

# Local Parks Outdoor Grant Application

Created Thursday, May 22, 2014

Updated Tuesday, August 19, 2014

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## Page 1

### QUESTIONS?

If you have questions regarding the application process, please contact us:

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### APPLICATION DEADLINE

The application deadline is 11:59 PM on August 31, 2014. You will be unable to make any changes to your application once it has been submitted.

Once you have a complete application, you must choose the "SUBMIT" button for your application to be turned into Recreation Grants for review.

Paper applications will not be accepted.

### SAVE YOUR PROGRESS

While working on your application, save your progress often by selecting "SAVE & CONTINUE EDITING".

Once saved, you can return to the main screen by selecting the "BACK TO SUBMISSION" button in the top right hand corner of the screen.

### GENERAL APPLICATION INFORMATION

This application is for eligible local units of government with populations under 500,000 according to the 2010 census.

Carefully review the Local Parks General Information and Outdoor Scoring Criteria. Only complete applications will be accepted. Applications missing pertinent information will be disqualified.

[Local Park Grants General Information](#)

[Local Parks SCORING Criteria-Outdoor Recreation Grants](#)

### Application Documents to Upload

Select the below link to print a list of documents you will need to upload during the application submission process. The list indicates which documents are required and need a signature.

[Local Parks Application Documents Needed](#)

All forms are available under the Resources link, in the upper right of this screen.

## Eligibility

Is the applicant in full compliance with previously approved Projects awarded by the Recreation Grants Branch?

Yes

If no, describe non-compliance issue with plan of action to remedy. Applicants in non-compliance may be considered ineligible for funding, depending on the severity of the issues.

(No response)

List any previous grants received from the Recreation Grants Branch specific to this Project location:

The city has not received any previous grants relative to this project location.

## APPLICANT INFORMATION

### Entity Name

City of Leander, Texas

### Comptroller Identification Number

74-20076469

### Resolution Authorizing Submission of the Grant Application

Fillable version of this form is available for download here [Local Parks Resolution Authorizing Application-fillable form](#). Fill out the form and obtain the required signatures.

Upload Resolution Authorizing Application

[assets/survey-uploads/14775/1346446-6oo0b8kry7/ResolutionAuthorizingApplication-fillableform \(2\).doc](#)

### Applicant's Certification and Program Assurances

Fillable version of this form is available for download here [Local Parks Applicant's Certification & Program Assurances-fillable form](#). Fill out the form and obtain the required signatures.

Upload Applicant's Certification

[assets/survey-uploads/14775/1346446-1uCasVxod3/ApplicantCertification&Program Assurances \(Signed\).pdf](#)

### Name of Official Authorized in Resolution

Stephen A. Bosak

**Title**

Parks & Recreation Director

**Mailing Address**

P.O Box 319  
Leander, TX 78646

**Email Address**

Bosak@leandertx.gov

**Phone Number**

512-528-9909

**Alternate Phone Number (Cell)**

512-563-1840

**Alternate Applicant Contact**

Identify an administrative official for day-to-day contact, must be applicant staff

**Name**

Stephen A. Bosak

**Title**

Parks & Recreation Director

**Email Address**

Bosak@leandertx.gov

**Phone Number**

512-528-9909

**Alternate Phone Number (Cell)**

512-563-1840

**Was this application prepared by someone other than the authorized official or staff person named above?**

No

## PARK PROJECT INFORMATION

### Park Name

Lakewood Community Park

### County

246 Williamson

### Physical Address of the Project Site

The property does not currently have a physical address. It is generally located at the southwest corner of Reagan Blvd. and East Crystal Falls Pkwy., south of the Cold Springs and Crystal Springs residential development.

### Longitude at Park Entrance

As -dd.ddddr

Not sure? [Click Here](#)

W 97.813702

### Latitude at Park Entrance

As -dd.ddddr

Not sure? [Click Here](#)

N 30.559764

### Texas Senate District Number

Not sure? [Click Here](#)

5

### Texas House of Representatives District Number

Not sure? [Click Here](#)

136

### US Congressional District Number

Not sure? [Click Here](#)

31

### Upload Vicinity Map (if needed)

This is to identify the general area within a county or large city. A sample is available here [Local Parks SAMPLE Vicinity Map](#)

(No response)

### Upload Location Map

This is to specify the project location with legible street names. A sample is available here [Local Parks SAMPLE Location Map](#)

[assets/survey-uploads/14775/1346446-X6fRQreEnU/Location Map\\_1.docx](#)

### PUBLIC INPUT

Does the applicant have a current and accepted master plan or other comprehensive plan on file with TPWD Recreation Grants?

Yes

If Applicant does not have an accepted comprehensive plan, upload documentation of public input related to the grant proposal. Acceptable documentation includes:

- copy of the public meeting notice
- the minutes for the public meeting certified by an official applicant representative

If a public survey has been completed provide:

- an explanation of how the survey was distributed
- a copy of the survey results

Upload the required documents:

(No response)

Is the service area for this application your entire jurisdiction (entire city or county)?

Yes

### Identify Project Service Area

Where the Service Area for the proposed Project is not the entire jurisdiction . Identify the applicable Service Area(s) for the Project; and provide census tract number(s) within the designated service area(s).

	Service Area Type	Census Tract Number(s)
1st Service Area	Planning District/Area	020302, 020310, 020312, 020314, 020321, 020323, 020324, 020325

### UNDERSERVED POPULATIONS

From the 2010 census, provide the percent of the population with a household income of \$34,999 and less for the project service area.

18%

From the 2010 census, provide the percent of the population of ethnic minorities in the project service area.

