



CITY OF CASTROVILLE

PARKS, RECREATION & OPEN SPACE
MASTER PLAN AND BUDGETARY GUIDE

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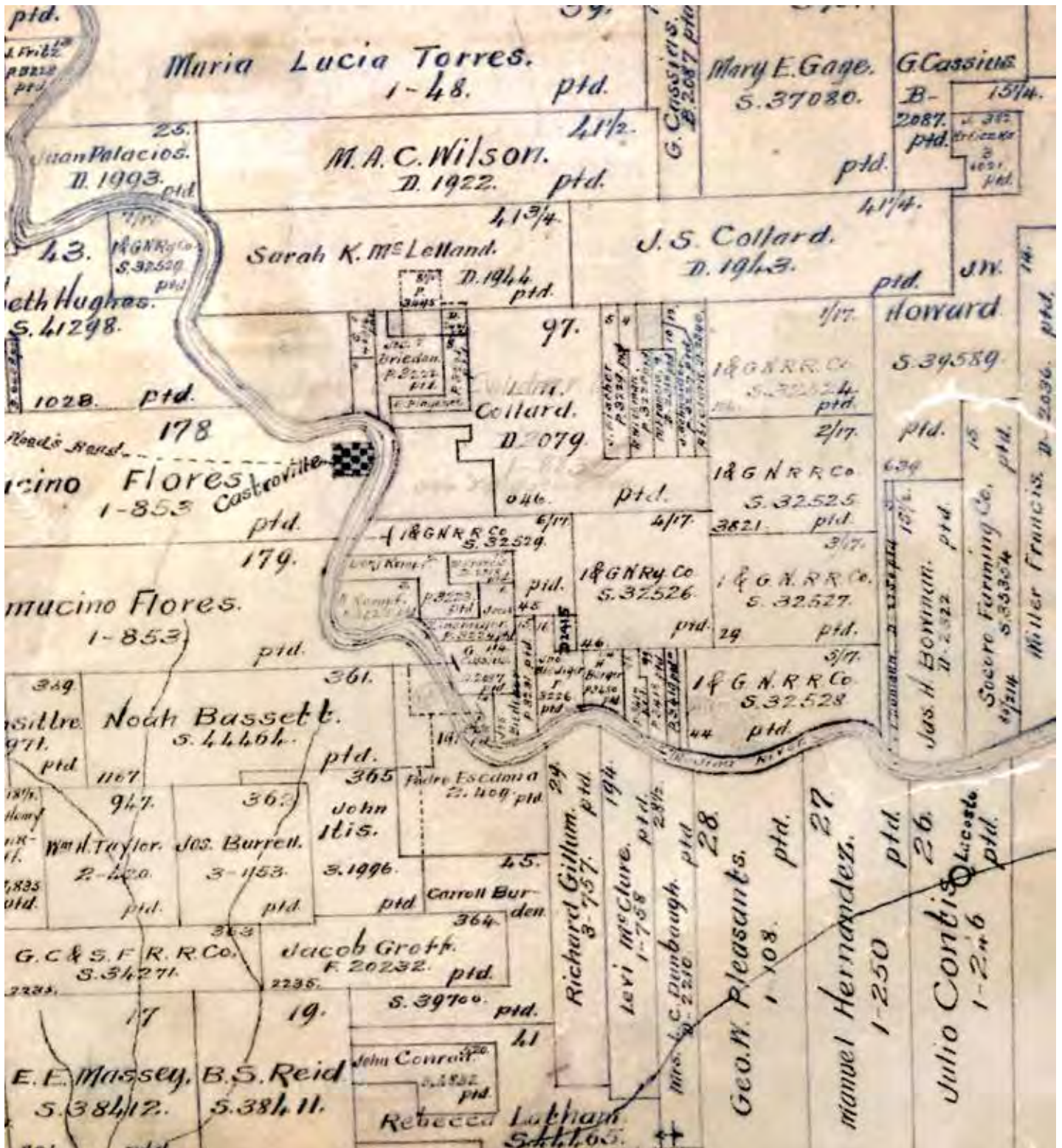
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Council Resolution

Survey of Medina County, Texas c1800s



Executive Summary



Executive Summary

The process of developing a parks and recreation master plan for the City of Castroville began in August of 2020. With a population just over 3,000, the City proudly represents a unique and historical connection with the Alsace region of France. This history of the City is represented with several small parks describing its beginnings and the culture of the colonial settlement.

With a city at this scale, they also feature one of the most significant parks in the region, the Castroville Regional Park that has as part of its boundary, the Medina River. A generous grant from Microsoft Corp enabled the Friends of Castroville Regional Park (FCRP) to enter a contract with Vista Planning and Design to develop this Parks and Recreation Master Plan. The FCRP is in touch with the conditions of the parks in the City and provided valuable assistance in preparation of this report.

The process started with the regular tasks of forming a steering committee and beginning the assessment of the current conditions of the parks and recreation system. Normally the public engagement starts in the beginning of the project. In these unusual times, the public engagement was slow to start, due to a surge in Covid infections around the country. Working through this was accomplished with personal contacts by the Director of Parks with the current patron groups using the park. More online contacts with an extended period of online surveys increased responses. Also very useful was a history of public outreach surveys both for the City as a whole and for parks and recreation specifically. The FCRP went through extensive outreach to get as many people as possible to reply to the survey. As a result, the overall public engagement through large public meetings although not performed as normal, achieved solid results.



Overview of Cross Hill and the City

A guiding theme throughout the process was highlighting the importance of Equity. This was described numerous times in meetings, presentations, and in the document. Equity through three lenses: Equity of Function, Equity of Distribution, and Equity of Access. Briefly these are described as:

- Function: making sure that all types of recreation, play, and sports are available
- Distribution: this is the spatial distribution of parks and recreation in all corners of the City
- Access: Heavily focused on American Disabilities Act (ADA) it also speaks to a child's or a senior's ability to walk to playgrounds or park for healthy outdoor activity.

The process included a Budgetary Guide, much like an implementation plan and included projects, budget figures, responsible parties for spearheading the project, and timeframes for completion. The project became aligned with the overall City's budget process so that became an extra emphasis on projects getting done. Many plans for cities wind up on the shelf and not reviewed often enough to have significant impact on the progress of a parks system. This plan from the beginning, was designed to be an active living document with a spreadsheet to be used daily. A more static form of the spreadsheet became a snapshot of the information in the actual document. It is accompanied by an active spreadsheet that is under the control of the Director of Parks and Recreation. This active spreadsheet is to be used regularly and updated and reported on to the Parks and Recreation Advisory Board and Council to follow progress.

It was interesting to see the enthusiasm about the plan as it began to emerge. This is not unusual for a city and strongly suggests the plan will get launched appropriately. The wheels are in motion already for parks grants to be written for playground equipment in places needing access for children to play. The Council sees the need for new land acquisition for parks east of the Medina River. They are also considering some heavier projects such as a sports complex to host tournament level sports for the region. This will take advantage of the youth sports marketability as an economic stimulus for the City.

Castroville is under heavy growth pressure from neighboring San Antonio. Through the actions guided by this solid plan, Castroville is much more prepared to benefit from this high growth over the next decade, as well as protect the small-town quality of life that they cherish so much.



Cross Hill



Henri Castro, left, and Fernando Huth
Painting by F. Harrisberger 1987

Introduction & Community Profile

Introduction & Community Profile

Introduction

Castroville, a small rural farming community of 3,229, is located in Medina County. It is typical of other similar communities located within 100 miles of the large metroplex cities in Texas. All these communities are facing the tsunami of growth crashing down on them.

Currently, San Antonio and Bexar County 25 miles to the east, is one of the fastest growing areas in the country with an 18.89% growth rate for 2021. It is ranked 33 fastest out of the 200 U.S. counties reported.¹ Relocating for the current business boom, new residents are seeking the exceptional quality of life Castroville offers.

Several subdivisions and commercial development are in planning stages. The Alsatian Oaks subdivision, featuring 950 residential homes is under construction. New retail businesses are currently under construction along Highway 90 east of Castroville toward San Antonio. The 2020 growth rate for Castroville is 1.73%, and 20.49%¹ since 2010.

“Astronomical growth: 4,000 homes built, 17,000 more pending; home and land values going through the roof, locals shocked and frustrated.”²

Please see Appendix D. “Demographic Data” for a more detailed Community Profile.

These growth pressures will bring a more vibrant economy to Castroville. This Parks and Recreation Master Plan is a path to embrace the rewards of that economic growth, and to use those rewards to maintain and improve the excellent quality of life currently enjoyed in the Castroville community.

This planning process was not typical of past city parks master planning projects due to the onset of the COVID-19 pandemic. Restrictions on personal group meetings and public group meetings created challenges that were successfully met and are completely described in Appendix B “Master Planning Process.”

This report format follows the basic planning strategy for land use improvement:

- Define Visions & Goals
- Identify Current Properties
- Evaluate Each Property
- Recommend Solutions
- Calculate Funding Requirements
- Develop an Action Plan Timeline

Beginning with the visions and goals as defined by the steering committee, all the existing parks and open spaces are then identified. Appendix C, “The National Recreation and Parks Association (NRPA) Standards” are then used to evaluate the overall park and recreation system as well as each individual park.

Recommended solutions are then developed for areas needing improvement. If that park cannot

provide an adequate solution, a discussion of the amount, sizes, and types of new land acquisitions are needed to fill the void. Once recommendations for each park are developed, the funding requirements and an action plan will be documented.

Appendix A. "Implementation & Budgetary Guide Summary" compiles all the existing and future park funding requirements and action plans in a timeline chart.

Community Profile

Castroville, Texas, is typical with other small communities facing accelerated growth. However, Castroville is one of the most unique communities in the country. There are several reasons it has this status. Its history, early architecture style, and deep roots from the founding community of migrants from Alsace, France, were led by Henri de Castro. The city was established in 1844. Known as the "Little Alsace of Texas," the city preserves a strong relationship to the Alsace region of France to this day.

The strength of the entwined roots between Alsace and Castroville is shown with the creation of the "Jardin des Racines" or The Garden of Roots located in Castroville Regional Park. Here, the roots of the old and the new grow together. This friendship gesture, funded by the people of Alsace in 1997, is shaped like a map of Alsace.

A "River of Rocks" symbolizes the Rhine River, the border between Alsace and Germany. A tree was planted by each participating "Sister Village" in Alsace in the approximate location of their village on the map.

Totally unique in the United States, are the early pioneer homes in Castroville. These small cottages are made in the typical Fachwerk architectural style used in the Alsace region from 1600-1800s. The National Register of Historic Places lists 96 historic structures standing within the Historic District of Castroville.

These interwoven Alsatian roots were further nurtured by the relocation of the Steinbach Hus to Castroville. Built in Alsace in 1618-1648, it was meticulously disassembled, shipped to Castroville, and accurately reconstructed. Opening in 2002, this two and one-half story structure is typical of the Fachwerk architectural style and is decorated with historically correct furnishings of the 1800-1900 period.

The early emigrants found excellent crop production in the flat fertile soil of the Medina River Valley, similar to the Rhine River Valley. Castroville's rural farming community is rapidly changing into a bedroom community. Extreme growth is showing its pressure in Castroville as these flat fertile crop fields are now sprouting new houses.³

1 <https://worldpopulationreview.com/us-cities>

2 *The Devine News*; "'Astronomical' growth: 4,000 homes built, 17,000 more pending; home and land values going through the roof, locals shocked and frustrated", 2021-06-02 by Kaylee Holder

3 For more information about the history of Castroville and Medina County, contact Castro Colonies Heritage Association; <http://www.castrocolonies.us/>

a. Medina County History Volumes 1 & 2,

<http://www.castrocolonies.us/store/c2/Books.html>

b. *The Tattered Heart: A Historical Fiction Biography of Mother St. Andrew Feltin*, CDP

c. *Foundress of the Sisters of Divine Providence of San Antonio, Texas*, by Mary D. Langford

d. *Castro's Colony: Empresario Development in Texas, 1842-1865*, by Bobby Weaver

Vision Statement and Primary Goals

Vision Statement:

Maintain and improve Castroville's present and future city parks to provide park patrons of all ages and abilities, safe, high-quality, year-round venues, that maximizes active and passive recreational programs as well as educational programs.

Primary Goals:

- Strive toward a well-rounded parks and recreation system with equity in:
 - Distribution of park locations throughout the city
 - Access for all ages and ability levels
 - Diversity of active sports and passive recreation
- Increase maintenance and improve Castroville Regional Park, keeping it the premier park in the region.
- Construct a first-class multi-sport complex.
- Strengthen the city's cultural heritage awareness.
- Improve maintenance and expand the natural area's hiking trails and provide environmental education programs.
- Increase ADA infrastructure improvements to create a more inclusive experience for all patrons.
- Provide more expansive recreation programs including health and wellness activities for children and seniors.





