

W I L L I A M S O N C O U N T Y , T E X A S

WILLIAMS TRACT

MASTER PLAN



ACKNOWLEDGEMENTS:

Williamson County Commissioners Court

Dan A. Gattis, County Judge
Lisa Birkman, Commissioner Precinct 1
Cynthia Long, Commissioner Precinct 2
Valerie Covey, Commissioner Precinct 3
Ron Morrison, Commissioner Precinct 4

County Representatives

Jim Rodgers, Parks Director
Gary Boyd, Environmental Project Manager
Benita Bonner, Special Projects Coordinator
Terry Roberts, Parks Superintendent

Design Team - BWM Group

Tim Bargainer - Principal
Philip Wanke - Principal
Brian Binkowski - Associate Principal
Sallie Burchett - Planner
Brandon Hay - Planner & Designer





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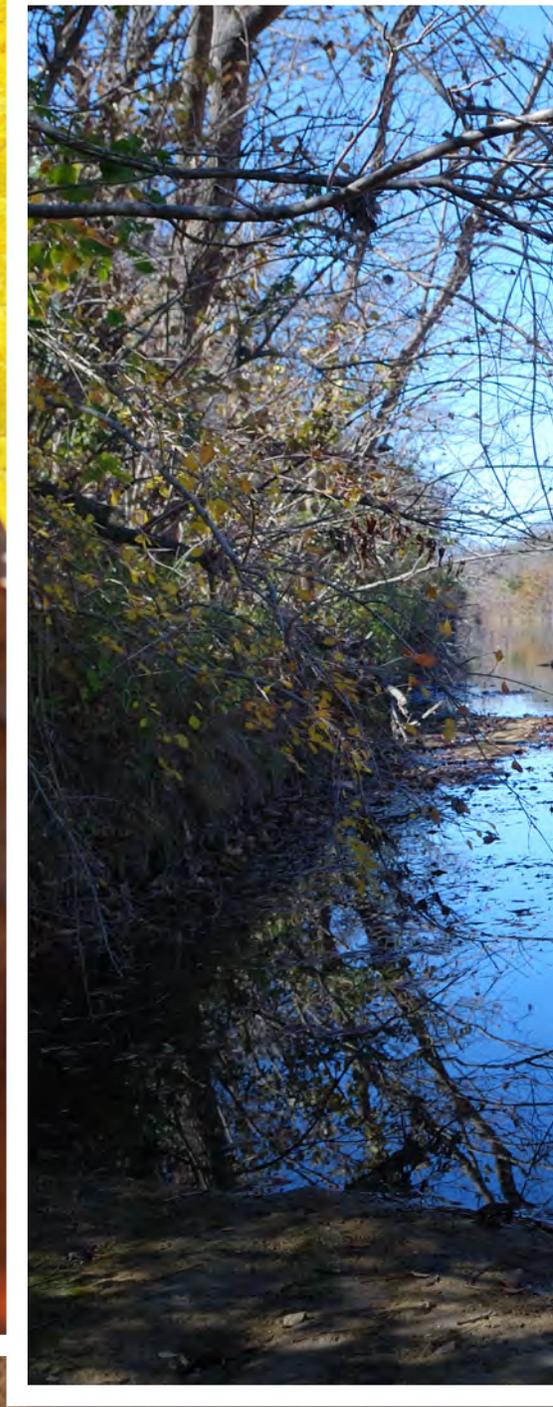
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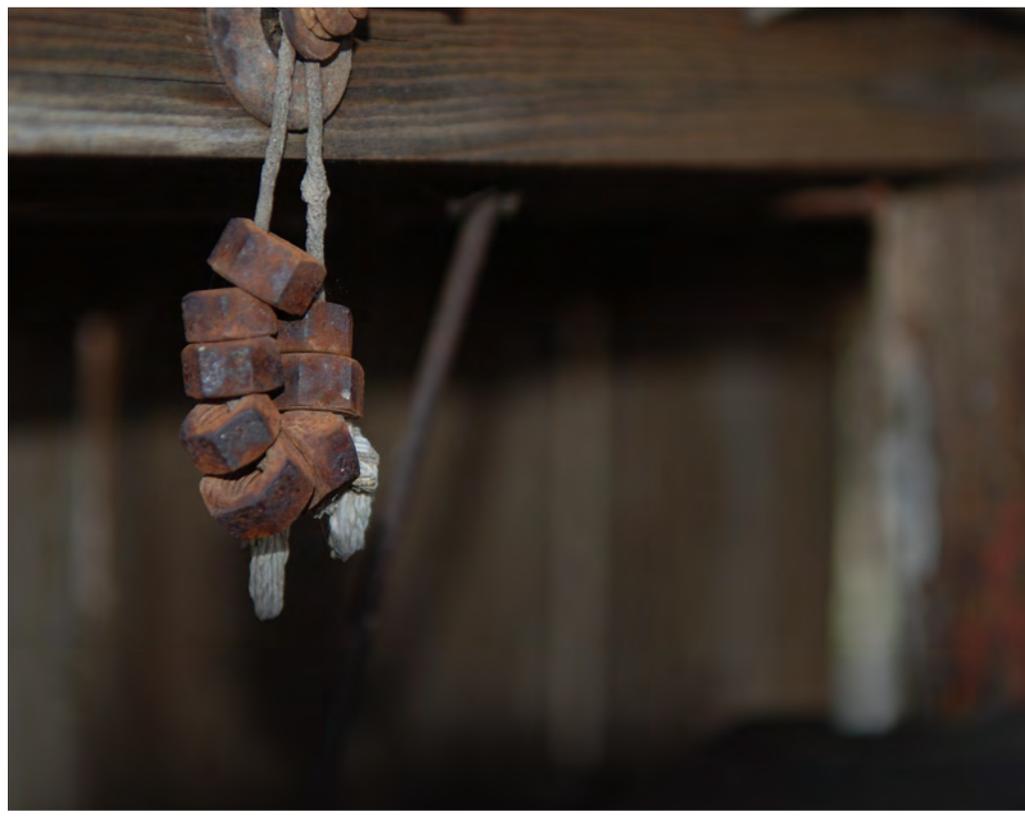
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In 2008, Williamson County purchased over 1,000 acres of rolling hill country in western Williamson County to be used for a grand public park with trails that traverse the site linking educational, recreational and leisure opportunities over the hills, around the meadows and to the San Gabriel River and with other trail systems. Williamson County has grown 79% from 1990 to 2000 and is projected to grow 74% from 2000 to 2010 according to the State Data Center. As one of the fastest growing Counties in the region, the need for open space is recognized by all, including Representative John Carter who declared the need to save a place for little kids to toss rocks in the water.





HISTORY & CONTEXT

In 2008, 72% of survey respondents told Williamson County that they needed more walking, hiking and biking trails. The same year, the county purchased the 1,011 acre Williams Tract of rolling former ranch land located on the San Gabriel River in western Williamson County to serve these needs of its residents.