20%

## PROJECT DESCRIPTION

Specifically describe the proposed project. Indicate which of the proposed facilities is identified as a need from the Local Plan or other documented public input, and specify the corresponding page number. Provide details of the number of acquisition acres; number of acres to be developed; number and type of facilities to be developed; any economic, health and/or community benefit; how the Project relates to current and future public recreation needs; any unique design features, or any innovative community involvement; and access point(s) to the project area.

The project includes the acquisition by donation of 125 acres and includes access to 36-acre lake. The project will provide the first public access to Lake Lakewood and approximately 25 acres of the park is proposed for development in this project. When all Lakewood Park Master Plan improvements are complete, approximately one-third (42 acres) of the park will be developed and the rest of the park will remain in a natural state (83 acres).

The project provides the first community-type park in the southeast area of Leander. It is also a "Year One through Five" parkland acquisition project identified in the City Parks, Recreation & Open Space Master Plan - Parks Implementation Action Plan (Page 41). The project will promote outdoor recreation, health and well being. It will preserve habitat and provide a place for families to enjoy nature.

Vehicle access will be realized through the Crystal Springs Development and pedestrian access points will be provided from adjacent residential developments (Crystal Springs - 2, Cold Springs - 2 and Hazlewood - 1). The Blockhouse Creek Trail will also provide public access from the southeast and southwest area of the park, when it is constructed.

Unique design features include The Great Lawn area that will serve dual purposes: 1) Endless opportunities for pick-up sports and practice area, concerts and special events, and passive activities like picnicking, kite flying, sun worshiping and star gazing; and 2) a drainage area to contain the 100-year floodplain during major rain events.

Project improvements include:

- \* Master Plan Priority #1 (Page 37) - Trails (All-weather concrete - 1.04 miles)
- \* Master Plan Priority #2 (Page 37) - Youth Sports Facility (2 practice baseball fields)
- \* Master Plan Priority #3 (Page 37) - Natural Areas & Open Space with Complementary Amenities (Picnic Areas, Pavilions, Trails)
- \* Nature area trail (0.25 mile, earthen)
- \* Nature area kiosk (1)
- \* Picnic Pavilions (2)
- \* Picnic tables (8)
- \* Benches (6)
- \* Master Plan Priority #4 (Page 37) - Recreational Water Amenities
- \* Canoe/Kayak Launch Pier (1)
- \* Master Plan Priority #7 (Page 37) - Fishing Access Areas
- \* Fishing Pier (1) & Bank Fishing (3,400 linear feet)

Costs for appraisals, construction plans, permitting and project administration will be paid by the City of Leander. No grant funds are requested for those items.

The project also involves improvements to be constructed by the Crystal Springs Developer independent of the grant (Great Lawn grading and seeding, a 300' x 10' concrete trail, plus water, waste water and electric utilities will be brought to the site)

## Upload Site Plan of Proposed Development

Click here for Local Parks SAMPLE Site Plan, must identify the project boundary, all existing conditions (overhead utilities, ROW, easements), and proposed project elements.

## Geographic Distribution

Describe how the project will improve the geographic distribution of park and recreation lands and facilities. Identify if this is the first public park in applicant's jurisdiction or intended service area; or what significantly new and different park and recreation opportunities will be provided at the project site. Specify Plan or public input documentation in support of the first park, or new and different opportunities.

The proposed park will be the first community park in the southeast area of the city of Leander. All the other community parks are located west of US 183. There are private HOA neighborhood parks within residential developments in this area, but there are no public community parks.

The significance of this project is that it will create the first public access to Lake Lakewood. All land surrounding the lake is currently privately owned. New and different recreation opportunities include multiple use trails, youth sport fields, fishing pier, bank fishing, canoe/kayak launch area with trails, nature area with trails, interpretive signage and picnicking.

The Lakewood Community Park Master Plan was prepared in response to extensive community input and support. Public input was received through an on-line planning blog. The planning process included a community-wide online survey, three public planning meetings, Parks & Recreation Advisory Board review, and a public hearing that was held at a regularly scheduled City Council meeting. The Lakewood Park Master Plan was approved by the City Council on May 15, 2014.

The land acquisition and all improvements are needs identified in the 2011-2021 City Parks, Recreation & Open Space Master Plan and the plan has been reviewed and accepted by Texas Parks & Wildlife Recreation Grants Program.

Explain how the project improves park and recreation opportunities for physically/mentally challenged citizens which exceed the federal and state required accessibility standards.

All facilities constructed in Lakewood Community Park will meet or exceed federal and state accessibility standards. This includes all trails (paved and nature area), fishing pier, canoe/kayak launch, great lawn and picnic facilities.

Does the project provide for the renovation or adaptive reuse of existing obsolete lands or facilities?

No

If yes, state the age and condition of each of the facilities proposed for renovation. Describe the proposed renovation actions for each of the obsolete facilities.

(No response)

## Sustainable Park Design

Describe how the project embraces sustainable techniques in the design and construction of the park, including but not limited to the diversity, innovative nature and/or cost of the project elements. To view the Sustainable Design Guide, click here

Lakewood Community Park is a 125-acre natural resource based park and the majority of park is dedicated to passive recreation activities - trails, nature observation, fishing and boating (See Park Master Plan). Sustainability is important and the project will incorporate a variety of sustainable practices to minimize long-term maintenance costs.

### PLANNING, EVALUATION OF RESOURCES & MONITORING

The first step in the park master plan process was to engage the consultant and city staff in a pre-design exercise assessing the sites natural resources and opportunities for site sustainability. Two-thirds of the park will be unimproved and consist in a relatively natural state. The footprint for active recreation will be limited to the northwest area of the site to minimize impact to the floodplain. During the master planning process three public meetings were held to engage users and other stakeholders in site design. An online blog was also set up so users and stakeholders could be informed and engaged in the process, regardless of whether they attended meetings or

not.