Aerial Photograph of Castroville, February 27, 1939



View of Cross Hill looking northeast toward Castroville

Overall Public & Private Park Recommendations



View across Castroville Regional Park

Existing Conditions of the Parks & Recreation System

A. Overall Park System

Castroville's population and growth, while relatively stable in past years, is changing rapidly. The projected trend in area demographics shows population growth accelerating at an alarming rate.^{1, 2} This robust population growth creates rapidly increasing real estate sales prices.

Up until now, the collection of city parks has been adequate with the flagship park, Castroville Regional Park, bearing the main burden of providing recreation opportunities.

As of 2022, the extreme growth pressures from daily-use patrons, especially organized sports groups, is dramatically apparent with the increased maintenance costs to repair the excessive age and deterioration of park infrastructure.

The increasing population, rising real estate prices, and overuse at Regional Park make future parkland acquisition the top priority for the Castroville Parks and Recreation Department.

The strength of a successful park system is that it provides a variety of park types and recreation opportunities throughout the community to serve residents. Site selection, park design, and development should support the function and purpose of each park type to ensure that diverse recreation opportunities are provided, and community recreation needs are met.

The National Recreation and Parks Association (NRPA) Classification, Standards and Application³ provides specific design and development guidelines for the following types of parks in Castroville:

- Regional parks
- Community parks
- Neighborhood parks
- Special use areas
- Natural and open space areas

Castroville parks master planning process used the NRPA set of standards as a framework to develop a well-balanced community parkland system. Castroville's unique characteristics require a more thoughtful adaptation to best serve the community.

¹ <https://worldpopulationreview.com/us-cities>

² *The Devine News*; "'Astronomical' growth: 4,000 homes built, 17,000 more pending; home and land values going through the roof, locals shocked and frustrated", 2021-06-02 by Kaylee Holder

³ *Please review Appendix C* "National Recreation and Parks (NRPA) Standards and their Applications."

This appendix provides detailed information describing the NRPA standards and applications.

The NRPA standards have been applied to Castroville's particular location and size, along with other dynamics of the community.

These include:

- Environment trends in natural resources awareness, appreciation, and potential pollution issues,
- Social trends such as health and wellness, and diverse cultural heritage,
- Demographic trends of families, seniors, parents, and teens.

The NRPA standards are based on the NRPA Equity Principles:

- ***Equity of Distribution:*** This is working toward an even distribution of parks and facilities throughout the City
- ***Equity of Access:*** Access refers to all abilities, including all forms of disability and ages. Most prominent is ADA access with walking paths and parking as well as playscape elements
- ***Equity of Functions:*** (Activities and Place Types): A system must seek to balance out the provisions of organized sports, passive, and unstructured active recreation needs

This report reviewed three types of properties: Official City-Owned Parks, Non-City-Owned Parks, and City-Owned Open Spaces.

Official City-Owned Parks are those parks where the city owns the property, has management and budgetary control, and are free and open to the public. Entrance to the parks may be free, however there may be fees for the use of special facilities like the swimming pool and others.

Non-City-Owned Parks are those properties that are not owned by the city. The city does not have management of or budgetary control of these properties. They may or may not be free and open to the public. These partnering properties are included in this report because they leverage valuable park function assets to improve the parks and recreation experience to citizens and visitors.

The City-Owned Open Spaces are currently vacant properties owned by the city. They were purchased for one purpose, but those purposes have not been implemented due to changes in city council priorities. These vacant properties are excellent opportunities for immediate park development since there is no purchase land cost.

Property ownership categories of parkland may be active, passive, or a combination of both. Active parks have a focus on organized sports recreation referred in this report as Sports Parks. Passive parks have a leisure recreation activity, such as walking, picnics, unstructured play areas, and include parks with historic or memorial functions. These are referred in this report as Historic Parks.

Regional Park and Lion's Sports Complex are multi-functional parks with both passive and active functions. The Medina Valley Youth Baseball Association (MVYBA) Fields are considered solely an active sports park since its major patron use is in organized sports. There are no open spaces, picnic tables or other passive recreational facilities available to the public.

There are no active sports facilities at Steinbach Hus, Landmark Inn, September Square, Houston Square, and the Moye Retreat Center. They are considered passive special use parks with their focus on Castroville's history.

Official city parks, as well as privately-owned park facilities, both provide park functions. However, the combination of city-owned, and non-city-owned facilities, cannot meet the current and rapidly increasing needs for park patrons of all ages and abilities, safe, high-quality, year-round venues, that maximize active and passive recreational programs as well as educational programs.

Table 1. lists the types of property ownership categories, for current parklands, as well as active and passive main functions of each and sizes

| Table 1 - List of City-Owned Parks and Non-City Owned Land that serves park functions | | | |
|--|------------------------|---|----------------------------|
| Park | City Owned Park | Main Function | Approximate Acreage |
| Castroville Regional Park | Yes | Multifunctional Active/Passive; Soccer,Hiking, Swimming, Fishing, | 113.0^ |
| Lions Sports Complex | Yes | Multifunctional Active/Passive, Baseball, Soccer, Walking | 11.4* |
| MVYBA Baseball Fields | Yes | Active, Private, Baseball, Public Access | 18.0^ |
| Houston Square~ | Yes | Passive, History, Parking, Festivals | 3.0* |
| September Square | Yes | Passive, History, Memorial Park | 0.7* |
| Steinbach Hus | Yes | Passive, History, Museum | 1.5* |
| Castro Colonies Living History Center | Yes | Passive, History, Museum | 0.32* |
| | | Total Official City Parks | 165.92 |
| Alsatian Oaks | No | Passive, Private, HOA | 60.01* |
| Landmark Inn State Historic Site | No | Passive, History, Museum, Free Public Access | 8.3* |
| Moye Center | No | Passive, Private, Historic,Free Public Access | 6.0* |
| Koenig Park | No | Passive, Private, Group Functions/Events Public Access w/Fee | 7.8* |
| Braden Keller Center | No | Passive, Private, Group Function/EventsPublic Access w/Fee | 2.5^ |
| Westheim Village | No | Passive, Private HOA | 1.0^ |
| Cross Hill | No | Passive, Private, Free Public Access | 1.0^ |
| Zion Lutheran Church Community Gardens | No | Passive, Private, Free Public Access | 0.25^ |
| Rodriguez Property | No | Passive, Private, Public Access w/fee | 1.0^ |
| Castroville Elementary School | No | Passive, Private, School Use Only | 3.0^ |
| | | | 86.74 |
| Total Land Contributing to Park Functions 254.66 | | | |

*Median County Appraisal District Acreages, ^Estimated Acreages, Houston Square~1 Ac. Green Space, 2 Ac. Pavement

Table 2. shows the NRPA minimum requirements for each type of park listed.

| Table 2. - NRPA Parkland Classification and Standards | | | | |
|--|-------------------------|------------------------|-----------------------------|--|
| Type | Service Area | Desirable Size | Acres/1000 Residents | Desirable Site Characteristics and Facilities |
| Regional Parks | Several Communities | 200+ Acres | 5 to 10 Acres | Same facilities as a Community Park, but contiguous with or encompassing natural and wildland areas. Establish a single or multi-use trail system. |
| Community Parks | 1-2 Miles | 25+ Acres | 5 to 8 Acres | May include areas suited for intense recreation facilities such as athletic complexes and large swimming pools. Easily accessible to neighborhoods within the service area. |
| Neighborhood Parks | 1/4 to 1/2 Mile | 5-15 Acres | 1 to 2 Acres | Serve the surrounding neighborhoods with open space and facilities such as basketball courts, playscapes, picnic tables, restrooms, and walking paths. |
| Special Use Areas | No Applicable Standards | Variable Depending Use | Variable | Area for specialized or single purpose or multi-use areas for recreation activities such as historic parks, memorial parks, dog parks, skate parks, mountainbike trails, golf courses etc. |

Table 3. Compares Castroville Parks size and distribution with NRPA Standards.

| Table 3. - Castroville Parks evaluated using NRPA Classification and Standards | | | |
|---|------------------------|-------------------------------|-------------------------------|
| Park Type | Target Acreages | Deficit or Plus Actual | Equity of Distribution |
| Regional | 15.5 ac / 31 ac | + 115 ac | Great |
| Community | 15.5 ac / 24.8 ac | + 19 ac Actual | Poor |
| Neighborhood | 3.1 ac / 6.2 ac | + 9.4 ac | Poor |
| Special Use Areas | None | 5.4 ac | Poor |

A. i. Overall Park Systems Recommendations

The following suggestions address ways to improve the Equity in the city's entire parks and recreation system. Included in this list are elements are considered the top-tier priority items for the City of Castroville. The items listed are the highest priority. The status and needed improvements in each individual park are detailed in this report.

1. Implement a two-fold approach to identify and acquire new parkland while simultaneously maintain and improve current park infrastructure. The key is a balanced approach to both current and future park needs.

- a. Identify and acquire both large and small properties, to evenly distribute a broad variety of play, recreation, and sports activities. Especially the service areas around the city and eastward in anticipated growth areas. Focus on the ETJ for future parks where the land is undeveloped and less expensive.
 - i. Acquire 50 acres for active sports parkland east of Medina River
 - ii. Relocate the MVYBA Baseball Fields to a new location
- b. Increase Capital Improvement Project (CIP) funding. This will reduce the current parks system backlog of deferred CIP. Include replacing ADA restrooms, restoring paths, parking, lighting, signs, and other items that need urgent attention. Maintenance costs often inhibit needed CIP for new and replacement park infrastructure and facilities.
 - i. Demolish and rebuild the current swimming pool building
 - ii. Replace restrooms at Castroville Regional Park

2. Accelerate outreach to private property owners for parkland acquisition.

- a. Identify individual private property owners, corporate, and subdivision developers with land suitable for parkland development within the ETJ. Organize private property owner information meetings. These meetings may be public or private, will explain the benefits of family legacy and estate planning, as well as the tax benefits of land donations and establishing conservation easements.
- b. Partner with land trusts and other agencies. The American Farmland Trust, Texas Agriculture Land Trust, Green Spaces Alliance, and The Nature Conservancy can aid with presentations and information. Texas A&M Agri-Life Extension is not a land trust, but they can also provide presentations on donations and conservation easements.

A. i. Overall Park Systems Recommendations cont.

3. Create new parks facilities using existing parks and city-owned open spaces.

- a. Review current parkland and evaluate re-purposing and upgrading existing areas for new facilities. Review open spaces for new park construction. Vacant parcels are readily available and excellent sources for new park development.
- b. Find underutilized areas in existing parks, such as Lion's Sports Complex, to add new basic amenities such as trees, picnic tables, and children's playscapes. Specialized amenities such as a splashpad should be included as well.
- c. The future relocation of the current of the Public Works complex to the Bendele property, creates an ideal location for a new community center complex. This community center addresses Equity of Functions by providing a year-round inside meeting and activity space for all ages and abilities.

4. Improve accessibility.

- a. Improve all parks to meet American Disabilities Act (ADA) standards by replacing restrooms, improving walking trails, parking, handicap ramps, and other facilities that increase accessibility.
- b. Improve accessibility to all the historic places by developing one well-marked Castroville historic walking trail, that includes all historic parks, pioneer homes, early Texas buildings, and current historic downtown businesses.
- c. Implement well-defined bike lanes. Programs like Safe Routes to Schools (USDOT), and Safe Routes to Parks (NRPA), provide funds to develop well-defined bike lanes connect key locations throughout the city. This allows adults and children access to parks and other places in the city more efficiently and safely.

These recommendations add more depth to the overall vision and goals stated earlier in this document. These points work on equity, safety, health and providing well-rounded priorities to strengthen the overall parks and recreation system. This will also improve historic preservation efforts and tourism revenues to the city.

A. ii. Park Design and Development Guidelines

These Design and Development Guidelines will facilitate implementation of the Overall Park Recommendations.

The strength of a successful park system is that it provides a variety of park types and recreation opportunities throughout the community to serve residents. Site selection, park design, and development should support the function and purpose of each park type to ensure that diverse recreation opportunities are provided and community recreation needs are met.

Increasing population and rising real estate prices, create a 'Sellers' Market'. This creates advantages as well as disadvantages. For regional and community parks it is a disadvantage because the city is competing with other property buyers. However, there are new federal programs specifically for the purchase of property for new parklands.

On August 4, 2020, the Great American Outdoors Act (GAOA) authorizing \$900 million annually in permanent funding for the Land and Water Conservation Fund (LWCF). Through the National Parks Service (NPS) The State Side of the LWCF provides matching grants to States and local governments for the acquisition and development of public outdoor recreation areas and facilities.

