

# River Properties Vision Plan



NEW BRAUNFELS, TEXAS





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## ACKNOWLEDGMENTS



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### ***Mayor and City Council***

Barron Casteel • Mayor  
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Chris Monceballez • District 4  
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# Introduction

- 1. ABOUT THE VISIONING DOCUMENT**
- 2. PURPOSE**
- 3. AREA OVERVIEW**
- 4. EXISTING CONDITIONS**



## RIVER PROPERTIES VISION PLAN



This document was created to help determine the vision for several City-purchased properties along the Guadalupe River. A buy-out program was used to purchase the study area's flood-prone properties.

# Introduction

## ABOUT THE VISIONING DOCUMENT

CHAPTER 1- INTRODUCTION outlines the contents of this document, states the purpose, describes the area location and history, and examines the existing conditions.

CHAPTER 2- VISION PLAN GOALS provides a basis for the Vision Plan recommendations. It documents the input from the community engagement process including an online survey, public meetings and the advisory committee meetings that shaped the goals for the River Properties Vision Plan. Goals and strategies are broken into three categories:

Neighborhood  
Recreation  
Environmental



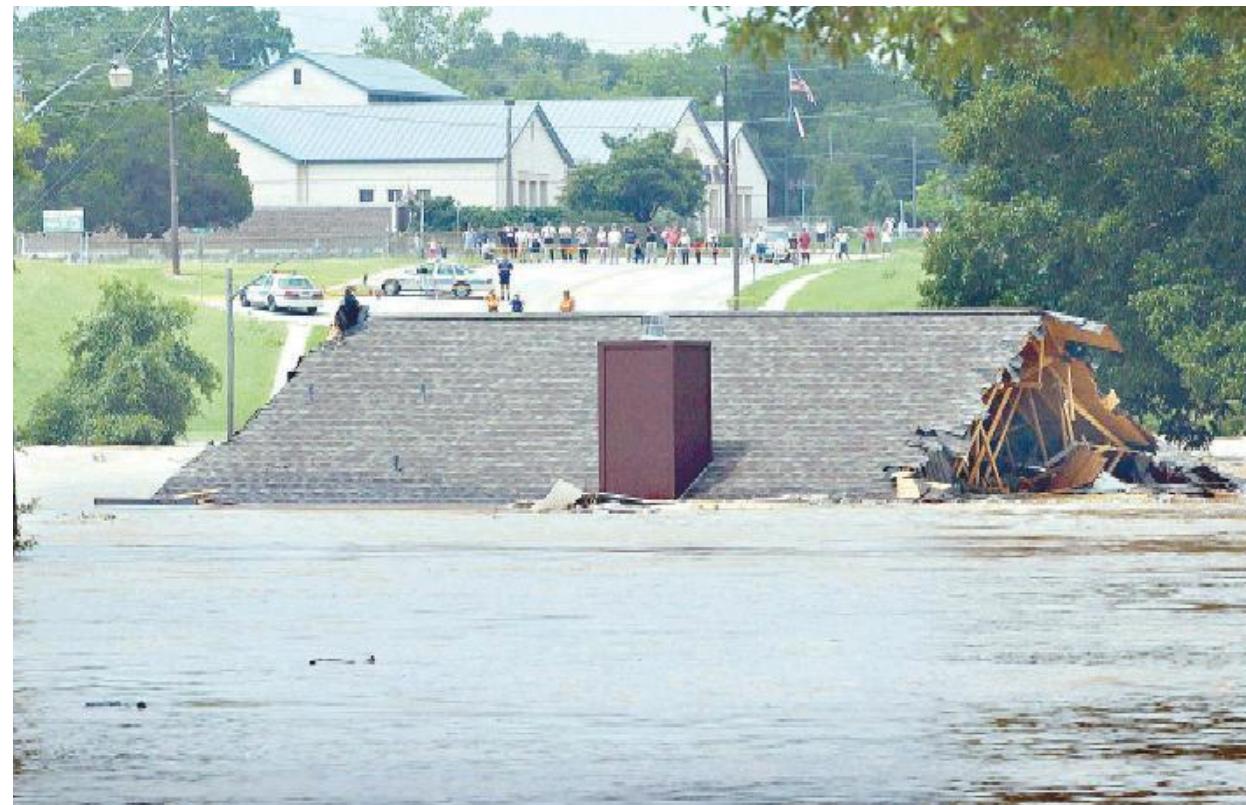
## PURPOSE

The purpose of this project is to create a Vision Plan for the City-owned properties along the Guadalupe River and near River Acres Park. The consultant team worked with the City to engage stakeholders, citizens, and park visitors. The solicited engagement guided the consultant team in drafting this Vision Plan document. The conceptual plan was developed to guide future improvements for the City-owned properties, River Acres Park and the adjacent area. The Vision Plan is intended to guide City policy and area improvements for years to come, through elected cycles, changes in City staff and as funding is available to implement additional design and enhancements.

The Vision Plan deliverables are conceptual in nature and are intended for planning purposes only. Programming for park improvements are based on community input and on the consultant's evaluation of the area. The vision and goals relied on the City's and community's input for directive. This planning project does not include detail site design and is not intended for construction purposes.

### 2002 Flood

June of 2002 was a very dry month and the Guadalupe River was low. Upstream, on June 29th, Canyon Lake was below the conservation lake level of 909 feet. Just before the July 4th weekend, a low depression in the Gulf of Mexico caused rainfall in New Braunfels and the surrounding area. The river rose at a rapid pace and had to be closed for all recreational use due to swift currents and lightening. By July 3rd, the river peaked at 107,000 cfs at the Spring Branch gauge on the Upper Guadalupe. This spot, normally 2 feet deep, was marked at 43.75 deep. The rain continued and the river continued to flood from Kerrville down to the Gulf of Mexico. As a result of the lower flooding river, the engineers at Canyon Lake couldn't open the flood gates to release the rising waters. For the first time since it's construction, Canyon Lake overflowed the spillway. By July



7th, the waters rose 9 feet above the spillway, taking out homes, businesses, low-water bridges and brush in the path of the river. By July 17th, the water was generally within the banks, however contamination from debris and chemicals was a major concern to the residents and businesses along the river. At a regional level, this event brought 30-40 inches of rain, damaged 48,000 homes, caused 10 deaths, and resulted in \$250 million in losses.

Since 2002, the City has used FEMA's buy-out program to land-bank flood-prone properties along the Guadalupe River. The FEMA program is a matching grant program for residents to voluntarily sell their properties to the City of New Braunfels. The acquired properties have the following general deed restrictions:

- The land shall be used only for purposes compatible with open space, recreational, or wetland management purposes;
- No new structures or improvements shall be erected on the premises other than a restroom or a public facility that is open on all sides or functionally related to the open space use;
- No further disaster assistance from a Federal source for any purpose related to the property may be sought;
- Conveyance of the properties only to another public entity and only with prior approval from GDEM and the Regional Director of FEMA.



Source for all flooding images: <http://www.srh.noaa.gov/images/ewx/wxevent/2002Floods.pdf>



# AREA OVERVIEW

## Regional Impacts

It is likely that the demand for parkland, river access and visitors to the popular Guadalupe River, City parks and the City of New Braunfels' attraction will continue to increase. At a national level, Texas is seeing significant growth. From 2010 to 2015 the state's population has increased 9.24 percent from 25,145,561 to 27,469,114. This puts Texas as the second fastest growing state in the country behind North Dakota. Texas' population is predicted to grow to 37,736,338 by 2040 and 51,040,173 by 2070.

Within the state, the Austin-San Antonio region is seeing significant growth and it is predicted to continue to see an influx in population in the coming decades. The population of Comal County in 2010 was 108,472. By 2020, Comal County is projected to grow by 22.97 percent to 140,825. Looking further out to 2070, Comal County is anticipated to have a population of 330,099, which is a 134.4 percent increase from 2020. Likewise, Guadalupe County had a population of 131,533 in 2010. By 2020, this county is anticipated to grow 28.00 percent to 182,693 and by 2070 it is forecasted to have a population of 396,261. With these projections in mind, it is very important to strategically plan for growth and its impacts.

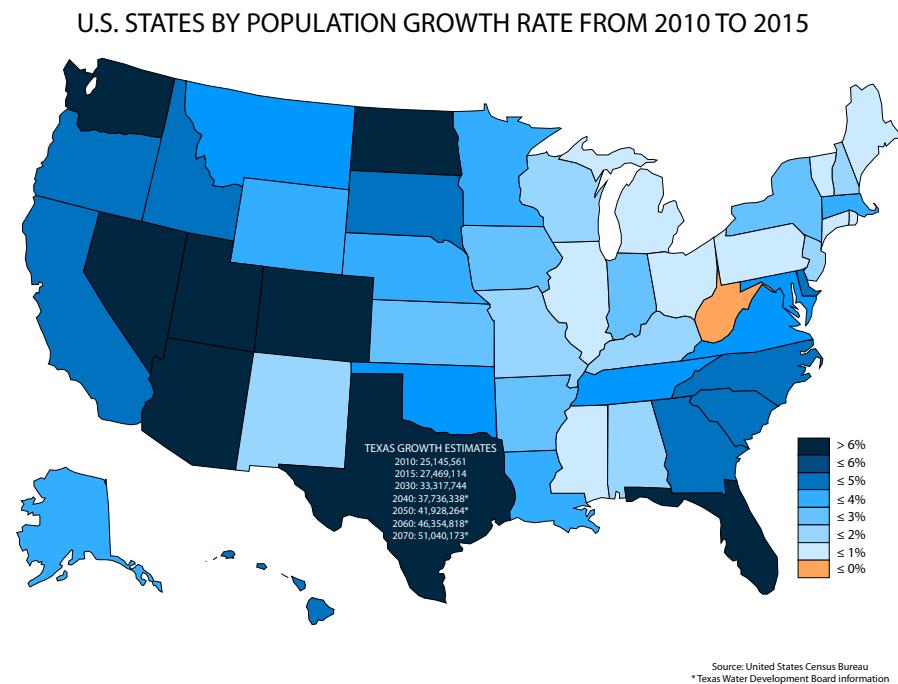


Figure 1.1: United States Population Growth Rate from 2010 to 2015

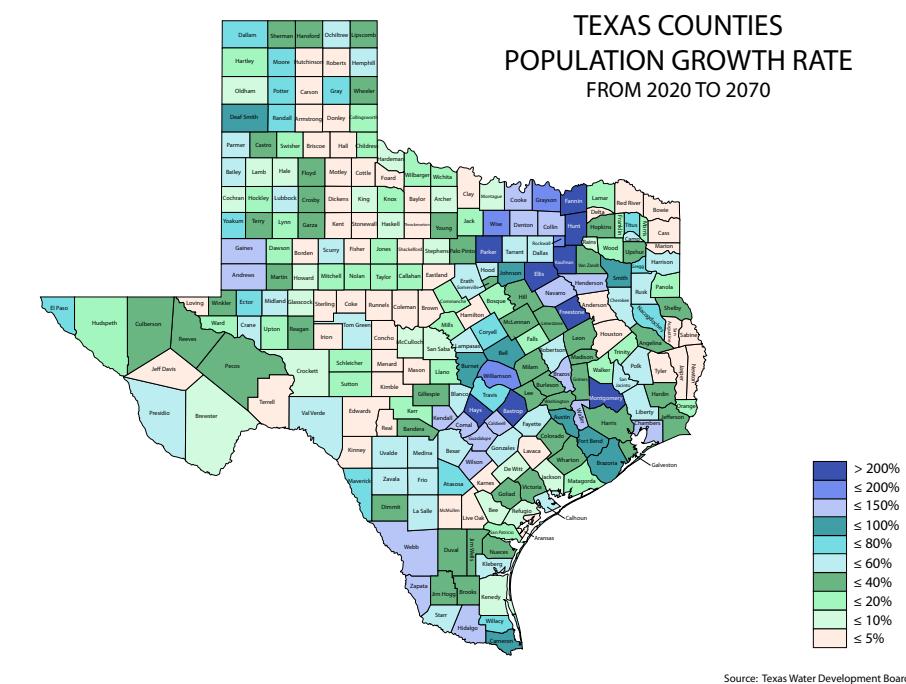


Figure 1.2: Texas Counties Population Growth Rate from 2020 to 2070

## Local Context

The study area is located in northeast New Braunfels just inside Loop 337, near the Common Street crossing of the Guadalupe River.

The Guadalupe River runs from Kerr County to San Antonio Bay on the Gulf of Mexico and winds through the heart of New Braunfels. The river drives a significant amount of tourism traffic to the City, which has both economic and environmental impacts. A significant amount of the core of New Braunfels is either within the 100-year floodplain or 500-year floodplain. This Vision Plan for the River Properties is intended to be sensitive to the competing demands of the growth projections, tourism impacts, and floodplain issues within this area.

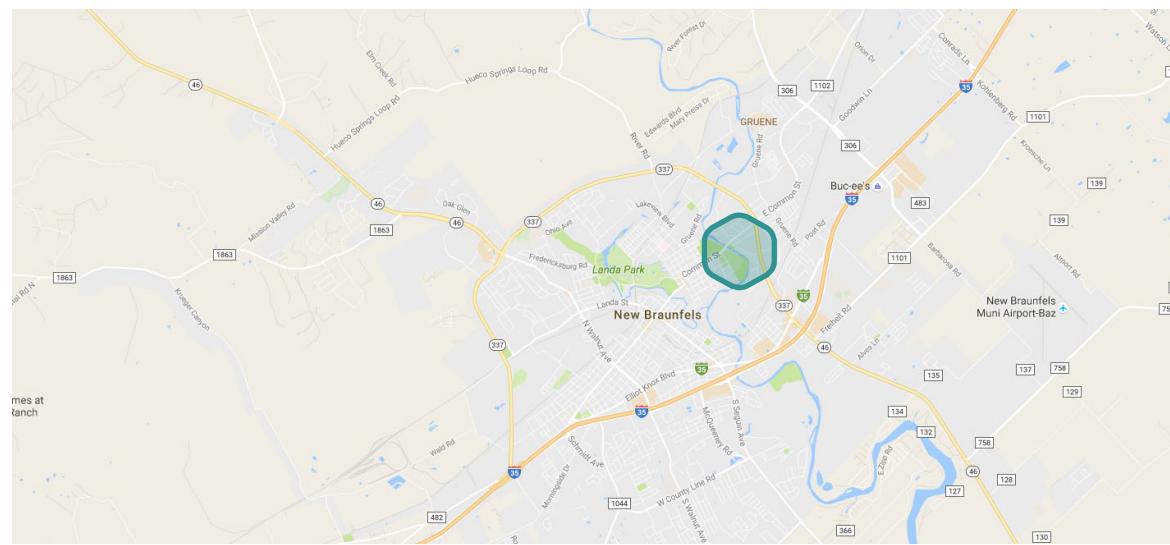


Figure 1.3: New Braunfels Location Map

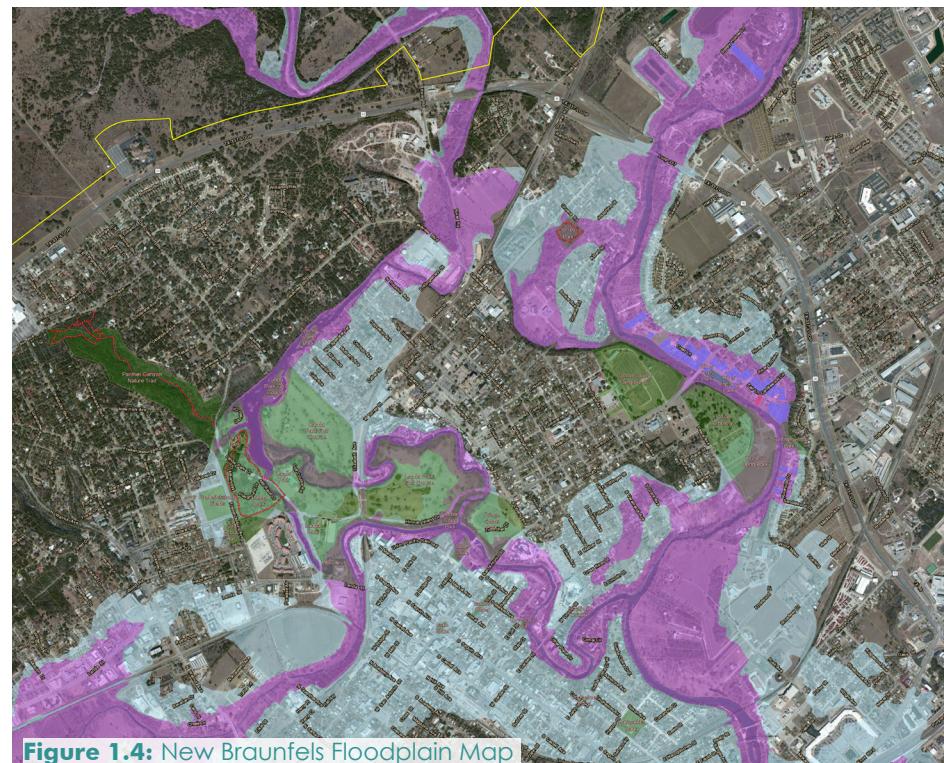


Figure 1.4: New Braunfels Floodplain Map

## Other Studies

Two additional reports or studies have recommendations affecting the study area. The first is the 2010 New Braunfels Strategic Parks and Recreation Master Plan. Within the 2010 plan, general site comments and public input are documented for City parks including River Acres Park and Cypress Bend Park. More specifically, the 2010 plan identifies a trail recommendation for a river trail from Cypress Bend Park to County Fairgrounds. It describes the trail as a rare opportunity to provide a scenic trail along the Guadalupe River. The recommended river trail path is generally located along the southern bank of the Guadalupe River, opposite of River Acres Park. Additional trail standards are provided within the 2010 document.