#### LAND CONSERVATION

Although this is a new park, site development is limited to open areas, non-tree areas to protect existing habitats and to control and retain construction pollutants. Building materials for the fishing pier, canoe/kayak launch and pavilions will use recycled-content materials such as composite lumber, and native stone. Energy conservation will be achieved through the use of solar and LED lighting. Water conservation will be achieved by utilizing lake water and the most current technology for irrigation to reduce potable water use by more than 75%. The park's design intentionally protects the floodplain function by placing major facilities outside the floodplain. Although the average visitor won't know this, the Great Lawn will also be a flood water storage area that will receive overflow water when there are significant rain events. Lastly, native grasses and vegetation will be planted throughout the park to biological filters that help clean and maintain storm runoff from adjacent development, and to support wildlife.

#### LANDSCAPING

Landscaping throughout the park will utilize native, adaptive and appropriate varieties of plants that are disease and pest resistant, and require less water. Wildlife friendly plants will also be incorporated into the landscape to attract and retain existing populations that are being pushed away from the area by suburban development. Invasive species will be eradicated over time with the use of volunteers.

#### WASTE & RECYCLING

All Leander parks have recycling containers and Lakewood Park will be no exception. Containers for paper, plastic, glass and other recyclable materials will be placed at convenient locations in the park to encourage recycling.

#### SOCIAL IMPACTS

Accessibility for all, especially individuals with disabilities, is a top priority to the City of Leander. All facilities will meet or exceed state and federal accessibility requirements.

#### OPERATIONS & MAINTENANCE

As was stated earlier, the park master plan limits the footprint for improvements to one-third of the area of the park. This will require less mowing and reduce operational costs. The use of native, adaptive and appropriate plants also reduces the need for water and maintenance.

## Linkage

Describe how the project provides linkages via trail to other public parks and conservation areas.

The Blockhouse Creek Trail is a connector trail that goes through Lakewood Community Park. When complete, the Blockhouse Creek Trail will connect the the 183A Tollway Trail to the Parmer/Reagan Trails. The 183A and Parmer/Reagan Trails are primary trails and all of these trails are identified in the City Parks, Recreation & Open Space Master Trail Plan.

## Meeting the Texas Parks & Wildlife Department Goals

Identify how the project supports the goals of TPWD's Land and Water Resources Conservation and Recreation Plan. To view the agency plan, [click here](#) (8.48 MB).

**GOAL 2A(1)** - The project will increase public fishing opportunities by providing the first public fishing opportunities on what is currently a private lake (bank and pier fishing).

**GOAL 2A(3)** - The project will make the development of outdoor programs for Texas youth a priority. The number one, two, three and four priority needs identified in the City Parks, Recreation & Open Space Master Plan are trails, youth sports facilities, natural areas and open space, and recreational water facilities - and the proposed project addresses all of those needs. Trails provide opportunities for exercise, outdoor escapes, wildlife viewing and socialization, all of which is outdoor based. The Great Lawn will be a multiple-use area that provides practice space for a youth sports (baseball, softball, football and soccer), special events, day camps, kite flying, free play, star gazing, special events, etc. The natural area will get children outdoors and away from their computers to learn about nature. Facilities for canoeing, kayaking and fishing will to encourage kids to exercise and to be outdoors to learn about nature.

**GOAL 2A(5)** - The project will construct facilities and amenities to broaden access to the outdoors, protect natural resources and enhance the quality of experiences for all ages, abilities and interests. Lakewood Community Park is a the first community park in southeast Leander and the proposed facilities will provide recreational opportunities for all ages. More than two-thirds of the 125 acre park will remain undisturbed and relatively natural.

GOAL 2A(9) - The project will post information regarding its acquisition, mission, purpose, rules and recreational opportunities on the nature area kiosk and at the park entrances. Local programs and events will be posted in places visitors can easily see and state fishing regulations will be posted at the fishing pier.

GOAL 2B(1) - The project involves a city-state-county partnership that increases access to public lands and waters. If the grant is approved a city-state partnership will be realized. There is also a partnership with Williamson County because the Williamson County Park Foundation currently holds title to four of the five land parcels proposed for acquisition. A partnership with TPWD Inland Fisheries Division will also be realized then the lake is stocked, per previous practices.

GOAL 2B(6) - The project promotes paddling trails, recreational fishing and other forms of aquatic-based recreation in and around urban areas. Leander is a suburb of Austin approximately 25 miles northwest of the Capitol City. This project will establish the first public access to Lake Lakewood that is currently privately owned. The park plan calls for a canoe/kayak livery and dock, and fishing pier.

GOAL 2B(9) - The project provides proactive law enforcement to protect the public waterways and the people of Texas. Law enforcement will be provided by the Leander Police Department. LPD will be a visible force in the park protecting the public and lake from unlawful activities. TPWD game wardens will be encouraged to come to the park to engage with the public while they enforce state game and fishing laws.

GOAL 2C(1) - The project promotes enjoyable, responsible and ethical use of natural, cultural and recreational resources. All facilities proposed in Lakewood Community Park were determined through a transparent planning process that allowed full public access and participation, and the master plan has been approved by the Leander City Council. City Park Rules & Regulations will be enforced in the park and they were created to support enjoyable, responsible and ethical use of the park, it's natural, cultural and recreational resources.

## EXISTING ENVIRONMENT

Describe the characteristics of the surrounding land uses at the Project site.

e.g. Residential (single-family, multi-family, rural), Commercial, Agricultural, Industrial, etc.