Developing partnerships with the federal agencies like the NPS the State Side Program, USDA Resource Conservation and Development Program (RC&D), state agencies like Texas Parks and Wildlife Department (TPWD), Medina County, corporations, non-profit organizations, and individuals will help with acquiring these larger tracts.

The GAOA is a great opportunity to develop a new Regional Park and Sports Complex east of the Medina River.

With the increasing demand for subdivision development, the city has an advantage as a 'Seller'. This gives the city much more leverage negotiating development agreements with neighborhood, special use parks, and pocket parks.

Three critical elements for parkland dedication when creating development agreements.

1. Dedicating home building sites and other areas outside riparian and drainage areas for creating parklands,
2. Public access to the parks built within new subdivisions and
3. Establishing high quality standards and specifications for park infrastructure.

Providing the specific guidelines for development agreements is outside the scope of this report.

However, City of Pflugerville's Unified Development Code (UDC) contains their Park Development Manual and provides excellent information for park development agreements.

Here is the link for Pflugerville's UDC and Park Development Manual

<https://www.pflugervilletx.gov/city-government/development-services-center/planning-department/unified-development-code>

The following development and design guidelines outline NRPA criteria for the following types of Castroville parks:

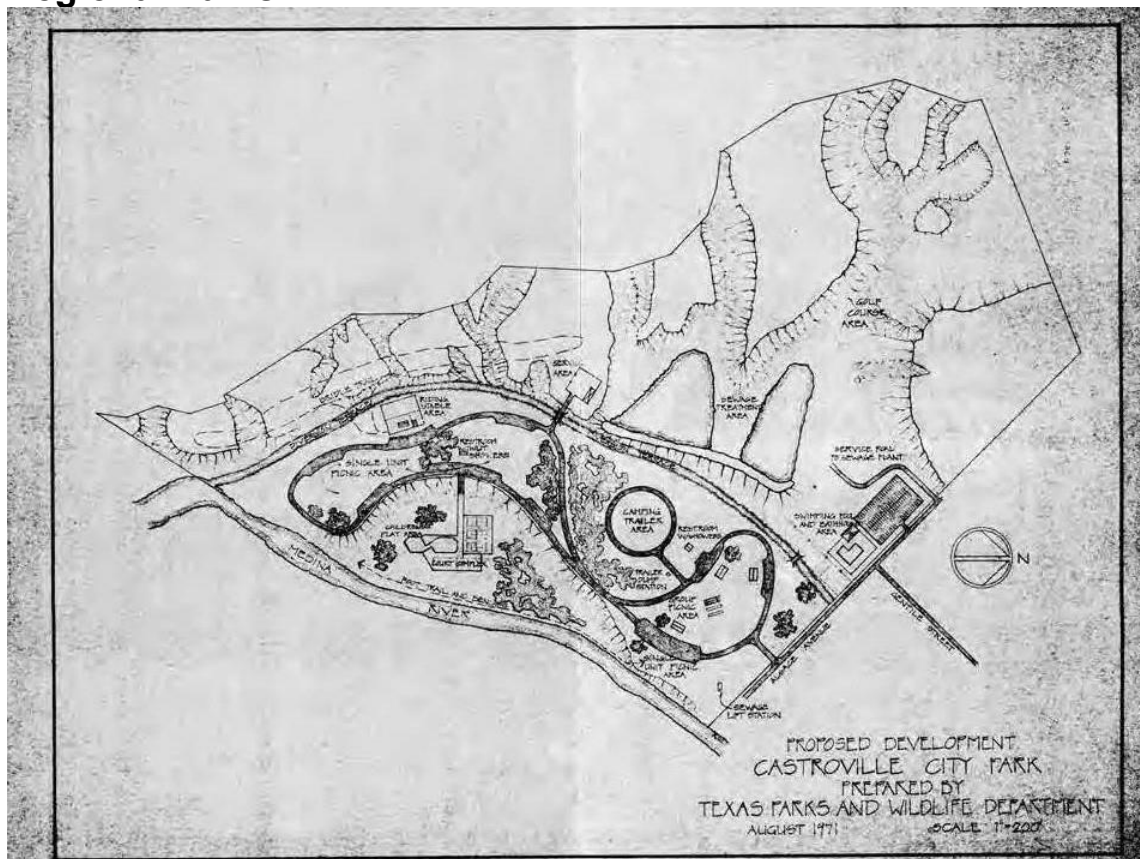
- Regional parks
- Community parks
- Neighborhood parks
- Special use areas
- Natural & open space areas.

Design and development guidelines are intended to provide planning and site programming guidance, addressing such things as park size, layout, recommended amenities, and other development concerns for each type of park. However, each site is unique, and these guidelines are not intended to override site-specific concerns or judgments.

Guidelines for the design and development of Castroville parks include:

- **Description:** A definition is presented to describe the park type.
- **Function:** The primary function or use of this type of park is noted.
- **Site selection considerations:** Criteria to consider in the acquisition and development of new parks include location, site size, and site access guidelines. Existing parks may be smaller or larger than the recommended maximum and minimum park size.
- **Minimum amenities:** These amenities should be provided in every developed park in this category.
- **Additional amenities:** These amenities are appropriate for this type of park, and these and similar features may be considered during the planning and design process for each park.
- **Avoid:** These elements are not compatible with the park type and should be avoided.

Regional Parks



Texas Parks and Wildlife Department Design of Castroville Regional Park 1971

Description

Regional parks are sites planned to provide a mix of passive and active recreational activities for the city and surrounding region. They are typically larger sites with a defining feature such as hills, water features, wildlife areas, or another natural element. They often have their own trail network connecting facilities. Regional Parks have facilities able to accommodate large numbers of visitors throughout the year.

Function

Provide for active and passive recreation; provide gathering places; protect natural resources; promote environmental stewardship; provide larger passive and active play areas and amenities; provide specific large-scale community facilities.

Site Selection Considerations

- The site should front on a public street.
- Access to the site should be provided by means of a street with sidewalks. If access is by means of a collector or arterial street, the street should have bicycle lanes.
- If a community-wide trail network is available, it should be connected to sidewalks.
- Site size should be adequate to support the intended uses, with a minimum size of 30 acres or more.

Regional Parks cont.

Minimum Amenities

At least four additional active recreation amenities from the additional amenities list below:

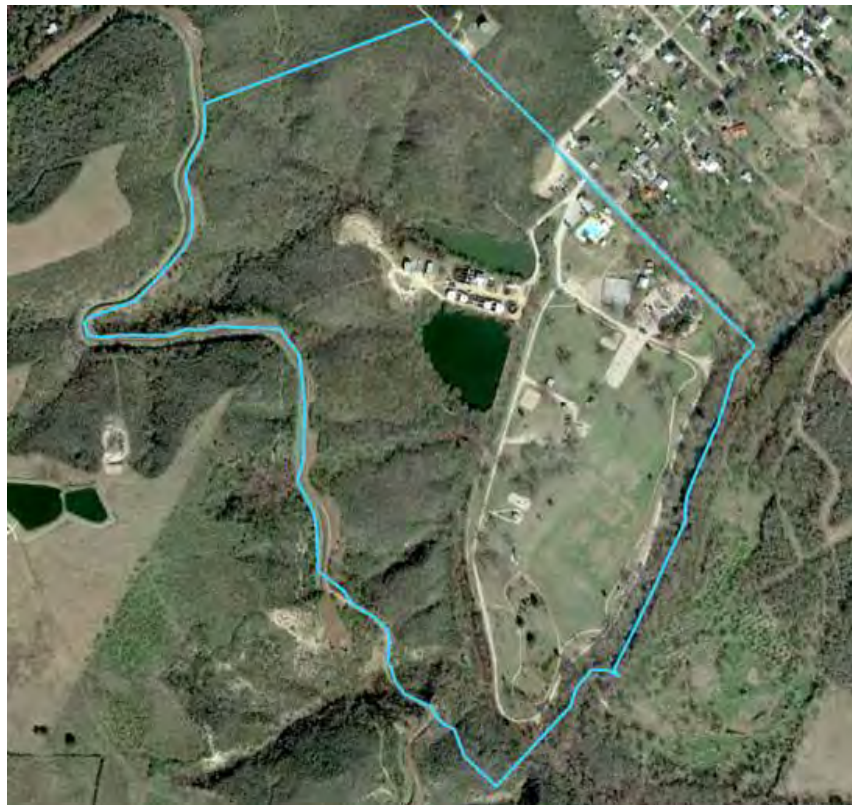
- Site identification signage
- Appropriate site furnishings (e.g., picnic tables, benches, drinking fountains, trash receptacles, restrooms, etc.).
- Playscapes for all age groups
- Open turf area for unstructured play
- General landscape improvements
- Pathway system connecting park elements
- All amenities should meet ADA Standards

Additional Amenities

Additional amenities could include any or all amenities listed for Large City Park, Waterfront Park, Special Use Area Park, Natural Area/Open Space Park as appropriate.

Avoid

On-street Parking



Castroville Regional Park

Community Parks



Castroville Regional Park functions as a community park as part of a Regional Park

Description

Community parks are planned to provide active and structured recreation opportunities through facilities such as playgrounds, playing fields, and basketball courts, as well as passive opportunities. Community parks often have sport fields or similar facilities as the central focus of the park, with play equipment, picnic areas, pathways, and open spaces available.

Function

Provide for active and passive recreation; provide neighborhood or community gathering space.

Site Selection Considerations

- The site should front on a public street.
- Access to the site should be provided by means of a street with sidewalks. If access is a collector or arterial street, the street should have bicycle lanes.
- The site should be relatively central to the area it is intended to serve.
- The site should connect to the community-wide trail network if available or be connectable to the network via sidewalks or a trail.
- Site size should be adequate to support the intended uses, with a minimum size of 10 acres or more. Depending on new site potential and location constraints the acreage could be less.

Minimum Amenities

- Site identification signage
- Appropriate site furnishings (e.g., picnic tables, benches, bike racks, drinking fountains, trash receptacles, restrooms, etc.) for the intended scale and use of the park
- Playscapes for all age groups
- Open turf area for unstructured play
- General landscape improvements
- Pathway system connecting park elements
- All amenities should meet ADA Standards
- 'Dark Sky' Lighting
- Underground utilities
- At least two additional active recreation amenities from the additional amenities list below

Additional Amenities

- Active recreation amenities
 - Sports fields for scheduled organized sports play or practice. Fields may be in complexes within the park if space permits.
 - Volleyball courts
 - Tennis courts
 - Basketball courts
 - Horseshoe pits
 - Skate park or skate spot
 - Disc golf
 - Rock climbing features
 - Other small-scale sports facilities (horseshoes, bocce, etc.)
 - Picnic shelters (larger parks should consider including at least one shelter capable of accommodating groups of 25 to 30 people)
 - Large group picnic area able to accommodate 75 to 100+ people
 - Performance space, such as a stage area or band shell
 - Permanent or portable restrooms
 - Off-street parking to serve the need using green design when possible
 - Water playground or interactive water feature
 - Off-leash dog area
 - Community gardens
 - Interpretive signage
 - Natural area (if present on-site)
 - Indoor recreation center or facility
 - Storage or maintenance buildings (If visible, these should be architecturally compatible with other park elements and any exterior work areas should be screened from view.)

Avoid

- On-street parking

Neighborhood Parks



Typical Neighborhood Park

Description

Neighborhood parks are designed primarily for non-supervised and unstructured recreation activities. They are generally small and attract residents within a walking distance of one-quarter mile to one-half mile. Facilities typically found in neighborhood parks include children's play equipment, picnic areas, pathways, open grassy areas for passive use, outdoor basketball or tennis courts, and open lawn areas for informal sports.

Function Provide access to basic recreation opportunities.

Site Selection Considerations

- The site should front on a public street.
- Access to the site should be provided by means of a street with sidewalks. If access is by means of a collector or arterial street, the street should have bicycle lanes.
- The site should be relatively central to the area it is intended to serve.
- The site should connect to the community-wide trail network if available or be connectable to the network via sidewalks or a trail.
- Site size should be adequate to support the intended uses.
- Optimal size is three to eight acres, with a minimum size of one acre, but neighborhood parks can be larger depending on site availability.

Neighborhood Parks cont.

Minimum Amenities

- Site identification signage
- Appropriate site furnishings (e.g., picnic tables, benches, bike racks, drinking fountains, trash receptacles, restrooms, etc.) for the intended scale and use of the park
- Playscapes for all age groups
- Open turf area for unstructured play
- General landscape improvements
- Pathway system connecting park elements
- All amenities should meet ADA Standards
- 'Dark Sky' Lighting
- Underground utilities
- At least two additional active recreation amenities from the additional amenities list below

Additional Amenities

- Active recreation amenities
 - Tennis courts
 - Basketball courts
 - Boulderling features
 - Other small-scale sports facilities such as horseshoe pits or bocce courts

Additional Amenities cont.