The second is the 2016 Alamo Area Metropolitan Planning Organization (AAMPO) Regional Bicycle & Pedestrian Planning Study. Chapter Five within the study is specific to New Braunfels. Existing and proposed sidewalk and trail paths are illustrated for the Vision Plan's study area. The AAMPO study recommends a trail segment adjacent to Cypress Bend Park, north along the Guadalupe River, towards E. North Street. In addition, the AAMPO study illustrates sidewalk extensions along portions of Common Street, Fair Lane, and Peace Avenue.

### Trail Recommendations



3

#### River Trail from Cypress Bend Park to County Fairgrounds

New Braunfels has a very rare opportunity to provide a significantly scenic trail along the Guadalupe River which will connect the Comal County Fair Grounds to Cypress Bend Park. When along side the fair grounds, users of the trail will be able to look down the bluffs and view the river below. When the trail crosses inside Cypress Bend Park, trail users will have the opportunity to walk right along side the river, stopping at their leisure to enjoy this rare and natural resource. The development of this trail will require agreement from the County Fairgrounds for access to the corridor.

Benefiting Sector(s): Central

Low Cost Range: \$800,000

High Cost Range: \$1,800,000

Priority Level: High

Proposed Trail Surface: Asphalt or concrete (because of the potential for flood damage)

Length: 2.0 miles +/-

Potential Funding Sources: general fund, certificates of obligation, revenue bonds, naming rights, sponsorships, TPWD grant opportunity.



Existing Cypress Bend Park along the Guadalupe River.



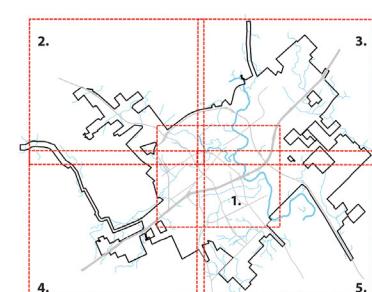
## MAP 5.3A: NEW BRAUNFELS PEDESTRIAN FACILITIES (ON-STREET &amp; SHARED USE)

## LEGEND

- Proposed Creek Crossing
- Proposed Intersection Enhancement
- Sidewalk, First Priority
- Sidewalk, Second Priority
- Sidewalk, Existing
- Trail, First Priority
- Trail, Second Priority
- Trail, Existing
- Sidepath, First Priority
- Sidepath, Second Priority
- Bike Lane, First Priority
- Bike Lane, Second Priority
- Bike Lane, Existing
- Bike Route, First Priority
- Bike Route, Second Priority
- Bike Route, Existing
- Wide Shoulder, First Priority
- Wide Shoulder, Second Priority
- Wide Shoulder, Existing
- Traffic Calming, First Priority
- Traffic Calming, Second Priority
- School Properties
- Parks
- Waterways
- Railroad
- City Boundary
- School
- Hospital
- Library
- Civic Destination
- Destination

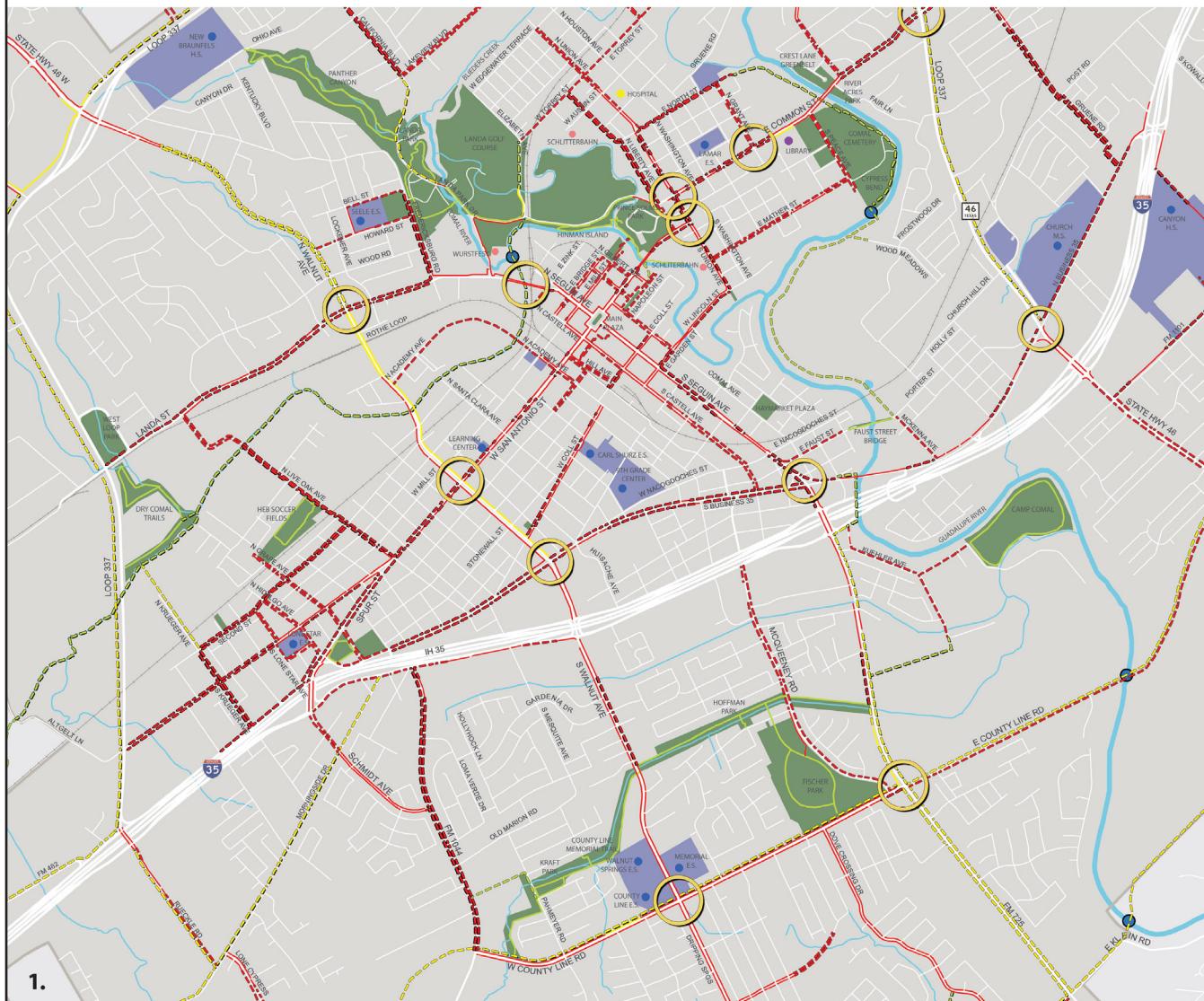


0 1/4 1/2 1 Miles



5.3 Recommendations

5-41



Source: 2016 Alamo Area Metropolitan Planning Organization (AAMPO) Regional Bicycle & Pedestrian Planning Study

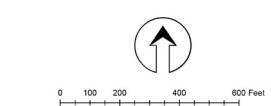
# EXISTING CONDITIONS

## Study Area

The study area is roughly defined as Summerwood Drive to the east, Fair Lane to the north, Rivercrest Drive to the west and the Guadalupe River to the south. Adjacent properties, river access, trails and parks have an influence on programming elements. This area is generally described as a beautiful part of New Braunfels with established neighborhoods, mature tree coverage, bluffs and vistas, interesting topography, open space, and wildlife. Along with the natural beauty, river access makes this area highly desirable.

Figure 1.5 locates the 49 City-owned properties and the three proposed properties for acquisition. Nearby are the Comal County Fairgrounds, Comal Cemetery, Cypress Bend Park, Summer Wood Park, River Enclave Park, and a private neighborhood park off of Hillcrest Drive. There is also a conservation easement off of Fair Lane, between River Enclave Park and Summerwood Park.

Mentioned previously, the Guadalupe River drives a significant amount of tourism to the area. People come from all over the state to visit the Guadalupe River. Since this is a seasonal activity, New Braunfels and the Guadalupe River see a majority of the influx during the summer months. As a result, River Acres Park and the surrounding neighborhood are also impacted by the increased traffic as tourists use this park as a river access point. With no dedicated parking and limited park facilities such as trash receptacles and benches, tourists infringe upon the adjacent neighborhood.

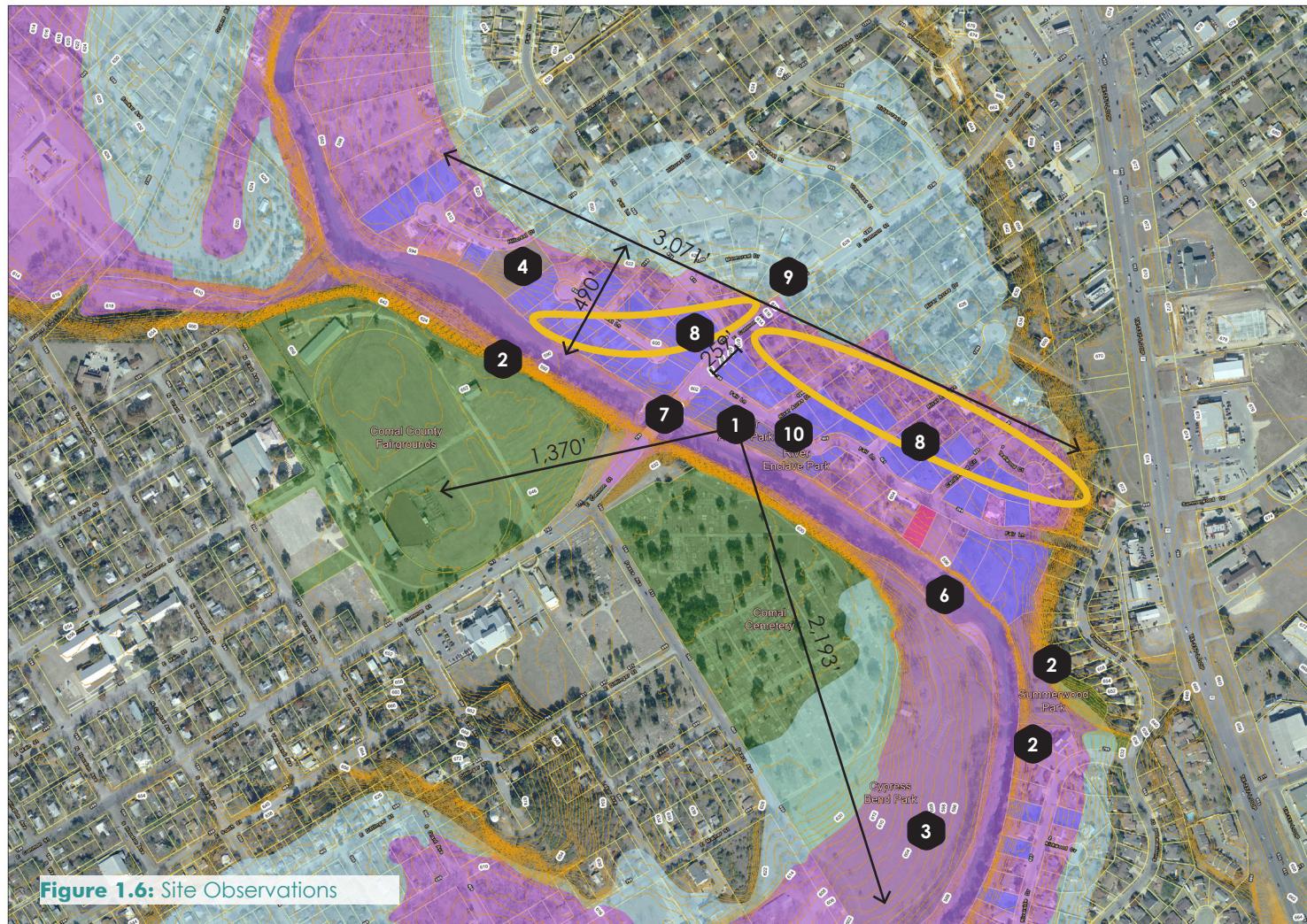


## Study Area Character Photos





## Site Observations



### Map Features

- 5 Owned by City of New Braunfels
- Neighborhood Park
- Conservation Easement
- Proposed Property
- Public, Parks and Open Space
- Trails and Paths
- Streams
- Contours (2' Intervals)
- 0.2 pct Annual Chance Flood Hazard
- 100 Year Floodplain
- City Limits

Figure 1.6: Site Observations

- 1 Existing 1-acre River Acres Park. Issues and opportunities noted as part of community comments
- 2 Area with steep slopes
- 3 Cypress Bend Park is the last public exist for tubers and is outfitter pick up spot. The 18-acre park has potential for programming expansion that could help with overuse of River Acres Park.
- 4 Existing private neighborhood park
- 5 City owned-properties with deed restrictions
- 6 Guadalupe River and Floodway
- 7 Pedestrian conflicts near Common Street and bridge
- 8 Minimize park users impacts
- 9 Common Street is significant roadway with high traffic volumes
- 10 Park uses significantly impact Fair Lane and surrounding homes, with parking, BBQ activities, overuse of park and traffic conflicts.

## **Vision Plan Goals**

- 1. COMMUNITY ENGAGEMENT**
- 2. GOALS**
- 3. PROGRAMMING PRINCIPLES**



## COMMUNITY ENGAGEMENT



The purpose of engagement is three-fold: to inform, to consult, and to collaborate.

**Inform:** The community engagement process is intended to inform and educate the public, making the vision process accessible to the residents of New Braunfels and users of the Guadalupe River.

**Consult:** The engagement process allows the consultant an opportunity to listen to the public's views, concerns and insights.

**Collaborate:** The public engagement process encourages a partnership between the consultant, City staff, and the public to solve problems together, drawing on each other's expertise.

# Input and Goals

## COMMUNITY ENGAGEMENT

The City of New Braunfels Parks and Recreation Department wanted to ensure the vision for River Properties Vision Plan was a blend between the department's vision, park needs, and users' needs and wants. In order to make this happen, the department developed an engagement plan to identify goals in achieving a Vision Plan that reflects the diversity and values of the citizens, park users and visitors. The community engagement process involved a kick-off meeting with City staff, Plan Advisory Committee meetings, stakeholder interviews, three public meetings, an online survey and adoption meetings.

### ***Kick-off Meeting- August 2016***

The kick-off meeting was held on August 10, 2016 with the purpose of reviewing the project scope, schedule, communication, expectations, deliverables and tasks delegated for the client and the consultant. The New Braunfels City staff present at the kick-off meeting laid the framework of the initial issues and opportunities for the study area. These items include:

- Expand trails.
- Existing 40' easement at Fairgrounds for trail access
- One acre River Acres park is overused.
- BBQ issue, not allowed in park or river so being used in street, need BBQ designated areas.
- Lots of parking on street and in neighborhoods
- Trash is constant issue.
- Porta Potties need to be removed and need restroom facilities.
- Tubers stop near Common Street Bridge to camp out because the last exit is at Cypress Bend Park. Under bridge is popular for tubers because of shade.
- Do not allow River Acre Park to be a tuber entry or exit for outfitters.
- Some vandalism is experienced, most problems related to alcohol use.
- 2 pm peak use time.
- Trash is collected daily, dumpsters and pad are needed.
- 200 people are common in the park.
- Erosion issues.
- Water can be up halfway to Fair Lane during normal rain events.
- Need to consider emergency parking areas.
- Pedestrians crossing Common Street is major issue.
- Need to consider reforesting, linear landscaping, greenbelt.
- Need dedicated parking areas.
- Need better signage, need private property signs.
- Consider dedicating or designating more land as parks because the current park rules could be enforced, currently cannot enforce park rules outside of existing park area.
- Consider riparian areas with future improvements, bioswales.
- Soil compaction is issue.
- Existing conservation easement is not owned by the City.
- Historic pecan trees on site.
- Consider an unloading area.
- Dust to Dawn policy for park hours.

Immediately following the kick-off meeting, the consultant and City staff embarked on a tour of the study area to get familiar with the site and adjacent properties. A range of photographs from this site tour can be found on page 12.

## **Plan Advisory Committee Meeting #1- August 2016**

The intent of the Plan Advisory Committee (PAC) meetings is for the consultant team to work directly with a group who represent a wide range of issues in order to receive diverse opinions reflected in the planning process. The PAC members are intended to be ambassadors of the planning process and are therefore encouraged to gather input from others in the community. The first PAC meeting was held on August 10, 2016, immediately after the kick-off meeting and site tour. After a presentation from the consultant team, the PAC members participated in input exercises. The exercises included three topics regarding their targeted sentiments of the study area. The first board asked the members of the PAC to suggest opportunities for the study area, the second board solicited issues that the study area faces, and the third board gave the PAC an opportunity to create a future vision for the study area. The comments are as follows:

## **OPPORTUNITIES**

- Riparian and re-vegetation
- Erosion control
- Open space preservation
- Dog and pet activities
- Kayaking (launch)
- Fishing
- Trails
- Bird watching

## **Great - Opportunities**

- RIPARIAN REVEGETATION
- EROSION CONTROL
- OPEN SPACE PRESERVATION
- DOG/PET ACTIVITY
- KAYAKING (LAUNCH)
- FISHING
- TRAIL SYSTEM
- BIRD WATCHING



**River Properties Master Plan**



## ISSUES

- Parking
- Pedestrian and vehicular conflicts
- Erosion
- Park regulations not enforceable to some current area within site
- Need to balance parking needs and neighborhood impacts
- Connectivity across linear site
- Common Street is heavy vehicular activity

## Issues - Challenges

- PARKING !!!
- PEDESTRIAN / VEHICULAR CONFLICT
- EROSION
- PARK REGULATIONS NOT ENFORCABLE TO SOME CURRENT AREAS WITHIN SITE
- CONNECTIVITY ACROSS LINEAR SITE
- COMMON ST - HEAVY VEHICULAR ACTIVITY



River Properties Master Plan



## VISION

- Trails
- Regional connectivity with bike and pedestrian
- Proper site programming

## Vision - Missing

- TRAILS
- REGIONAL CONNECTIVITY
  - + BIKE
  - + PEDESTRIAN
- PROPER SITE PROGRAMMING



River Properties Master Plan



## Public Meeting #1- August 2016

A public meeting was held on August 10, 2016 to announce the project and begin the Vision Plan process by sharing information and collecting input from attendees. The meeting was kicked off with an overview presentation followed by an interactive polling survey. The remainder of the meeting was an open house session with five input stations covering needs and desires. Input was collected through these five station boards, written comment cards and a live polling survey.

