



City of Kerrville

Singing Wind Park Master Plan

Draft September 12, 2022



KERRVILLE
2050 ➤



Acknowledgments

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Special Thanks To

Community members that took the time to be involved in this process



SINGING WIND PARK MASTER PLAN

Overview

Improving Singing Wind Park was identified as a Parks and Recreation priority in the *Kerrville 2050 Comprehensive Plan (Ch. 11) (2018)*, and the highest priority project in the *Kerrville Parks and Recreation Master Plan 2022 Update*. General improvements identified in those documents for this park include:

- Repurpose softball fields / lighting (consider dog park, BMX track / Pump track, disc golf course, “flow” mountain bike trail, etc.).
- Enhance / expand skate park.
- Upgrade the lights at the skate park.
- Add trail benches to the “backside” of park.
- Add on-street parking along Olympic Drive.
- Improve maintenance on trails.
- Consider additional park entrance off of Olympic Drive with parking and trail access.
- Consider developing Singing Wind Park as a “bike park” with multiple features.
- ***Separate Project** - Develop Aquatics Complex pursuant to the *Olympic Pool Feasibility Study*. Improvements to include heating the pool to extend season; update diving boards; add competitive swim features; add recreation and leisure features; evaluate use of solar to power / heat Olympic Pool and other features, make it educational. Short term is to address maintenance and code issues.

These priority projects resulted in the need to prepare a *Singing Wind Park Master Plan* to ensure organized development of the park over the long term. The planning process for this master plan has resulted in further identification of needs and interests for the park. Because of the park’s size (100 acres), topography, and the wide variety of existing and future improvements, the master plan has segmented the park into four planning zones. The following graphic plans and corresponding descriptions (by Zones 1-4) provide information on the project elements, as identified and prioritized by the public, city staff, and the Parks and Recreation Advisory Board.

This is a **master plan** which identifies projects and elements, in general. The goal is to establish the project element priorities, determine any land use advantages **or** conflicts in placement of these elements in the park, and to generally provide space allocation to each element / improvement to effectively plan the park. It is expected that, over time, this master plan and its project elements will be amended, rearranged, and possibly replaced by other higher priorities. Plans need to be reviewed occasionally for practicality and viability. Additionally, **Facility Design** will be established with any future funding and design phases for park elements, whereby layout, scope, details, and probable costs will be developed.

Park Characteristics

Singing Wind Park features a beautiful hill rising in the center of the property. The elevation changes add to the attraction to this park, but this attraction results in erosion throughout and limits buildable space for park features. Over the past several decades, the park development that has occurred here are the Olympic Pool, 3 softball / youth baseball fields, skate park, accessible playground, extensive hike / bike trails (many informal), 2 restroom buildings, storage building, and 3 parking lots. The dominant conditions in the park, in addition to erosion, are the existence of an 8" gas main that crosses the park, Tom Daniels Elementary School proximity, nearby residential development (some under construction), and recent extension of Olympic Drive.



*View of Singing Wind Park looking east
showing planning Zones 1-4*



*View of Singing Wind Park looking west
showing planning Zones 1-4*

Plan Application

All master plans require periodic review to evaluate progress, trends, costs, and problem correction. There are several new and expanded facilities in this park plan that will warrant space allocation and scope changes over time. As improvements are completed, it is suggested that this plan be revisited to ensure that the City of Kerrville and the park users are progressing in the desired direction and approach.



The attached Estimated Costs summary is provided as a starting point to provide some idea as to today's general costs, based on normal scopes of work. There are several factors that make cost estimating in advance of project design / construction problematic, with the major ones being inflation, rising labor costs, and unknown scopes of work. More exact estimated costs will need to be prepared when elements of the park plan are being evaluated for development.

Master Plan Elements and Descriptions by Zone

The four planning zones for this master plan are summarized below with a description of the recommended park features and a corresponding legend that depicts the label / symbols used in the master plan graphics.

Zone 1



Add Disc Golf Course - with access to trails and parking, covered seating, wayfinding, etc. Minimal vegetation removal; route around trails; coordinate layout with disc golf community; sanctioned for tourism generated tournaments / activity.



Retain Vegetated Buffer - to minimize any park activity from the adjacent neighborhood.



Add Trailhead - access point to all trails, bike facility, disc golf, small parking area with setback and across from school property (not across from neighborhood); include wayfinding and signage, trash / recycling, covered seating, drinking fountain, etc.; plan for eventual connection to Main Street, Schreiner University, and River Trail.