- On-street parking to serve the need using green design when possible
- Interpretive signage
- Natural area (if present on-site)
- Storage or maintenance buildings (If visible, these should be architecturally compatible with other park elements and any exterior work areas should be screened from view.)

Avoid

- Off-street parking



Lions Sports Complex – Neighborhood Park

Special Use Parks



Typical Skateboard Park

Description

Special use areas are stand-alone recreation sites or miscellaneous park lands designed to support a specific use. Facilities that are typically included in this classification are sports field complexes, community centers, historic and memorial parks, dog park, community gardens, BMX parks, skate parks, 'ADA All Access' playscapes and aquatic centers. Specialized facilities may also be provided within a park of another classification.

Function - Meet a specialized community recreation need.

Site Selection Considerations

- Site size depends on intended use but should be sufficient to accommodate the special use and necessary support facilities.
- Access to the site should generally be provided by means of a collector or arterial street.
- The site should connect to the community-wide trail network if available or be connectable to the network via sidewalks or a trail.
- The feasibility study for the special use will determine additional site selection criteria.

Special Use Parks cont.

Minimum Amenities

- Site identification signage
- Appropriate site furnishings (e.g., picnic tables, benches, bike racks, drinking fountains, trash receptacles, restrooms, etc.) for the intended scale and use of the park
- Special use facility or facilities
- General landscaping improvements
- On-street or off-street parking using green design when possible

Additional Amenities

Additional amenities that are compatible with or that support the primary special use should be considered for the site.

These may include:

- Playscapes for all age groups and physical abilities
- Open turf area for unstructured play
- Courts for basketball, volleyball, or tennis
- Other sports facilities (skate spot, bocce, disc golf, horseshoe pits, etc.)
- Pathway system
- Picnic shelters
- Splashpads
- Concession, vendor space, or commercial lease space
- Restaurant or food concessions
- Other recreation amenities that address new recreation trends
- Storage or maintenance buildings should be architecturally compatible with other park elements and any exterior work areas should be screened from view.



Howe Farm Historic Park and Off-Leash Dog Area, Port Orchard WA.

Natural Area & Open Space Parks



Medina River Natural Area in Castroville Regional Park

Description

Natural areas are undeveloped or partially developed lands primarily left in their natural state, with recreation use as a secondary objective. They are usually lands owned or managed by a governmental agency and may have limited public access. This type of land often includes informal open spaces, wetlands, steep hillsides, and heavily wooded areas. Environmentally sensitive areas that include wildlife habitats, stream, and creek corridors, or unique or endangered plant species can also be considered natural open space. Natural open spaces may serve as trail corridors, wildlife viewing areas, or open areas for quiet contemplation. Natural open space parks generally support unstructured recreational activities and can vary in size.

Function - Protect natural resources; provide opportunities for interaction with the natural environment; promote environmental stewardship.

Site Selection Considerations

- Site size should be based on natural resource needs, with site size being the amount needed to preserve or protect the resource.
- Where feasible, public access to natural open space areas should be through well-defined trails to protect environmentally sensitive areas from overuse.
- The site should have access to a public street.
- The site should connect to the community-wide trail network if available or be connectable to the network via sidewalks or a trail.

Natural Area & Open Space Parks cont.

Minimum Amenities

- Site identification signage
- Appropriate site furnishings (e.g., picnic tables, benches, bike racks, drinking fountains, trash receptacles, restrooms, etc.) for the intended scale and use of the park
- Interpretive signage
- Amenities should be limited to those appropriate for the numbers and types of visitors the area can accommodate, while retaining its resource value, natural character, and the intended level of solitude.

Additional Amenities

- Shelters
- Picnic areas
- Trail and pathway system
- Trailhead or entry kiosk
- Viewpoints or viewing blinds
- Seasonal or permanent restrooms
- Interpretive or educational facilities or classrooms (indoor or outdoor)
- Restoration of the natural resource values of the site
- Parking

Avoid

- Turf areas
- Ornamental plantings
- Active-oriented amenities (sports fields, paved courts, etc.)

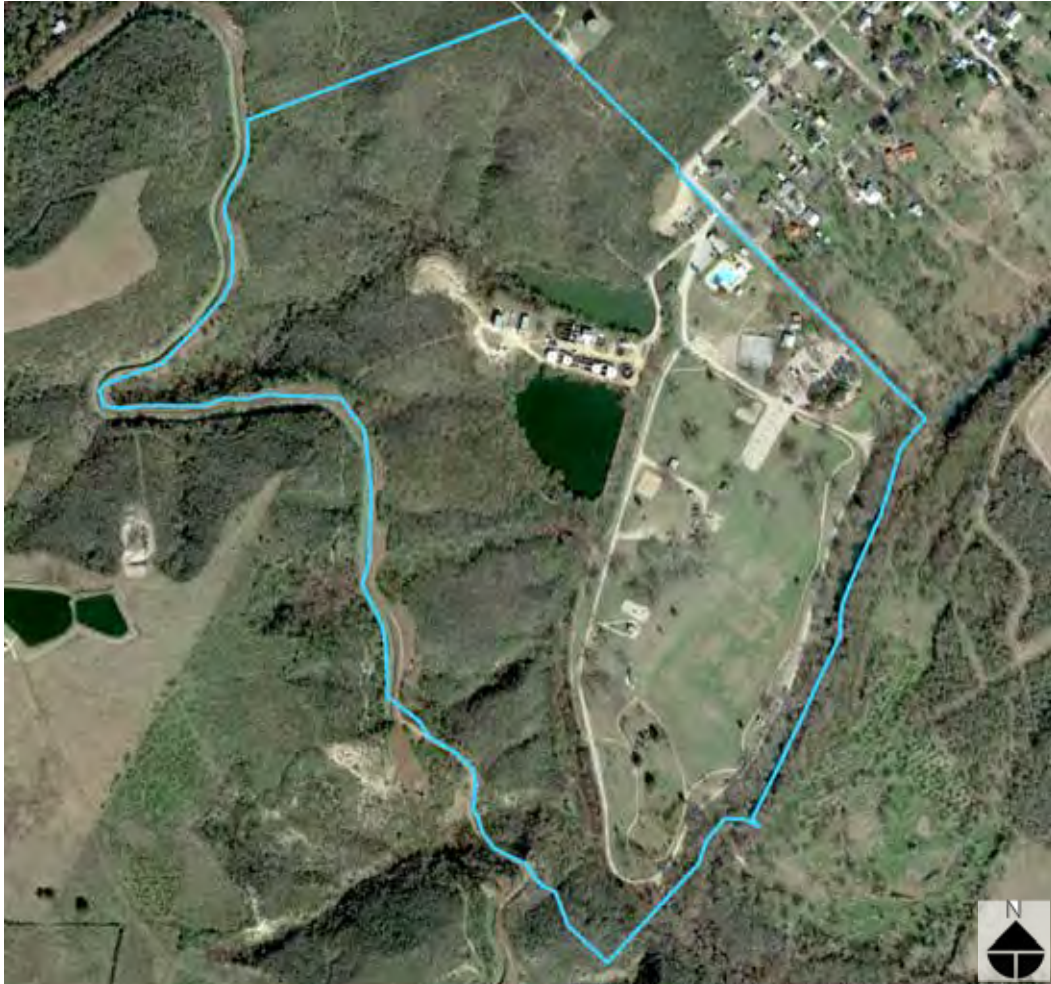
Other Considerations

- Emphasize the natural environment and interpretive or educational features in the design of these parks.
- Protect, enhance, and preserve the diversity of species on the site.
- Promote native plants in a variety of ages and sizes to prevent monocultures from dominating natural areas.
- Promote invasive species removal.

B. Sports Parks

There are three sports parks in the City of Castroville's Parks and Recreation Department, Regional Park, Lion's Sports Field Complex, and Medina Valley Youth Baseball Fields.

B. i. Castroville Regional Park



Castroville Regional Park is the crown jewel of Castroville. This park serves the broadest possible recreational opportunities of any park in the region. As such, it also tends to be the most popular with all age groups in the city and the adjacent six county region. The park also attracts interstate visitors to the RV park for extended occupancy periods.

The original property for Castroville Regional Park and wastewater treatment facility was purchased from the Joe Hoog family in 1968 and consisted of 126 acres. Currently, the Regional Park property consists of 113 acres, with 47 acres in the lower park area and 66 acres in the back-country area.

The City of Castroville's wastewater treatment facility has 13 acres surrounded by park property. This area is closed to the public and not part of the park.

Officially dedicated in 1974, the regional park consisted of the swimming pool complex, two

restrooms, and two open-air pavilions, RV park restrooms/showers, and 25 concrete picnic tables. All the buildings were built of cinder block and covered with native limestone rockwork.

The Medina River forms the eastern park boundary. The Bexar-Medina-Atascosa Irrigation District (BMA) irrigation canal forms the western boundary of the park.

The Castroville Regional Park is in one of the most botanically rich parts of Texas. This area is the meeting ground of four of the state's 10 major vegetation zones. Many unusual and interesting plant species live within the park itself, with several species from South Texas reaching their northern limit in this area.

This plant diversity attracts many different species of bird and butterfly residents. Migrants flying on the Central Flyway as well as the Mississippi Flyway pass through this park.



View across Castroville Regional Park

The Lower Park Area



Forty-seven acres of Medina River flood plain and riparian area, create the lower park area. This is the formal park area with most park facilities and amenities located there.

Since opening in 1974, the city budget has mainly addressed other city infrastructure construction, repairs, and maintenance issues instead of park capital improvements. Dedicated volunteers stepped up to fund and construct many of the park capital improvements and maintenance since the original opening.

There are two restrooms, both 47 years old, with severe age deterioration and damage from past flood events. Neither restroom meets ADA requirements. Both restrooms require complete replacement.

The RV park restroom/showers, which were built at the same time, have the same problems, and are in dire need of major structural repairs or replacement.

According to current and previous public engagement surveys and documentation, there are five primary annual uses ranked by numbers of patrons:

1. Soccer

2. Large Group & Event Use: Mother's Day, Easter, 4th of July, end-of-school parties (6-8 school districts in surrounding counties bring buses to pool and park in May), family gatherings

3. Swimming Pool

4. Casual Day Use: Walkers, joggers, backcountry hikers, fishing, group aerobics, tennis, volleyball basketball, single family picnics, and playground use

5. RV Park

Soccer

The current soccer fields total eight acres and once held tractor pulls in 1990. These fields are irrigated with treated wastewater from the city wastewater treatment plant. Currently, there are six fields. The Castroville Youth Soccer currently has 490 kids. Expected growth for 2025 is 600+.

These fields are being redesigned to increase the number and various sizes of fields to accommodate all youth age groups. This new design is a temporary short-term effort to address only a small portion of this new surge in youth soccer participation. The current soccer participation level is causing severe maintenance problems on not only the field but the facilities as well. This situation emphasizes the need for the acquisition of new parkland.

Large Group & Event Use

The soccer fields also act as open field play, festival, and event areas. At the southwest corner of the soccer fields, is the Friends Amphitheater. This project was completely funded and constructed by the efforts of the Friends of Castroville Regional Park in 2011.

The Friends Amphitheater, constructed with native limestone rockwork, sits on the top of gently sloping land, faces the soccer fields to the east. This modern, well-constructed structure provides a lighted center stage for all large events held in the soccer fields.

This facility serves the community well, as demonstrated with attendance of over 3,000 visitors, and multiple musical bands using the Friends Amphitheater stage during the 2014 Fourth of July event.

There are five group picnic areas and two covered open-air pavilions for groups to accommodate large family gatherings such as birthdays, quinceañeras, weddings, and family reunions.



**Halloween
Boo Bash 2021
~3,100 Attended**





Swimming Pool

The pool capacity is 200,000 gallons and is open during the summer months. The pool is one of the most popular recreational places and activities in the city. More than half of the 2021 5,500-6,000 attendance numbers comes from the west side of San Antonio and other adjacent counties.

Built of cinder block and covered with native limestone rockwork in 1974, the pool complex consists of: the swimming pool, park director's office, and open-air changing rooms.

This 47-year-old complex is in dire need of major repairs or total replacement. Extreme straight-line winds from severe thunderstorms in 2021, caused critical foundation and structural wall damage in the swimming pool complex buildings.

The following is a list of other current critical structural problems, safety issues, and outdated design components:

- This pool was originally designed for seasonal summer use only.
- The pool is not covered or partially enclosed. Swimmers in this outdoor pool are at the mercy of the extreme Texas weather conditions.
- The pool water and changing rooms are not currently heated.

In 1974, a pool water heating system using natural gas was installed. This heating system was discontinued because it was not cost effective.