North	Single family residential, Private HOA park
South	Rural residential
East	Single family residential
West	Undeveloped, Rural

## Upload Site Photographs

Only a single document can be uploaded. Save photos in a single file (WORD or PDF), then upload.

assets/survey-uploads/14775/1346446-TbDIDHF9TP/Photos\_1.docx

Indicate any of the applicable agencies with which you have made initial contact and/or coordination, and provide general information with regard to your initial contact.

Check all that apply.

- Other: Upper Brushy Creek Water Control & Improvement District

Is there any history of ground contamination at the Project site?

e.g. former landfill, gas station, illegal dumping, brownfield, etc.

No

If yes, describe the contamination history.

(No response)

Describe the topography and soils at the Project site.

The site is generally flat and sloping southward towards the lake. The site is in the Edwards Plateau and soils are generally Brackett-Eckrant-Real.

Describe the vegetation and wildlife present at the Project site. Indicate if any vegetation or wildlife species are considered valuable, vulnerable, rare, threatened or endangered?

To link to the Texas Natural Diversity Database (by county), [click here](#) and follow the instructions.

Portions of the site are heavily wooded and other portions are less wooded, grassy and open. The dominant tree species is live oak. Cedar elm, red oak, juniper cottonwood and hackberry trees are also found on the site.

Native grasses and common Bermuda.

Wildlife observed include deer, squirrels, rabbits, coyote, water snakes and a variety of birds (cardinals, blue jays, mockingbirds, hawks, vultures, great blue herons). Lake Lakewood serves as a winter home for migrating birds including geese and duck,

There are no known vulnerable, rare, threatened or endangered species.

Describe any natural water features, including name (if known) and type of water body; size in acres and/or linear feet of frontage within the Project site.

If the water body is a creek, does it have continuous, year round water flow?

Lake Lakewood is located within the proposed project at the property's southern boarder. It is a year-round impoundment of the Upper Brushy Creek Water Control & Improvement District (Lake #3). The main water source is Blockhouse Creek. The lake is approximately 36 surface acres, and there are approximately 3,400 linear feet of shoreline within the park.

Does the Project expand access to water-based recreation opportunities along existing natural water bodies?

Yes

If yes, provide details on how the Project provides for water-based recreation opportunities and; preserves, restores/improves fish and wildlife habitat conditions, is located in an area with limited public access to water-based recreation, or provides a link to existing water bodies that support water-based recreation.

Lakewood Community Park will provide the first public access to Lake Lakewood. All land surrounding the lake is privately owned at present.

The park will make the lake available for fishing and non-motorized boating.

With assistance from the Texas Parks & Wildlife Fisheries Division the city will periodically stock the lake.

Motorized watercraft will not be allowed to access from Lakewood Community Park. Fish habitat and aquatic vegetation will be better protected and preserved without the damage boat propellers will cause in shallow areas on the lake.

## FLOODPLAINS AND WETLANDS

**Floodplain:** The lowland and relatively flat areas adjoining inland and coastal waters including flood-prone areas of offshore islands, including at a minimum the 100-year floodplain.

**Wetlands:** Those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

Is any part of the Project area within a 100-year floodplain or consist of wetlands?

Yes

## Public Notice

Applicant must inform the public that the proposed project will be located in a floodplain or wetland area, and that the project will have certain environmental impacts on those areas.

Applicant must publish a notice in the local media describing the proposed action in the floodplain/wetland area and invite the public to provide their views on the proposal. This may be done by holding a public hearing or making the plans and other pertinent materials available for review at a public place (i.e., city hall, courthouse, library, etc.).

Upload Public Notice

assets/survey-uploads/14775/1346446-EH1VstlxxA/Floodplain Hearing Notice\_1.pdf

## Additional Floodplain/Wetlands Environmental Information Required

The following environmental information focusing on the floodplain or wetland activity must be included:

The extent of the direct and indirect impacts of the project on the floodplain/wetland area.

Measures to be taken to minimize harm to lives and property and to the natural and beneficial floodplain/wetland values.

Alternative actions and locations considered in the event of an adverse impact of the project on floodplain/wetland values.

Assurance that all state and local floodplain and wetland regulations are being met.

### EXTENT OF DIRECT & INDIRECT IMPACTS

The project will have direct impacts on the floodplain. One purpose of the the Great Lawn is to create additional flood storage capacity. The site will be excavated to mitigate adjacent residential area development that is filling off site portions of the floodplain. Water quality will be benefited by native vegetation in the park that will act as a biological filter of adjacent residential area runoff.

### MEASURES TO BE TAKEN TO MINIMIZE HARM TO LIVES, PROPERTY, NATURAL & BENEFICIAL FLOODPLAIN VALUES

The potential impact of flooding will be reduced by additional water storage capacity created in the Great Lawn area and floodplain values should be enhanced by the use of native vegetation throughout two-thirds of the park.

### ALTERNATIVE ACTIONS & LOCATIONS CONSIDERED IN THE EVENT OF ADVERSE IMPACT

If needed, additional flood storage capacity may be created within the park. Construction materials could incorporate pervious surface materials instead impervious surfaces for trails and parking. Bioswales could be incorporated into the park design to further enhance water quality.

### ASSURANCE THAT ALL STATE & LOCAL FLOODPLAIN & WETLAND REGULATIONS WILL BE MET

The City of Leander will meet all state and local floodplain and wetland regulations.

Any public comments received must be submitted. If no public comments are received, this must be clearly stated.