Add Lighted, ADA Accessible Trail - with timed solar lighting (dark skies friendly or pursuant to code); connect to trails and bike facility, wayfinding, covered seating, etc.; extends into all zones. It is not intended to light the entirety of the existing hillside trails.



Extend Olympic Drive - with trail to Main Street for River Trail connection to new parking / park trailhead; coordinate any pedestrian or vehicular connections into Schreiner with the university.



Finalize Removal of Maintenance Yard - by Parks and Recreation Department; limit existing vehicular access off of Olympic Drive for security / maintenance access, only.



Create Off-Leash Dog Area - design with low maintenance impact and limited vegetation removal; access to trails.



Define Trails and Develop Enduro Trails - to limit "rogue trails" / erosion, add covered seating, address trail / park erosion throughout; protect vegetation and habitat, as much as possible; work with bike community on layout / design; properly signed.



Neighborhood Access Points - define and manage, working with subdivision platting process.



Add Bike Facility - with BMX, Pump Track; connect to trails, skate park, parking, restrooms, etc.; add covered seating and event support infrastructure; work with bike community on layout / design.



Relocate Gas Main (entire park) - encourage rerouting of existing 8" gas line from the park and surrounding area; current situation creates operational issues and limits development of the park; if rerouted, remove abandoned line from park (all zones).

Zone 2



Extend Existing Parking - add spaces and resurface / restripe, improve efficiency of existing.



Add Sprayground - good access to existing water and wastewater service and parking; can be separated from pool for longer season and accessibility; viewable from street.



Add Dog Park (large and small dog areas) - repurpose ball fields #2 and 3, add parking, amend irrigation, add trees, add covered seating, drinking fountains, spread out apparatus / features within fenced area; work with interest groups such as *Kerrville Pets Alive* and dog park users on layout / design. Evaluate lighting system and update as appropriate.



Improve Intersection Control - at Olympic Drive and Singing Wind Drive and ensure safe pedestrian crossings for students, park, River Trail, etc.



Extend Olympic Drive - with trail to Main Street for River Trail connection to new parking / park trailhead (in Zone 1); include effluent water line; coordinate any pedestrian or vehicular connections into Schreiner with the university.



Add Irrigation Pond - extend effluent line from Schreiner University with Olympic Drive extension; add pumping system to irrigate park.



Add Lighted, ADA Accessible Trail - with timed solar lighting (dark skies friendly or pursuant to code), wayfinding, seating, parking access, etc.; extends into all zones. It is not intended to light the entirety of the existing hillside trails.



*Olympic Pool Feasibility Study (Stand-Alone Project) - consider exterior restroom access for sprayground and trail / park users.



Group Pavilion Area or Other Use - flat area available for a variety of park uses; could include rain catchment tank from bathhouse.



Relocate Gas Main - (entire park).



Covered Sports Court - basketball and multipurpose striping, controlled lighting, fencing, consider fitness court / equipment, etc.



Open Green Space / Play Area - irrigated turf, lighted field with or without fencing along Singing Wind Drive, for recreation and leisure activities and potential programming.

Zone 3

- █ Improve Storage Building - interior and exterior; remove if alternative is developed.
- █ Repurpose and Improve Concession / Restroom Building - separate Men's and Women's, ADA compliant, conditioned space; access to facilities and parking.
- █ Parking and Restroom Connections - to Covered Sports Court, Fitness Court / Equipment, Open Green Space / Play Area, and Dog Park (in Zone 2) and trails (in Zone 1), to skate park, include park wayfinding; avoid accessible trail conflicts.
- █ Add Landscape - replace / add trees as needed, add landscaping and xeriscape where appropriate, irrigate, address erosion along Singing Wind Drive, signage.
- █ Expand Skate Park - concrete with covered seating, pads for tents / food trucks, infrastructure for public address system, lighting improvements, drinking fountain, all-inclusive access to parking / Bike Facility / other facilities; work with skate community on layout / design.
- █ Relocate Gas Main - (entire park).
- P Repave / Restripe Parking - address efficiency, accessibility.
- █ Connections to Zone 4 and Bike Facility (in Zone 1) - to bike facility, ball field #1, playground, trails, and Singing Wind Drive.