The purpose of the Williams Tract Park is a grand passive park – an area of natural quality for nature-oriented outdoor recreation including studying nature, picking, hiking, fishing, camping and trail uses with limited active play areas such as playgrounds, versatile grassy meadows and community gathering spaces.

The property is bordered by ranchettes on the north, the San Gabriel River on the east, undeveloped land to the south and County Road 282 to the west. The hardwood trees on the property include live oaks, junipers and also a pecan flat on the river. There is also an overabundance of cedars and mesquite. Resources prohibit the ability to do everything that is needed at once. Thus a good phased resource management plan is paramount to the successful longevity of the park.

The future park is home to scores of deer, turkeys, raccoons, opossums, as well as the endangered golden cheeeked warbler and black capped vireo.



Existing structures provide an educational opportunity to share the site's ranching and farming history. Opportunities include a living history farm with farm animals and gardens. The facility would be an important educational resource for area schools, 4H clubs and Future Farmers of America. Infrastructure to the site is currently minimal with residential scale electrical service, well water from existing wells and septic systems. Development of facilities will put more of a strain on the park without consideration of garnering water and waste water services from the current service providers or looking to establish new relationship with other service providers. The sunny central Texas skies provide opportunities to enhance infrastructure demand with active and

passive solar designs. The existing well can also be restored to serve as a water source for horses and also be an educational opportunity.

Access and road frontage is good along CR 282 allowing multiple opportunities for access. Another ingress and egress route worthy of additional exploration is the extension of the site boundary east to access to CR 279 or Bagdad Road. Pedestrian access is an important consideration to adjacent existing and future residential neighborhoods.

Slopes and vegetation are the general constraints to development of facilities but serve as a great opportunity for habitat restoration and water quality protection. The upland plateau is very suitable for development of facilities. Hilltops are advantageous for development to capitalize on the views. The lower meadow area is a significant open space and would be well served to remain generally an open grassland meadow. The lower meadow is ideal for

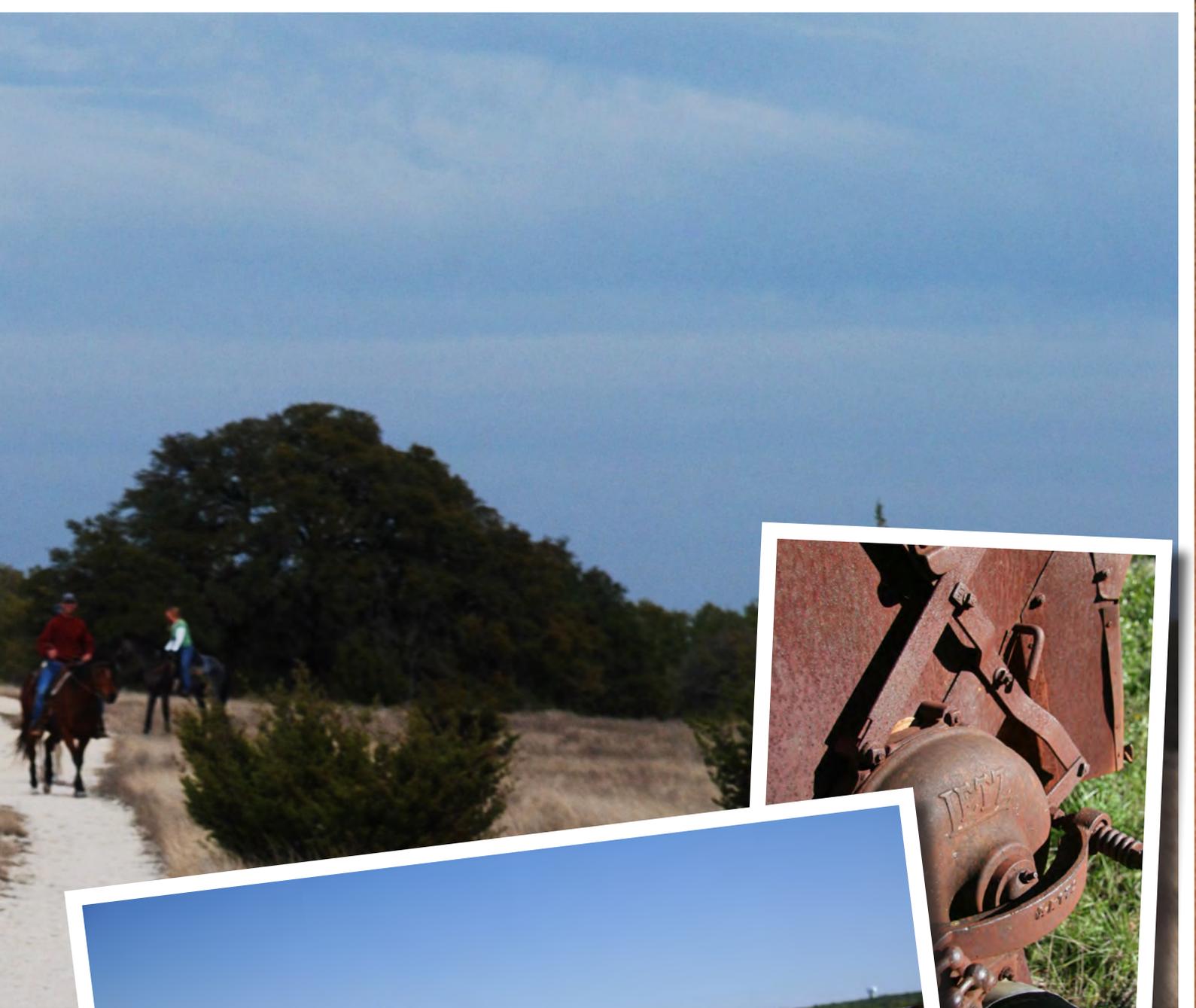


grassland restoration. It also provides an opportunity for trails to encompass its perimeter, especially along the riparian edge over looking the south fork of the San Gabriel. The river's edge is aesthetically and ecologically significant as most of the bank is elevated, steep and in some areas erosive.

The San Gabriel River serves as a natural resource occasionally allowing for fishing. Three existing ponds on the property can hold water. Two toward the western side of the property are more significant and allow the possibility to expand to provide recreational catch and release fishing opportunities.

The large 1,011 acre park has great health benefits for improved water quality. The undeveloped land with thick native grass serves as a natural filtration device cleaning the water that flows to the river and consequently Williamson County's drinking sources. Clean water entering our water treatment plants consequently has huge economic benefits.

The Williams Tract Park will meet the needs of the residents for trail use and provide for improved water quality as well as outdoor classrooms for studying nature and history. The park will also offer recreation and leisure activities such as fishing, camping and picnicking – as well as non-programmed spaces to gather and play.





PLANNING & PUBLIC INPUT



The foundation of the Williams Tract Park is to meet the needs of the Williamson County community. The Williamson County Commissioners approved the purchase of the park to meet these needs. With the base established, the Williamson County Parks and Recreational Department went to the community to receive additional input for the park.