The five boards included "Challenges of River Properties Master Plan", "Improve River Properties Master Plan", "Pick your top three desires", "Which do you most favor? Passive or Active?", and "Vision for River Properties Master Plan". The comments from these boards are as follows:

### CHALLENGES POSTER

What would you change about the River Properties area?

- Enforce the trespassing signs
- Mandate police on properties
- Protect riverbanks
- Natural green space with trails (Yes!)
- Limited access
- Private for homeowners only
- Do not touch it
- Walking trails like County Memorial Trail which has trail and conservation areas
- Limit access
- Make it a buffer zone for neighborhood
- Keep tourist traffic out
- Deer need space to live and eat,

- replant native trees and plants
- Sell the property and make new owners build on stilts
- No parking along Crest Lane
- No parking lot, if you need parking use the Fair Grounds
- Close Crest Lane from Mooncrest to Common Street

What is the biggest challenge facing this area? What issues have you observed?

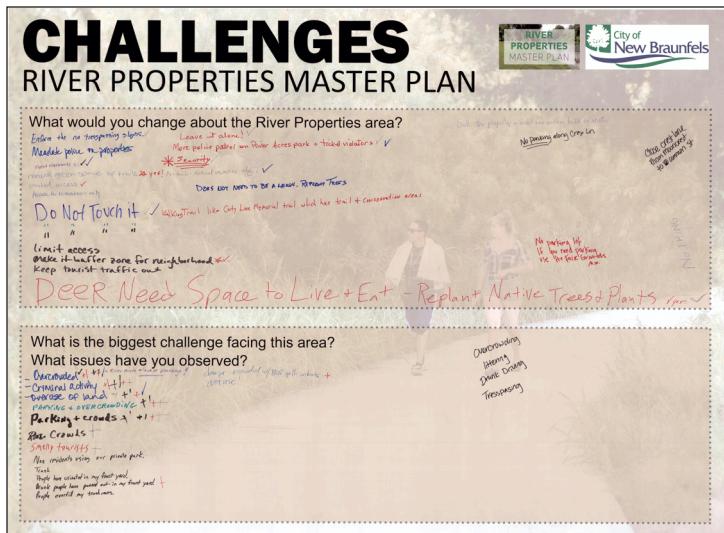
- Overcrowded
- Criminal activities
- Over use of land

- Parking and overcrowding
- Parking and crowds
- Crowds
- Smelling tourist
- Nonresidents using our private park
- Trash
- Drunk people
- Overfill trash cans
- Overuse
- BBQ grills in streets
- Overcrowding, littering, drunk driving, trespassing



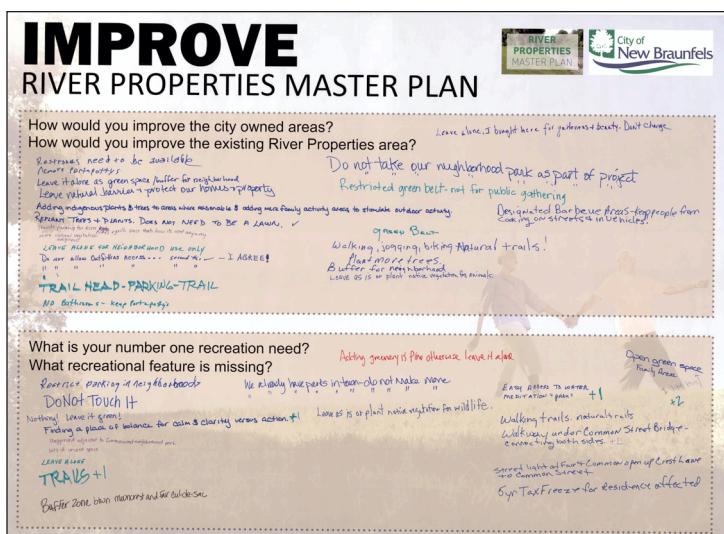
# CHALLENGES

## RIVER PROPERTIES MASTER PLAN



# **IMPROVE**

## RIVER PROPERTIES MASTER PLAN



## IMPROVE POSTER

How would you improve the City-owned areas? How would you improve the existing River Properties area?

- Buffer from neighborhood
- Leave as is or plant native vegetation for animals.

What is your number one recreation need? What recreational feature is missing?

- Restricted parking in neighborhoods
- Do not touch it
- Nothing, leave it green
- Finding a place of balance for calm and clarity versus action
- Playground adjacent to Summerwood neighborhood park, lots of unused space
- Leave alone
- Trails
- Buffer zone between Mooncrest and Fair cul-de-sac
- Adding greenway is fine otherwise leave it alone
- We already have parks in town; do not make more
- Leave as is or plant native vegetation for wildlife
- Easy access to water meditation park
- Walking trails, natural trails
- Walkway under Common Street Bridge, connecting both sides
- Street light at Fair and Common, open up Crest Land to Common Street
- 5-year tax freeze for residence affected

YOU SPOKE AND WE LISTENED:  
comments from public meeting #1

## NATIVE VEGETATION FOR WILDLIFE PLAYGROUND

MORE FAMILY ACTIVITY TO STIMULATE OUTDOOR ACTIVITY

Make buffer with natural Wildlife & Foliage

*Sell land back to neighborhood*

## TRAILS BUFFER FROM NEIGHBORHOOD

Neighborhood use only

Restricted greenbelt not for  
public gathering

## RESTORE NATURAL TREES AND PLANTS

*Permit Only Parking*

Remove Porta Potty

## L i m i t   U s e ,   L o w   I m p a c t

*A place of balance for calm and clarity versus action*

Protect Homes and Property

Designated  
BBQ areas

*Leave alone*

## PLANT MORE TREES

## GREENBELT NATURE TRAILS

IMPROVE ACCESSIBILITY UNDER THE BRIDGE

## PICK 3 POSTER

PROGRAM ELEMENTS	VOTES
Open/Natural Areas	33
Trails	11
Canoe/kayak launch	7
Playground	4
Educational features	2
Fishing	2
Additional Parking	2
Plant more trees/more nature	2
Sport courts	1
Disc golf	1
Dog park	1
Fitness park	1
Safer entrance/exit from top of land down to water	1
Bird watching	1

# WHICH DO YOU MOST FAVOR?

PLACE A DOT ON HOW YOU THINK THE STUDY AREA SHOULD BE DESIGNED.

# **PASSIVE      OR      ACTIVE**



## Character Examples

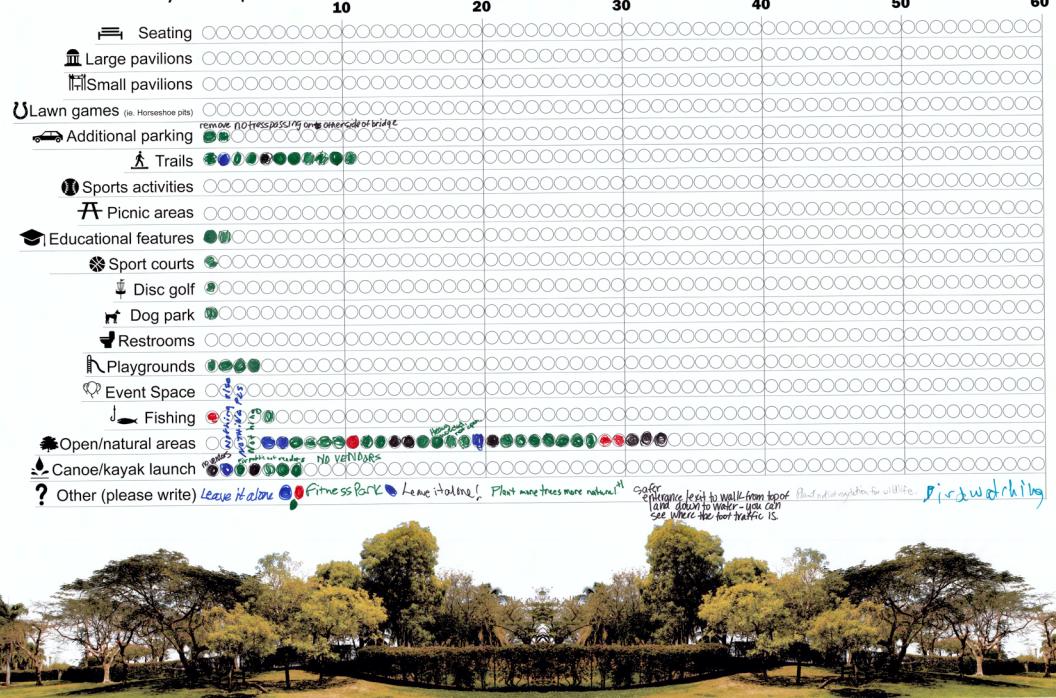


## Character Examples



# PICK 3

Please color in your top 3 desires. All three may be for the same vote.



## PASSIVE OR ACTIVE POSTER

- 4 votes for active park character
- 32 votes for passive park character

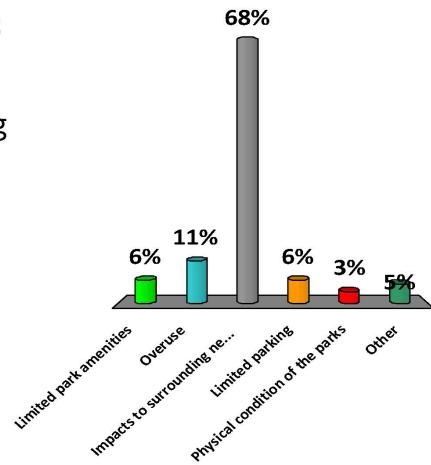


## LIVE POLLING

The intent of the live polling survey was to help define the overall vision for the River Properties Vision Plan in an instant, visual media. The survey included 15 questions that gathered information on the survey participants and their interaction with the study area, what they felt were the greatest opportunities and issues with the study area, and the appropriateness of a variety of potential amenities. Depicted on this page is a snapshot of some of the survey responses.

### What would you consider the greatest issue for the study area?

1. Limited park amenities
2. Overuse
3. Impacts to surrounding neighborhood
4. Limited parking
5. Physical condition of the parks
6. Other

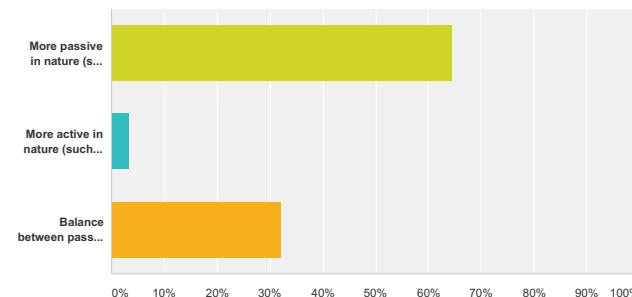


## ONLINE SURVEY

A 12 question online survey was conducted at the beginning of the planning process. The survey had 157 responses. There were a range of responses and desires for the River Properties Vision Plan, but a majority indicated they would like to see the park land used for passive recreation. 33.99 percent of the respondents recognized impacts to the surrounding neighborhood as being the greatest issue facing the study area, while limited parking came in second at 22.88 percent. Adding trails and connecting with surrounding parks was considered the greatest opportunity for the study area. Along with trails, the respondents selected open/natural areas as being very important for the study area. Other important facilities include picnic areas, fishing, restrooms, education features, canoe/kayak ramp or launch, pavilions and shelters, and parking lot. The following is a snapshot of the results. The full survey results can be found in the appendix.

### Q5 How do you believe future amenities should be characterized?

Answered: 152 Skipped: 5



Answer Choices	Responses
More passive in nature (such as trails, picnic areas, benches, and open space)	64.47% 98
More active in nature (such as playgrounds and sports activities)	3.29% 5
Balance between passive and active areas	32.24% 49
Total	152

## Plan Advisory Committee Meeting #2- October 2016

The second PAC meeting was conducted on October 11, 2016. The meeting was facilitated by the consultant team. The meeting was kicked off with a project overview including a review of the community input, existing condition conclusions, and an introduction to the Plan's goals and principles. Following, preliminary ideas for improvements and a conceptual site plan were reviewed by the committee. The committee provided feedback on the concept plan elements which were incorporated into the plan.

## Stakeholder Meetings- October 2016

The consultant team conducted a series of stakeholder meetings to gain additional input on the study area's opportunities and to allow for feedback to the preliminary ideas for improvements and the conceptual site plan. The team met with members of the City Council, City staff, local organizations and a HOA representative.



## Plan Advisory Committee Meeting #3- December, 2016

A final PAC meeting was conducted on December 13, 2016. The consultant team provided a brief project overview and then presented the revised illustrative site plan and a vision for an pedestrian underpass. The committee provided feedback on the concept plan elements which were incorporated into the final plan.

## Public Meeting #2 and #3-December, 2016 and January, 2017

Two open house public meetings were conducted. The first was held on December 13, 2016 at the Civic/Convention Center. The second open house was conducted on January 18, 2017 at the Landa Haus.

The meetings included project boards that summarized the planning process, input, and preliminary concepts. Citizen input was gathered by the consultant and city staff at input tables.



## Conclusions from Public Engagement Process

The issues surrounding the River Properties study area are easily identified, which isn't always the case in similar planning projects. Since these issues have been clearly stated and repeated by the public, it makes an excellent starting point for strategies to address the issue. Along with the issue of overuse, many respondents identified safety as a critical concern. Based on the feedback we received from the PAC, public meetings and the stakeholder interviews, some within the adjacent neighborhoods are reluctant to see anything happen in the study area due to fear that any significant park improvements will drive more tourist traffic to the area, leaving the residents with increased impacts to the area. Understandably, the neighborhood residents are tired from seasonal use impacts and the impact that river access demand has on the surrounding area. Others provided input that despite these cautious sentiments, the area's and river's demand is not likely to decrease and mitigation to the impacts is greatly needed. A common theme from visitors, staff and residents is this area is a truly marvelous site and a great amenity for the neighborhood, with picturesque views, wildlife, access to the water, mature trees, and trails opportunities to connect other public facilities.

Park use programming is at the core for most noted issues. Park users need a place to park and unload, a safe place to cross the street, access to the river, somewhere to grill, change clothes, access a restroom, and place trash. With a lack of these amenities and programmed facilities, the area use will continue to impact the neighborhoods, as nonresidents park along the neighborhood streets and leave litter behind after they leave.

As mentioned in Chapter 1, there are deed restrictions in place for the buyout properties which limit how the acquired land can be used. With these restrictions in mind, sentiments of selling the land back to the neighborhood for private owners to develop is not feasible. This area is highly prone to flooding, and development other than open space, recreation or wetland management is deed restricted.

As we have seen from the population projections in Chapter 1, significant population growth will continue in this region and with more growth comes more tourist use of the river. Despite the strong desire of many neighborhood residents to do nothing to the area, the demand from tourists is not likely to decrease, so strategies need to be sensitive to balance the demands between both groups. Additionally, doing nothing will not help the current issues but rather maintain the current status. Tourists primarily frequent the area to use the river. Use of the park, streets and open space is a subsequent result of the primary attraction. As a result, increasing the use at Cypress Bend Park may help with overuse at River Acres Park, but it will not decrease river use. A balancing act must take place within the study area in order to limit the impacts of the neighborhood and maintain the park as an asset to the community.



# GOALS

There was a myriad of comments that came out of the public engagement process. The Vision Plan process discovered much of the input can be categorized into three underlying themes:

## 1. Neighborhood: Enhancement, Protection and Impact Mitigation

**Protect and enhance** the surrounding neighborhoods and **mitigate impacts** caused by seasonal visitors to the City.

## 2. Recreation: Park Users, Safety and Programming

Improve **programming and safety** at the existing River Acres Park, and surrounding public facilities to meet the needs of all **park users**.

## 3. Environmental: Wildlife, Nature, Processes and Aesthetics

Promote **natural processes**, promote **wildlife and native vegetation** and increase the area's **aesthetic qualities**.

# PROGRAMMING PRINCIPLES



SINGLE-FAMILY RESIDENTIAL  
COMMUNITY  
IDENTITY  
AESTHETICS  
SAFETY  
CLEAN  
BUFFER  
PROTECTION  
DECREASED IMPACTS



PASSIVE  
TRAILS AND CIRCULATION  
OPEN SPACE  
WATER ACCESS  
FAMILIES  
FUN  
CLEAN  
RELAXING  
KAYAK AND CANOE  
PICNIC AND GRILL  
SWIMMING  
SAFETY  
PARKING  
FISHING  
RESTROOMS  
BENCHES AND TABLES



WATER QUALITY  
ACCESS  
RIPARIAN AREAS  
NATIVE PLANTS  
SOIL  
VISUAL QUALITY  
GRADIENTS  
GREENBELT  
PRESERVATION  
EROSION CONTROL  
EDUCATION  
FISH AND AQUATIC WILDLIFE  
FLOODPLAIN  
RESTORATION

## NEIGHBORHOOD



## RECREATION



## ENVIRONMENTAL





# Vision Plan

1. PROGRAMMING FRAMEWORK
2. PRELIMINARY COST ESTIMATES
3. IMPLEMENTATION ITEMS



## VISION PLAN



The Vision Plan sets the stage for the future and establishes obtainable goals that can be met during the various phases of implementation. The framework for the vision helped identify the physical organization to focus on meeting the neighborhood, recreation and natural needs for the river properties and existing park.

# Vision Plan



Figure 3.1: Programming Framework Plan

# PROGRAMMING FRAMEWORK

The following are program elements, descriptions and character images for the Framework Plan.