Zone 4

- Connection to Trails and Facilities - to Zones 1, 3, & 4, parking, and Singing Wind Drive.
- ↔ Relocate Gas Main - (entire park).
- Improve Ball Field #1 - evaluate and address lighting (dark skies friendly or pursuant to code), turf and irrigation, infield, fencing, bleachers and dug outs, accessibility, etc.
- Upgrade Restroom - accessibility, fixtures, lighting.
- ~ Park Frontage Improvements - address erosion, add landscaping and xeriscape where appropriate, park monument signage.
- ◀ Neighborhood Access - define and manage with developer and HOA.
- Improve Playground - additional play features, shade and seating, improve accessibility for all.
- Repave / Restripe Parking - address efficiency, accessibility, signage, etc.

SINGING WIND PARK MASTER PLAN

Estimated Costs

- project element cost ranges
- includes design / contingency fees
- does not reflect any "volunteer" support labor or donations

Zone 1	1. disc golf course	\$50,000 - 100,000
	2. trailhead with small parking	200,000 - 275,000
	3. lighted, ADA accessible trail	250,000 - 500,000
	4. informal off-leash dog area (fenced)	50,000 - 75,000
	5. define trails / enduro trails / erosion work	200,000 - 400,000
	6. bike facility (BMX / pump track)	750,000 - 1,500,000
	7. relocate gas main throughout park	by others
Zone 2	8. pool area parking expansion / renovation	250,000 - 300,000
	9. sprayground	300,000 - 400,000
	10. dog park (formal) with small parking	200,000 - 350,000
	11. intersection improvements	by others
	12. extend Olympic Dr. / River Tail / utilities	500,000 - 750,000 (street ext. by others)
	13. irrigation pond / pumping system	300,000 - 500,000
	14. group pavilion area / other	100,000 - 200,000
	15. covered sports court / fitness court	250,000 - 350,000
	16. open play area (irrigated)	50,000 - 100,000
Zone 3	17. improve storage building	50,000 (\$150,000 – 200,000 new construction off-site)
	18. repurpose concession / restroom	200,000 - 300,000
	19. walkways / ramps / connections throughout park	250,000 - 400,000
	20. central area landscaping / irrigation / erosion control	75,000 - 100,000
	21. site furniture / signage / drinking fountains / bike racks	100,000 - 150,000
	22. expand skate park	500,000 - 750,000
Zone 4	23. repave / restripe central parking with access	50,000 - 75,000
	24. improve ball field #1	50,000 - 75,000
	25. upgrade restroom	25,000 - 50,000
	26. park frontage improvements	75,000 - 100,000
	27. neighborhood access	10,000 - 20,000
	28. improve playground	150,000 - 250,000
	29. repave / restripe east parking	30,000 - 50,000

\$5,015,000 – \$8,170,000 cost range
(*excludes Olympic Pool Aquatic Feasibility Study Project)

SINGING WIND PARK

Master Plan

100 acres

Existing, by Zone



Zone 1

trails

hill

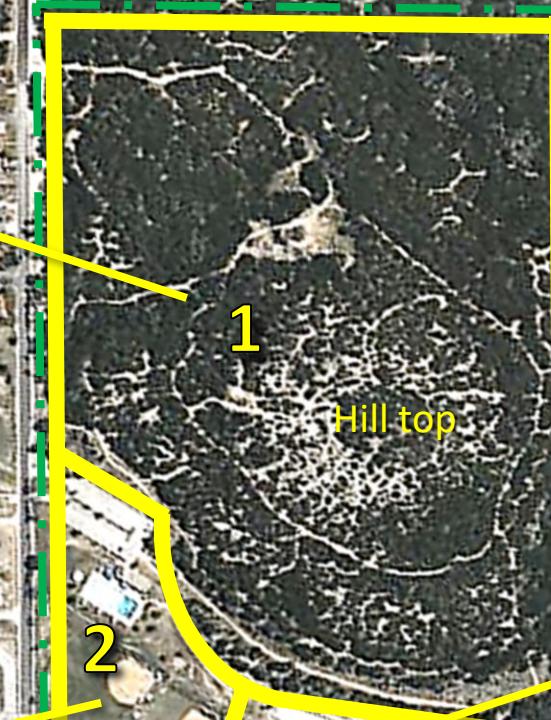
maintenance area
(being removed)



residential

KISD

residential



commercial

residential

Zone 2

Olympic Pool
parking

softball fields #2 and #3



Zone 3

skate park

restrooms

storage building

parking

residential

Zone 4

playground

restroom

softball field #1

parking

ZONE 1

Add Disc Golf Course

with access to trails and parking, covered seating, wayfinding, etc.