The master plan process included multiple stake holder public input sessions. In order keep the process transparent, the meetings and their results are published online in the Williams Tract blog: <http://williamstract.blogspot.com/>.

The first session included the Williamson County municipal park directors and Texas Parks and Wildlife Department park planners, as well as the neighboring Travis County park director. The input session included a site tour and brainstorming session. The group of park professionals concluded the site is an exceptional location for trails, in need of restoration, and should be kept as open as possible and free of too many improvements.

The second session was with the elected officials. The officials all expressed the desire to preserve the rural open space feel due to the rapid urbanization of Williamson County. While wanting to offer services and amenities to park users, the officials did not want to compete with private enterprise or existing municipal park services. Passive, safe and low noise activities were favored by all.

The third type of input sessions occurred with known special interest groups including the Williamson County Historical Museum, Williamson County Road and Bridge, Williamson County Equestrian Club, Austin Ridge Riders Club and the Texas Horseshoe Pitchers Association [ascertain this is the correct group before final publication].

The final public input session was afternoon and evening open house at the Williamson County Courthouse. The planning team interviewed and spoke with interested parties. The team garnered input with a dot voting system. The two favorites were natural preservation and trails.



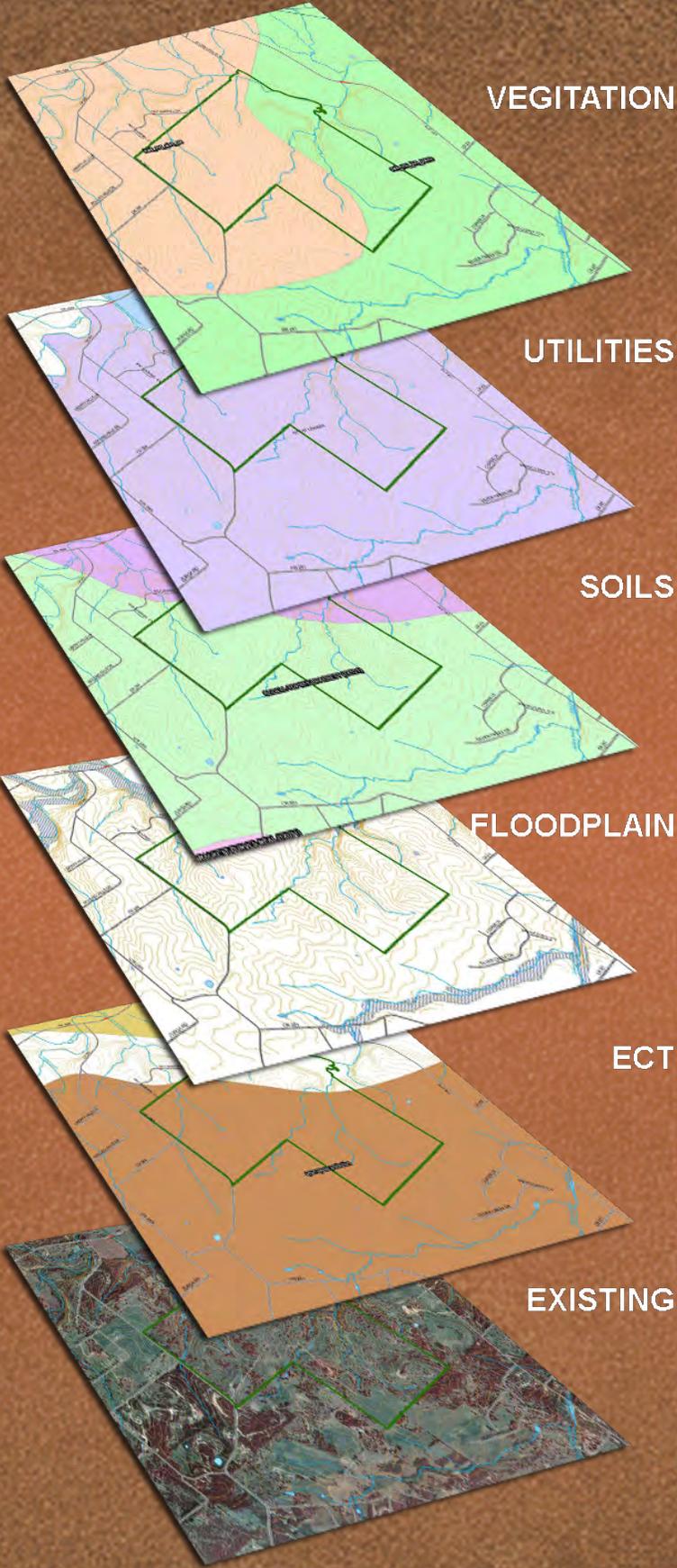
PARK ELEMENTS

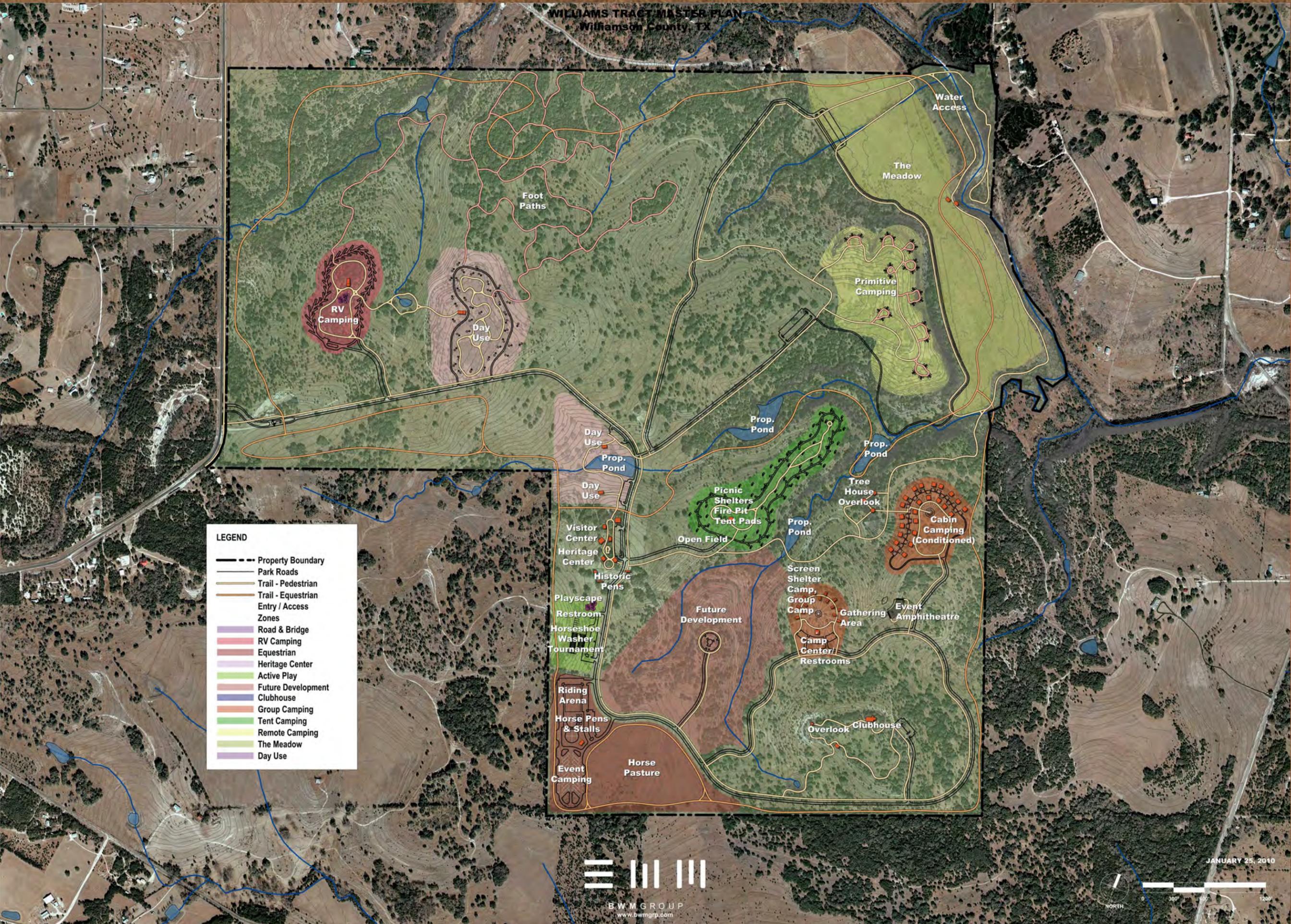
PASSIVE ELEMENTS:

