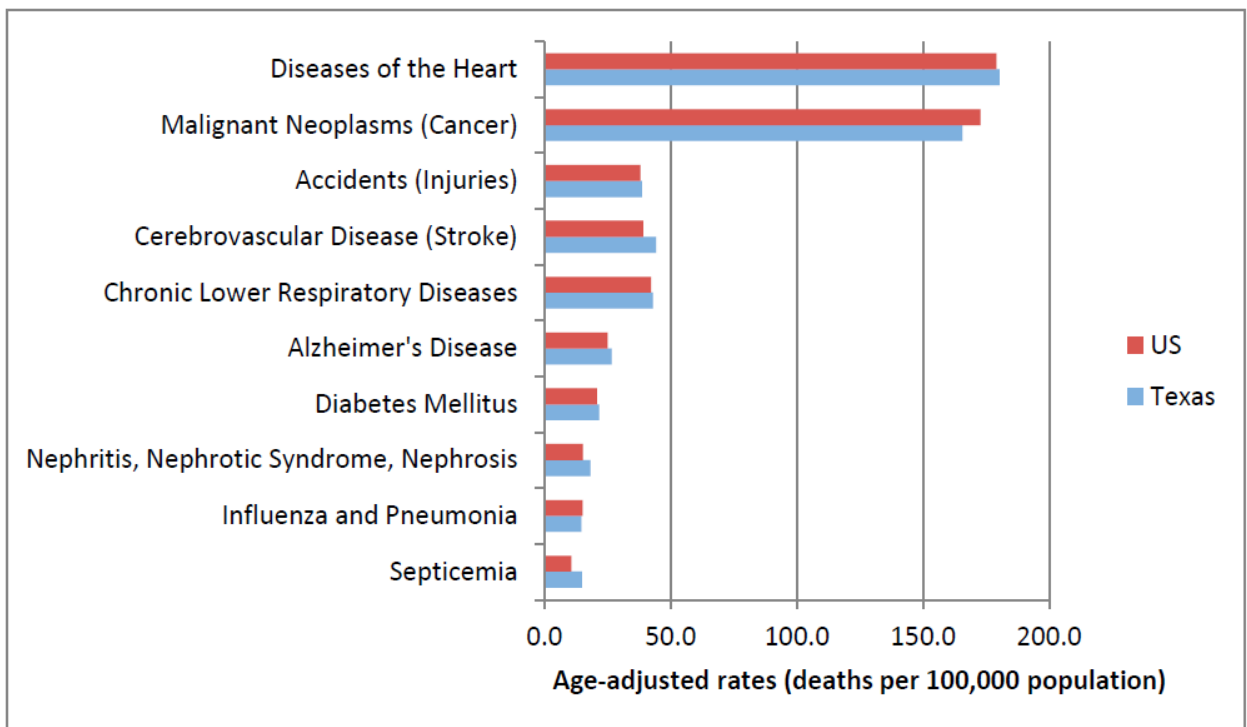
PART 10 Health Impact

The Health Status of Texas for 2011 was published by Texas Department of State Health Services (DSHS) in June 2013, as an effort to improve health and well-being of Texans. Although it has broadest form to digest in detail, it provides clues for the City of South Padre Island in preparing appropriate facilities to help the community members healthier.

1) Health Status

Health status indicators (health indicators) the DSHS used are quantitative or qualitative measures that collectively can be used to assess the health of a given population (samples) and the factors contributing to health. Texas has the second largest population in the United States (behind California), with approximately 25.4 million with average life expectancy at birth was 78.1 years in 2010.

Top 10 Causes of Mortality



- a. Heart Disease: Heart disease is the leading cause of death in Texas and the U.S. In 2009, heart disease caused 28,008 deaths in Texas. The overall heart disease mortality rate in Texas declined nearly 30% from 2000 through 2009. However, the congestive heart failure mortality rate has remained relatively stable at about 22 deaths per 100,000 population per year, and is higher than the overall U.S. rate of 16.9 per 100,000 population.
 - i. High risk individuals are likely to be man over age 45 or a woman over age 55, and have other relatives who had heart disease at an early age.