Retain Vegetated Buffer

residential area
school property

Add Trailhead

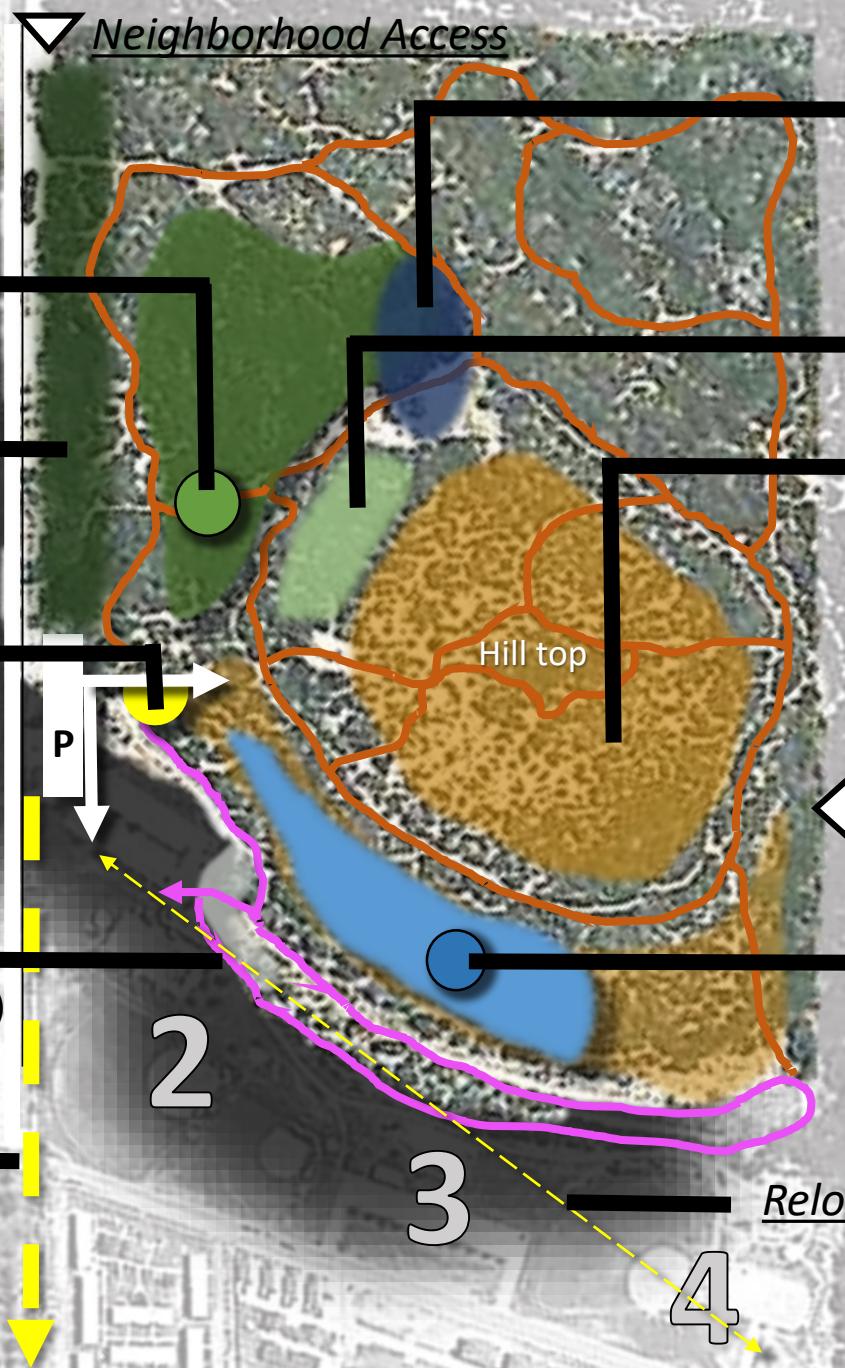
access point to trails, bike facility, disc golf, small parking across from school property (not neighborhood) wayfinding, covered seating, etc.

Add Lighted, ADA Accessible Trail

with timed solar lighting (Dark Skies compliant)
wayfinding, seating, parking access, etc.