- Walking, Hiking and Biking Trails
- Picnic Shelters
- Nature Trails with Interpretive Signage
- Horseshoe Complex
- Remote Camping
- RV Camping
- Cabins
- Stargazing
- Amphitheater
- Stargazing
- Access to San Gabriel
- Heritage Center
- Observation Decks/Platforms
- Treehouse
- Firepits
- Open Play Areas

ACTIVE ELEMENTS:

- Mountain Biking
- Equestrian Center
- Equestrian Trails
- Dog Park
- Zipline





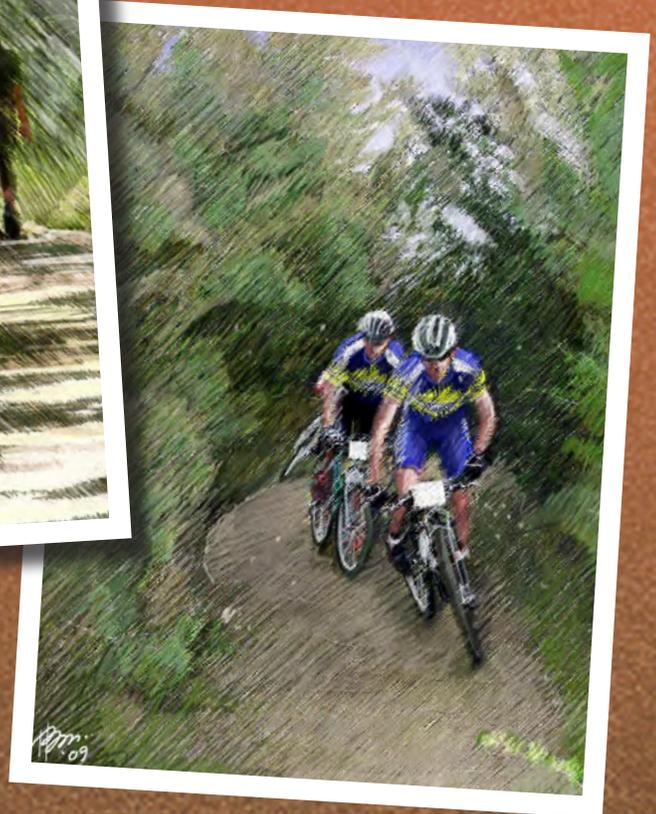
JANUARY 25, 2010

TRAILS

A variety of trail systems make their way through the park. Trails range from passive walking trails for the day hiker to more rugged trails used by mountain bikers and horseback riders.

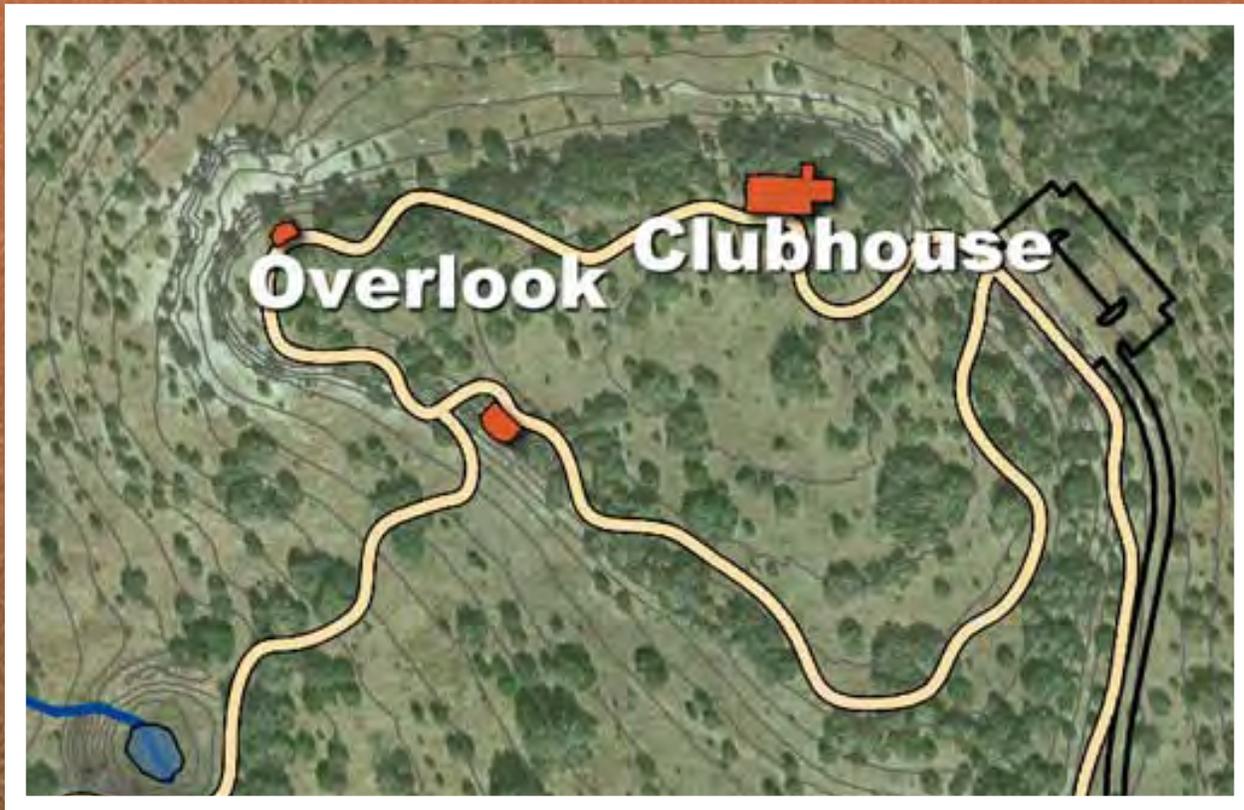
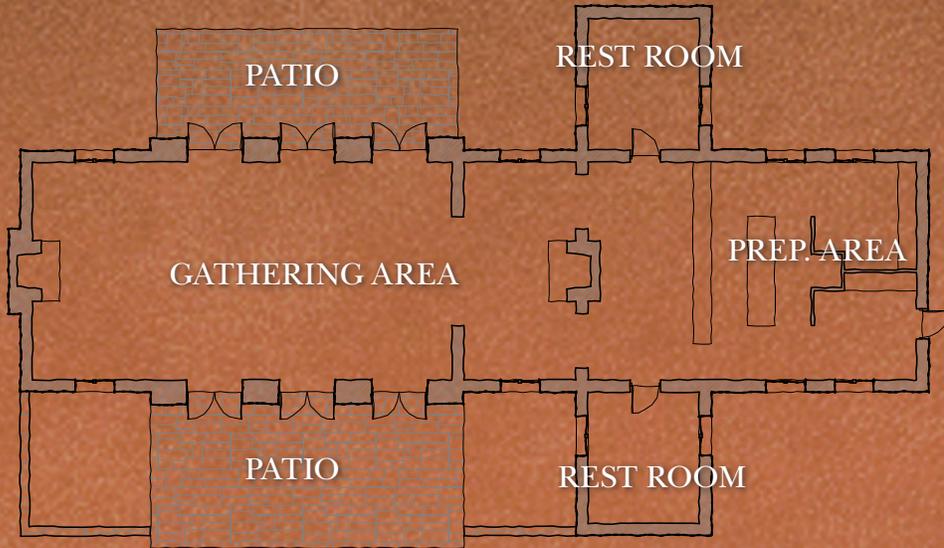
A local mountain bike association attended the planning session to express their desire for bike trails to be incorporated into the design. After conducting a thorough analysis of the site, we have concluded that due to the sensitivity of the existing terrain, that only beginner level bike trails should be proposed. Bike trails should be closely monitored for signs of erosion and safety hazards.