Upload Public Comments

assets/survey-uploads/14775/1346446-6ZTlhEtltg/Public Hearing Comments\_1.docx

Provide a floodplain map delineating the floodplain/wetland area and identify the proposed Project area.

Upload Floodplain/Wetland Map

assets/survey-uploads/14775/1346446-N93Ke5yqMV/Floodplain & Wetlands Map.docx

## ENVIRONMENTAL IMPACTS

Identify the level of impact, describe the impacts based on the proposed development, and discuss any anticipated short and long-term impacts of the Project on the site.

Impacts (or effects) are defined as direct or indirect changes in the existing environment which are anticipated as a result of the proposed action or related future actions. These impacts may be either beneficial or adverse, and should be identified in your description.

	Environmental Resources Impact	Briefly Describe the Potential Impacts
Geological resources: soils, slopes, streambeds, landforms, etc	N/A	
Air Quality	Minor Impacts	Motorized vehicles driving to the park may impact air quality.
Sound (noise impacts)	Minor Impacts	Public use of the park will create activity and noise in an area that was previously rural and undeveloped.
Water quality/quantity	Minor Impacts	The park's impact should be positive since most of the 125 acre site is being preserved and vegetated with native vegetation that will serve to filter runoff from adjacent residential development
Streamflow Characteristic	N/A	
Marine/estuarine	Minor Impacts	Through better stewardship and maintenance debris that washed into the lake from adjacent properties will be collected and removed and water quality should improve.
Floodplains/wetlands (may require additional documentation)	Minor Impacts	The majority of the project area is floodplain and within a floodwater easement issued to the Brushy Creek Water Control & Improvement District No. 1. Proposed improvements and recreation activities will not cause adverse impacts. They will preserve the floodplain and enhance the natural resources of the site.
Land use/ownership patterns, property values, community livability	Minor Impacts	Impacts should be positive through public stewardship of the park and its resources. Property values will increase and livability in Leander will be better.
Circulation, transportation	Minor Impacts	A park entry road will be constructed and vehicle access will be limited to one access location. Neighborhood access will be via pedestrian trails at five locations.
Plant/animal/fish species of special concern/habitat; state/ federal listed/proposed listing	Minor Impacts	Better stewardship, maintenance, periodic stocking should have positive impacts on fish habitat aquatic

		species. The prohibition of motor boats will protect and preserve fishery habitat from propeller damage.
Unique ecosystems (biosphere reserves, World Heritage sites, old growth forests, etc.)	N/A	
Unique or important wildlife/ wildlife habitat	Minor Impacts	Habitat that is being lost on adjacent developing properties surrounding the park will be preserved and enhanced within the park, thus creating a haven for existing wildlife.
Unique or important fish/habitat	N/A	
Introduction or promotion of invasive species (plant or animal)	N/A	Landscaping will be accomplished using native, adaptive and appropriate varieties of plants
Recreation resources, including parks, open space, conservation areas, rec. trails, facilities, services, opportunities, public access, etc.	Minor Impacts	This will be the first community park in southeast Leander. Impacts to the community and neighborhoods will be positive.
Overall aesthetics, special characteristics/features	Minor Impacts	Aesthetics, special characteristics/features of the site will be enhanced by the park improvements.
Historical/cultural resources, including landscapes, ethnographic, archeological, structures, etc.	N/A	
Socioeconomics, including employment, occupation, income changes, tax base, infrastructure	Negative Impacts	When the land becomes part of the public domain there will be a loss to the tax base, but it will be minimal.
Minority and low-income populations	Minor Impacts	Minority and low-income populations will be served by the recreational opportunities of the park.
Energy resources (geothermal, fossil fuels, etc.)	Minor Impacts	Lighting will be solar and/or LED lights, irrigation will be minimal, and the overall impacts should lessen the need for energy resources and water.
Other agency or tribal land use plans or policies	N/A	
Other important environmental resources that should be addressed	N/A	

## Unavoidable Adverse Impacts

Those effects which cannot be mitigated should be explained and the effects weighed against the beneficial impacts of the Project. Be objective as well as analytical, and avoid trying to justify or rationalize proposed actions.

There are two unavoidable impacts:

- 1) Air quality may be diminished during construction when motorized vehicles access the park. Pedestrian access points are being provided to adjoining neighborhoods to lessen the need to drive to the park. When the Blockhouse Creek Trail and other trails identified in the City Master Trails Plan are complete, residents will have non-motorized options for getting to and from the park; and
- 2) There will be a loss of tax base when park ownership is transferred to the city. The loss will be minimal, however, because most of the park property is within the floodplain. Lost tax value will be offset by the increases in property values for adjacent homes within the Cold Springs, Crystal Springs and Hazlewood Developments. A 2006 study revealed that properties near or adjacent to parks have up to 20% higher property values than properties without a nearby park ("Sunshine, Soccer & Success: An Assessment of the Impact of Municipal Parks & Recreation Facilities & Programs on Business Activity in Texas", The Perryman Group).

## Mitigating Measures for Adverse Impacts

Adverse impacts may have short-term or long-term effects. They should be identified as such and explained. For those impacts considered adverse, and caused as a result of actions proposed in the application, explain how they will be minimized or eliminated. Adverse impacts which cannot be mitigated should be identified and discussed. You may not be able to

mitigate every adverse impact, but each one should be considered and weighed against the effects considered beneficial to the community and environment.

For example:

The utilization of erosion control devices to prevent soil run-off during construction.

The routing or re-routing of vehicles or the installation of traffic controls to regulate increased traffic to, from, and around the project area.

Replacement/re-establishment of specialized fish, vegetation, or wildlife habitat which will be lost or partially lost as a result of the project's actions.