Extend Olympic Dr.

with trail to Main St. for
River Trail connection to new
Parking / park trailhead, Schreiner
University, etc.; coord. with Schreiner



Finalize Removal of Maintenance Yard

Create Off-Leash Dog Area

low impact; retain vegetation; fenced

Define Trails and Develop Enduro Trails

to limit “rogue trails” / erosion; add covered seating; address trail / park erosion throughout; protect vegetation and habitat, as much as possible; final trail locations to be determined

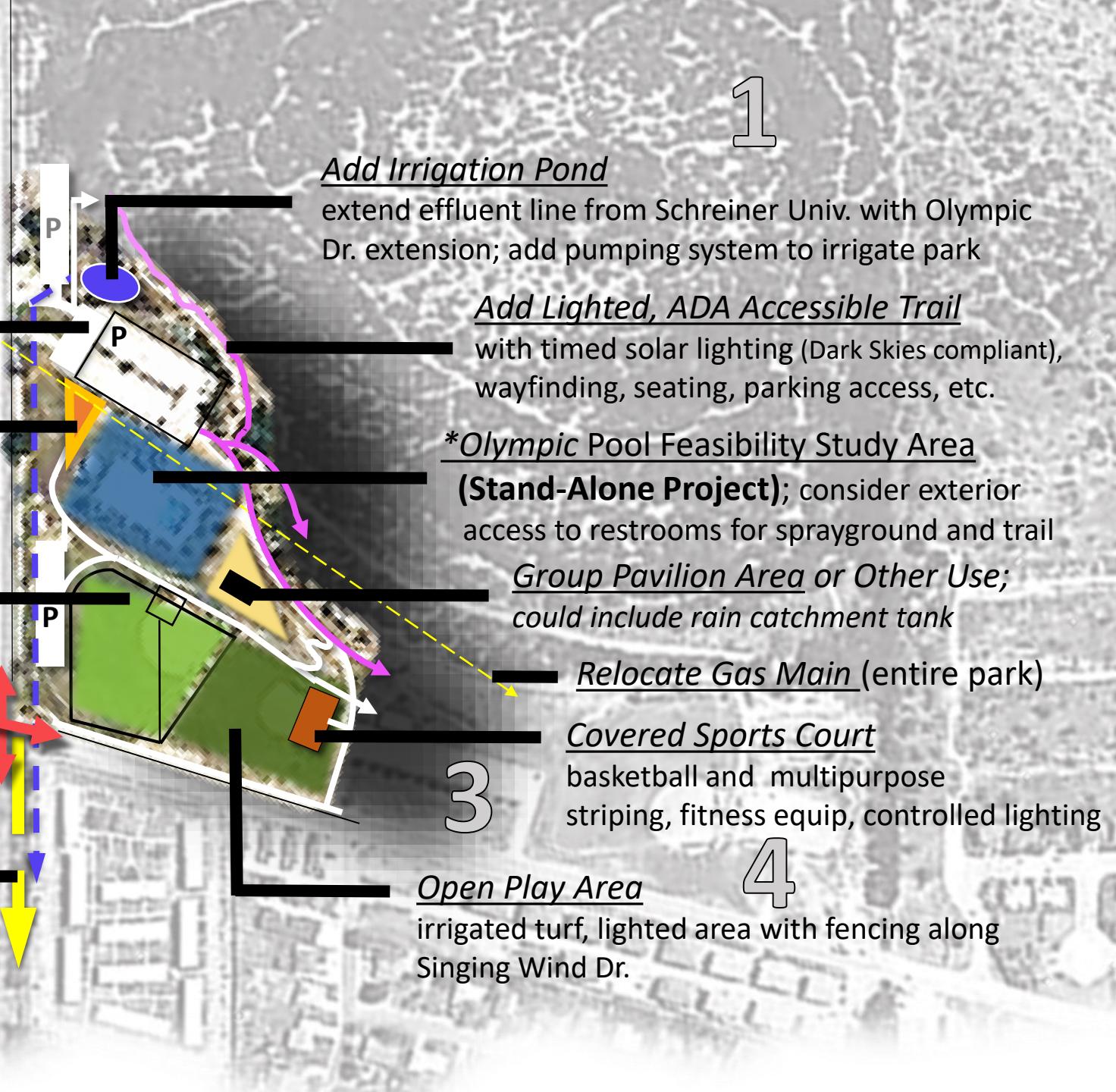
1 Neighborhood Access Point define and manage

Add Bike Facility

with BMX / Pump Track / etc.; create access to trails, skate park, parking, restroom

Relocate Gas Main (entire park)

ZONE 2



Extend Existing Parking

add spaces and resurface /restripe

Add Sprayground

consider separate from pool for year-round accessibility; good parking and utility access; viewable from street

Add Dog Park (large and small dog areas)

repurpose softball fields #2 and 3, add parking, amend irrigation, add covered seating, drinking fountains, etc.