## HOA Parks

- The Programming Framework Plan is bookended by the existing Rivercrest Heights Neighborhood Association Park and Summerwood Park.
- Trail connections to the Rivercrest Heights Park is not recommended.
- An additional low fence could help further define the private park's boundary.

## River Acres Park

- River Acres Park is recommended to be expanded across Common Street to better accommodate parking conflicts, pedestrian circulation and trail connections.
- In addition, realignment of the Fair Lane and Common Street intersection could allow an additional small expansion area.

## Administrative Signage

- No Trespassing signs should be maintained along the river banks to inform users.
- Park rules and regulations should be posted at the existing River Acres Park on both sides of Common Street and likely near proposed parking areas.
- Additional parking restrictions should be explored along Fair Lane adjacent to River Acres Park, excluding the proposed parking.



## Intersection Improvements and Road Realignment

- Vehicular and pedestrian circulation may be enhanced by realigning Fair Lane at Common Street to remove the existing street jog to create a four-way intersection.
- Crosswalk enhancements should be explored including pavement markings and pedestrian signals.

## Parking and Streetscape Enhancements

- As part of the Fair Lane realignment, an enhanced residential entry streetscape is proposed with street trees, identity markers and sidewalks.
- Angled on-street parking is located along the south side of Fair Lane.
- A small parking lot is proposed on the north side of Common Street with limited small trailer parking. Lot access is proposed via Fair Lane and not Common Street for vehicular safety.
- Both the small parking lot and on-street parking should include generous landscape islands with trees.
- Parking for peak use periods could be accommodated with overflow parking at the Comal County Fairgrounds.

## Crest Lane

- The Framework Plan proposed that Crest Lane be removed and Mooncrest Drive, south of Fair Lane, would become a cul-de-sac.
- Driveway access for one home would need to be evaluated and reconfigured.



### Pedestrian Underpass

- A pedestrian underpass is proposed beneath the Common Street bridge. The feature is envisioned to be a trail connection and a key design feature for the study area's improvements.



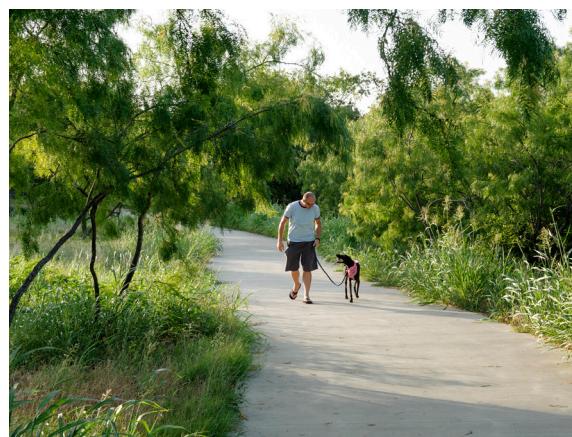
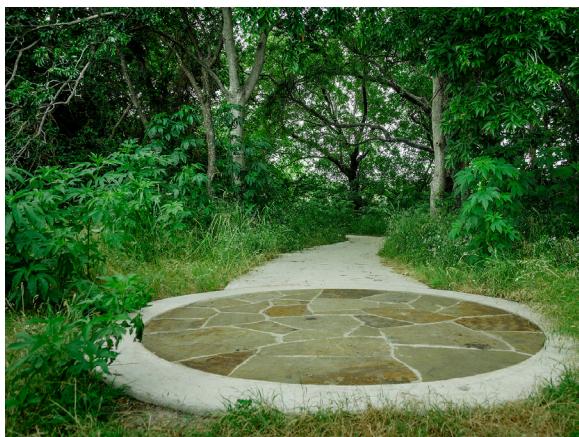
### Water Edge and Access

- A kayak/canoe launch is proposed on the upstream side of the existing weir structure.
- Improved water access is proposed in conjunction with a river bank enhancement strategy.
- Water access is envisioned to be improved with a step wall structure.
- The proposed improvements could have a native stone veneer to promote a desired character.



### Neighborhood Identity and Markers

- Vertical elements such as signage, screen walls or district monuments are proposed throughout the Framework Plan. The purpose for these enhancements is to provide increased neighborhood identity/character and to signal to park users the neighborhood boundary.



## Natural and Buffer Areas

- Existing trees should be preserved.
- The majority of the purchased properties are recommended to be buffer and natural areas. Within these areas, the existing vegetation could be replanted to encourage native plant under-story growth. The area is not envisioned to be highly manicured. The under-story plant growth can promote natural process and discourage park user access to non park areas.
- Buffer vegetation is recommended adjacent to neighborhood areas but should not block desirable views for residents to the river.

## Proposed Trails

- A combination of soft and hard surfaced trails are proposed throughout the study area.
- Trail system signage could be located to include route information and also educational material about the area's heritage and natural features.
- The eastern portion could connect to Summerwood Park, along with sidewalk connections to Summerwood Drive.
- The segments along Fair Lane are envisioned to be both road-side and off-street meandering segments.
- The trail loop is proposed at the most western segment.



## Restrooms

- In order to provide a more sightly alternative to portable restrooms, a small restroom building is proposed in the existing River Acres Park.
- View of the building's entries from Common Street or Fair Lane need to be considered with future design.



## Site Furnishings

- Site furnishings are proposed throughout the study area.
- New benches and pads are located along the proposed trails.
- Trash receptacles, water fountains and bike racks are additional furnishing considerations.
- Alternatives to traditional site furnishings should be considered during design phases, such as stone block seating.

## Pavilion

- An open-air group pavilion is recommended for the existing River Acres Park.
- Similar to other New Braunfels parks, user fees could be considered.
- The pavilion area should be a designated grilling/BBQ location.

# CONCEPT PLAN

## *Rough Order of Magnitude Cost*

The rough order of magnitude cost are preliminary and for planning purposes only. The preliminary costs do not include additional land acquisitions, design services, or necessary permitting. The rough order of magnitude cost are general in nature and will vary depending on site conditions.

Rough Order of Magnitude					
Item	Unit	Quantity	Price Per Unit	Subtotal Cost	
Pedestrian bridge	LS	1	\$1,500,000	\$1,500,000	
Restroom facility	LS	1	\$250,000	\$250,000	
Pavilion	EA	1	\$200,000	\$200,000	
Neighborhood monuments	EA	8	\$10,000	\$80,000	
Park signage	EA	3	\$5,000	\$15,000	
Surface parking lot w/ approach drive	LS	1	\$85,000	\$85,000	
Site furnishings - Picnic tables	EA	6	\$1,200	\$7,200	
Site furnishing - Benches	EA	6	\$1,000	\$6,000	
Site furnishing - Trash receptacles	EA	3	\$800	\$2,400	
Kayak/Canoe launch	LS	1	\$10,000	\$10,000	
Improved water access	LS	1	\$30,000	\$30,000	
Multi-use trail (concrete)	LF	4,000	\$100	\$400,000	
Fencing	LF	1,500	\$75	\$112,500	
Landscape Improvements + buffer establishment	LS	1	\$300,000	\$300,000	
Landscape Irrigation	SF	300,000	\$1	\$150,000	
Park grading / erosion control	LS	1	\$100,000	\$100,000	
Tree protection / mitigation	LS	1	\$50,000	\$50,000	
Park lighting	LS	1	\$50,000	\$50,000	
Fair Lane Re-Route + Cul-de-sac demo	LS	1	\$1,500,000	\$1,500,000	
<b>Total</b>					<b>\$4,848,100.00</b>



Figure 3.2: Vision Plan





**Figure 3.4:** Pedestrian Underpass



# IMPLEMENTATION

Implementation of key regulatory items, park amenities, capital projects, and preservation areas is imperative. For the Vision Plan to be realized, it will be very important for the City to emphasize implementation that will likely focus on a phases approach based on funding and available resources. Improvements to the area will come from a range of sources such as general funds, grants, and potential private donations.

Conversion of the study area plan into physical projects will require a steady commitment from City leaders and staff, strong public/private sector cooperation, and continued coordination with property owners, residents, and area agencies. Not all elements of the plan can be implemented at once. Therefore, setting priorities based on projects that make the most impact should be the first focus of the implementation stage. No priority time-frame is currently provided as funding is not identified and each item can be implemented independently. The following pages outline recommendation categories as part of an information box, similar to the sample below.

#	IMPLEMENTATION ITEM
<b>SUMMARY:</b> Summary of implementation item	
<b>IMPLEMENTATION STRATEGIES:</b> List of strategies to meet the implementation goal	
<b>POTENTIAL PARTNERSHIPS:</b> List of partners who might help in achieving the implementation item	

## ACTION ITEMS:

### *#.1 Implementation Strategy*

A description of the corresponding implementation strategy listed above

## ONGOING COORDINATION AND MITIGATION

### **SUMMARY:**

Continuous coordination is required to improve the existing River Acres Park and to manage and make the best use of the City-owned river properties.

### **IMPLEMENTATION STRATEGIES:**

- 1.1 Pursue intermittent lots as part of the FEMA buy-out program.
- 1.2 Engage and work with residents, park users, and stakeholder groups.
- 1.3 Identify park funding sources and project priorities.
- 1.4 Coordinate study area improvements with various City departments.

### **POTENTIAL PARTNERSHIPS:**

City Council, Parks and Recreation Advisory Board, Parks and Recreation Department, Public Works Department, Area Homeowner Associations, Property Owners, Federal Emergency Management Agency, Alamo Area Metropolitan Planning Organization, Texas Parks and Wildlife

### **ACTION ITEMS:**

#### ***1.1 Pursue intermittent lots as part of the FEMA buyout program.***

The City should continue to pursue FEMA's buy-out program to land-bank the study area's flood-prone properties. Acquisition is based on voluntary participation. Future buy-out lots are envisioned to be used for conservation purposes and some trail access.

#### ***1.2 Engage and work with residents, park users, and stakeholder groups.***

In coordination with other area initiatives, the City should continue to engage citizens, adjacent HOAs and park stakeholder groups, such as local clubs or organizations. As more detailed park and trail design is pursued, it will be important to communicate the Vision Plan's progress and priority actions. An example for coordination could include trail access through the River Enclaves HOA Park, or removal of the existing River Enclaves HOA wall noted during citizen input.

#### ***1.3 Identify park funding sources and project priorities.***

Following more detailed design phases, necessary permitting and a more accurate cost of construction will be identified. This information will allow decision makers to better determine priority projects and funding sources. The recommended trail, roadway, and park improvement features will each need to be ranked to determine the best course of action.

#### ***1.4 Coordinate study area improvements with various City departments.***

Similar to the engagement of local stakeholders, coordination with various city departments is needed due to the holistic approach for area recommendations. Vision Plan improvements can involve both the Parks and Recreation and Public Works departments in a variety of services. These include funding, study, design, demolition, construction, and maintenance.

## REGULATORY AND ADMINISTRATIVE UPDATES

### SUMMARY:

A critical first step in mitigating impacts from the under-programmed park is to make certain the regulatory mechanisms and administrative techniques are in place to promote better site use. Once this framework is properly established, the City can focus on strategic implementation of recreation and conservation features. At minimum, early actions should include updated rules and regulations signage, park signage, and the limited designation for park land east of Common Street.

### IMPLEMENTATION STRATEGIES:

- 2.1 Designate park area.
- 2.2 Conduct parking study and expand parking regulations.
- 2.3 Provide additional administrative signage.
- 2.4 Provide additional park and trail user information.

### POTENTIAL PARTNERSHIPS:

City Council, Parks and Recreation Advisory Board, Parks and Recreation Department, Public Works Department, Area Homeowner Associations

### ACTION ITEMS:

#### **2.1 Designate park area.**

As illustrated on the Vision Plan graphic, River Acres Park is recommended to be expanded east of Common Street. While the park area is limited, park designation can promote new trail access, can better accommodate how the site is currently being used, and can allow park staff to enforce existing park rules and regulations.

#### **2.2 Conduct parking study and expand parking regulations.**

The Vision Plan graphic provides on- and off-street parking to accommodate non-peak periods. During public meetings, citizens requested additional regulations to prohibit non-residents from parking in the Rivercrest Heights area. At the time of this report, a parking study was being conducted for areas east of Common Street. Once available, findings from the parking study should be coordinated with this plan. Future Fair Lane improvements should prohibit parking along its north side. Ongoing monitoring and possibly an additional parking study will be necessary to expand parking restrictions farther into the Rivercrest Heights area.

#### **2.3 Provide additional administrative signage.**

Additional "Private Property" signs and "No Trespassing" signs should be posted on the east side of the River Acres Park, east of Common Street. Specifically, the southern and western sides of the Rivercrest Heights Neighborhood Association Park should incorporate such signage. Additionally, public input identified the desire for a low fence to delineate the new western boundary for River Acres Park.

#### **2.4 Provide additional park and trail user information.**

In order to help mitigate peak-use impacts to the area, additional park and trail information signs should be incorporated with future park improvements. Park rules and regulations should be clearly posted in areas for designated uses such as bird watching, water access and grilling areas. In addition, informative signage regarding overflow parking locations and the locations of Cypress Bend Park could help direct users to other recreational areas.

## PRELIMINARY PARK DESIGN

### **SUMMARY:**

The Vision Plan represents an early stage towards realizing the best uses for the City owned properties. This process provided issue identification and identified park programming elements along with conceptual trail routes and improved circulation. Next, detail park design is necessary to further refine the Vision Plan for environmental assessments, detailed costs, funding opportunities, and bidding and construction.

### **IMPLEMENTATION STRATEGIES:**

- 3.1 Conduct preliminary surveys and assessments.
- 3.2 Prepare preliminary park designs.
- 3.3 Prepare a pedestrian bridge feasibility study.

### **POTENTIAL PARTNERSHIPS:**

City Council, Parks and Recreation Advisory Board, Parks and Recreation Department, Public Works Department, Local and Regional Agencies, Consultant

### **ACTION ITEMS:**

#### **3.1 Conduct preliminary surveys and assessments.**

Since a majority of the area is within floodplain, an environmental assessment and flood study may be necessary to assess critical permitting and flood plain related issues. Additionally, during this study phase, the necessary topographic, tree, and geotechnical surveys should be conducted. An environmental assessment is critical in evaluating the significant short-term and long-term effects of a program or project within the study area. The environmental assessment should also include ways to minimize, mitigate, or eliminate these effects and/or compensate for their impact and outline all required permits required during the design phase.

#### **3.2 Prepare preliminary park and trail designs.**

Following the Vision Plan, a preliminary park and trail design should be prepared. This generally includes phased design development and construction document preparations. This design will further refine the programming feasibility, park's program designs, and trail routing. In addition, the preparation of cost of construction and necessary permitting will be identified.

#### **3.3 Prepare a pedestrian underpass feasibility study.**

Following the Vision Plan, a pedestrian underpass feasibility study is recommended.

## OTHER CAPITAL IMPROVEMENTS

### SUMMARY:

The Vision Plan will require cross-departmental coordination, likely resulting in opportunities for creative funding sources and implementation approaches. Particularly, Fair Lane improvements could be implemented as a park project or as a general capital improvements project. In either case, review and coordination with the Public Works Department is prudent.

### IMPLEMENTATION STRATEGIES:

- 4.1 Implement Fair Lane enhancements.
- 4.2 Incorporate neighborhood features.
- 4.3 Reconfigure Crest Lane and Mooncrest Drive.

### POTENTIAL PARTNERSHIPS:

City Council, Parks and Recreation Advisory Board, Transportation and Traffic Advisory Board, Parks and Recreation Department, Public Works Department, Consultant

### ACTION ITEMS:

#### **4.1 Implement Fair Lane enhancements**

In coordination with the Public Works Department, Fair Lane is proposed to have the street jog eliminated to promote safer vehicular movements and pedestrian circulation. The realignment of the roadway will allow for more practical lane widths and angled parking adjacent to the existing park. Additionally, traffic calming techniques should be incorporated.

#### **4.2 Incorporate neighborhood features.**

This action item promotes two objectives. First, neighborhood markers are an excellent urban planning technique to enhance the character and district identity for established residential areas. Second, the neighborhood markers also help to define a neighborhood's edge or boundary. Defining the boundaries can signal a parking encroachment to some park users.

#### **4.3 Reconfigure Crest Lane and Mooncrest Drive.**

Based on citizen input, the removal of Crest Lane could have several benefits. First, its removal will increase the desired open space character. Second, citizens supported the removal of impervious surfaces, and third, the street is used for parking despite regulations. This project will need to consider emergency access and will also need to determine a new drive access for the last remaining home on Crest Lane.