Relocation of persons or businesses located within the project area(s).

#### UTILIZATION OF EROSION CONTROLS

Erosion controls will be utilized during construction as required by TDECQ and city ordinance.

#### ROUTING & RE-ROUTING OF VEHICLES & TRAFFIC CONTROLS

Not applicable. All construction will be contained within the park

#### REPLACEMENT/RE-ESTABLISHMENT OF SPECIALIZED FISH, VEGETATION, WILDLIFE HABITAT

It is unlikely that this will occur, but if it does the City of Leander will take every measure possible to replace or re-establish lost or partially lost natural resources resulting from the project.

#### RELOCATION OF PERSONS OR BUSINESSES

Not applicable. There are no residents or businesses within the proposed park property.

Describe any and all alternatives considered for the proposed Project. The alternative of "no action" must be specifically addressed. Also discuss the basis for rejection of any/or all alternatives.

#### ALTERNATIVE ONE

One alternative that was considered is to find another location in the southeast area of the city. That alternative was rejected because there are no other properties with a large lake that offers the variety and quality of recreational opportunities that the Lakewood Community Park property offers.

#### NO ACTION ALTERNATIVE

A no action alternative was considered and rejected. Lakewood Community Park is a high priority need identified in the City Parks, Recreation & Open Space Master Plan. Developers are setting aside the future parkland with the understanding that it will become a public park.

### LAND ACQUISITION

Acquisitions which occur prior to grant approval, without TPWD authorization by a Waiver of Retroactivity, or which do not meet the acquisition criteria, are not eligible for assistance.

Does the proposed Project include land acquisition?

Yes

Does the proposed acquisition include publicly-owned non-parkland?

No

### Acquisition Schedule

Choose Acquisition Type, identify the Parcel Number, number of Acres, estimated Land Value, estimated Improvement Value, Current Owner and Total Value (land plus improvements).

Acquisition Type	Parcel Number	Acreage	Land Value	Improvement Value	Current Owner	Total Acquisition Value
Donation	R495780	2.0612	\$15500	\$0	Williamson County Park Foundation	\$15500
Donation	R514539	36.27	\$270000	\$0	Williamson County Park Foundation	\$270000
Donation	R512981	6.6	\$49500	\$0	Williamson County Park Foundation	\$49500
Donation	Portion of R031216	30.784	\$230000	\$0	Williamson County Park Foundation	\$230000
Donation	Portions of R031204 & R031206	49.776	\$375000	\$0	BLD Crystal Springs, LLC	\$375000
0	0	0	\$	\$	0	\$
<b>Total</b>		125.4912	940000	0		940000

## Estimated Land Value Letter

All projects proposing the acquisition of land must submit a valuation letter from a real estate professional stating the approximate value of the subject property. The purpose of this requirement is to:

ensure that enough money is budgeted to acquire the property by purchase  
ensure the amount of match is available for property to be acquired by donation, or bargain sale.

In either case, the cost estimates for property acquisition are very important. If property values are estimated below the budgeted amount and the land is to be donated, the applicant will be required to supplement the match amount to offset the deficit.

On the other hand, if the property is to be purchased and the appraised value turns out to be higher than the estimated value, the applicant may not be reimbursed above that amount proposed in the application and approved in the grant.

Upload Estimated Value Letter

<assets/survey-uploads/14775/1346446-8gt3sns8X7/Appraisal.pdf>

## Acquisition Boundary Map

Local Parks SAMPLE Acquisition Boundary Map

A boundary map is required for all projects requesting acquisition assistance or using applicant and/or publicly-owned property as match. Identify boundaries of each parcel listed in the Acquisition Schedule.

This map should be a scaled drawing which includes all of the following:

Applicant and project name;

Directional arrow and scale;

Acquisition area and parcel boundaries with each parcel to be acquired labeled in the same manner as the Acquisition Schedule.

Boundaries should be drawn to scale, or if possible, identified using a metes and bounds legal description.

NOTE: For projects proposing acquisition of land which will expand an existing park, the boundary map should include the entire area of the existing park, and the parcels to be acquired;

Locate and label all easements, overhead utilities, structures, improvements, water bodies, adjoining streets (including designated rights-of-way), and future or proposed streets.

Upload Acquisition Boundary Map

<assets/survey-uploads/14775/1346446-KelfqcNtu8/Boundary Map 07-30-2014.pdf>

Has a Waiver of Retractivity been obtained?

No

Does the Project provide for the acquisition and conservation of a government-identified natural area which is recognized in an acceptable, published planning document for having valuable or vulnerable natural resources; ecological processes; or rare, threatened or endangered species of vegetation or wildlife?

No

Does the Project provide for the acquisition and conservation of natural open space that is two acres or larger in size, relatively free of man-made structures, and which is identified in a local or other planning document?

Yes

Identify the planning document, including the page number. Describe in detail the site including the number of acres and significance.

2011-2021 City of Leander Parks, Recreation & Open Space Master Plan

Does the Project provide for the acquisition of additional needed parkland?

Yes

Describe in detail the site, including the number of acres and significance, and why additional parkland is needed in this location.

The site is a 125 acre property with with 36-acre Lake Lakewood at the southern boundary.

The proposed project will provide the first community park in the southeast area of Leander and a community park in this area is a high priority need identified in the City Parks, Recreation & Open Space Master Plan. No other large, community parks are located in southeast Leander, and no others are planned.

The proposed park offers a variety of passive and active recreation opportunities. Although primarily a natural resource-based park, the master plan does call for active recreation amenities such as a playground, splash pad, skate park,, Great Lawn, basketball court, 4 volleyball courts, two birthday pavilions, amphitheater and an off-leash dog area in the north area of the park.