Points of interests will be delineated along the trail to educate users on the wildlife, vegetation and views of the site.



CLUBHOUSE

The clubhouse is to serve as a gathering venue for both large and small events. Not only can the Clubhouse be used for educational purposes for displaying information pertaining to the park but may also play host to special occasions such as weddings, reunions and many more occasions.



HERITAGE/ CONFERENCE CENTER

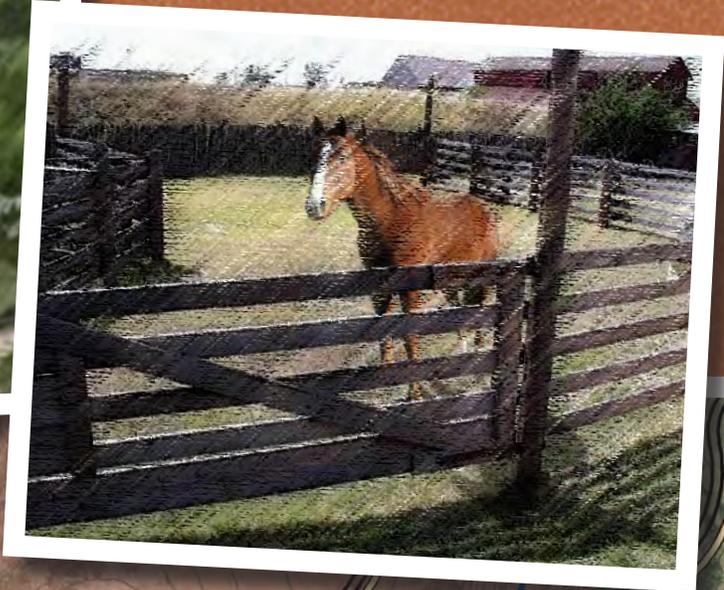
Serves to host a variety of meetings, organized events and a destination point once arriving to the park.



EQUESTRIAN AREA

An equestrian facility and trails will serve as a opportunity to explore the land on horseback.

Truck and trailer parking, holding pens, watering facilities and riding areas enhance the equestrian experience. These facilities are for both daily access to equestrian trails and special events.