- ii. Education, healthy diet, and regular exercise can prevent and manage heart disease. Smoking is one of the most significant risk factors for developing heart disease. Blood pressure also need to be kept under control.
- b. Lung Cancer: Lung Cancer is the most common type of cancer among Texans, resulting in death rates that are virtually double than either breast or prostate cancer (the next two most common types).
 - i. Approximately 90% of lung cancers among males and 80% among females are related to smoking.
 - ii. Although there is no sure way to prevent lung cancer, one can reduce the risk if: (1) stop smoking; (2) avoid toxic chemicals and radon; (3) have healthy diet with fruits and vegetables; and (4) exercise regularly.
- c. Stroke: Cerebrovascular disease occurs when an artery inside or leading to the brain becomes blocked and cuts off blood flow to part of the brain, or when an artery in the brain leaks or ruptures. When blood flow to part of the brain is reduced or cut off, that part of the brain can die.
 - i. Modifiable risk factors for stroke include uncontrolled high blood pressure, high blood cholesterol, tobacco use and smoking, excess alcohol consumption, physical inactivity, and obesity.
- d. Respiratory Disease: Chronic Obstructive Pulmonary Disease (COPD) refers to a group of disease that causes airflow blockage and breathing-related problems. It progresses slowly to result in a gradual loss of lung function. The symptoms range from chronic cough, sputum production, and wheezing, to more severe symptoms, such as shortness of breath, poor exercise tolerance, and signs or symptoms of right-sided heart failure. It includes emphysema, chronic bronchitis, and in some cases, asthma.
 - i. Tobacco use and exposure to air pollutants are the key factors.
- e. Alzheimer’s Disease: Dementia is the loss of brain function that occurs with certain diseases. Alzheimer’s disease is one form of dementia that gradually worsens over time. It affects memory, thinking, and behavior. There is no cure for Alzheimer’s disease. Unlike other forms of dementia, Alzheimer’s disease is progressive in nature and continues through cognitive and functional decline to total disability and death.
- f. Diabetes: Although, among the many cause of death, diabetes has not been ranked high, the leading cause of early death among people with diabetes has been cardiovascular disease. Adults with diabetes are two to four times more likely than people without diabetes to have heart disease or experience a stroke. At least 65% of people with diabetes die from heart disease or stroke. About 70% of people with diabetes also have high blood pressure.
 - i. High risk individuals are likely to be overweight, over 40 years of age, and have other relatives who have been diagnosed with the condition.
 - ii. Education, healthy diet, and regular exercise can prevent and manage diabetes mellitus.
- g. Kidney Disease: Kidney disease includes Nephritis, Nephrotic Syndrome, and Nephrosis. Chronic kidney disease (CKD) is a serious health condition in which the kidneys gradually

lose their ability to function. The kidneys serve as the body's natural filtration system and also help maintain electrolyte balance, blood pressure, bone metabolism, and red blood cell production. When kidney function is seriously impaired, dangerous levels of fluid and waste can accumulate in the body, resulting in death from complications and co-morbid conditions. Early detection and treatment may prevent or delay adverse outcomes and progression to kidney failure.

- i. Diabetes and hypertension are the leading causes of CKD.
 - ii. Individuals with cardiovascular disease or a family history of kidney disease also are at increased risk.
- h. Infectious Diseases: Infectious diseases are caused by bacteria, viruses, or other microorganisms. At the turn of the 20th century, the leading causes of death in Texas were infectious diseases, including influenza, smallpox, and certain enteric diseases. Through vaccine development, effective treatments for certain infectious diseases, improvements in drinking water quality and sanitation, and pasteurization of nearly all milk products, large reductions in infectious disease incidence and mortality have occurred.