- No gutter-type skimmer system around the pool perimeter, this system is the industry standard method to manage the water level and floating debris in the pool.
- The pool has no ramp-type, beach entrance, which limits accessibility and safety. This beach entrance allows safe entrance, for both children, seniors, and non-swimmers, and provides a safe extraction path for lifeguards.
 - The current ADA chair lift in the pool is designed for non-ambulatory wheelchair patrons. Beach entrances increase the accessibility for those patrons with limited ambulatory mobility, that do not need a chair lift.
 - Beach entrances significantly facilitate swimming lessons.
- There are no safe water recreation areas suitable for toddlers and children, such as splashpads.

Casual Day Use

The lower park area has two walking/jogging trails, the Loop Walking Trail and part of the Botanical Garden Trail. Both walking trails are ADA accessible with compacted crushed granite surfaces.

The Loop Walking Trail and The Garden of Roots



The perimeter of the lower park area has a paved road that is just under one mile long. The Loop Walking Trail constructed in 2005, is about 4,900' long and runs parallel to this road. It branches off the southern end of the park going through the "Jardin de Racines" or Garden of Roots, then reconnects with the paved road to make a complete loop. There is one physical fitness station located on the Loop Walking Trail.

The Garden of Roots section of the Loop Walking Trail is about 600' long. The 'Roots' in the name symbolize Castroville's ancestral Alsatian roots. Here the entwined roots of the old and the new grow together. This friendship gesture, funded by the people of Alsace in 1997, is shaped like a map of Alsace.

A "River of Rocks" symbolizes the Rhine River, the border between Alsace and Germany. A tree was planted by each participating "Sister Village" in Alsace in approximately their location of the village on the map and thus both areas remain connected. The Garden of Roots is a main focal point for visiting Alsatian tourists.



View of Garden of Roots Castroville Regional Park

The Botanical Garden Trail



The Botanical Garden Trail is the third walking trail in the lower park area. Just past the main park entrance, there are two new terrace walls built of native square-cut limestone boulders. These were funded and constructed solely by the efforts of the Friends of Castroville Regional Park in 2018. This area separates the upper parking lot to the north, from the swimming and park office area on the south side of the main entrance drive.

This landscape feature starts the Botanical Garden Trail. ² Both the Butterfly Garden and the Botanical Garden Trail are ADA accessible and are planted with native Texas plants specifically for all types of pollinators. QR coded signage with botanical names and uses is planned to enhance the educational experience for visitors of all ages.

Currently pedestrians dangerously walk in the main entrance street going from the pool to the lower park area. The Botanical Garden Trail design provides a safe ADA pedestrian walkway from the pool area to the lower park area.

Texas Commission on Environmental Quality (TCEQ) requires near-term extensive renovations to two dams holding the treated effluent from the wastewater treatment facility. This water is used for irrigation purposes on the soccer/sports fields. Work on the Botanical Garden Trail has been suspended pending completion of the TCEQ renovations on these dams.

In conjunction with these dam renovations, a critical part of the Botanical Garden Trail is the design and installation of a constructed wetland.

This planned water quality improvement feature, routes water from effluent ponds through a series of small ponds containing wetland plants. As the water passes through these small ponds, the plants further clean the water, prior to its discharge into the Medina River.

This feature will create an outdoor environmental educational classroom to discuss the benefits of using natural wetland plants to improve water quality, and low-cost alternatives to enhance water quality from wastewater effluent and control excessive storm-water runoff from city streets. Interpretive signage will identify the constructed wetland's features and benefits.

The Botanical Garden Trail will continue its ADA accessible path, meandering through the constructed wetland, to the confluence point at the Medina River on the south park boundary.

2. See Appendix H, "Botanical Garden Trail and Constructed Wetland Project" for detailed information on these two park infrastructure improvements.



Proposed Concept Design of the Constructed Wetland section of the Botanical Garden Trail

Other Casual Day Use

The Medina River offers areas for fishing, kayaking, canoeing, wading, and swimming. There is one basketball court and one tennis court with backboard that share one paved surface. CrossFit-type aerobic fitness groups also use the basketball/tennis court area. There are two volleyball courts, used for pick-up games as well as organized city volleyball league play. Seventy single-family picnic tables are available, scattered between two playscapes and a children's play area.

The RV Parks

At the north end of the lower park, the RV park consists of three acres, with 40 total spaces. Thirty-five spaces are shaded by large trees, and five spaces with no tree canopy for large, taller RVs. There are restrooms, showers, an open space TV area, kitchen, and dining areas, as well as laundry facilities.

Snowbirds flock to the RV park during winter months for extended stays.

Tent Camping

A one-acre tent camping area is just east of the RV park adjacent to the Medina River. There are three tree-covered sites with a picnic table, water, and electricity. There are other tent spaces but not with these facilities. Patrons using the tent camping area have access to the same amenities as the RV patrons.



The Backcountry Area

Castroville Regional Park Hiking and Walking Trails

Located on 66 acres in the western part of Castroville Regional Park, there are 13 backcountry hiking trails for total of 4.5 miles, rated from easy to moderate. The elevation above sea level changes from about 750' to just over 1,000' at the summit of Mount Gentliz. (See Map.)

The backcountry area provides one of the best examples in the region of the diverse flora of the South Texas Plains, as well as some components of the Texas Hill Country flora.

These hiking trails were a City of Castroville initiative and were constructed by Friends of Castroville Regional Park volunteers in January 2006. Volunteers continue to maintain these trails. All these trails have some steep sections with excessive erosion. These areas need re-routing to reduce the steep grade and prevent erosion.

Currently, there is no defined emergency extraction plan from the backcountry hiking area. There is no road or trail to accommodate EMS vehicles.

Updating the wayfinding signage is also needed on all backcountry hiking trails. Wounded Warriors, and other mobility challenged groups, have shown interest in creating a new backcountry trail designed for wheelchair access.

Castroville Regional Park Recommendations

The Castroville Regional Park is enjoyed by large numbers of patrons from Castroville and the six adjacent counties. This is also a major problem this park faces. Rapid population explosion is having a severe effect on the original 47-year-old park infrastructure.

The first primary goal of this report is to strive toward a well-rounded parks and recreation system based on Equity. The National Recreation and Park Association (NRPA) Standards¹ defines Equity in a park and recreation system as:

Equity in Park Distribution - This park does not meet this standard.

Forty-seven years ago, it was in a prime geographic location based on the demographics of the surrounding area. Currently, there are no city parks planned to accommodate the new growth expected east of the Medina River.

Equity in Accessibility - This park does not meet this standard.

The extreme age of facilities and accelerated use rapidly deteriorate ADA features. Many park features violate ADA standards. There are no playscapes designed for children with limited mobility.

The sheer numbers of organized sports patrons that fill up the park on weekends prohibit other patrons access of other general park features such as picnic tables and playscapes.

Overcrowding and congested traffic prevents patrons' accessibility due to inadequate parking, and at times, creates dangerous pedestrian vehicle interactions. This congested traffic critically limits emergency vehicle response times.

Equity in Functions - This park does not meet this standard.

There is no balance between organized sports, passive recreation, and unstructured active recreation needs with too many people crowding into limited facilities.

Basic passive recreation features that define a "park" are completely taken over by organized sports on weekends. The tennis, basketball, volleyball courts are overcrowded. Due to increasing foot traffic on the walking and hiking trails, maintenance costs are increasing every year. Unstructured active recreation needs are limited as well.

Overall Recommendations

The following suggestions address ways to improve the equity in Castroville Regional Park. Included in this list are elements considered the top-tier priority items for the City of Castroville. The items as listed are the highest priority.

1. Eliminate overcrowding by acquiring and developing new parklands.
2. Immediately create a committee to identify both large and small properties and contact private property owners for new parkland acquisition.
3. Increase Capital Improvement Project (CIP) funding.
4. Maximize grants with CIP funds to leverage city funds for facility improvements.
5. Increase police department presence on heavy-use weekends.

Top 4 Priority Ranking CIP Items for Regional Park Facilities

1. Demolish damaged pool changing rooms
Rebuild with new community center
2. ADA upgrades
Demolish and replace restrooms, establish head-in parking for entire park
3. Redesign current soccer fields
Increase field numbers and sizes, add dark sky lights
4. Develop a one-way traffic pattern
Add an emergency exit for heavy-use times

| Table 4. - Specific Recommendations | | | | |
|---|--|----------------|-----------------------|----------------|
| Castroville Regional Park | BE= Bond Election, OB=Operating Budget, VL=Volunteer, GR=Grant | | | |
| Overall Park | Cost | Funding Source | Department Lead | Year FY |
| Irrigation - Install pump/pipeline filters from Wastewater Plant Pond | \$30,000 | BE OB | Parks Public Works | 2022 |
| Electricity around Loop Road - Install service drops for booths | \$25,000 | BE | Parks Public Works | 2023 |
| Loop Road - Add One Way New Emergency Exit | \$25,000 | BE | Parks | 2023 |
| South Restroom - Replace/ Flood Proof & ADA, | \$200,000 | BE | Parks Public Works | 2023 |
| Loop Road - Repave over 3 years, 1st year | \$0 | BE | Streets | 2023 |
| Add Playscapes - With playground shades | 50,000 | BE | Parks | 2024 |
| Drinking Fountain @ Pool - Bottle Fill Type | \$3,000 | BE | Parks Public Works | 2024 |
| Loop Road - Repave over 3 years, 2nd year | \$0 | BE | Streets | 2024 |
| Parking - Add Head-In Parking, add ADA, and Pave | \$20,000 | BE | Parks | 2024 |
| Irrigation - Reset pump intake @Wastewater Plant Pond | \$87,000 | BE | Parks Public Works | 2024 |
| Loop Road - Repave over 3 years, 3rd year | \$0 | BE | Streets | 2025 |
| Drinking Fountain N. Restroom Pet Friendly, Bottle Fill Type | \$3,000 | BE | Parks Public Works | 2025 |
| Main Entrance - New 'Gateway' Sign | \$10,000 | BE | Parks Public Works | 2025 |
| 'Blue Light' Emergency Phone - Upper Parking Lot | \$5,000 | BE | Parks Public Works | 2026 |
| North Restroom - Replace/ Flood Proof & ADA, | \$100,000 | BE | Parks Public Works | 2027 |
| Add Picnic Areas - Table/Grills/ADA Tables | \$2,000@yr | BE | Parks | 2026, 27-28 |

| Table 4.b - Specific Recommendations | | | | |
|--|---|-------------------------|-------------------------------|--------------------|
| Castroville Regional Park | BE= Bond Election OB=Operating Budget VL=Volunteer GR=Grant | | | |
| Swimming Pool | Cost | Funding Source | Department Lead | Year FY |
| Damaged Pool Buildings - Demolish and Rebuild new Community Center | \$400,000 | BE GR OB | Parks City Admin | FY 25 |
| Shade Covers - \$7k per 3 years | \$21,000 | BE | Parks | FY 23,26,27 |
| Splash Pad - Install integrated splash pad inside pool fence | \$100,000 | BE | Parks | FY 24 |
| Fence - Replacement | \$30,000 | BE | Parks | FY 23 |
| Pool Structural Improvements - | \$150,000 | BE | Parks | FY 27 |
| Tennis/Basketball/Volleyball | | | | |
| Basketball Court Improvements- Install new surface and Goals | \$15,000 | BE | Parks | FY 22 |
| Basketball and Tennis court - Fencing | \$30,000 | BE | Parks | FY 27 |
| Sports Field/Soccer/Football | | | | |
| Redesign & Restripe - Add field numbers and various sizes | \$60,000 | BE | Parks | FY 23 |
| Irrigation - Add to new redesigned fields | \$10,000 | BE | Parks | FY 23 |
| Lights - Add Dark Sky lighting | \$125,000 | BE | Parks Public Works | FY 22 |