**Riding
Arena**

**Horse Pens
& Stalls**

**Event
Camping**

**Horse
Pasture**

GROUP CAMPING

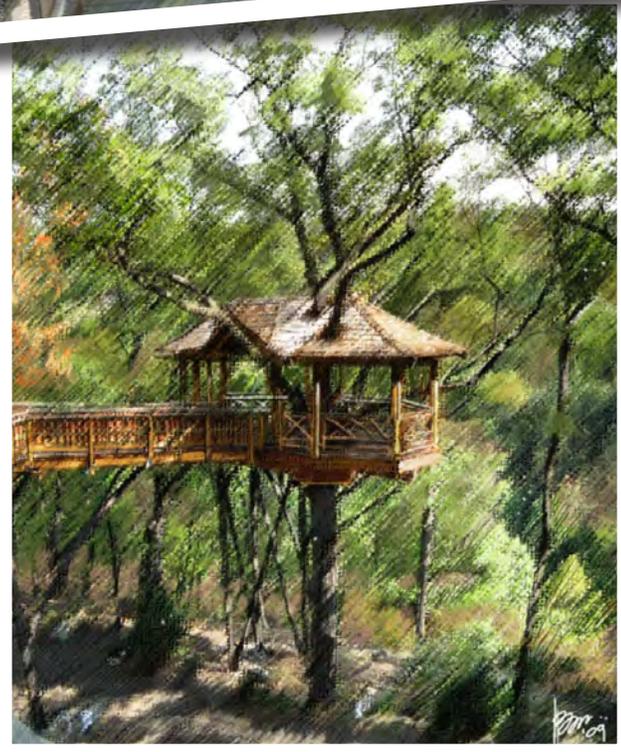
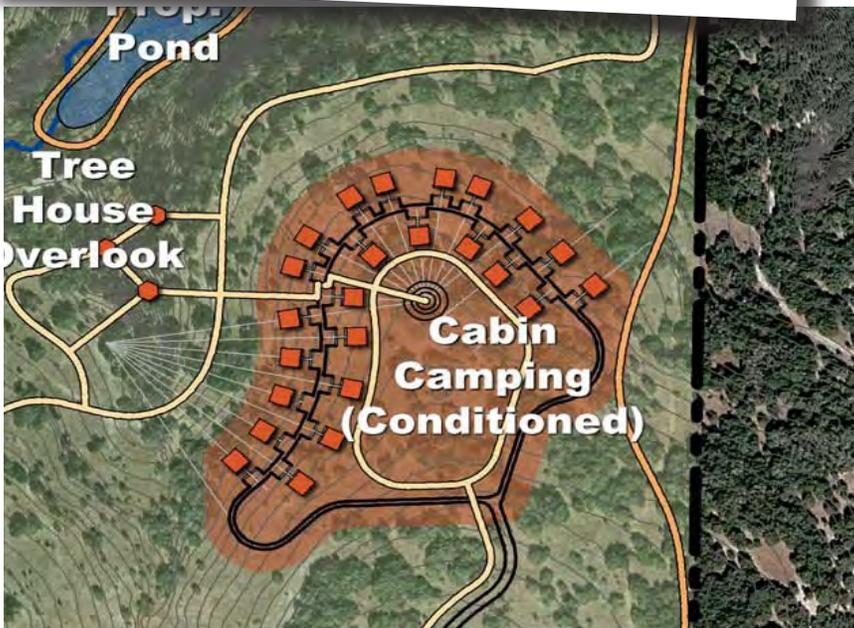
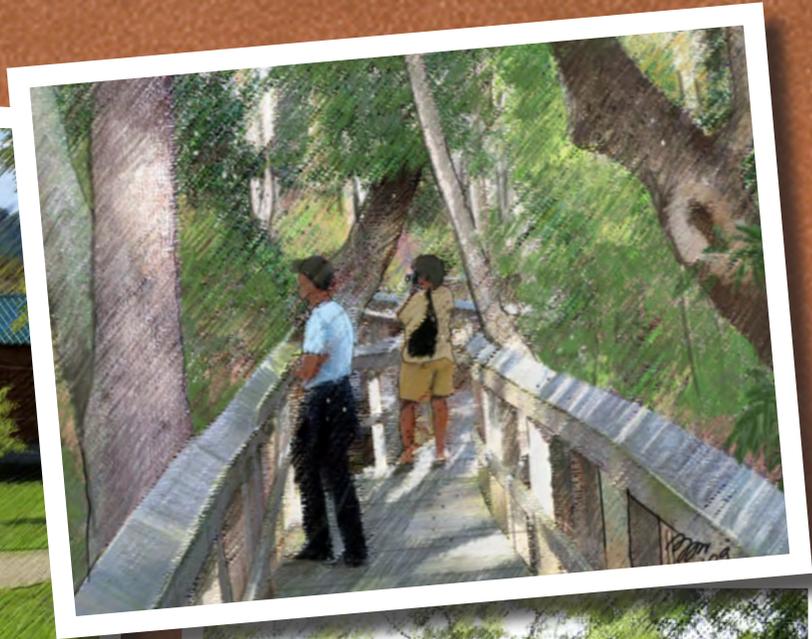
These cabins offer opportunities for organized camps and allow for supervision. The cabins are not climate controlled and a centralized restroom facility is provided.



RETREAT CAMPING

These cabins provide for a secluded area for small group gatherings and overnight stays. Each cabin is climate controlled and includes a restroom.

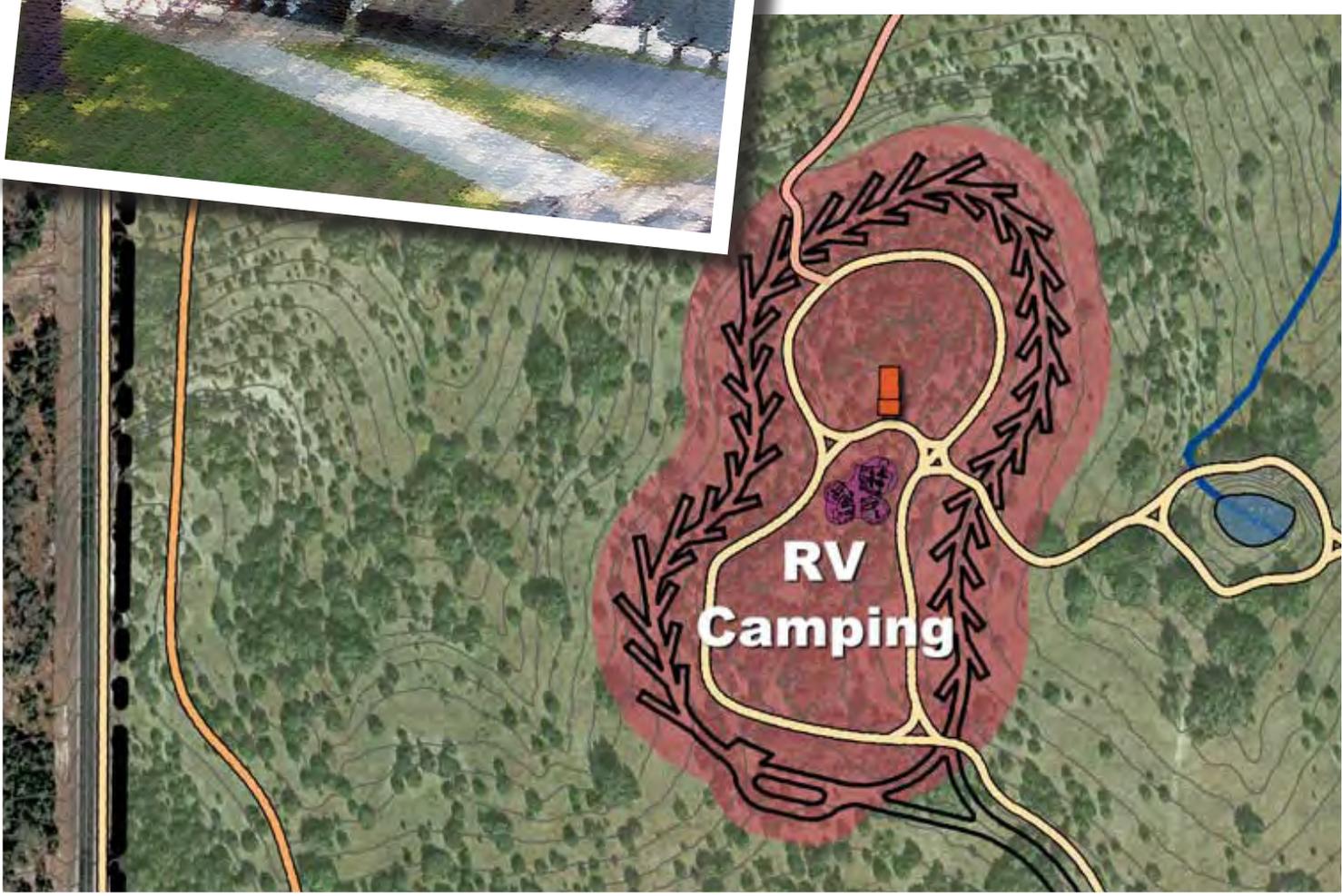
Additionally unique opportunity is presented within the park to take advantage of the natural terrain through suspended walkways within the trees. These walkways will connect to a covered overlook platform.