2) Roles of Parks and Open Space

Parks, recreation facilities, and open spaces provide a multitude of benefits to people. They provide people with formal and informal gathering places to be physically active, socialize, relax, build community, and connect with the natural world. They make urban areas more inviting for living, working and relaxing. And, they provide environmental benefits, such as stormwater management, erosion control, buffering between built and natural environments, and wildlife habitat. Mostly, they provide greens to absorb air pollutants.

3) Applications

To encourage the use of Parks and Open Spaces and to minimize existing health issues the residents may have, the facilities should consider providing, at a minimum:

- (1) Exercise courses;



(2) Multi-purpose trails;



(3) Greens to absorb pollutants;



(4) Water features to attract air particles; and



(5) Community gardens



PART 11 Action Plan

This new 'Parks and Open Space Master Plan' was initiated by the City Council of South Padre Island and comes out of ideas provided by the residents of City through public hearings, along with input from City Departments and review of past information. The planning and public participation process has been described in Part 2, the Introduction to this plan.

1) Three Goals

This study was performed; (1) to review current status of existing parks, open space, and tourism plan; (2) to identify issues to overcome; and (3) to provide best resolutions (goals and priorities) for the identified issues. The emerged goals are as follow:

- a) Protect and improve the existing system of parks and open space.
- b) Enhance tourism by networking local resources and system of parks and open space.
- c) Provide healthy environments to residents.

2) The Action Plan

GOAL: PROTECT AND IMPROVE THE EXISTING SYSTEM OF PARKS AND OPEN SPACE.

The residents of the City of South Padre Island should continue to enjoy clean, safe, accessible, and attractive parks and open space system.

- a) Park and opens space facilities should have, at a minimum, restrooms, pavilions, picnic areas, and play grounds.
- b) Additional six (6) equipped play & tot lots should be developed in every half-mile distance with each other. (This requires approximately \$3,189,912)
- c) A total of four (4) neighborhood parks are needed in every mile distance with each other. (This requires approximately \$5,620,760)
- d) One community park that has large scale sports and recreational activities is needed within the City. (This requires approximately \$3,101,459)
- e) Considerations of developing dog parks should be in place when possible.
- f) Boat ramps and/or personal watercraft launch ramps should be developed more to accommodate the public demands.
- g) A dedicated Parks and Recreation Department needs to be created for efficient and effective management of the system.
- h) Grant programs should be utilized: There are grant programs available through the Texas Parks and Wildlife Department (TPWD), Texas Recreation and Parks Account, the General Land Office Coastal Management Program, National Ocean and Atmospheric Association, Coastal Impact Assistance Program, and Parks and Wildlife Trails Program. All requires matching funds.

GOAL: ENHANCE TOURISM BY NETWORKING LOCAL RESOURCES AND SYSTEM OF PARKS AND OPEN SPACE.

City of South Padre Island should take advantage of potential opportunities to advance the system of parks, open space, and existing local resources as a way to promote tourism.

- a) With full of beautiful key-west buildings, recreational opportunities, shopping potentials and educational opportunities, areas around Convention Center, Sea Turtle, Inc. and Birding and Nature Center have been identified for a Selected Multi-Purpose Tourism District. Detailed design plans for the areas are recommended.
- b) Systematic Tourism Operations and Programs needs to be developed with particular focus on Scenic/Eco, and Selected Multi-Purpose Tourism.

GOAL: PROVIDE HEALTHY ENVIRONMENTS TO RESIDENTS.

All public parks and open space efforts should be coordinated in such a way as to maximize the benefits for the community at large.

- a) To encourage the use of Parks and Open Spaces and to minimize existing health risks the residents may have, the facilities should provide, at a minimum:
 - (1) Exercise courses;
 - (2) Multi-purpose trails;
 - (3) Greens to absorb pollutants;
 - (4) Water features to attract air particles; and
 - (5) Community gardens
- b) To encourage active sports opportunities for residents, the followings (in order of preference) should be provided:
 - (1) Tennis Court;
 - (2) Sand Volleyball Court;
 - (3) Splash Pad;
 - (4) Basketball Court;
 - (5) Skate Park;
 - (6) Shuffleboard Court; and
 - (7) Baseball Field.