| Table 4.c - Specific Recommendations | | | | |
|--|---|-----------------------|------------------------------|----------------|
| Castroville Regional Park | BE= Bond Election OB=Operating Budget VL=Volunteer GR=Grant | | | |
| RV Park / Camping Area | Cost | Funding Source | Department Lead | Year FY |
| Finish Out Rec Hall- Interior Improvements | \$5,000 | BE | Parks Public Works | 2023 |
| Upgrade Sites - Electric/Water, | \$5,000 | BE | Parks Public Works | 2023 |
| Upgrade Sites - Electric/Water, | \$5,000 | BE | Parks Public Works | 2024 |
| Upgrade Sites - Electric/Water, | \$5,000 | BE | Parks Public Works | 2025 |
| RV Restroom/showers - Upgrade to ADA, Flood Proof | \$35,000 | BE | Parks | 2025 |
| Camping Area - Add Sites | \$8,000 | BE | Parks | 2026 |
| Camping Area - Add Sites | \$8,000 | BE | Parks | 2026 |
| Finish Out Rec Hall- Interior Improvements | \$15,000 | BE | Parks Public Works | 2027 |
| | | | | |
| Back Country Hiking Trails | Cost | Funding Source | Department Lead | Year FY |
| Severe Erosion on the BMA Service Road - Initiate discussions w/BMA to repair service road | \$0 | VL OB | City Admin Parks | 2022 |
| Emergency Evacuation Route - Establish an EMS Vehicle road from WW Plant to BMA Canal | \$5,000 | VL BE | FCRP, Parks, Public Works | 2023 |
| Evaluate All Hiking Trails - Plan to redesign Steep Sections | \$10,000 | VL BE | FCRP | 2023 |
| Wayfinding Signage - Increase Signage, add QR Codew/911 locator | \$10,000 | VL BE | FCRP Parks | 2025 |
| South Property Line - Locate & Fence Southwest PropertyLine | \$20,000 | BE | City Admin Parks | 2026 |
| Evaluate All Hiking Trails - Plan to redesign Steep Sections | \$10,000 | VL BE | FCRP | 2027 |
| New Back Country Trail - For Mobility Challenged | \$50,000 | VL GR BE | FCRP | 2027 |

| Table 4.d - Specific Recommendations | | | | |
|--|---|-----------------------|--|----------------|
| Castroville Regional Park | BE= Bond Election OB=Operating Budget VL=Volunteer GR=Grant | | | |
| Butterfly Garden | Cost | Funding Source | Department Lead | Year FY |
| Improve Irrigation System | \$5,000 | OB VL | Parks | 2026 |
| Loop Walking Trail | | | | |
| Fitness Stations - Add 2-3 | \$20,000 | OB | Parks | 2025 |
| | | | | |
| Botanical Garden Trail | | | | |
| Install Constructed Wetland - During WWPlant Dam repairs | \$500,000 | BE GR VL | City Admin Public Works, Parks, FCRP | 2027 |
| Complete Botanical Garden Trail During WWPlant Dam repairs | \$80,000 | BE GR VL | City Admin Public Works, Parks, FCRP | 2027 |
| Extend Botanical Garden Trail Extend to north edge of Upper Parking Lot | \$0 | VL GR | FCRP | 2027 |
| | | | | |
| Amphitheater | | | | |
| Improve Amphitheater Use - Increase Programs | \$0 | VL+OB | FCRP Parks | 2022 |
| Public Outreach - Increase Social Media Outreach- Update Calendars | \$0 | VL+OB | FCRP Parks | 2022 |
| Backstage Area - Add Concession/Changing/Storage | \$75,000 | VL+BE | FCRP, Parks, Public Works | 2025 |
| Park Sound System- | \$20,000 | BE | FCRP, Parks Public Works | 2027 |

| Table 4.e - Specific Recommendations | | | | |
|--|--|------------------|---------------------|------------------|
| Castroville Regional Park | BE= Bond Election, OB=Operating Budget, VL=Volunteer, GR=Grant | | | |
| Annual Maintenance Items | Cost/Year | | | |
| Enforcement of Park Rules - Police Dept and Parks Dept work together | \$0 | OB | Parks Police | All Years |
| Irrigation - Install Trickle/drip around trees and landscaping | \$2,000 | OB | Parks | All Years |
| All Walking Trails - Maintain width, add 1" decomposed granite | \$5,500 | OB | Parks | All Years |
| Sports Field Maintenance Fertilize, Irrigation Maintenance | \$3,000 | OB | Parks | All Years |
| Butterfly Garden Mulch 100 cu. yds. /year | \$4,500 | OB VL | Parks | All Years |
| Garden of Roots - Maintenance | \$2,000 | OB | Parks | All Years |
| Update Benches, Tables, Grills | \$2,000 | OB | Parks | All Years |
| Uniform Signage - Educational, Wayfinding w/QR Codes | \$2,000 | OB | Parks | All Years |
| Animal Proof Trashcans | \$1,000 | OB | Parks | All Years |
| TOTAL ANNUAL MAINTENANCE | \$22,000 | | | |

B. ii. Lion's Sports Complex



The Castroville Lion's Club donated two and a half city blocks to the City of Castroville in 1957. The Lion's Sports Complex was previously used as a football field for the St. Louis Catholic High School. The land was given to the city with the stipulation it be used in perpetuity for sporting activities and events.

This "L"-shaped 11.4-acre park is 2.5 city blocks located at the intersections of Houston St., Vienna St., Constantinople St., and Athens St.. Parking for the park is along these streets consisting of gravel surfacing without curbs or parking control striping.

Castroville Elementary School is adjacent to this park, just across Houston St. to the south. The school has several playscapes and play areas, but they are not available to the public.

This is the only sports park north of US Highway 90. This major thoroughfare splits Castroville and is difficult to cross due to the limited number of lighted pedestrian crossings. This limits safe foot and bike traffic to Castroville Regional Park.

The only mobile home housing development inside the Castroville limits is adjacent to the west of this park on Athens St. Within three blocks of this park, there is an apartment complex that participates in the Texas Department of Housing and Community Affairs (TDHCA), "Low Income Housing Tax Credit Program."

Most the families living around Lion's Sports Complex are at or below the Median Household Income of \$59,600¹. Many children live in this area.

1. <https://www.census.gov/content/census/en/search-results.html?searchtype=web&stateGeo=none&q=castroville%20city%20tx%20castroville%20&disambFipsCode=4813312>

This park has no trees, and there are only two park features, a baseball/softball field complex and a walking trail with two benches.

The 2-acre baseball/softball field complex on the east side of the park is enclosed with a fence. It has lights, bleachers, restrooms, and gravel parking area. This baseball field provides a venue for city adult softball league play and youth baseball practice mostly on weekends and some weeknights.

The restrooms were built prior to 1957. Replacements are needed due to age and because the interior spaces are too small for a wheelchair to enter. This prevents retrofitting to meet ADA standards. The aluminum bleachers were installed in 2000 and there is no ground-level ADA seating that meets standards.

The remaining 9 acres of open field, has a rough soil surface and sparse native unimproved grass cover. This area is used for youth soccer practice during the season. This field is also used for pick-up open field sports. The Medina Valley Youth Soccer organization requested improving the area to increase practice fields.

In 2014, a 1,745-foot walking trail was installed, and trees planted on the west side of the park with a Texas Parks and Wildlife Department (TPWD) grant. Tree plantings all died due to a lack of an adequate irrigation system.



Aerial view of Lion's Sports Complex looking East toward the elementary school

Lion's Sports Complex Recommendations

The best thing about Lion's Sports Complex is its blank slate for total park development. The latest survey ranks improving this park very high. This park does not meet two of the three NRPA Park Equity Standards.

Equity in Park Distribution

This neighborhood park meets this standard. It is in a prime geographic location based on the demographics of the surrounding area.

Equity in Accessibility

This park does not meet this standard. No features meet ADA standards. The lack of general park features prohibits access to all patrons, especially children. They do not have access to this park because there are no playscapes or other features designed for children.

Equity in Functions

This park does not meet this standard. There is no balance between organized sports, passive recreation, and unstructured active recreation needs. Basic passive recreation features that define a "park" are totally missing – no landscaping, trees, or picnic tables. The baseball field addresses organized sports. Youth soccer makes the best out of the unimproved grass area since it is unstriped and only has limited use for practice. The walking trail minimally meets unstructured active recreation needs.

Overall Recommendations

- Develop a partnership between the City and Medina Valley Independent School District for public use of playscapes at the Castroville Elementary School after school hours.
- Request the Parks and Recreation Advisory Board to develop a Facilities Design Plan for this park.

Top 4 Priority CIP Ranking of Basic Items for the Lion's Park Facilities Design Plan

1. Irrigation for the entire park
2. Plant trees and other landscaping
3. ADA upgrades including: baseball area, demolish and replace restrooms, establish parking, and bleachers
4. Add playscapes and splashpad

| Table 5. - Specific Recommendations | | | | |
|--|---|-----------------------|-------------------------------|------------------------|
| Lion's Sports Complex | OB = Operating Budget BE = Bond Election VL = Volunteer | | | |
| Overall Park | Cost | Funding Source | Department Lead | Year FY |
| Facilities Design Plan- Park Board Develop | \$0 | VL | Park Board | 2022 |
| Irrigation - Install main line around Walking Trail connect Bubblers in sites for trees | \$20,000 | BE | Parks Public Works | 2022 |
| Playscapes - Install w/Shade | \$65,000 | BE | Parks | 2022 |
| Restroom - Demo and Replace with ADA | \$100,000 | BE | Parks Public Works | 2022 |
| Splashpad - Structure | \$130,000 | BE | Parks Public Works | 2022 |
| Install Shade, Table, Benches @ Splashpad | \$20,000 | BE | Parks Public Works | 2024 |
| Parking Lots - Head In, ADA Surfaces & Signs | \$45,000 | BE | Parks | 2024 |
| Fitness Stations | \$35,000 | BE | Parks | 2024 |
| 'Blue Light' Emergency Phone - Restroom, Softball Field | \$5,000 | BE | Parks Public Works | 2026 |
| Pavilion - Install \$50,000/yr. | \$150,000 | BE | Parks | 2024, 27,28 |
| | | | | |
| Softball Field | Cost | Funding Source | Department Lead | FY Year |
| Irrigation - Design, Install Irrigation, | \$15,000 | BE | Parks Public Works | FY 23 |
| Softball Field Improvements- Renovate Grass | \$3,000 | BE | Parks | FY 23 |
| Lights - Replace and Add Dark Skies Lights. | \$20,000 | BE | Parks Public Works | FY 23 |
| Fence - Replace, field, back stop, dugouts | \$30,000 | BE | Parks | FY 23 |

| Table 5.b. - Specific Recommendations | | | | |
|--|---------------------|--|---------------------------|-------------------|
| Lion's Sports Complex Park | | BE= Bond Election, OB=Operating Budget, VL=Volunteer, GR=Grant | | |
| Sports Field | Cost | Funding Source | Department Lead | FY Year |
| Irrigation - Design irrigation system, plow to smoothfield | \$5,000 | BE | Parks | FY 25 |
| Sport Field Improvements - Plow to prep seedbed and Fertilize, Reseed, weed control weeds | \$48,000 | BE | Parks | FY 26 |
| Sport Field Fencing | \$100,000 | BE | Parks | FY 28 |
| Annual Maintenance Items | Annual Const | | | |
| Walking Trail - Maintain width and add granite walkingsurface | \$5,000 | OB | Parks | Every Year |
| Softball Field - Fertilizer, Weed Control, Restriping | \$2,000 | OB | Parks | Every Year |
| Sports Field - Fertilizer, Weed Control, Restriping | \$2,000 | OB | Parks | Every Year |
| Irrigation - Connect Bubblers to main line as needed | \$2,000 | OB | Parks | Every Year |
| Landscaping - Plant Trees and Shrubs | \$5,000 | OB | Parks | Every Year |
| Picnic Tables Shade, Benches, over 4 years | \$3,000 | OB | Parks | 4 Years |
| Drinking Fountains - Add over 4 years for People and Pet Friendly, Walking Trail, Bottle Fill in Softball Field & Restroom | \$2,000 | OB | Parks Public Works | 4 Years |
| Total Annual Maintenance | 21,000 | | | Every Year |

Lion's Sports Complex Ballpark Bleachers





Lion's Sports Complex Ballpark Dugout



Lion's Sports Complex gateway entrance on Athens Street

B. iii. Medina Valley Youth Baseball Association Baseball Complex

The Medina Valley Youth Baseball Association (MVYBA) is a non-profit 501c.3 organization that has built and maintained this 18-acre complex since 1973. MVYBA had 649 kids enrolled in their 2020 program. These fields are located immediately adjacent to the runway in the northeast corner of the Castroville Municipal Airport.

There are eight irrigated fields of various sizes to accommodate all youth age groups. All fields are fenced with covered team dugouts and covered bleachers, along with restrooms, bleachers, score boards, concession stand, restrooms, batting cages. The complex hosts youth tournament baseball games.

This baseball complex is not an official city park and is not open to the public unless enrolled in the MVYBA baseball program. MVYBA serves an important role in providing youth sports and a space for youth baseball leagues to conduct league games.

The proximity to the runway creates safety concerns for both baseball patrons and pilots. Due to these safety concerns, this complex is required to relocate.

Relocation is a priority project for the city for three main reasons:

- To eliminate the above mentioned safety hazards
- To meet the growing demand for youth baseball
- To allow this land to be used for aviation uses which will generate higher taxable incomes

Medina Valley Youth Baseball Association Baseball Complex Recommendations:

- Immediately start property search for ~30 acres
- Acquire property
- Develop property
- Relocate MVYBA Baseball Complex



Medina Valley YBA view looking south toward airport runways and offices



C. Castroville's Historic Parks

The importance of historic parks to this community is shown by the numbers of these parks compared to the sports parks. There are four city-owned historic parks: Steinbach Hus, September Square, Houston Square, and the Castro Colonies Living History Center, and only two city-owned sports parks within the city limits – Regional Park and Lion's Sports Complex.