# Appendix

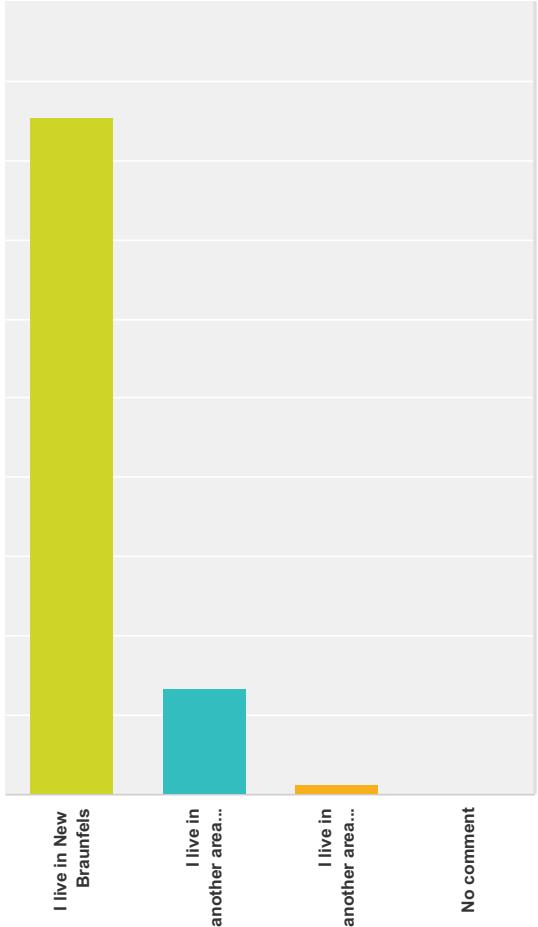
## 1. ONLINE SURVEY RESULTS



## Q1 Which best describes you?

Answered: 157

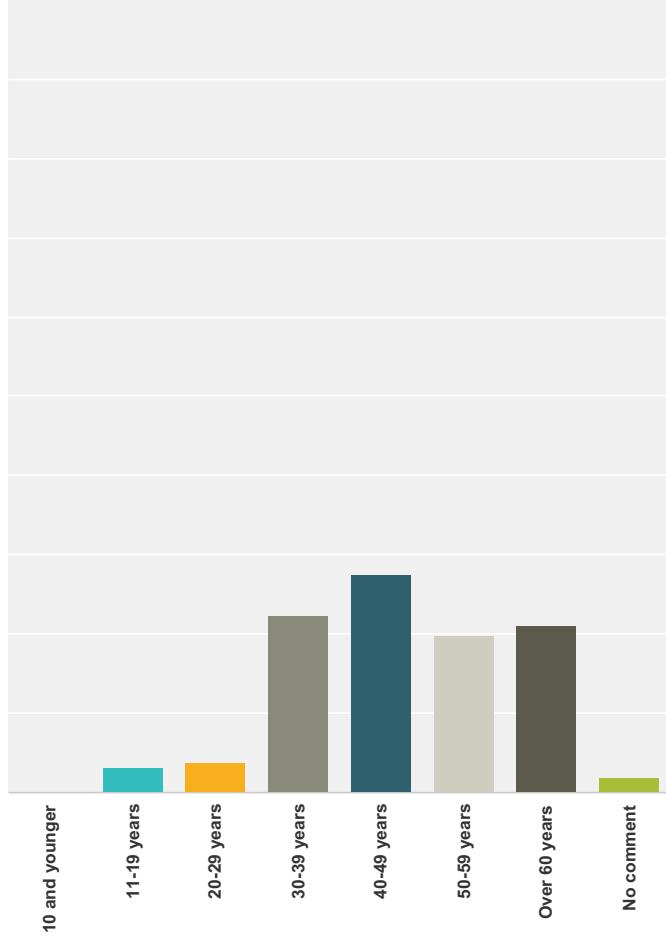
Skipped: 0



Answer Choices	Responses
I live in New Braunfels	85.35%
I live in another area, but work in or visit New Braunfels often	13.38%
I live in another area, and only visit New Braunfels once or twice a year	1.27%
No comment	0.00%
<b>Total</b>	<b>157</b>

## Q2 Into which age group do you belong?

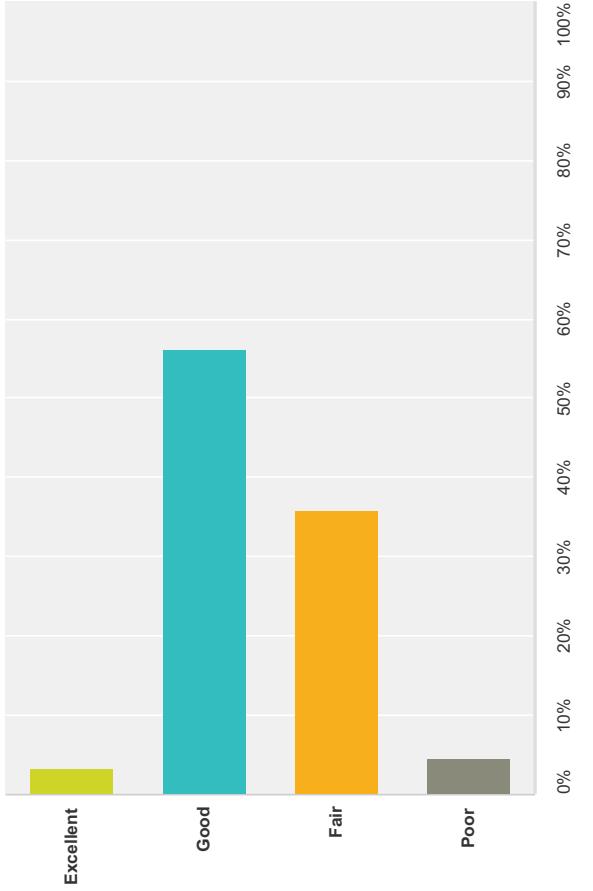
Answered: 156   Skipped: 1



Answer Choices	Responses
10 and younger	0.00%
11-19 years	3.21%
20-29 years	3.85%
30-39 years	22.44%
40-49 years	27.56%
50-59 years	19.87%
Over 60 years	21.15%
No comment	1.92%
<b>Total</b>	<b>156</b>

### Q3 How would you describe the overall quality and physical appearance of EXISTING River Acres Park?

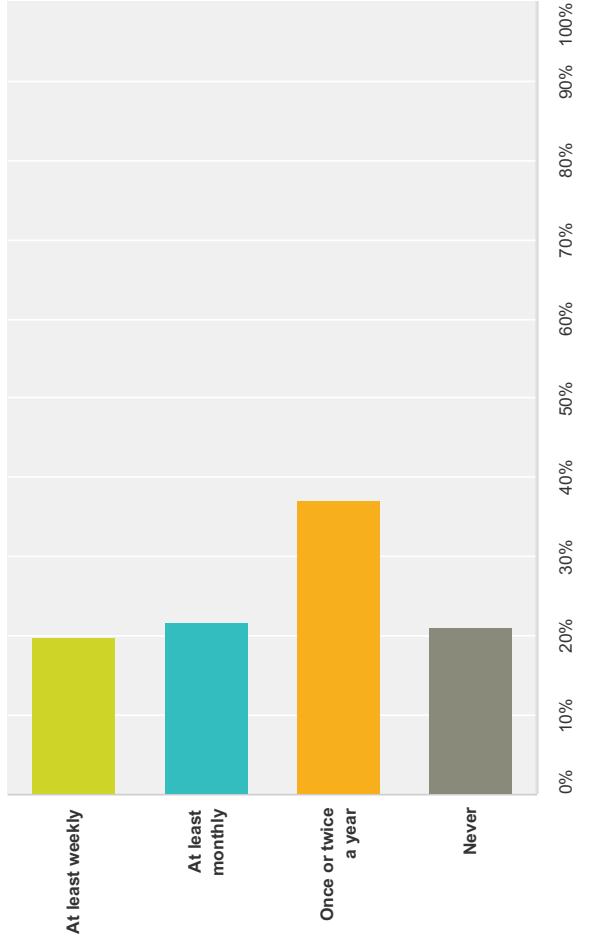
Answered: 153    Skipped: 4



Answer Choices	Responses
Excellent	3.21%
Good	56.21%
Fair	35.95%
Poor	4.58%
Total	153

**Q4 Within the last year, how often have you and/or your household members visited River Acres Park?**

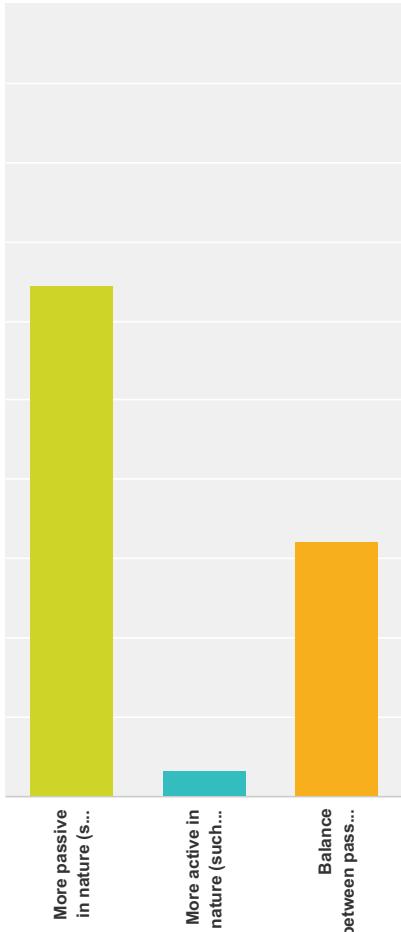
Answered: 156 Skipped: 1



Answer Choices	Responses
At least weekly	31
At least monthly	34
Once or twice a year	58
Never	33
<b>Total</b>	<b>156</b>

## Q5 How do you believe future amenities should be characterized?

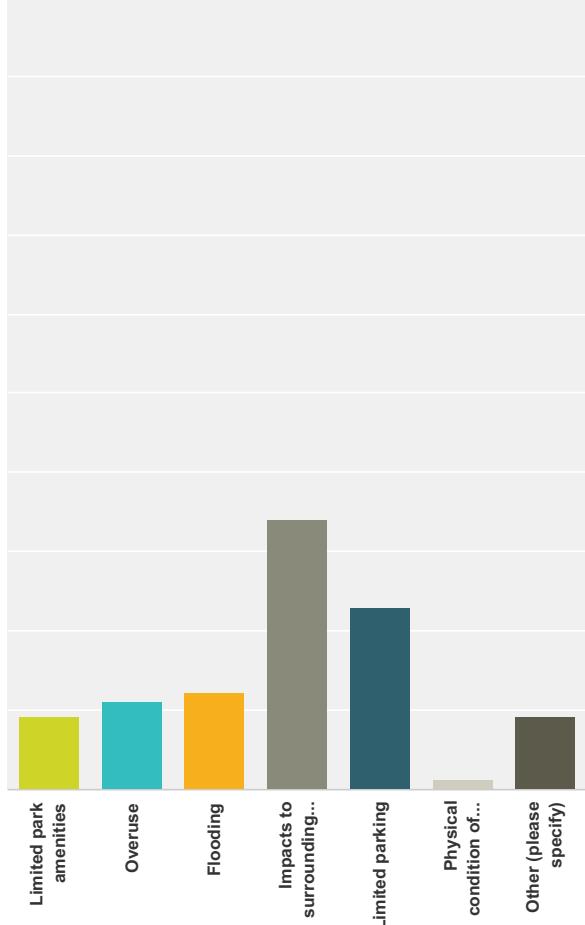
Answered: 152 Skipped: 5



Answer Choices	Responses
More passive in nature (such as trails, picnic areas, benches, and open space)	64.47% 98
More active in nature (such as playgrounds and sports activities)	3.29% 5
Balance between passive and active areas	32.24% 49
<b>Total</b>	<b>152</b>

**Q6 In terms of recreation, what would you consider the greatest issue facing the study area?**

Answered: 153   Skipped: 4



Answer Choices	Responses	Date
Limited park amenities	9.15%	9/4/2016 3:11 PM
Overuse	11.11%	9/2/2016 4:26 AM
Flooding	12.42%	8/25/2016 3:44 PM
Impacts to surrounding neighborhood	33.99%	8/22/2016 7:13 PM
Limited parking	22.88%	8/15/2016 4:48 PM
Physical condition of the parks	1.31%	
Other (please specify)	9.15%	
<b>Total</b>	<b>153</b>	

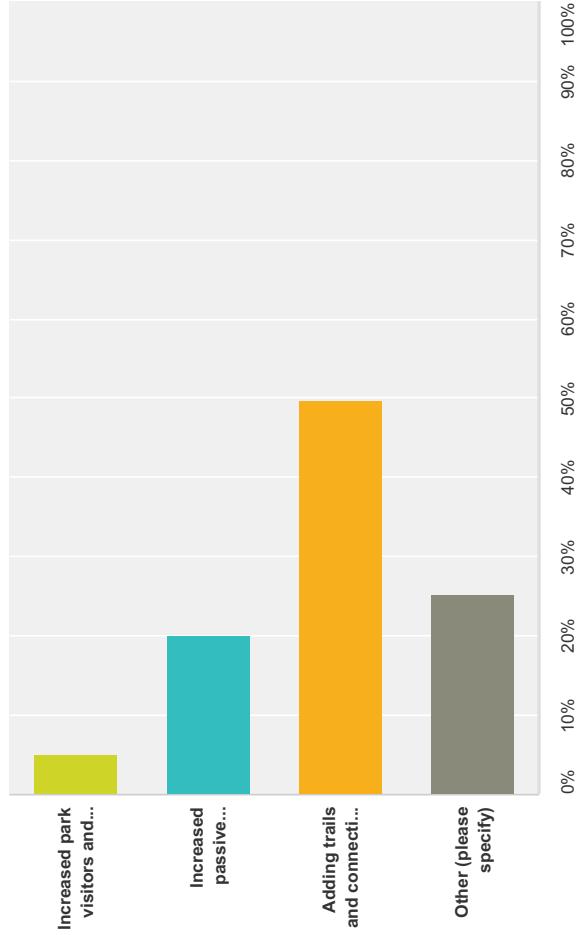
#	Other (please specify)	Date
1	Trash recepticles rusted out on the bottoms and trash falls through. NOT enough supervision. Unruly people leaving trash and speeding through neighborhood, constantly. Unleashed dogs. Loud music.	9/4/2016 3:11 PM
2	It would be senseless to develop this area until the city budget is strengthened. We can bond for development but we don't have the funding to support a massive reconstruction after another flood.	9/2/2016 4:26 AM
3	Trails do not connect or trails next to river like Austin.	8/25/2016 3:44 PM
4	Limited parking that will cause neighborhoods to ask city to use parking permits. Not good for another gathering place in NB to limit residents use.	8/22/2016 7:13 PM
5	1	8/15/2016 4:48 PM

## New Braunfels Survey

6	People from out of town trashing out the park, and getting wasted. Overuse, and traffic issues, and people speeding on connecting streets. Litter is also a huge problem. Speed limit needs to be lowered to 20MPH!	8/15/2016 8:51 AM
7	These properties have a history of flooding. Everything in the water's path floats away and is destroyed creating trash for properties further down the river.	8/13/2016 12:00 PM
8	DO NOT TURN INTO A TOURIST HANGOUT!	8/12/2016 9:53 AM
9	Abused park	8/11/2016 7:35 PM
10	No neighborhood residents using the private park	8/11/2016 4:40 PM
11	WE HAVE LIVED ON CANDLEWOOD CIRCLE FOR OVER 30 YEARS. HAVE NEVER HAD A PROBLEM WITH CROWDS, PEOPLE USING BBQ PITS IN STREETS, ETC. SINCE RIVER ACRES PARK WAS DESIGNED.	8/11/2016 10:17 AM
12	I live on River acres drive and I am very concerned about the BBQ grills in the STREET! Can't we allow them in the park or add them to the park?	8/10/2016 11:11 AM
13	I visit New Braunfels often and never even heard of this park	8/9/2016 4:47 PM
14	Accessibility into the Guadalupe River from River Acres Park. Would be great to see a couple of areas that make it easier to get in from the bank. Even if gravel was dumped along the bank to make it easier to get in and out.	8/4/2016 4:02 PM

**Q7 In terms of recreation, what would you consider the greatest opportunity for the study area?**

Answered: 139 Skipped: 18



**Answer Choices**

#	Other (please specify)	Date
1	Better access into the river.	9/19/2016 10:24 AM
2	N	9/18/2016 4:31 PM
3	Recreation centered more for local/resident/neighborhood/family activities, not focused on tourist	9/14/2016 11:51 PM
4	Nice Trees	9/13/2016 2:39 PM
5	Widening road for 45 degree angle parking	9/9/2016 1:01 PM
6	Isolated, off leash river dog park reducing same on Hinman Island.	9/5/2016 9:07 PM
7	Another park that attracts out of town guest who increase our crime rate	9/2/2016 4:33 AM
8	Increased tourism but that can include more cultural activities art, music, dance	8/23/2016 8:21 PM
9	I would recommend trails and park benches only for those who wish to wade/swim in this area.	8/22/2016 7:38 PM
10	Not appreciated	8/22/2016 6:15 PM
11	we need a good disc golf course here	8/15/2016 4:02 PM

## New Braunfels Survey

12	Adding nature trails, and planting some native trees, and shrubs for starters. Gear this for the neighborhood families, and the people who live in town. A disc golf course would be nice.	8/15/2016 9:54 AM
13	We do not need this property to be developed. Leave it alone. More development will bring more people and negatively impact neighborhood.	8/13/2016 2:36 PM
14	Enhance the use of the falls under the bridge. "The jewel" of the whole stretch	8/13/2016 12:16 PM
15	Keep it greenspace	8/13/2016 8:17 AM
16	Everything will be flooded away	8/12/2016 10:23 PM
17	How about considering the people who live here not the tourist	8/12/2016 9:56 AM
18	Leave alone	8/11/2016 8:56 PM
19	Open green space	8/11/2016 7:41 PM
20	Interaction with the water & wildlife in the area in a natural setting.	8/11/2016 6:34 PM
21	Very little development. Just enough to protect what's there without attracting more visitors	8/11/2016 3:46 PM
22	Fitness park (outdoor fitness equipment, trails, etc).	8/11/2016 3:06 PM
23	return it to a neighborhood park as it was originally intended for use by locals	8/11/2016 12:29 PM
24	It should be left as is a Greenbelt, not a park	8/11/2016 11:20 AM
25	We don't want anything there as it would affect our neighborhood	8/11/2016 10:37 AM
26	LEAVE AREA "AS IS" ALREADY TOO MUCH TRAFFIC IN LIMITED AREA	8/11/2016 10:22 AM
27	To create greenbelts	8/11/2016 9:03 AM
28	A beautiful greenspace for the residential neighborhood	8/11/2016 7:26 AM
29	Leave it alone or return to natural setting.	8/11/2016 6:59 AM
30	Increase fishing use,don't charge residents for river access as on the Comal	8/11/2016 6:40 AM
31	None	8/10/2016 11:12 PM
32	Parking. Already overused and hindrance to neighborhood.	8/10/2016 6:13 PM
33	none the city needs to leave it alone	8/10/2016 3:58 PM
34	It's a flood zone. Do not build anything there. Leave it as a park	8/9/2016 4:55 PM
35	Everything is great about the park except the fact that it is hard to get in and out of the water. Also, more parking would be great but I know that it is in a neighborhood and understand parking is limited.	8/4/2016 4:06 PM