Two-thirds of the property is intended to provide passive, natural resource-based recreation opportunities. The Lakewood Community Park Master Plan calls for 5.6 miles of trail (multiple use and nature), a 34-acre nature area and kiosk, canoe/kayak livery lagoon and pier, fishing pier, walnut/pecan orchard, 11 picnic pavilions and a wildlife viewing area at a pond below the dam.

Support facilities include an entry road, parking lot and restrooms.

Facilities proposed in the grant application include:

1. 1.04 mile All-Weather Trails
2. 0.25 mile Nature Trail
3. Nature Area Kiosk
4. Picnic Pavilions (2)
5. Fishing Pier (1)
6. Canoe/Kayak Pier
7. Baseball Backstops (2)
8. Picnic Tables (8)
9. Benches (6)
10. Project signs

## LEGAL CONTROL CONDITIONS

### Upload Aerial Photo or Satellite Image, identifying the Project boundary

assets/survey-uploads/14775/1346446-LswZNG5OKT/Aerial Photo Satellite Image.docx

### What utilities are available on the site?

Describe the existing utilities (electrical, cable, phone, water, sewer, pipelines, etc.); describe the type (major transmission, neighborhood service, natural gas, etc.); and location on the Project site. NOTE: identification of these utilities must also appear on the Project Site Plan.

1. The majority of the property is contained within a floodwater easement granted to the Brushy Creek Water Control & Improvement District No. 1 (See Floodplain Map).
2. There is a 15' water and waste water easement that begins at the northeast corner of the property and runs east-to-west through the park (See Site Plan).
3. There are two drainage easements from the Cold Springs and Crystal Creek residential developments that run north to south to the lake (See Site Plan).
3. Water and electric utilities will be brought to the northern park boundary by the Crystal Springs Development. Those utilities will be extended into the park when they are needed, but they are not needed for improvements proposed with grant assistance.

There are no overhead or major transmission lines and there are no natural gas lines on the property.

Water, waste water and drainage easements are shown on the site plan.

### Are there any overhead utility lines within the Project boundary?

No

### If yes, what will be the disposition of the existing overhead utility lines?

Please note, existing overhead utilities are required to be shown on the Project Site Plan.

(No response)

### Describe any rights-of-way and/or easements at the Project site.

1. Floodwater easement to the Brushy Creek Water Control & Improvement District No. 1
2. Sanitary sewer easement
3. Drainage easements from the Crystal Springs and Cold Springs Residential Developments.

### Proof of Ownership and/or Legal Control

For all properties already under the legal control of the Applicant and proposed for development, the Applicant must provide evidence of legal control.

Recorded deed(s),  
Lease agreements,  
Easement agreements, or  
Drafts of the lease or easement, with a letter of intent from the landowner to enter into the agreement. Leases must be only other public land, no leases from private land owners.

Upload Proof of Ownership and/or Legal Control Documentation

(No response)

## Proof Applicant can Prevent Surface Drilling/Mining of the Project Site

The applicant must provide evidence that the surface of the project site is protected from any drilling or mining, or can demonstrate protection through the following:

Existing ordinance or resolution,  
Zoning,  
Ownership of mineral rights by applicant,  
Designated drill sites on the project site (will be excluded from project assistance),  
Draft of ordinance, resolution or zoning, and statement that if funded, will authorize the ordinance or resolution.

Upload Proof of Drilling/Mining Protection

assets/survey-uploads/14775/1346446-kVF2O51 ofW/ProofApplicantCanPreventDrilling&Mining.docx

## State who will operate and maintain the Project area.

The applicant is responsible for the maintenance and operation of the fund supported area(s)/facilities. If agreements exist (or are anticipated) for others to perform operations, programming and/or maintenance duties, describe such arrangements.

The City of Leander will operate and maintain the project area.

## Upload existing or draft Agreements for Maintenance and/or Operations

(No response)

## PROJECT BUDGET

The Budget Summary provides the complete estimated costs for the proposed grant project. Estimates should build in cost inflation for the construction period.

## How will the development be constructed?

- Contract

## Project Schedule

Describe the estimated time schedule for implementing the proposed Project. Applicants are allowed approximately three years from the date of Commission approval to complete all project elements. Approved projects should be accomplished in a timely manner by the Applicant, unless delays result from extraordinary circumstances beyond the Applicant's control.

Failure to meet the grant time frames may be grounds for the Department to initiate cancellation of the project, or to deny requests for

additional grant funds for new projects.

The following project schedule is based on the assumption that the grant is approved in January 2015.

1. Execute grant contract with TPWD by May 1, 2015
2. Submit appraisal for TPWD review by June 1, 2015
3. Receive TPWD appraisal approval and authorization to acquire the land by August 1, 2015
4. Acquire all parkland by November 1, 2015
5. Submit proof of land ownership, construction plans and the first reimbursement requests by January 1, 2016
6. Receive TPWD construction plan approval by February 1, 2016
7. Begin construction by May 1, 2016
8. Complete construction by November 1, 2016
9. Submit final reimbursement request by February 1, 2017.

## Professional Services

The total cost of Professional Services cannot exceed 12% of grant construction estimates.

Costs for required permits (COE, TCEQ, TDLR) or surveys (cultural resources, environmental resources) should be included if it is anticipated that these actions may be necessary.

The cost to prepare the grant application is an eligible pre-agreement expense and must include a beginning date for the site planning and application preparation.

### Construction Plans/Specifications and Inspections:

Plans must be prepared and sealed by an engineer, architect or landscape architect registered in Texas or other competent professions depending on the scope of work.