Improve Intersection Control

at Olympic Dr. and Singing Wind Dr. - ensure safe pedestrian crossing for students, park, River Trail

Extend Olympic Dr.

with trail to Main St. for River Trail connection to new parking / park trailhead, Schreiner University, etc.,; include effluent water line to irrigation pond

Add Irrigation Pond

extend effluent line from Schreiner Univ. with Olympic Dr. extension; add pumping system to irrigate park

Add Lighted, ADA Accessible Trail

- with timed solar lighting (Dark Skies compliant), wayfinding, seating, parking access, etc.

*Olympic Pool Feasibility Study Area

(Stand-Alone Project); consider exterior access to restrooms for sprayground and train

Group Pavilion Area or Other Use;
could include rain catchment tank

Relocate Gas Main (entire park)

Covered Sports Court

basketball and multipurpose striping, fitness equip, control

3

Open Play Area

irrigated turf, lighted area with fencing along
Singing Wind Dr.

4

ZONE 3

1

Improve Storage Building

interior and exterior;
remove if alternative
is developed

Bike Facility (in Zone 1)

Expand Skate Park

concrete with covered seating, pads for
Tents / food trucks, wired for audio, lighting
improvements, drinking fountain, all inclusive access to
Parking / Bike Facility (Zone 4)/other facilities

Repurpose Concession / Restroom

separate Men's and Women's, ADA
compliant, conditioned space;
access to facilities and parking

2

Parking and Restroom Connections

to Covered Sports / Fitness Court, Open Play Area,
and Dog Park (in Zone 2) and trails (in Zone 1),
to skate park, include park wayfinding

Add Landscape

Add / replace trees as needed, xeriscape, irrigate,
address erosion along Singing Wind Dr.;
signage

Relocate Gas Main (entire park)

Repave / Restripe Parking

address efficiency, accessibility

4

Connections to Zone 4

softball field #1, playground, disc golf, trails, ar
Singing Wind Dr.

ZONE 4

1

2

3

Relocate Gas Main (entire park)

Improve Softball Field #1

address lighting (Dark Skies compliant),
turf and irrigation, infield, fencing,
bleachers and dug outs,
accessibility

Connection to Trails and Facilities

to Zones 1, 3, & 4, parking,
and Singing Wind Dr.