RV CAMPING

An opportunity for users to stay for extended periods of time, the RV campgrounds are separated from other uses but are connected through the trail system.

This use is separated from rest of the part due to the potential distraction RV's may cause to other visitors.



CAMPING

Remote camping allows visitors to park at a centralized location and hike out to campsites.

Tent camping allows visitors to drive directly up to their campsite where pads with hook-ups are available.

All camp grounds are connected through the parks trail system.

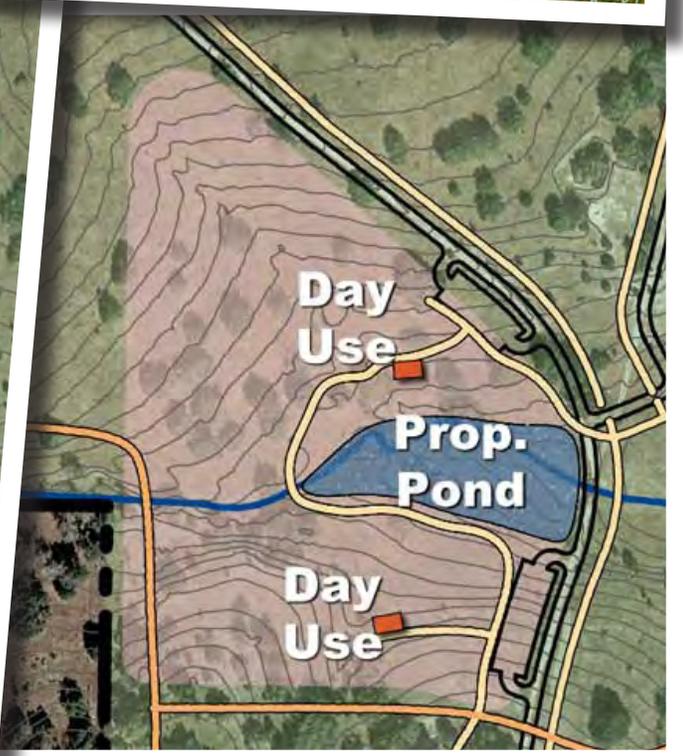


DAY USE

This area is intended for uses during the day.

Such activities include:

- Swimming and water access
- Picnics
- Group gathering spots
- Open Play areas



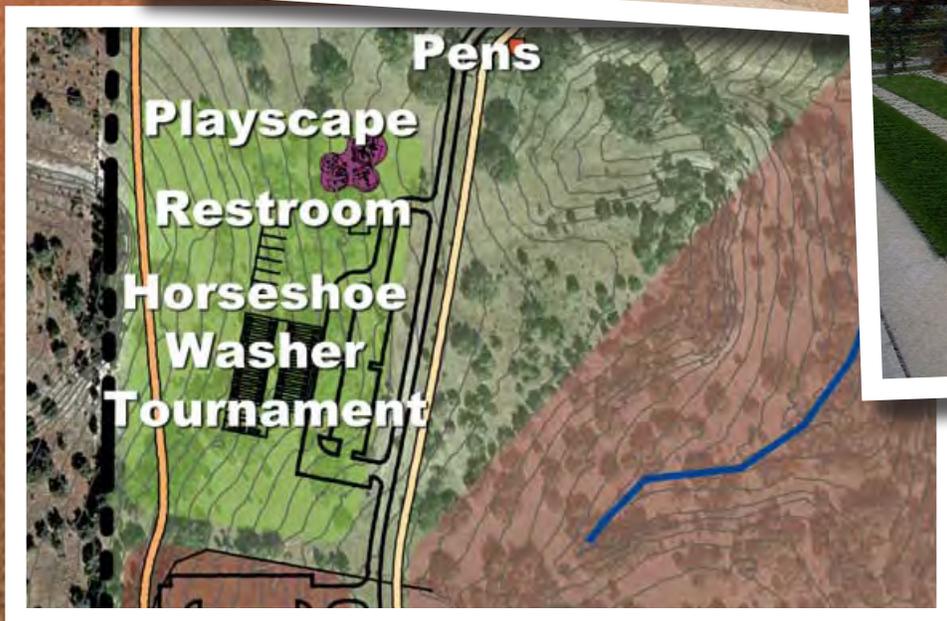
ACTIVE PLAY ZONE

This zone is intended for uses which can generate crowds and are vibrant in activity.

Such activities include:

- Horseshoes and Washers
- Playground
- Dog Park

Restroom facilities will also be located in these areas and designed to match the image and character of the park.