Plans must be submitted to the Texas Department of Licensing and Regulation (TDLR) for compliance with Texas Accessibility Standards.

	Amount
Pre-Agreement Costs	\$
Permits/Surveys Costs	\$
Plans Specifications Costs	\$
SUB-TOTAL: Professional Services	0

## Pre-Agreement Costs Begining Date

(No response)

## Land Costs

All land to be acquired must be shown in the Budget Summary based on the estimated value letter.

The value of donated land and/or applicant-owned non-parkland is considered an expense of the project.

Appraisals and boundary survey costs cannot exceed \$10,000 or 5% of the land value, whichever is less.

	Amount
Estimated Land Value	\$400000
Appraisal Cost	\$

Boundary Survey	\$
<b>SUB-TOTAL: Land Acquisition</b>	<b>400000</b>

## Construction Costs

### Include Site Preparation

Itemize proposed project elements to include but not limited to:

Utilities

Roads and Parking

Restroom/Concession Building or Other Buildings (separate line for each item)

Recreation elements (separate line for each element. Combine elements for items such as ballfields to incorporate site work, fencing, dirt work, irrigation, lighting costs in a single budget line item)

Landscaping (native plant species only)

Program Acknowledgement Signs (eligible for reimbursement)

A temporary program acknowledgement sign is required during construction

A permanent program acknowledgement sign is required at project completion

Amount	Construction Elements
\$120920	3,200' x 8' concrete trail
\$58500	1,300' x 10' concrete trail
\$16000	2 baseball backstops (Great Lawn)
\$5280	1,320' x 6' nature trail, earthen
\$2000	Nature area kiosk
\$57600	Picnic pavilions (2)
\$7200	Picnic tables (8)
\$4500	Benches (6)
\$50000	Canoe/Kayak Pier
\$75000	Fishing Pier
\$3000	Project Signs
\$	0
\$	0
\$	0
\$	0
\$	0
<b>SUB-TOTAL: Construction</b>	<b>400000</b>

## Total Project Cost

Professional Services Sub-Total + Land Costs Sub-Total + Construction Sub-Total = Total Project Cost

\$800,000

## APPLICANT'S MATCHING SHARE OF GRANT

	Amount
Voter Approved Bonds	\$
APPLICANT Funds (General Fund cash, 4-B, EDC, etc.)	\$
APPLICANT In-House Labor, Equipment and/or Materials	\$
APPLICANT/Publicly Owned Non-Parkland	\$
PRIVATE Land Acquisition (donation or purchase)	\$400000
PRIVATE or Other Public Contributions (cash, labor, equipment and/or materials)	\$
<b>TOTAL MATCH (cannot exceed \$400,000)</b>	<b>400000</b>

## Letters of Commitment

If the match includes private or other public contributions you must submit letters of commitment. Letters must include the value of the contribution and how the value was determined.

For multiple letters, save all to a single PDF, then upload.

Upload Letters of Commitment

assets/survey-uploads/14775/1346446-nDJL5NH7rf/Land Donation Letters (2).pdf

## Contributor Information

Complete for each contributor

	Type of Contribution	Contributor Name	Contributor Organization (if applicable)	Amount/Value of Contribution
Contributor 1	Land	Williamson Co. Park Foundation	0	\$565000
Contributor 2	Land	BLD Crystal Springs, LLC	0	\$375000
Contributor 3	0	0	0	\$
Contributor 4	0	0	0	\$
Contributor 5	0	0	0	\$
Contributor 6	0	0	0	\$
Contributor 7	0	0	0	\$
Contributor 8	0	0	0	\$
Contributor 9	0	0	0	\$
Contributor 10	0	0	0	\$
<b>Total</b>				<b>940000</b>

## Cost of Project in Excess of the Grant Budget

Enter "\$0.00" if none.

419,100

Provide details regarding the additional project costs in excess of the grant budget. Identify the source for paying for the additional costs to complete the overall project, a list of project elements it is intended to pay for, and a timeframe for these elements to be completed. This can include both applicant funds and outside contributions.

The adjacent Crystal Springs Developer, BLD Crystal Springs, LLC, will construct non-grant related improvements including:

- \* Great Lawn grading and turf establishment (\$115,000 value)
- \* 250' of 10' wide concrete trail (\$11,000 value)
- \* Conduit for 3-phase electric power extended to the park property line (\$23,950 value)
- \* 8" water line extended to the park property line (\$50,000 value)
- \* 8" sanitary sewer line extended to to the park line (\$50,000 value)

BLD Crystal Springs, LLC will also provide a cash contribution in the amount of \$69,150.

The City of Leander will provide \$100,000 also.

Total project contributions in excess of the grant budget - \$419,100.

#### Upload Documentation of Project Costs in Excess of Grant Budget

For applicant funds, attach a resolution or letter from applicant authority that identify's the project and details the amount of funds being allocated to the project in excess of the grant budget.

For outside contributions, attach a partnership letter detailing the value of the contribution and how the value was determined.

[assets/survey-uploads/14775/1346446-marEPnRXDm/BufingtonNonGrantContributions.pdf](#)

#### Do you have additional supporting documents related to your proposal?

OPTIONAL

For multiple documents, save all as a single PDF, then upload.

#### Upload Additional Supporting Documents

(No response)

### SUBMITTING YOUR APPLICATION

The application deadline is 11:59 PM on August 31, 2014. You will be unable to make changes to your application once it has been submitted.

Please remember that once you have a complete application, you must choose "SUBMIT" below for your application to be turned into Recreation Grants for review. You will receive an email confirmation that your application was submitted successfully.

Paper copies of the application will not be accepted.