Houston Square is Castroville's first park established in 1844 and September Square, the second, in 1879. The Steinbach Hus was built in 2002 and Castro Colonies Living History Center restored and opened in 2016. This shows Castroville's strong sense of cultural heritage is as strong today as it was in the 1800s.

Two other historic parks not owned by the city are: the Landmark Inn (State Historic Site) and the Moyer Retreat Center. Due to their significance in Castroville's history these parks are included in this report. Partnerships with these parks enhance the total historic preservation tourism experience of the historic district.

The Landmark Inn is the site of the main Medina River crossing, store, and inn, and Castroville's first and only grist mill. The Moyer Retreat Center is the location of the first St. Louis Church and first school in Castroville.

"The Cultural & Heritage Traveler Study, conducted in 2009 among U.S. domestic travelers, reveals that **78 percent of all U.S. leisure travelers participate in cultural and/or heritage activities while traveling**, translating to 118.3 million adults each year. With cultural and heritage travelers spending an average of \$994 per trip, they contribute more than \$192 billion annually to the U.S. economy."

****"The Cultural & Heritage Traveler Study" By Rosemary McCormick, President, Shop America Alliance

"Heritage tourism embodies the goals of preservation and tourism. Heritage tourism uses assets — historic, cultural and natural resources — that already exist."

Texas Historical Commission 'Heritage Tourism Guidebook'

"The relationship between tourism and preservation can create a cycle. A growing market for tourism stimulates the restoration of historic sites, which in turn produces a strong impact to local economies from increased visitation. Establishing partnerships between the preservation community and tourism industry at the local, state and national levels will facilitate the development of heritage tourism programs that preserve, protect and promote historic and cultural resources."

Texas Historical Commission 'Heritage Tourism Guidebook'

Linking all the historic parks, pioneer homes, early Texas buildings, and current businesses into one well-marked Castroville Historic Walking Trail will improve historic preservation efforts and tourism revenues to the city.

Castroville's Historic Parks represent its unique past. "**Keep Castroville Historic**" symbolizes its future.

| Table 6 | | | |
|--|------------|---|---------------------|
| Parks Serving Historic Park Functions Both City-Owned and Non-City-Owned Land | | | |
| Park | City Owned | Main Function | Approximate Acreage |
| Steinbach Hus | Yes | Passive, History, Museum | 1.5* |
| Landmark Inn State Historic Site | No | Passive, History, Museum, | 8.3* |
| September Square | Yes | Passive, History, Memorial Park | 0.7* |
| Castro Colonies Living History Center | Yes | Passive, History, Museum | 0.32* |
| Houston Square | Yes | Passive, History, Local Business Parking, Festivals | 3.0* |
| Moye Center | No | Passive, Private, Historic, Free Public Access | 6.0* |
| | | Official City Historic Parks | 5.2 |
| | | Non-City Owned Historic Parks | 14.3 |
| Total Land Contributing to Historic Park Functions | | | 19.82 |

*Acreages above are currently listed Medina County Appraisal District acreages.



Paris Street View Southwest Toward Houston Square

Table 7. Historic Park Facilities Inventory Matrix

| Facilities Serving Historic Park Functions Both City-Owned and Non-City-Owned | Houston Square | September Square | Steinbach Hus | Castro Colonies Living History Center | Landmark Inn | Moye Center |
|--|-----------------------|-------------------------|----------------------|--|---------------------|--------------------|
| Dedicated Parkland | Yes | Yes | Yes | Yes | Yes | |
| City-Owned Land | Yes | Yes | Yes | Yes | | |
| Acreage | 3.00 | 0.70 | 1.50 | 0.32 | 8.30 | 6.00 |
| History | Yes | Yes | Yes | Yes | Yes | Yes |
| Museum | | | Yes | Yes | Yes | |
| Restrooms | | | Yes | Yes | Yes | |
| Drinking Fountains | | | | | Yes | |
| Docents, Staff | | | Yes | Yes | Yes | |
| Natural Spaces | Yes | Yes | Yes | Yes | Yes | Yes |
| Seating/Benches | Yes | Yes | Yes | Yes | Yes | Yes |
| ADA Compliant | Yes | Yes | Yes | Yes | Yes | Yes |
| State Historical Marker | Yes | Yes | | Yes | Yes | Yes |
| Memorial Markers | | Yes | Yes | | | |
| Festivals/Events | Yes | Yes | Yes | Yes | Yes | Yes |
| Performance Areas | Yes | Yes | Yes | Yes | Yes | |
| If Blank or Not Shown Feature Not Present | | | | | | |

~Houston Square – 3.0 Acres Total Park, 1.0^ Acres Green Space – 2.0^ Acres Pavement

C. i. The Steinbach Hus



This Park located on 100 Karm St., is the site of a house, built in 1618, in the town of Wahlbach in the Alsatian Region of France. It interprets the history of the life the settlers left in 1840 to emigrate to Texas.

This house was meticulously disassembled, shipped to Castroville in 1989 and accurately reconstructed. Opening in 2002, this two and one-half story structure is typical of the Fachwerk architectural style and is decorated with historically correct furnishings of the 1800-1900 period. It functions as the city's Visitor Information Center to provide information about the city's history, facilities, and surrounding areas.

The Steinbach Hus



Recommendations for the Steinbach Hus:

- Include the Steinbach Hus in the Castroville Historic Walking Trail
- Complete Medina River overlook project
 - Remove brush on the Medina riverbank to open sight line to Landmark Inn
 - Install observation deck and safety barrier
 - Install path from the Steinbach Hus to observation deck
- Install a low water walking trail that crosses the Medina River and goes from the Steinbach Hus to the Landmark Inn
- Install a pathway from the Steinbach Hus to the Wagon Barn
- Plant trees, shrubs, and other landscaping to screen views from the residential neighborhood

| Table 8. – Specific Recommendations | | | | |
|---|--|----------------|--|---------|
| Steinbach Hus Recommendations | OB = Operating Budget BE = Bond Election VL = Volunteer GR = Grant | | | |
| Overall Park | Cost | Funding Source | Department Lead | FY Year |
| Include The Steinbach Hus in the Castroville Historic Walking Trail | \$0 | OB | Parks Public Works | 2024 |
| Install a pathway from Steinbach Hus to the Wagon Barn | \$5,000 | OB | Parks | 2024 |
| Plant landscaping to screen views from the residential neighborhood | \$5,000 | OB | Parks Public Works | 2024 |
| Medina River Overlook Project Total Project | \$190,000 | OB BE GN | Parks City Admin TX Historical Commission | 2027 |
| Medina River Overlook Project Split into single projects | | | | |
| Remove brush on the Medina riverbank to open sightline to Landmark Inn | \$15,000 | OB | Parks | 2026 |
| Install observation deck and safety barrier | \$15,000 | OB | Parks | 2026 |
| Install path from the Steinbach Hus to observation deck | \$10,000 | OB | Parks | 2026 |
| Connect the Steinbach Hus to the Landmark Inn Crossing the Medina River with a low water walking trail | \$150,000 | OB BE GN | Parks City Admin TX Historical Commission | 2027 |

C. ii. September Square



September Square, October 1931 Dedication Henri Castro Monument



September Square

September Square

This small memorial park located at 300 Highway 90 between Alamo St. and Fiorella St. is nestled under beautiful trees and serves as the gateway to the historic district. There are six memorial structures in this park. There are three stone monuments. The oldest is dedicated to Henri Castro founder of Castroville. One monument is for veterans of WWI, and WWII, Korea, and Viet Nam wars. The other is for Private Ralph D. Haas, killed in WWII.

There is a State Historical Commission marker #2439 honoring Henri Castro.

There are two separate memorial walking paths with brick pavers. One path has pavers with the names of veterans, and the other has the names of non-veteran individuals or groups.

This historic park creates a pleasant setting for small ceremonies and offers several benches for a quiet space from the busy highway traffic noise.

Recommendations for September Square:

- Include September Square in the Castroville Historic Walking Trail
- Improve/update/add additional lighting
- Monument repair, repaint to highlight the engraved text
- Improve the parking from parallel to head in parking on Lafayette St.*
- Install a paved path from Lafayette St. to monuments and existing paved paths*
- Add benches*

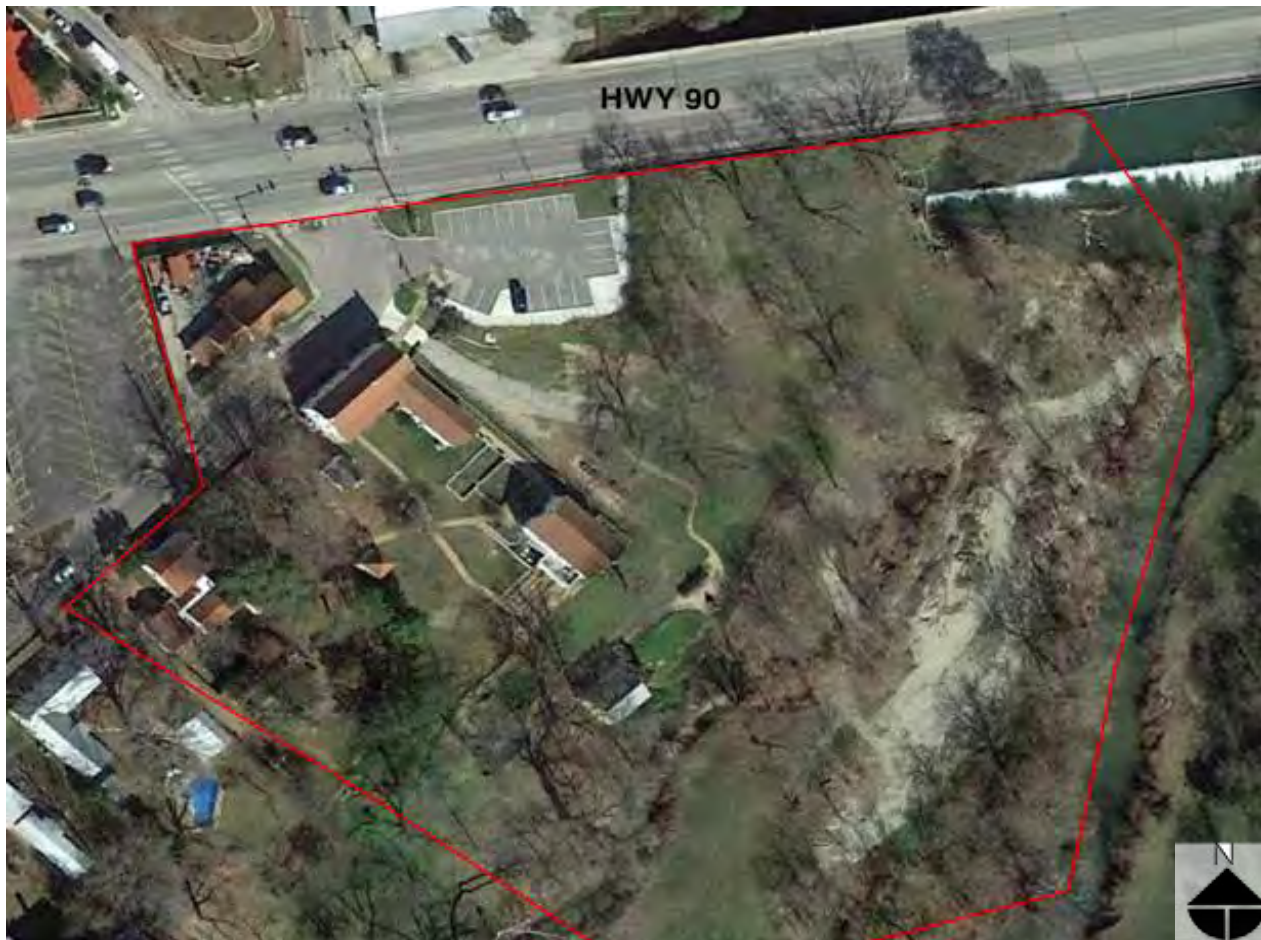
*(See Design on Next Page by Castroville Beautification Committee 18 March 2018)

Table 9 - Specific Recommendations

| September Square | 2022 | 2023 | 2024 | 2025 | TOTAL BY PROJECT |
|-----------------------------|---------------|---------------|-------------|---------------|-------------------------|
| Site Lighting | 10,000 | | | | \$10,000 |
| Memorial Improvements | | 10,000 | | | \$10,000 |
| Install Path* | | | 5,000 | | \$5,000 |
| Add Benches* | | | 2,000 | | \$2,000 |
| Parking Improvements* | | | | 25,000 | \$25,000 |
| Total Capital Outlay | 10,000 | 10,000 | 0 | 25,000 | \$52,000 |



C. iii. Landmark Inn, Texas State Historical Site



Landmark Inn, Texas State Historical Site

The Landmark Inn located at 402 E. Florence St. and Highway 90, consists of 8.3 acres with about four acres of Medina River frontage and shaded bottomland, covered with large cypress and pecan trees. It is a State of Texas Historic Site and is not part of the City of Castroville Park System but provides a valuable cultural and heritage park function to the community.