## Q8 Where would you locate new trails?

Answered: 69

Skipped: 88

#	Responses	Date
1	Would like to see bike trails along the river	9/18/2016 6:13 PM
2	Along the River	9/16/2016 1:53 PM
3	along river edge	9/16/2016 10:46 AM
4	In the floodway, with a pedestrian bridge connecting to Cypress Bend Park	9/16/2016 8:41 AM
5	Riverside to travel under the bridge to eliminate walking across the Common St.	9/15/2016 10:07 AM
6	walks along the river, much like the Comal around Hinman Island, before the chute area	9/14/2016 11:51 PM
7	Not sure what the trials could connect to but an activity/exercise loop would be nice	9/9/2016 8:42 PM
8	Sidewalk along river edge	9/9/2016 1:01 PM
9	Nobody's walking anywhere. Rent them golf carts. Or they can go to Cypress Bend down the road.	9/5/2016 9:07 PM
10	Street side so patrons wouldn't litter up the river.	9/4/2016 3:21 PM
11	I wouldn't develop any trails. There's no need to.	9/2/2016 4:33 AM
12	Connect them next to the river.	8/25/2016 3:47 PM
13	Not sure maybe along the bank of the river but closer to the roads.	8/22/2016 7:38 PM
14	Wherever it floods so they can be remade every 4 months	8/22/2016 6:15 PM
15	along river connecting to bike trails to get to other park areas if possible towards Prince Solms park or the other direction to Gruene	8/22/2016 4:07 PM
16	Connect to Torrey park	8/22/2016 2:24 PM
17	N/A	8/18/2016 8:51 AM
18	Along the river and up towards the library and fairgrounds.	8/17/2016 7:20 AM
19	I would like to see a linear multi-use aggregate trail parallel to the river, 50 -80 yards from the riverbank with a crossing under Common St Bridge.	8/16/2016 5:22 PM
20	Connect fairgrounds and cypress bend park. Need a large large loop to jog.	8/16/2016 10:32 AM
21	Add elevated trail along embankment below cemetery. This would allow the development to be out of the existing flood plain, reinforce eroding embankment, and connect all public parks via pedestrian walkways without crossing major traffic ways.	8/16/2016 9:31 AM
22	I would have to look at the area much more closely to intelligently answer this question.	8/16/2016 7:47 AM
23	All around and a pedestrian bridge connecting to Cypress Bend if it can be done in a way that would withstand flooding	8/16/2016 12:08 AM
24	More in Fischer park.	8/15/2016 10:50 PM
25	Along the river	8/15/2016 9:24 PM
26	Run parallel to edge of water	8/15/2016 12:40 PM
27	not sure	8/15/2016 12:39 PM
28	Alongside the river, with a safe way to cross (under) Common Street.	8/15/2016 12:23 PM
29	Winding along the river bank.	8/15/2016 9:54 AM
30	Connecting the park areas on either side of the Common street bridge. A walkway under the bridge to provide safe access, rather than people walking across the busy Common St.	8/13/2016 6:52 PM
31	Cypress Bend Park.	8/13/2016 2:36 PM
32	Along the river	8/13/2016 2:08 PM

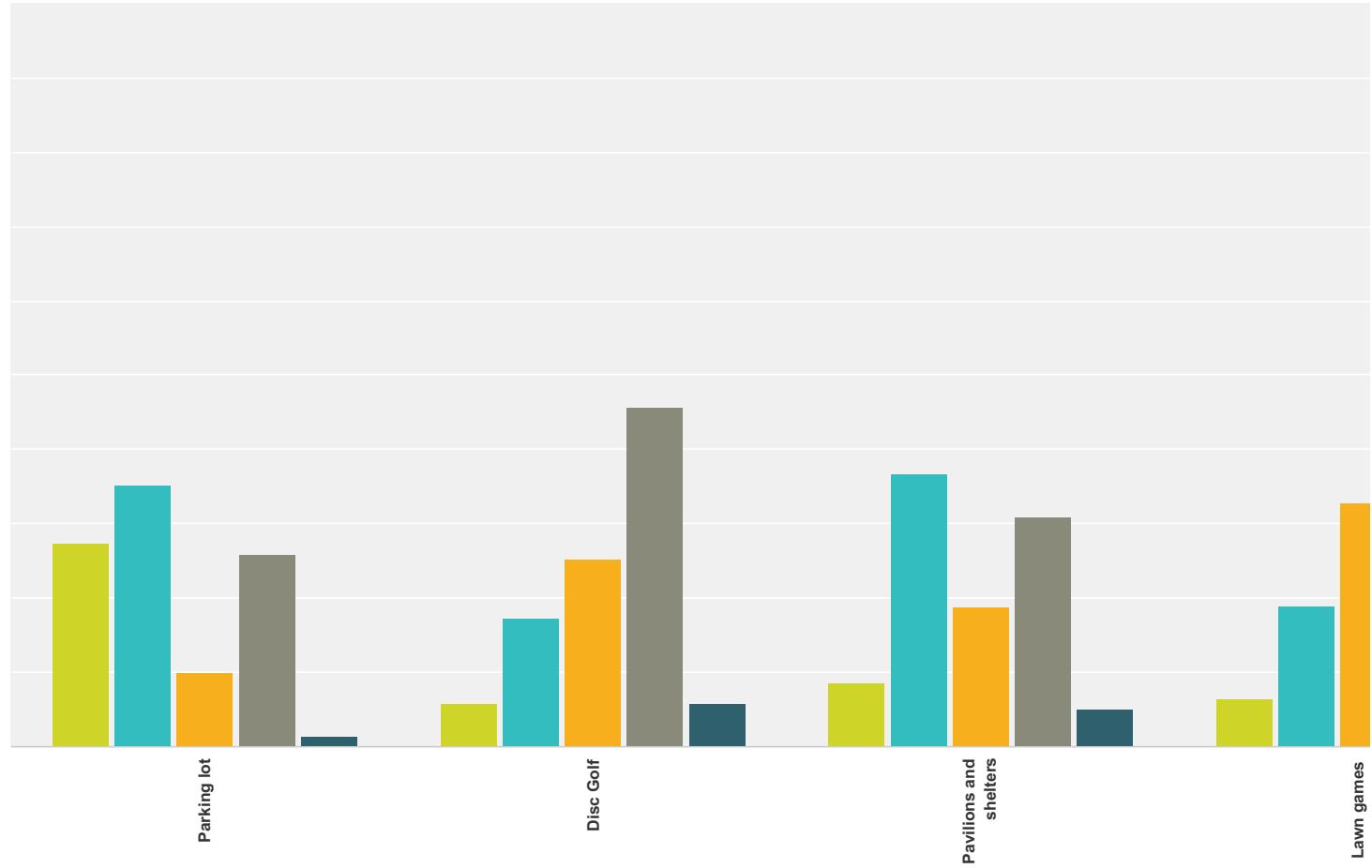
## New Braunfels Survey

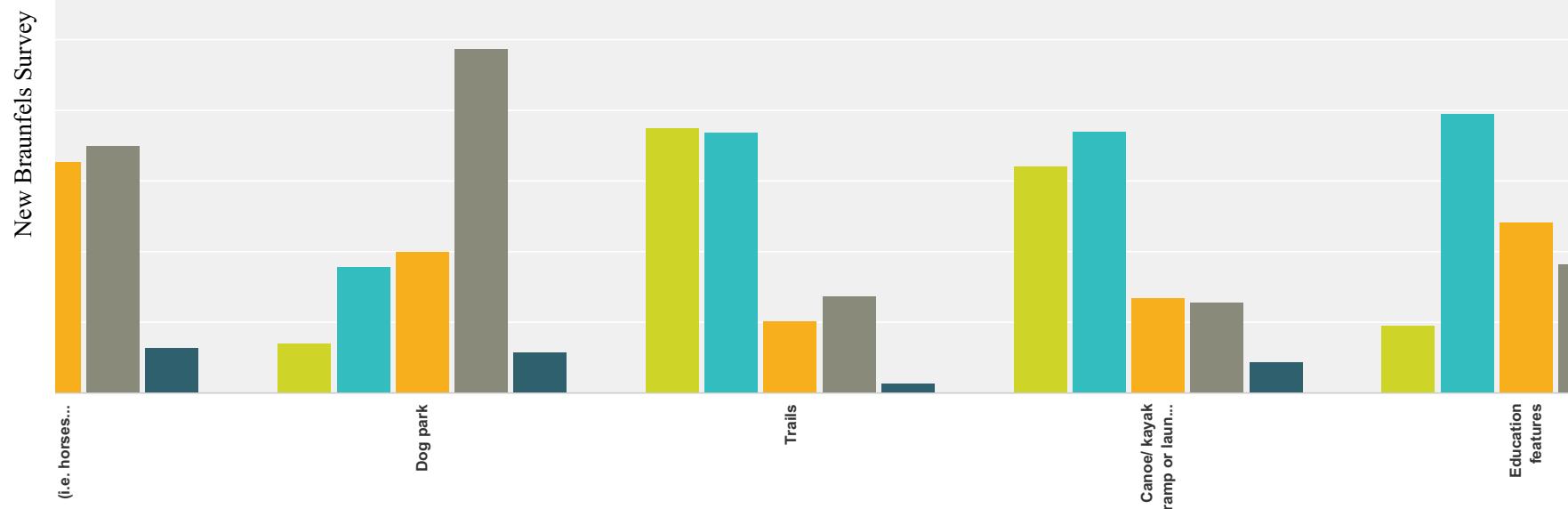
33	Starting at Jana Oliver's house (please assist her in getting a FEMA buy out) through the RHNA park, under the Common Street bridge, through Fair Acres, on the street to bypass houses, turn right before the steep hill on Fair along the river, past the Summerwood tennis courts, down Riverside Drive, past the mental health facility to the Mill Street Bridge, across the bridge and into town... (Ticket people who park in the bike lane.)	8/13/2016 12:16 PM
34	Connect both sides of city land by a passage under Common St.	8/13/2016 10:31 AM
35	Along the river all the way to Cypress Bend park	8/13/2016 9:34 AM
36	To the east, towards Summerwood	8/13/2016 8:17 AM
37	Leave it alone	8/12/2016 9:56 AM
38	Through the properties that have river frontage.	8/12/2016 6:34 AM
39	Cypress Bend Park	8/11/2016 8:56 PM
40	Parks are abused by tourist, I would not locate any.	8/11/2016 7:41 PM
41	The green belt across Common from River Acres.	8/11/2016 6:34 PM
42	In between bridge and park	8/11/2016 4:41 PM
43	connect other parks	8/11/2016 4:00 PM
44	A "river trail" following the guadalupe would make sense.	8/11/2016 3:06 PM
45	Along river	8/11/2016 2:49 PM
46	Adjacent to the river	8/11/2016 2:00 PM
47	Cypress Bend	8/11/2016 1:57 PM
48	I wouldn't, The definition of a green belt or greenbelt is a policy and land use designation used in land use planning to retain areas of largely undeveloped, wild, or agricultural land surrounding or neighboring urban areas. It should remain Undeveloped by everyone even the City	8/11/2016 11:20 AM
49	NA	8/11/2016 10:37 AM
50	Under the bridge	8/11/2016 10:06 AM
51	Along the waters edge	8/11/2016 10:02 AM
52	Not sure	8/11/2016 7:55 AM
53	Trails would be washed away in the next flood. Don't waste money, just walk on the grass.	8/11/2016 7:26 AM
54	NO TRAILS.	8/11/2016 6:59 AM
55	This is a residential neighborhood. No trails.	8/10/2016 11:12 PM
56	Near the river	8/10/2016 8:52 PM
57	West side of Common St.	8/10/2016 6:13 PM
58	nowhere more trails = trash	8/10/2016 3:58 PM
59	along the river	8/10/2016 2:59 PM
60	Up and down the river, under common street, connecting parks. Natural looking.	8/10/2016 2:18 PM
61	Along river connecting neighborhood and existing parks.	8/10/2016 1:11 PM
62	Connect parks together, like cypress bend and both sides of common for river acres park.	8/10/2016 11:54 AM
63	A trail along the river and someday connecting to Faust Bridge and then under I-35 to Camp Conall/County Line Memorial Trail would be ideal. In the other direction a trail along the river to Gruene would be very nice. A safe way to cross over river to Cypress Bend and down toward Prince Solms Park and eventually Landa Park would also be ideal.	8/10/2016 9:40 AM
64	Attaching both sides by adding a trail/walkway under Common Street Bridge along with connecting other areas crossing streets	8/9/2016 11:46 PM
65	Trails by the river connecting under common street bridge.	8/9/2016 7:56 PM
66	Connected throughout the other parks.	8/9/2016 6:58 PM
67	Not here	8/9/2016 4:55 PM
68	along the river like in Austin	8/9/2016 4:54 PM

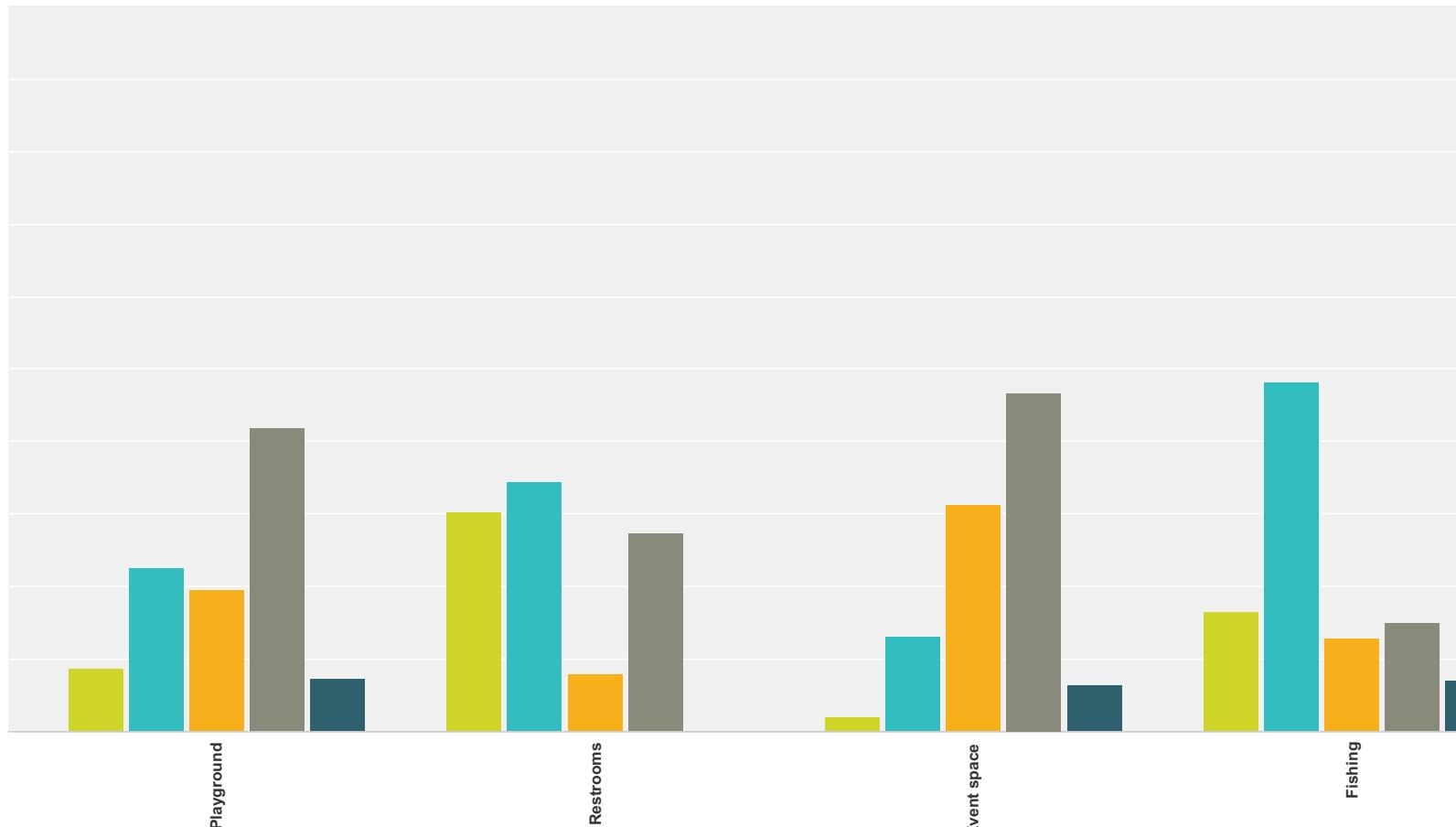


**Q9 How important or unimportant are the following outdoor facilities for how YOU would use future improvements for the study area?**