OPINION OF PROBABLE CONSTRUCTION COST

		MASTER PLAN			
Element	Description/Complete In Place	Unit	Unit Price	Total Price Per Master Plan	Subtotal Per Zone
Main Entry					\$190,600.00
	Exit/Entry Road (New 12 ft width boulevard)	LF	\$50.00	\$95,600.00	
	Entry Sign/Feature	LS	\$30,000.00	\$30,000.00	
	Gate House	SF	\$130.00	\$65,000.00	
RV Camping					\$820,600.00
	Roads (20 ft. width)	LF	\$50.00	\$183,900.00	
	Parking	SF	\$2.50	\$5,000.00	
	Camp site pads (56 avg 50' length)	SF	\$2.50	\$84,000.00	
	Playscape	LS	\$50,000.00	\$50,000.00	
	Group Pavillion	SF	\$50.00	\$50,000.00	
	Trails (6 ft. width Granite)	LF	\$18.00	\$70,200.00	
	Picnic	LS	\$1,000.00	\$10,000.00	
	Utilities	LS	\$235,000.00	\$235,000.00	
	Dump Station	LS	\$12,500.00	\$12,500.00	
	Restroom	LS	\$120,000.00	\$120,000.00	
Day Use Area					\$558,400.00
	Roads (20 ft. width)	LF	\$50.00	\$137,500.00	
	Picnic Sites (Pad, Table, Trash)	LS	\$3,500.00	\$143,500.00	
	Group Pavillion	SF	\$50.00	\$50,000.00	
	Trails (6 ft. width Granite)	LF	\$18.00	\$77,400.00	
	Utilities	LS	\$70,000.00	\$70,000.00	
	Restroom	LS	\$80,000.00	\$80,000.00	
Day Use Pavillions					\$245,000.00
	Parking	SF	\$2.50	\$56,000.00	
	Picnic	LS	\$1,000.00	\$12,000.00	
	Group Pavillions (2)	SF	\$50.00	\$150,000.00	
	Trails (6 ft. width Granite)	LF	\$18.00	\$27,000.00	
Heritage Center					\$390,600.00
	Visitor Center	SF	\$150.00	\$225,000.00	
	Parking	SF	\$2.50	\$52,500.00	
	Outdoor Displays / Interpretation	EA	\$1,500.00	\$37,500.00	
	Trails (6 ft. width Granite)	LF	\$18.00	\$75,600.00	
Active Recreation					\$978,212.00
	Parking	SF	\$2.50	\$99,000.00	
	Horshoe / Washer Tournament Facilities	EA	\$300.00	\$10,500.00	
	Trails (6 ft. width Granite)	LF	\$18.00	\$638,712.00	
	Playscape	LS	\$110,000.00	\$110,000.00	
	Restroom	LS	\$120,000.00	\$120,000.00	
	Utilities	LS	\$80,000.00	\$80,000.00	
Equestrian Center					\$2,865,725.00
	Parking	SF	\$2.50	\$587,500.00	
	Riding Arena	SF	\$40.00	\$1,500,000.00	
	Equestrian Barns	SF	\$45.00	\$270,000.00	
	Equestrian Pens	LF	\$12.50	\$11,875.00	
	Utilities	LS	\$376,350.00	\$376,350.00	
	Restroom	LS	\$120,000.00	\$120,000.00	
Clubhouse					\$1,067,310.00
	Roads (20 ft. width)	LF	\$50.00	\$33,250.00	
	Parking	SF	\$2.50	\$59,660.00	
	Clubhouse	SF	\$175.00	\$700,000.00	
	Clubhouse Patio - outdoor gathering	SF	\$18.00	\$36,000.00	
	Overlook (field stone patio with low walls)	SF	\$18.00	\$36,000.00	
	Trails (6 ft. width Granite)	LF	\$18.00	\$77,400.00	
	Utilities	LS	\$125,000.00	\$125,000.00	
Retreat Camping					\$3,337,250.00
	Roads (20 ft. width)	LF	\$50.00	\$41,250.00	
	Roads (12 ft. width)	LF	\$30.00	\$72,000.00	
	Parking	SF	\$2.50	\$39,000.00	
	Group Cabins (1,000 SF EA.)	EA	\$115,000.00	\$2,760,000.00	
	Outdoor Fireplace / Pit	LS	\$25,000.00	\$25,000.00	
	Utilities	LS	\$400,000.00	\$400,000.00	
Group Camping					\$2,306,940.00
	Parking	SF	\$2.50	\$65,000.00	
	Group Cabins (1,200 SF EA.)	EA	\$110,000.00	\$1,650,000.00	
	Trails (6 ft. width Granite)	LF	\$18.00	\$32,940.00	
	Main house/Restroom	LS	\$234,000.00	\$234,000.00	
	Outdoor Fireplace / Pit	LS	\$25,000.00	\$25,000.00	
	Utilities	LS	\$300,000.00	\$300,000.00	

Group Camping				\$2,306,940.00
Parking	SF	\$2.50	\$65,000.00	
Group Cabins (1,200 SF EA.)	EA	\$110,000.00	\$1,650,000.00	
Trails (6 ft. width Granite)	LF	\$18.00	\$32,940.00	
Main house/Restroom	LS	\$234,000.00	\$234,000.00	
Outdoor Fireplace / Pit	LS	\$25,000.00	\$25,000.00	
Utilities	LS	\$300,000.00	\$300,000.00	
Tent Camping				\$709,550.00
Roads (20 ft. width)	LF	\$50.00	\$53,000.00	
Roads (12 ft. width)	LF	\$30.00	\$125,250.00	
Camp site pads (55 avg 30' length)	SF	\$2.50	\$49,500.00	
Camp Sites (Tent pad, picnic,bbq,hook)	EA	\$400.00	\$22,000.00	
Trails (6 ft. width Granite)	EA	\$18.00	\$64,800.00	
Playscape	LS	\$75,000.00	\$75,000.00	
Restroom	LS	\$120,000.00	\$120,000.00	
Utilities	LS	\$200,000.00	\$200,000.00	
Camp Activities				\$282,020.00
Treehouse	EA	\$45,000.00	\$135,000.00	
Boardwalk/Bridges	LF	\$110.00	\$97,020.00	
Amphitheater	LS	\$50,000.00	\$50,000.00	
Primitive Camping				\$217,335.00
Roads (20 ft. width)	LF	\$50.00	\$28,250.00	
Parking	SF	\$2.50	\$106,625.00	
Primitive Camp Sites	EA	\$300.00	\$9,300.00	
Trails (6 ft. width Granite)	LF	\$18.00	\$66,600.00	
Primitive Trail (4 ft. width, stabilized earth)	EA	\$2.00	\$6,560.00	
Additional Camp Parking				\$198,050.00
Roads (20 ft. width)	LF	\$50.00	\$85,100.00	
Parking	SF	\$2.50	\$112,950.00	
The Meadow				\$128,225.00
Parking	SF	\$2.50	\$106,625.00	
Day Use Picnic	EA	\$1,200.00	\$21,600.00	
Future Development				\$94,725.00
Road (20 ft. width)	LF	\$50.00	\$45,000.00	
Parking	SF	\$2.50	\$49,725.00	
Park Wide				\$1,737,650.00
Road (20 ft. width)	LF	\$50.00	\$1,134,050.00	
Roads (12 ft. width)	LF	\$50.00	\$270,000.00	
Ponds (Lined)	CY	\$12.00	\$333,600.00	
Trail System				\$1,130,064.00
Equestrian Trail (12 ft. width, stabilized earth)	LF	\$6.00	\$246,540.00	
Loop (6 ft. width, granite)	LF	\$18.00	\$814,392.00	
Foot Paths (4-6 ft. width, compacted earth)	LF	\$4.00	\$69,132.00	

	Sub-Total	\$17,258,256.00
soft costs (design, survey)	12%	\$2,070,990.72
contingency	20%	\$3,865,849.34
	Total	\$23,195,096.06

Assumptions/Disclaimors:

- 1) All Opinion of Probable Construction Costs(OPCC) represent the Consultant and their Sub-Consultant(s) best judgement as professionals, familiar with the construction industry and current available unit pricing; Consultant/Sub-Consultant(s) do not guarantee that proposals, bids or actual project cost will not vary from its opinion of probable construction costs. Quantities are estimates only and the actual amount of work and/or materials are contingent upon final design of these facilities.
- 2) Unit pricing is based on average cost statewide and do not account for any site specific determinates that would effect costs of constuction (i.e.- structural foundation/footing per local soil conditions, etc.)
- 3) Basis for payment to contractor for construction costs shall be the actual amount of work done and/or material furnished. Quantities given on final contract documents, including the plans, are estimates only, and the actual amount of work required may differ slightly from the estimates.
- 4) Subtotal of Construction Costs includes a 20% contingency to cover unknown costs (see note 2), mobilization, staging, additional erosion/sedimentation controls, etc. at the level/detail of this OPCC.
- 5) Water, sanitary sewer, gas, electric and communication utility lines and distribution construction and design costs are simply accounted for in contingency cost in this OPCC.
- 6) Permit review and application fees are not accounted for in this OPCC and shall be paid by the Owner.
- *7) Projection of future construction costs should include a 5% annual increase at a minimum.



BWM Group

102 East Main
Round Rock, Tx 78664
P: 512.238.8912
www.bwmgrp.com