Upgrade Restroom

Park Frontage Improvements

address erosion, add xeriscape,
park monument signage

Neighborhood Access

define and manage with developer/HOA

Park Boundary

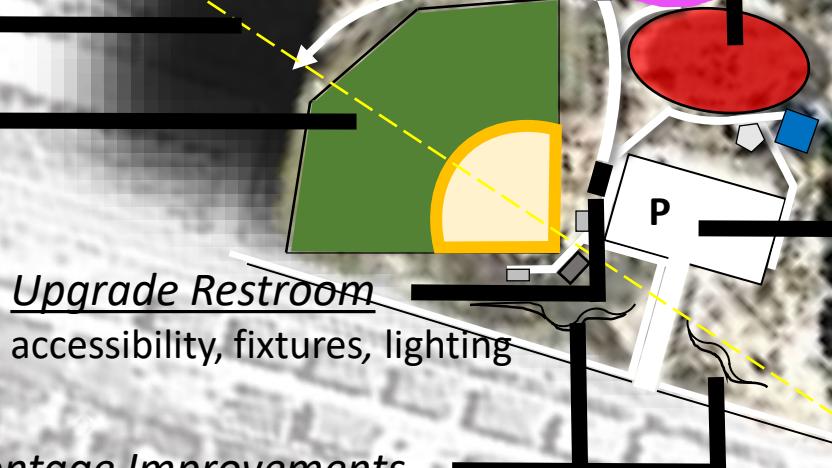
Improve Playground

additional play features, shade and seating,
all inclusive accessibility

residential

Repave / Restripe Parking

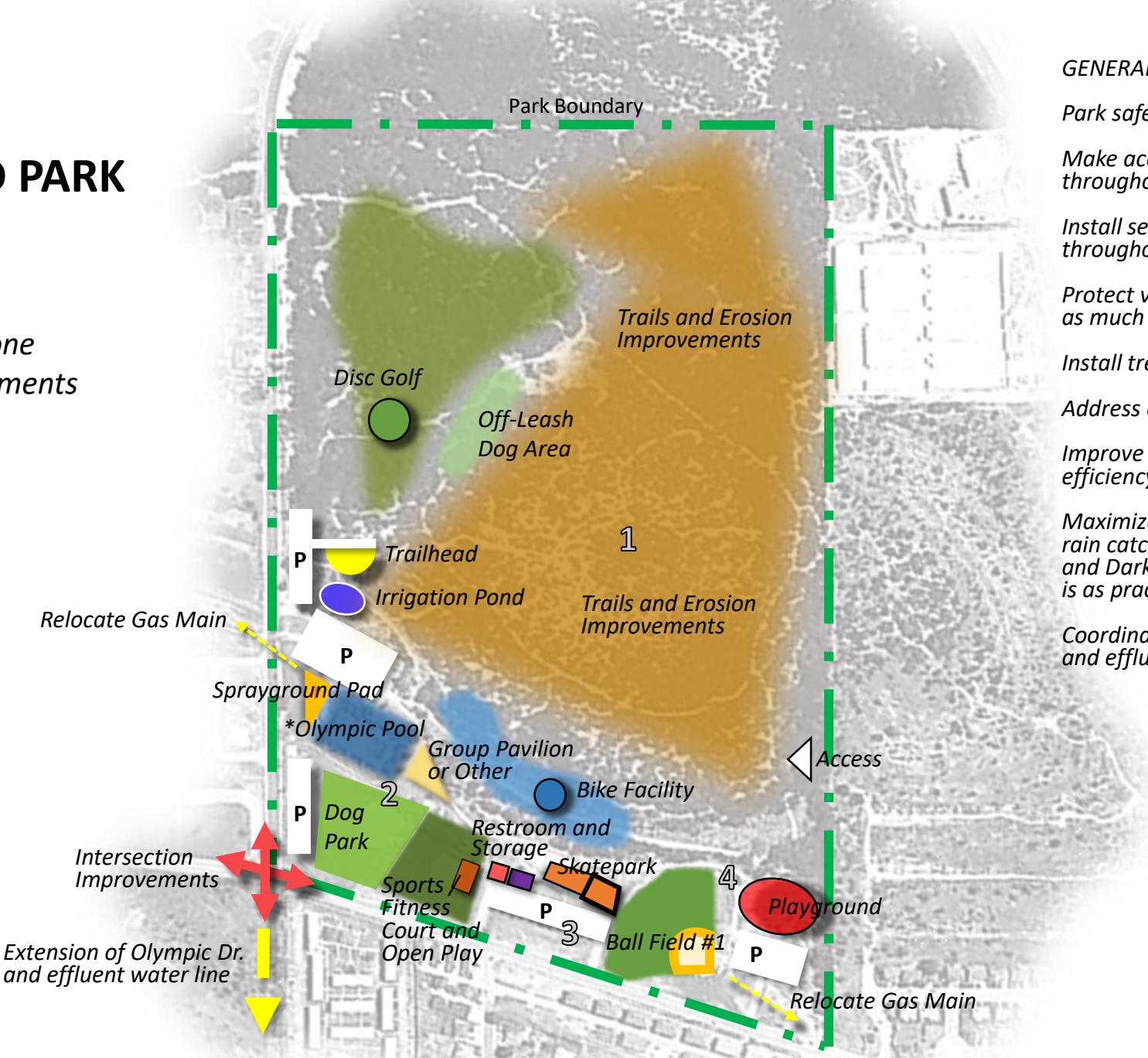
address efficiency, accessibility



SINGING WIND PARK

100 acres

Summary Showing Each Zone and Major Plan Elements



GENERAL COMMENTS

Park safety to be highest priority

Make accessibility improvements throughout park (full ADA compliance)

Install seating areas and more shade throughout park, bike racks

Protect vegetation and habitat, as much as possible

Install trees, xeriscape, irrigation

Address erosion throughout park

Improve parking conditions and efficiency

Maximize use of effluent water, rain catchment, solar energy, LED, and Dark Skies compliance, as much as practical

Coordinate extensions of Olympic Dr., River Trail, and effluent water line with Schreiner University