Answered: 141 Skipped: 16

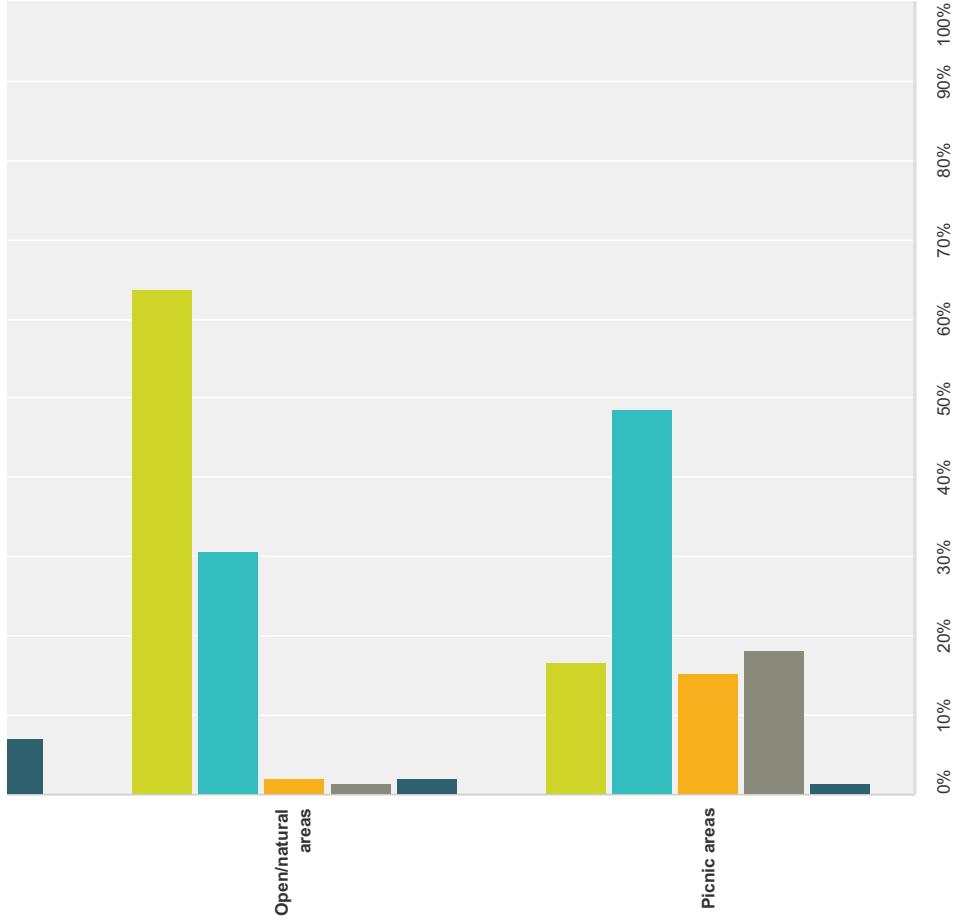






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## New Braunfels Survey



Very Important      Important      Unimportant      Very Unimportant

	Very Important	Important	Unimportant	Very Unimportant	No Opinion	Total
Parking lot	27.34%	35.25%	10.07%	25.90%	1.44%	139
Disc Golf	5.89%	17.39%	25.36%	45.65%	5.80%	138
Pavilions and shelters	8.63%	36.69%	18.71%	30.94%	5.04%	139
Lawn games (i.e. horseshoe pits)	6.57%	18.98%	32.85%	35.04%	6.57%	137
Dog park	7.19%	17.99%	20.14%	48.92%	5.76%	139
Trails	37.68%	36.96%	10.14%	13.77%	1.45%	138
Canoe/ kayak ramp or launch area	32.14%	37.14%	13.57%	12.86%	4.29%	140
Education features	9.56%	39.71%	24.26%	18.38%	8.09%	136

## New Braunfels Survey

Playground	8.70%	22.46%	19.57%	42.03%	7.25%
	12	31	27	58	10
Restrooms	<b>30.22%</b>	<b>34.53%</b>	<b>7.91%</b>	<b>27.34%</b>	<b>0.00%</b>
	42	48	11	38	0
Event space	<b>2.19%</b>	<b>13.14%</b>	<b>31.39%</b>	<b>46.72%</b>	<b>6.57%</b>
	3	18	43	64	9
Fishing	<b>16.55%</b>	<b>48.20%</b>	<b>12.95%</b>	<b>15.11%</b>	<b>7.19%</b>
	23	67	18	21	10
Open/natural areas	<b>63.57%</b>	<b>30.71%</b>	<b>2.14%</b>	<b>1.43%</b>	<b>2.14%</b>
	89	43	3	2	3
Picnic areas	<b>16.67%</b>	<b>48.55%</b>	<b>15.22%</b>	<b>18.12%</b>	<b>1.45%</b>
	23	67	21	25	2
					138

## Q10 What is your highest priority recreation desire or need for the study area?

Answered: 102

Skipped: 55

#	Responses	Date
1	To be able to enjoy the natural area without it being junked up with playground equipment & pavilions blocking the river view. Better access to be able to actually enjoy the river water.	9/19/2016 10:24 AM
2	Keep it natural and eco friendly.	9/18/2016 9:18 PM
3	I live on river enclave and do not want my property value to decline	9/18/2016 7:27 PM
4	Would like trails keeping the area as natural as possible. Should be a means to educate public about nature and the environment. Recycling should be a priority.	9/18/2016 6:13 PM
5	Trails and Playgrounds	9/16/2016 1:53 PM
6	trails, re-establish natural areas, parking	9/16/2016 10:46 AM
7	To make it look like a park and not the remnants of the flooded out neighborhood that it is. At the same time, creating some sort of barrier between the park and neighbors who still live there, if they so desire. I don't have a lot of sympathy for people who live in houses that we know will flood again, even though they have built them back to current flood standards. I wish we could afford to buy them out and create a really good linear interconnected park.	9/16/2016 8:41 AM
8	bike and running trails, kayak launch	9/15/2016 12:42 PM
9	Trails Canoe and Kayak ramp	9/15/2016 10:07 AM
10	Geared towards kids/families but with nature/natural elements incorporated and adequate parking. Be nice to have a nature type of noise, privacy buffer for the residential neighborhood - a berm?	9/14/2016 11:51 PM
11	Grow some nice trees down there. Create shade.	9/13/2016 2:39 PM
12	Exercise	9/9/2016 8:42 PM
13	Low key casual outdoor area for locals	9/9/2016 6:52 PM
14	Restrooms and leaving the area as natural as possible.	9/9/2016 5:16 PM
15	Canoe/kayak launch	9/9/2016 2:13 PM
16	Parking	9/9/2016 1:01 PM
17	Not to infringe on privacy or enjoyment of private River Crest Heights neighborhood park by public park goers.	9/5/2016 9:07 PM
18	Cleanliness and supervision.	9/4/2016 3:21 PM
19	That its maintained. New Braunfels budget is at a short fall and this is where appropriated funds would be cut first if any funds existed.	9/2/2016 4:33 AM
20	Trails	8/25/2016 3:47 PM
21	Lowest impact on surrounding neighborhoods.	8/24/2016 11:36 AM
22	Inclusion of the arts, bike paths, ada access, bike share, food trucks, out for yoga space, short and long term bike parking trees for shade.	8/23/2016 8:21 PM
23	A place to publicly enjoy a minimally developed river park.	8/23/2016 8:01 PM
24	As far as recreation, just allow this area (use for swimming/wading, fishing canoeing /kayaking. No need for shelters or playground structures then that involves more city maintenance.	8/22/2016 7:38 PM
25	People disrespecting NB	8/22/2016 6:15 PM
26	Just keep it open.	8/22/2016 4:51 PM
27	Lots between Fair and current homes. Common and the first street after turning on Fair should be made into a parking lot for Fair Park and all street parking removed. When lot is full, there would be no parking in streets anywhere around park. This would clear up traffic issue and limit attendance to park helping immediate issues.	8/22/2016 4:07 PM
28	picnicking sites	8/19/2016 11:41 AM

## New Braunfels Survey

29	Park for the community is in the best interest. Address the parking issues, open the other side to a park, have under bridge access to either side. Addressing the parking issue would be the number one priority for the owners of the neighborhood.	8/18/2016 8:51 AM
30	Trails	8/17/2016 7:20 AM
31	A hike and bike trail with a safe crossing at Common St.	8/16/2016 5:22 PM
32	Fishing, playground and family sports activities.	8/16/2016 1:20 PM
33	Conservation	8/16/2016 10:32 AM
34	The highest priority will be a balance of activities. There is an increased demand for access since Comal has required wristbands, but there needs to be a barrier for existing residents.	8/16/2016 9:31 AM
35	Trails	8/16/2016 7:47 AM
36	This is one of the best kayaking spots in town so a launch would be nice. additional trails for walking is always a bonus, especially if it has some natural shaded areas, not just paved	8/16/2016 12:08 AM
37	More shade and play ground equipment at Fischer park	8/15/2016 10:50 PM
38	Design for resident use.	8/15/2016 9:24 PM
39	Public place to tube	8/15/2016 8:27 PM
40	trails	8/15/2016 5:48 PM
41	Fishing	8/15/2016 4:53 PM
42	no recreation....return land to natural state. Reforestation and let critters roam there.	8/15/2016 4:47 PM
43	disc golf	8/15/2016 4:02 PM
44	Inviting atmosphere for all nature lovers. Don't build another Fischer park.	8/15/2016 12:40 PM
45	walking trails	8/15/2016 12:39 PM
46	Safety for pedestrians and prevention of illicit activity.	8/15/2016 12:23 PM
47	Natural areas created like it was before the area was developed.	8/15/2016 9:54 AM
48	River access for kayak use	8/14/2016 6:25 PM
49	Walking trails and natural areas.	8/13/2016 6:52 PM
50	Do not do anything that brings more people to the park. We do not need more people in our neighborhood. Develop Cypress Bend instead.	8/13/2016 2:36 PM
51	Disc Golf	8/13/2016 2:08 PM
52	Recreation desire	8/13/2016 12:33 PM
53	I would like you to focus on Cypress Bend Park, first! Increase parking there. I do like the pedestrian path under the Common Street bridge that has been floating around.	8/13/2016 12:16 PM
54	walking paths	8/13/2016 10:31 AM
55	Trails connecting further green space throughout the town	8/13/2016 9:34 AM
56	Keep it greenspace	8/13/2016 8:17 AM
57	Restrooms	8/12/2016 7:23 PM
58	Leave <b>Words Removed</b> alone. Quit the gentrification of the city	8/12/2016 9:56 AM
59	SPACE and walking trails.	8/12/2016 6:34 AM
60	Native natural areas, cities typically engulf these areas.	8/11/2016 7:41 PM
61	A quiet walking trail off the beaten path.	8/11/2016 6:34 PM
62	To keep it private from other parks	8/11/2016 4:41 PM
63	parking	8/11/2016 4:00 PM
64	Nothing needs to be done that will attract more visitors.	8/11/2016 3:46 PM

## New Braunfels Survey

65	fitness/health orientation.	8/11/2016 3:06 PM
66	Trails	8/11/2016 2:49 PM
67	I would like the area to stay as natural as possible with very limited structures.	8/11/2016 2:30 PM
68	river access for fishing & kayaking	8/11/2016 2:00 PM
69	Area to launch kayaks that don't get too over crowded by people blocking the access points.	8/11/2016 1:57 PM
70	Keeping the housing around in consideration	8/11/2016 1:04 PM
71	Keeping green space open and free of tourists. Parking at Rivercrest Acres spills over into neighborhood making streets to narrow to drive when cars parked on both sides!!	8/11/2016 12:29 PM
72	That it remains Undeveloped	8/11/2016 11:20 AM
73	None - Leave as is	8/11/2016 10:37 AM
74	<b>REDUCE TRAFFIC AND STOP PEOPLE COOKING IN STREETS</b>	8/11/2016 10:22 AM
75	Kayak/canoeing/lounging river enjoyment as the "playground". Be mindful of limitations in the floodway.	8/11/2016 10:06 AM
76	Control measures are needed for water recreation and parking in the area	8/11/2016 10:02 AM
77	To keep a greenbelts space so that the public does not overuse them and create problems for the surrounding neighborhoods.	8/11/2016 9:03 AM
78	That is remain the way it is. Do not waste money on things (and plantings) that will wash away. Don't encourage more tourist to the area. Let the residents continue to enjoy this beautiful greenspace.	8/11/2016 7:26 AM
79	Leave it alone	8/11/2016 6:59 AM
80	Fishing	8/11/2016 6:40 AM
81	This area is a flood zone and the study area should be left as is to absorb floodwater and reduce damage to the surrounding neighborhoods.	8/10/2016 11:12 PM
82	Keeping it natural with good trail opportunities	8/10/2016 9:25 PM
83	Useful amenities and proper amount of parking	8/10/2016 8:52 PM
84	That it basically stays the same.	8/10/2016 6:53 PM
85	Parking and keeping negative impact down on neighborhood. Potential to cause noise and overuse problems. Push for family areas like playgrounds versus picnic areas that create alcohol problems for the city.	8/10/2016 6:13 PM
86	leave it as natural as possible.	8/10/2016 3:58 PM
87	picnic space and access to river	8/10/2016 2:59 PM
88	Winding Walking trails in natural setting, kayaking ramp, connecting parks.	8/10/2016 2:18 PM
89	Quiet walking trails that aren't in a high volume, high activity park. I like to go walking but often times other trails in other parts of the city are full of people and/or have a lot of traffic noise.	8/10/2016 1:11 PM
90	Walking/jogging trails in a natural setting connecting parks, and easy access to launch paddle boards, and kayaks.	8/10/2016 11:54 AM
91	Disc golf and trails	8/10/2016 11:51 AM
92	Safe BBQ area, stop STREET grilling	8/10/2016 11:17 AM
93	Central recreation area and trailhead along a larger river trail system. River access for tubing, picnics, restrooms, kayak/canoe launch. Cypress trees, and perhaps pavilions. I am not sure a playground is necessary, but might be nice.	8/10/2016 9:40 AM
94	Impact on current residents of the area.	8/9/2016 11:46 PM
95	Walking trails and paddle boarding.	8/9/2016 7:56 PM
96	restrooms, picnic areas	8/9/2016 7:03 PM
97	Maintaining nature and not urbanizing our outdoor areas.	8/9/2016 6:58 PM
98	Easy entrance in to the river.	8/9/2016 6:48 PM
99	Do not put any permanent structures in it.	8/9/2016 4:55 PM
100	walking	8/9/2016 4:54 PM

## New Braunfels Survey

101	Easier access to river, like a slope beach entry.	8/9/2016 4:05 PM
102	As listed in other areas in this survey. I think there needs to be things added along the river to make it easier for people to get in and out. I have seen people fall upon entering and exiting the river. Gravel along the river bank into the water would be great to make it smoother or even a couple of entrance points. Stairs, etc	8/4/2016 4:06 PM

**Q11 If you could select one other park that has amenities that you would desire for the study area, what park would that be and why?**

Answered: 81 Skipped: 76

#	Responses	Date
1	Walking paths at Fischer park	9/18/2016 9:18 PM
2	I dunno	9/18/2016 7:27 PM
3	Fischer park with walking trails, wildflower meadows, and bird houses.	9/18/2016 6:13 PM
4	Fischer Park - trails and play features	9/16/2016 1:53 PM
5	Town Lake, Austin	9/16/2016 10:46 AM
6	I would look to some of the linear parks in other cities. NB should be able use the Guadalupe in a way similar to how Austin uses the Colorado. Too much river access is denied to us because of private properties that were stupidly built in the flood plain. Now only river outfitters, the bane of NB residents, have a claim to the river itself.	9/16/2016 8:41 AM
7	Blue Hole in Wimberley, Ladybird Lake	9/15/2016 12:42 PM
8	Fischer Park because of the accessibility of the walk paths, it enhances the neighborhood.	9/15/2016 10:07 AM
9	Roy G Guerero Park and Bee Cave Central Park in Austin have some unique features - nature themed climbing structures, tunnels, mini tightrope, interactive buttons that play nature sounds (could teach about animals, birds), separate musical play area (similar to Emily Ann Park in Wimberley)	9/14/2016 11:51 PM
10	Landa Park has everything.	9/13/2016 2:39 PM
11	Ladybird Lake in Austin	9/9/2016 8:42 PM
12	Open space for flooding and connectivity to other parkland	9/9/2016 2:13 PM
13	Kraft park. Good balance of wide sidewalks, playscape and open areas	9/9/2016 1:01 PM
14	River Acres Park because it's farther away.	9/5/2016 9:07 PM
15	San Marcos-Bicentennial park, sans the playground. Have all native plants along the river to prevent erosion, bring back natural beauty.	9/4/2016 3:21 PM
16	Austin's downtown park/trails. They use their natural resources to make the city very attractive.	8/25/2016 3:47 PM
17	Hemisphere park	8/23/2016 8:21 PM
18	Blue hole in Wimberley and for the and Cibolo nature park for the trails ecological restoration and use of native material/elements.	8/23/2016 8:05 PM
19	I would like to see a park similar to the dry comal trail	8/23/2016 8:01 PM
20	Cypress Park-has so much potential for recreation in open/grassy area. Basketball goals, 4 square pads, and disc golf would be nice.	8/22/2016 7:38 PM
21	None	8/22/2016 6:15 PM
22	Similar to the open area at Cypress Bend Park.	8/22/2016 4:51 PM
23	River Rd Park in Boerne. Simple with limited issues if floods again (minimum lost), attractive, inviting for a walk, fishing or picnic. Dam is a bonus which could be incorporated at the small dam at Comman Rd.	8/22/2016 4:07 PM
24	Fischer Park for the trails	8/17/2016 7:20 AM
25	The Hike & Bike Trail at Ladybird Lake in Austin is a public space in a natural setting, well used and loved by active residents and visitors with low impact to the environment.	8/16/2016 5:22 PM
26	new park off of county line road	8/16/2016 2:55 PM
27	Parks in the Woodlands, Tx, they offer playgrounds, ponds for fishing, splash pads and pools.	8/16/2016 1:20 PM

## New Braunfels Survey

28	Town lake trail in austin	8/16/2016 10:32 AM
29	Ann and Roy Butler Hike-and-Bike Trail at Lady Bird Lake	8/16/2016 9:31 AM
30	Cyprus bend since it's just across the river. Having a connecting trail system would be great.	8/16/2016 12:08 AM
31	Fischer park	8/15/2016 10:50 PM
32	Landa is not usable for residents on weekends due to overwhelming use by out of city groups. Make this new area for residents who want to walk and play with their families. This will fit in more with the residential area in which it is located.	8/15/2016 9:24 PM
33	the public facilities at prince solms park at the tube chute. the bathrooms are run down and the facility seems hidden and people do not realize the amenities avail. would like to see more picnic tables and I also wish the tube chute was accessible by land from both sides. sometimes when my family bikes or walks during the day it would be nice to be able to walk through to mill street and back.	8/15/2016 6:08 PM
34	landa	8/15/2016 5:48 PM
35	Landa park, specifically the area from the train station to the mill pond.	8/15/2016 4:53 PM
36	N/A	8/15/2016 4:47 PM
37	Cypress Bend	8/15/2016 12:40 PM
38	Landa Park for its improved waterfront, benches, tables, childrens' play equipment.	8/15/2016 12:23 PM
39	Prince Solms Park because people pay to park and seems that would be a good idea for the study area. Also has more police in the river area.	8/15/2016 9:54 AM
40	Cypress bend for river access	8/14/2016 6:25 PM
41	not sure, don't visit other parks in town	8/13/2016 6:52 PM
42	Develop Cypress bend. We do not want more development in our neighborhood.	8/13/2016 2:36 PM
43	-	8/13/2016 2:08 PM
44	Prince Solms Park, because it has an array of amenities that appeal to a diverse demographic.	8/13/2016 12:33 PM
45	The parks in New Braunfels are great. This area is different in that it's natural, no gimmicks, just green space. Awesome! I can share what we have learned at the Rivercrest Heights Neighborhood Park. Once upon a time, our park had restrooms, picnic tables, permanent grills. All these washed away. We put a new picnic table out ever so often and it washes away. ( The basketball court remains, but it is very very rarely used. The neighborhood tried to start a community garden a few years ago, and I don't know what happened there but it didn't work out. I don't remember if the plants died due to neglect or if they washed away with a flood. As far as lawn games, let people bring their own horseshoes and lawn darts. Fisbie is great, but we have a frisbie golf course at Prince Solms where it won't wash away.	8/13/2016 12:16 PM
46	Torrey(?) park. Nice place to walk and think and to be a peace	8/13/2016 10:31 AM
47	Cypress Bend Park. It has amenities, just needs to be improved.	8/13/2016 8:17 AM
48	Landa Park -- it has it all (except the dog park)	8/12/2016 7:23 PM
49	N/A	8/12/2016 6:34 AM
50	Prince solms	8/11/2016 7:41 PM
51	Cypress Bend. A lot of green space. Rarely crowded. Lots of river interaction.	8/11/2016 6:34 PM
52	Na	8/11/2016 4:41 PM
53	adafada	8/11/2016 4:00 PM
54	City of San Antonio has 30+ "fitness areas" equipped with outdoor equipment. Washington DC has several more traditional fitness "trails". Various vendors offer everything from public art that can be used for exercise to outdoor "gyms".	8/11/2016 3:06 PM
55	Landa	8/11/2016 2:49 PM
56	County Line Memorial Trail. The trail, because it connects to other parks and neighborhoods.	8/11/2016 2:00 PM
57	Fischer Park	8/11/2016 1:57 PM
58	Fencing to separate the neighborhood from the city so people don't get confused and use neighborhood owned parts	8/11/2016 1:04 PM

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59	That it be retain as a floodway and used for drainage	8/11/2016 11:20 AM
60	Anywhere but this area	8/11/2016 10:37 AM
61	Cypress Bend - the trail along the river and open space	8/11/2016 10:06 AM
62	Torrey Park, natural areas, lots of trees, walking trail	8/11/2016 10:02 AM
63	None. It's great the way it is. If you want to do anything improve the eroding shore line and create a pedestrian tunnel under the bridge.	8/11/2016 7:26 AM
64	n/a	8/11/2016 6:59 AM
65	The study area should not be a park.	8/10/2016 11:12 PM
66	Cypress Bend	8/10/2016 9:47 PM
67	Cypress Bend . It has everything we need but sure could use more picnic areas closer to the river.	8/10/2016 9:30 PM
68	Fischer, newer modern amenities	8/10/2016 8:52 PM
69	That you do nothing with the study area.	8/10/2016 6:53 PM
70	none of them	8/10/2016 3:58 PM
71	Panther ridge trail	8/10/2016 2:18 PM
72	Dry Comal Nature Trail	8/10/2016 1:11 PM
73	Cypress bend	8/10/2016 11:54 AM
74	Hinman Island Park - It provides river access to the Comal for locals during the week and out of season. This would do the same for the Guadalupe. I just would like to see the park be a part of a large trail system in the city for locals and tourists to enjoy for runs and bike rides.	8/10/2016 9:40 AM
75	Cypress Bend	8/9/2016 11:46 PM
76	Cypress Bend park.	8/9/2016 7:56 PM
77	I would love to see a city park with more amenities and recreation areas near the Oak Creek subdivision off of Goodwin Road. We have limited areas for recreation and a natural area on the midst of all the subdivisions would be wonderful.	8/9/2016 6:58 PM
78	n/a	8/9/2016 4:55 PM
79	A park to compare it to? The Boardwalk along Lady Bird Lake in Austin	8/9/2016 4:54 PM
80	Fisher Park, some kayak rentals or designated area for easier entry.	8/9/2016 4:05 PM
81	Lands Park, it is family friendly, wonder trails.	8/7/2016 2:12 AM

## Q12 Any additional comments?

Answered: 64

Skipped: 93

#	Responses	Date
1	Drugs and drinking are currently a problem. Needs more police supervision. Tents and awnings are an eyesore. Grilling on the street is dangerous and a fire hazard. Should not be allowed. A usage fee for non-residents should be collected. Those who litter should be fined.	9/18/2016 9:18 PM
2	Don't want a bunch a riff raff around my house	9/18/2016 7:27 PM
3	Security and safety are now and in the future a high priority.	9/18/2016 6:13 PM
4	I would love to have access to the water for my dogs. Puppy Playland is wonderful for "only" dogs. My dogs prefer to swim, because they run around together in our yard.	9/16/2016 8:41 AM
5	Need to ensure trees are healthy along the river	9/15/2016 12:42 PM
6	shady places to sit, water fountains, restrooms. Fantasy area that's geared to seasonal/holiday activities and changes displays regularly. (Dallas Arboretum pumpkin houses - Fall; fairy houses - Spring, tents and ice cream social Summer, showcase games from different eras (Plano Heritage Museum Farm has pioneer games). Silly outdoor events, obstacle course, Could be girl scout, boy scout, other clubs' activities for their projects. No metal play equipment if things aren't from nature they should be made of materials that look natural	9/14/2016 11:51 PM
7	CONB PARD Rocks!	9/9/2016 8:42 PM
8	No outfitter use.	9/9/2016 2:13 PM
9	Thank you for the consideration	9/9/2016 1:01 PM
10	Start enforcing leash law at Comal River parks or dog owner's will take over, fouling area for everyone with their adorable little children'. [see Austin: Barton Creek Greenbelt, Auditorium Shores, Bull Creek Park, etc.] They are the most passionate parks' constituency, when critical-mass is reached, and will cause a huge headache if not addressed pro-actively. Sell annual parking passes (like they do in Port Aransas) for Prince Solms/Hinman Island/Landa Park and create more river parking.	9/5/2016 9:07 PM
11	I live in River Acres subdivision and pick up at least X1 bag full of trash every saturday and sunday when I do my routine walk/run. Its ridiculous, the way people discard their trash driving through and in the park and river!!!	9/4/2016 3:21 PM
12	There are already too many people packing into River Acres Park on weekends. Do not do anything to attract more.	8/24/2016 11:36 AM
13	Other art shade structures like the honeycomb in Lincoln Park near nature museum. Other things like swings on a trees, or A park with some wildlife, ducks, egrets, etc.	8/23/2016 8:21 PM
14	We need more trails in our city and this is possibly a great spot for one. Also, the portage around the falls at common street is very difficult. Stairs and a ramp on either side would be a great amenity for paddlers like myself.	8/23/2016 8:01 PM
15	Please add bathroom facilities to Torrey Park. We enjoyed the Nerf Gun event held back in April but had to ask the people at the building next door(Outoor Learning Center?) if we could use their bathroom facility. I'm not sure if this is part of Torrey Park?!	8/22/2016 7:38 PM
16	More parks means more visitors. Which equals NB tax money going to clean up trash and reestablish vegetation.	8/22/2016 6:15 PM
17	We must immediately relieve congestion at Fair Park for residents. Then remember that limited funds should be used as of the likelihood of another flood. Also anything added, ie benches, educational podiums, etc must be anchored, river resistant and away from edge of river (if possible protected by current trees).	8/22/2016 4:07 PM
18	There is a great opportunity to reestablish a riparian zone which would benefit wildlife, improve water quality, and draw ecotourism in the cooler months of the year.	8/16/2016 5:22 PM
19	Thanks for bettering our parks. My husband and I are at Landa at least 3 times a week and Fischer and Dry Comal at least once a month. Having more hiking trails would be amazing!!	8/16/2016 12:08 AM
20	I live by Landa Park and am often disturbed by events there, cars parked in city residential streets, concert noise etc. Please give this new park a quieter ambience.	8/15/2016 9:24 PM
21	Parking should be managed without adding more non porous areas.	8/15/2016 12:23 PM

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22	Police on mountain bikes could ride the trails and go from one park to the next to help park rangers enforce park rules. River Acres Park has progressively gotten more crowded and out of hand over the years. Signs need to be put up reminding people DO NOT LITTER \$500 FINE	8/15/2016 9:54 AM
23	Parking and restroom areas are best located on the west side of common street where there are no homes closest to that area. With a safe walkway people could walk under the bridge after parking to access River Acres Park. I am concerned with park facilities such as restroom and parking being too close to existing homes on River Acres Dr., when there is more space on the west side of the bridge with fewer homes near the river. Currently, grilling in the street in taking up space that could be used for parking. Grilling in the street is also a danger to pets, and children, and could be dangerous as people grill next to their cars. There is an abundance of trash every weekend in the park as well, as people do not pick up and utilize the trash as they should. There are volumes of small trash items that can choke dogs or small children, that are not ever picked up by the parks department. The large trash is removed, but that does not leave the park clean.	8/13/2016 6:52 PM
24	Please listen to the neighbors who are directly impacted by what happens with this plan. They have to endure what happens there.	8/13/2016 2:36 PM
25	no parking lots, no bathrooms	8/13/2016 2:08 PM
26	I am especially opposed to restrooms and parking lots. These will attract tourists. Please allow this area to be an open natural place for New Braunfels residents. I place where residents can get in and use the river for free. I don't know how you distinguish between residents and tourists in a way that is not overly bureaucratic, but limiting the parking to what is currently available on Fair is a start. Neighbors can still walk or ride bike to the park. (Hey a bike rack would be nice.)	8/13/2016 12:16 PM
27	I live in the Summerwood addition and know the need for more public space on the river. It is a pain to have to go through all the traffic during the summer months, but as a citizen of NB I think we need more river park space on land we already own.	8/13/2016 10:31 AM
28	The area along Fair Ln by the river floods every 3 to 4 years as does Crest Ln	8/13/2016 8:17 AM
29	I live in this neighborhood and we have too many cars parked on our street each weekend/holiday. Please create parking. The beauty of this area is the river and green space. Please do not fill it up with pavilions and other space-hogging items. Walking trails would only compliment what we already have now.	8/12/2016 6:34 AM
30	All the above ideas could be incorporated into Cypress Bend park. Frisbee golf, kayak entrance, walking trails, nature area, more parking, horseshoes. There already is a pavilion there, plus it has public restrooms, and a playground too. Why not invest in enhancing and improving this existing 18 acre park? It is a huge city asset that currently has under 30 parking spaces for the entire park. It's no wonder it's underutilized when there is nowhere to park. The City could make many of these improvements without causing issues for adjacent neighborhoods because Cypress Bend is bounded by a cemetery and a VFW Hall. This study should be repurposed to place the focus where it belongs: on finding ways to make Cypress Bend better.	8/11/2016 8:56 PM
31	As cities grow natural persevered areas are disappearing, perhaps a reservation would be better suited.	8/11/2016 7:41 PM
32	Thank you for being so thoughtful in your planning.	8/11/2016 6:34 PM
33	Please fix existing parks	8/11/2016 4:00 PM
34	Parking/access is a critical issue for these properties, even if they are left "as is" without any improvement or amenities. For better or worse, several local "river" neighborhoods have parking restrictions. Since there is precedent, a combination of local street parking restrictions and addition of limited parking spaces would help resolve the issue.	8/11/2016 3:06 PM
35	Avoid overcrowding!	8/11/2016 2:49 PM
36	Shuttles to alleviate parking problems?	8/11/2016 2:30 PM
37	Keep more natural than man made if possible. Limit the amount of improvements in the floodway.	8/11/2016 2:00 PM
38	protect the neighborhoods please	8/11/2016 1:30 PM
39	Very against developing this open greenspace. Keep the river front natural. We do not need more drunks and trash in the neighborhood!	8/11/2016 12:29 PM
40	Again It should remain Undeveloped by everyone even the City	8/11/2016 11:20 AM
41	Leave our neighbor hood alone.	8/11/2016 10:37 AM
42	LANDA PARK IS BEAUTIFUL AND LARGE. THIS AREA IS SMALL AND TRAFFIC A PROBLEM BEING IN A SMALL NEIGHBOR SETTING.	8/11/2016 10:22 AM
43	To curb bbq-ing in the street and in the river, remove amenities that encourage this. Market the park as passive, nature, open space, river enjoyment as opposed to cook-outs.	8/11/2016 10:06 AM

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44	It would be great to see the properties remain green space but the overuse of the surrounding areas does need to be addressed	8/11/2016 10:02 AM
45	I live right next to the greenbelt space across common street from river acres park and I see how the public treats the park and surrounding areas very poorly. Constant trespassing in our neighborhood park and even on my property along with littering make me strongly oppose any form of public access being allowed to the city greenbelt areas. I have even caught someone trying to steal from my front yard and even when people are told they are trespassing (whether from tobers from the river or people trying to picnic in the park) become very rude and even aggressive or simply ignore the residents who pay home owner association dues to benefit from our neighborhood park. I think they there should be more visible and clearly written no trespassing signs All over the greenbelt areas so that the public does not destroy them with litter and overuse. Unfortunately people are to disrespectful to the parks and to the surrounding neighborhoods to deserve such a beautiful area.	8/11/2016 9:03 AM
46	I think to expand the park into the subdivision would be problematic for the neighborhood on fair lane and common street. I think there would have to be a guarantee that property values would increase and that the behavior of people using the parkland river amenities would be monitored. Trespassing, drinking, and bad behavior should not be tolerated and there should be ample signage along with numbers to call if there's any incident. My fear is that it would be more of a river hangout that would bring zero revenue to the city. I can't see how expanding the park would be a good thing for anyone.	8/11/2016 7:55 AM
47	Your long term goal should be to revisit this in 10 years. Their are residents that would like to be bought out by FEMA, let that work it's self out. Their are residents that because of the flooding can not sell their homes. They fear that if River Acres is expanded and more crowds are diverted this way, their homes will be even less valuable. The existing beautiful greenspace provides value.	8/11/2016 7:26 AM
48	The city has systematically ruined these neighborhoods, and making these properties a public park would seal the deal. Right now, residents cannot navigate through the existing park area for four months of the year. People at the park completely trash it, use grills in the street or back of trucks, so I expect an explosion any time because fire next to fuel tanks in cars is not a great combination. I run, and many times when I walk by the park in the morning on my way, I encounter people sleeping in their cars - obviously drunk from the day before. Yes, parking is an issue, but the more space you provide the more people will come. Now, people are parking all along Fair lane, even to the bottom of the hill coming off of Summerwood Dr. This park is a horrible idea. It is bad enough already, this will only destroy the neighborhoods that still exist.	8/11/2016 6:59 AM
49	This area is already overrun with unwanted tourists. We all want that reduced, not expanded.	8/10/2016 11:12 PM
50	Keep area and amenities clean	8/10/2016 8:52 PM
51	It's in a flood plain so I would prefer not to spend d tax payer money on amenities that will continue to be damaged.	8/10/2016 6:53 PM
52	Keep the impact of the neighborhood in mind. Fair Ln already has parking and traffic problems. Need speed numbs and slow signs coming off the big hill.	8/10/2016 6:13 PM
53	as a local and not having a place to go on the weekends with family because its over run with tourists; this area along with cypress bend are our own little sanctuary away from the crowds, the water is beautiful very little trash and the lack of parking keeps it from being overrun. the only thing I see that would benefit that area is a safer way to transition from land to water and a few trash cans. please do not build a park/picnic areas or parking in this area. lets take care of the natural parts we have left without developing them. this city makes enough money with the traffic it gets stop constructing in natural areas!	8/10/2016 3:58 PM
54	Needs to be useful year round for local residents also.	8/10/2016 2:18 PM
55	Walking/jogging trails in a natural setting would be perfect and very much used by everyone.	8/10/2016 11:54 AM
56	It is very dangerous for pedestrians on Fair st., I am always afraid of hitting someone when I drive thru because both sides are lined with cars and people are grilling in between the cars, which also causes arguments with those needing the parking space.	8/10/2016 11:17 AM
57	I believe this park can be a catalyst to improving appeal of the rivers without the need to get into the water through a larger trail system. The rivers are beautiful and scenic to ride along and could really promote active lifestyles.	8/10/2016 9:40 AM
58	Improvement should not create undo difficulties for current neighborhood residents	8/9/2016 11:46 PM
59	Not disturbing the natural flow and use for neighborhood citizens should be first priority.	8/9/2016 7:56 PM
60	try to prevent contamination from the river recreation crowd...too many drunks	8/9/2016 7:03 PM
61	Please do not take away the peacefulness of River Acres Park. It really is a very special area.	8/9/2016 6:48 PM
62	I repeat, this is a flood zone and will flood again. Why put anything there? Leave it as a picnic area. People have their own stuff that can be used- grills, tents, seating. When they leave, all the stuff leaves.	8/9/2016 4:55 PM

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63	When you see the beautiful boardwalk in Austin with it's beautiful view of the lake(river) and all the people it attracts, I think the river in New Braunfels has the same potential for a similar development.	8/9/2016 4:54 PM
64	Someone is always fishing there. Most people would rather be IN the river or hike and get in the water after the hike.	8/9/2016 4:05 PM