The Landmark Inn, museum, historic buildings, and grounds are free and open to the public. Fee guided tours are available as well. This site offers overnight lodging in the original inn. The inn, original rockwork gristmill and cotton gin, other historic structures, as well as six picnic tables, and three grills, offer beautiful views of the Medina River.

A state-of-the-art museum is housed in the original Monod store and tavern built in 1849. This museum presents a high technical level of historic interpretation through audio/video multimedia displays, historic photographs, period signage, and preserved tools of agriculture and industry used in Castroville. The river-powered grist mill, built in 1859, added one of the first hydro-power electric generators in the state, and in 1925 provided electricity to the city.

A limestone rock sheet in the bottom of the Medina Riverbed, forms a natural low water crossing. In 1829, Stephen F. Austin planned the Matagorda to Chihuahua Road to use this geological formation to cross the Medina River. This allowed early emigrants to safely cross the Medina River with horses and wagons. Ample river water, fertile river valley soil and this safe crossing, were some of the main reasons Henri Castro chose this site for Castroville.

Recommendations for Landmark Inn:

- Include the Landmark Inn in the Castroville Historic Walking Trail



Dam for grist mill and original river crossing of the Medina River looking east from Landmark Inn

C. iv. Houston Square



A survey of Castroville, September 3, 1844, established Houston Square as the first city park. Castroville was established in a typical Alsatian Village design of the 1800s, a square in the center of the village with the church on one side and businesses on the other three sides. This village center square is the gathering place for people. Houston Square remains the heart of the historic district and the center of this village.

Today, the park functions more as a parking lot with some green space in the middle. The park has a total of 3 acres, with 2 acres of pavement, and 1 acre of green space in the center of the park. A statuary water fountain encircled with crushed granite paths, shaded by large trees and benches. The fountain is in the exact center of this green space.

There are no curbs, no parking stop-blocks, and no parking stripes. Parking is random and unorganized, traffic from surrounding streets unsafely cut through this parking area, instead of going to the street corner to turn safely and legally. The large parking area is used by St. Louis Church parishioners for Mass, weddings, and other services. This parking area is also used during the week by the other businesses surrounding Houston Square.

This park is still a gathering place with several events and festivals, such as Market Trail Days, City-Wide Yard Sale, and Old Fashion Christmas. It also is the start and finish for several organized bike races. It provides the only non-recreational space for larger events and parking in the historic center of town. Vendors set up to 300 booths in the large parking area surrounding this green space. This green space provides a venue for event performance activities.

For years, the discussion regarding improving Houston Square has ended in no action because of the unanswered question, "How do you increase green space without reducing parking and vendor booth spaces?"

James Teeter's 2006 design transforms the square into a more urban green space while maintaining the ring of parking around it. This plan organizes parking with painted stripe parking patterns, curbs and gutters, adds restrooms, a performance area, landscape and tree planting areas. To control street traffic patterns, this plan features a significant tree planting program around the street edge separating the plaza from street.

It is a very elegant plan that provides an excellent compromise to increase green space and to organize and retain adequate church and business parking as well as provide ample vendor booth space for events.

Recommendations for Houston Square:

- Include Houston Square in the Castroville Historic Walking Trail
- Re-invigorate the stakeholder engagement process. The historic district stakeholders to take the lead for detailed and informed discussions addressing these issues:
 - Develop a safe and organized parking area
 - Increase green space with irrigation, and maximize vendor booth space
 - Add restrooms and performance area
 - Add a pathway from Lorenzo St. side to the fountain area
 - Replace crushed granite with pavers in the fountain area and all pathways
 - Improve/add additional lighting



Fountain in Center of Houston Square

| Table 10. – Specific Recommendations | | | | | |
|--------------------------------------|----------|----------|----------|----------------|------------------|
| Houston Square | 2022 | 2023 | 2024 | 2025 | TOTAL BY PROJECT |
| 2006 James Teeter Site Plan* | | | | 500,000 | \$500,000 |
| Restroom* | | | | 65,000 | \$65,000 |
| Total Capital Outlay | 0 | 0 | 0 | 565,000 | \$565,000 |

Conceptual Redevelopment Plan for Houston Square Design by James Teeter 2006





C. v. The Castro Colonies Living History Center

Located at 309 Paris St., the Castro Colonies Living History Center property is owned by the City of Castroville and completely funded and operated by the Castro Colonies Heritage Association. The complete restoration of the Biry Haus (c. 1850) consisted of extensive structural repairs following historical restoration guidelines. Archaeological surveys and digs were conducted prior to restoration construction. Artifacts found on the site will be displayed in the 'Dog Trot' log cabin once it is restored. The home furnishings are historically period correct. There are state-of-the-art, audio video multimedia displays.





C. vi. Moyer Retreat Center

Located at 600 London St, in Castroville, the 6-acre Moyer Retreat Center is a place for renewal and retreats. This private property is owned by the Sisters of Divine Providence, and is a unique historic site in the City. This is the site of the first St. Louis Church which was the first Catholic Church and the first school built in Medina County and west of San Antonio.

The first St. Louis Church's cornerstone was laid September 12, 1844, by Jean-Marie Odin, first bishop of Texas, to establish the town of Castroville. This small rockwork structure was completed, and a dedication mass held on November 9, 1846, by Bishop Odin. Father Claude Dubuis, the first priest of Castroville, was assigned in January 1847.

The first St. Louis Church is now used for Mass only on special occasions but is open to the public with access on the Moyer Retreat Center grounds Monday through Wednesday. The large trees in these grounds provide shade for an ADA compliant walking path that meanders through the property.





The Moyer Retreat Center hosts religious retreats from Thursday through Sunday. The grounds are only open to the public Mondays through Wednesday.

Recommendations for Moyer Retreat Center

Include the Moyer Retreat Center and First St. Louis Church in the Castroville Historic Walking Trail.

C. vii. Overall Castroville Historic Park System Recommendations



Castroville Historic Walking Trail

- **Develop a Castroville Historic Walking Trail.**
 - This would tie Steinbach Hus, Landmark Inn, September Square, Castro Colonies Living History Center, Houston Square, and the little rock structure First St. Louis Church at the Moyer Retreat Center into one Castroville Historic Walking Trail system.
 - This Historic Walking Trail will also include businesses along its path. Tying these locations together is done relatively easily by increased physical way-finding signage on streets and installing QR codes.
 - These QR codes will also provide historical information about each house and building on the Historic Walking tour
- **Improve the Chamber of Commerce Walking Tour and incorporate with the Castroville Historic Walking Trail.**
 - Develop a new logically formatted walking map, increased wayfinding signage on the streets and QR codes to direct visitors to houses, businesses, and buildings.

Identify and Reinvigorate the Historic District Stakeholders Group.

- Organize this group to take the lead to review all the existing prior Historic Preservation Plans.
- The Historic District Stakeholder group takes the lead for restoration and preservations efforts in the Historic District in Castroville.
- The Historic District Stakeholder group will work within the current City of Castroville Historic Preservation Guidelines and policies for restoration and preservations efforts in the Historic District in Castroville.

The successful revitalization of the historic district will breathe new life into the historic downtown area. Both businesses and the City will reap the economic benefits from successful events.

The Community Development Director will assist the Historic District Stakeholder group with reviewing restoration and preservation documents to help these development efforts meet these standards.

City of Castroville Community Development Department website has information for historic preservation and development.

<https://castrovilletx.gov/2218/Historic-Preservation>

A Vision Plan for Castroville, Texas - Where History Shapes the Future

- [PDF] UTSA 2016

Castroville Historic Design Guidelines [PDF] Nov 25, 2020

- *<https://castrovilletx.gov/documentcenter/view/129>*

Current City of Castroville Comprehensive Plan Documents

- Future Land Use Plan, 2016 [PDF]
- Future Thoroughfare Plan, 2016 [PDF]
- Castroville Master Plan [PDF]

Other prior Historic Preservation Plans

“VISIONARIES In Preservation” - CASTROVILLE Historic Preservation Action Plan, October 2002, Texas Historical Commission, Published by THC in 2002

Castroville, Texas: Downtown Conservation and Revitalization Study, 2010, Prepared by: Partnership for Community Outreach: Landscape Architecture Design IV Studio, Department of Landscape Architecture and Urban Planning College of Architecture, Texas A&M University

5. Underutilized City-Owned Open Spaces

Create new park facilities using existing parks and city-owned open spaces.

- a. Review current parkland and evaluate repurposing and upgrading existing areas for new facilities. Review open spaces for new park construction. Vacant City-Owned parcels are readily available and excellent sources for new park development.
- b. Find underutilized areas in existing parks, such as Lion's Sports Complex, to add new basic amenities such as trees, picnic tables and children's playscapes. Specialized amenities such as a splash pad should be included as well.
- c. The future relocation of the public works complex to the Bendele property, creates an ideal location for a new community center complex on the current public works site. This community center addresses "Equity of Functions" by providing a year-round inside meeting and activity space for children and seniors.

| Table 10 - List of Underutilized City-Owned Open Spaces | | | |
|---|--------------------------------|---|---------------------|
| Property Location | Appraisal District Property ID | Current Use & Recommendation (In Italic) | Approximate Acreage |
| 8100 FM471 South Bendele Property #1 | 10286 | Vacant <i>Relocate Public Works Animal Shelter</i> | 39.2 |
| SW corner of Airport Bendele Property #2 | 10447 | Vacant <i>None - Airport Restrictions</i> | 23.6 |
| 1955 US-90 East, Castroville Behind Car Dealership | 65236 | Vacant <i>BMX Bike Park, Dog Park</i> | 8.0 |
| London St. & Athens St. | 13596 | Public Works Materials Storage <i>Storm Water Catchment, Skateboard Park</i> | 1.28 |
| 1200 Washington St. Washington St. & Athens St. | 14011 | Tornado Alert Siren <i>Pocket Park</i> | 0.64 |
| Underutilized City-Owned Open Spaces that have potential for parks | | | 72.72 |

Underutilized City-Owned Open Spaces (See Map Below)

The following numbered description references the map on the following pages. Each property is numbered to correlate to the numbers on the map. The distribution of the five parcels works well in their distribution those embedded in the neighborhoods or potential future neighborhoods.

1. 8100 FM471 South, Bendele Property #1

This 39.2-acre property is currently vacant. There are plans to relocate the Public Works Department Service Center and to include a new animal shelter at this location. This area is also ideal for a dog park. 8.5 acres of Flat Creek riparian areas runs through this property and would make excellent hike and bike trail. Once the Public Works Department Service Center is relocated, that newly vacated property is an excellent site for a large community center. This site will increase parking and event space for Houston Square events.

2. 8100 FM471 South, Bendele Property #2

This 26.3-acre property is adjacent to the Castroville Airport. It is currently being farmed. Airport restrictions limit future use as parkland.

3. 1955 US-90 East, Castroville Behind Car Dealership

This 8.0-acre brush covered property is on north side of the North Park Chevrolet Dealership. This property would make an excellent dog park and or BMX bike course.

4. London St. & Athens St, Public Works Lot

This 1.28-acre property is used to temporarily store construction equipment, construction materials, and brush. This area receives a high concentration of storm-water runoff causing excessive flooding south down Athens to the Medina River. There are plans for drainage improvement in this area. This is an ideal location for a storm-water retention pond. This is a pond designed to catch the surge of the stormwater is then released at a slower velocity by draining the water from the bottom of the pond.

Manchester WA.¹ created a garden park by using this storm water to irrigate plants. These storm-water retentions ponds also trap runoff sediment from the streets and keep it out of city drainage ways and the Medina River or the combined passive park features.¹

This property is an excellent space for a skateboard park, one of the most requested new parks.

5. 1200 Washington St. North West corner of Washington St. & Athens St.

This 6.4-acre property is the site of the City of Castroville tornado alert siren mounted on a 40' utility pole. This would make an excellent neighborhood pocket park.

¹ https://www.buildinginnovations.org/case_study/green-stormwater-park-in-small-beachside-town-manchester-wa/



Legend:



City Owned
Underutilized Properties
as Potential Parks



City Owned Parks

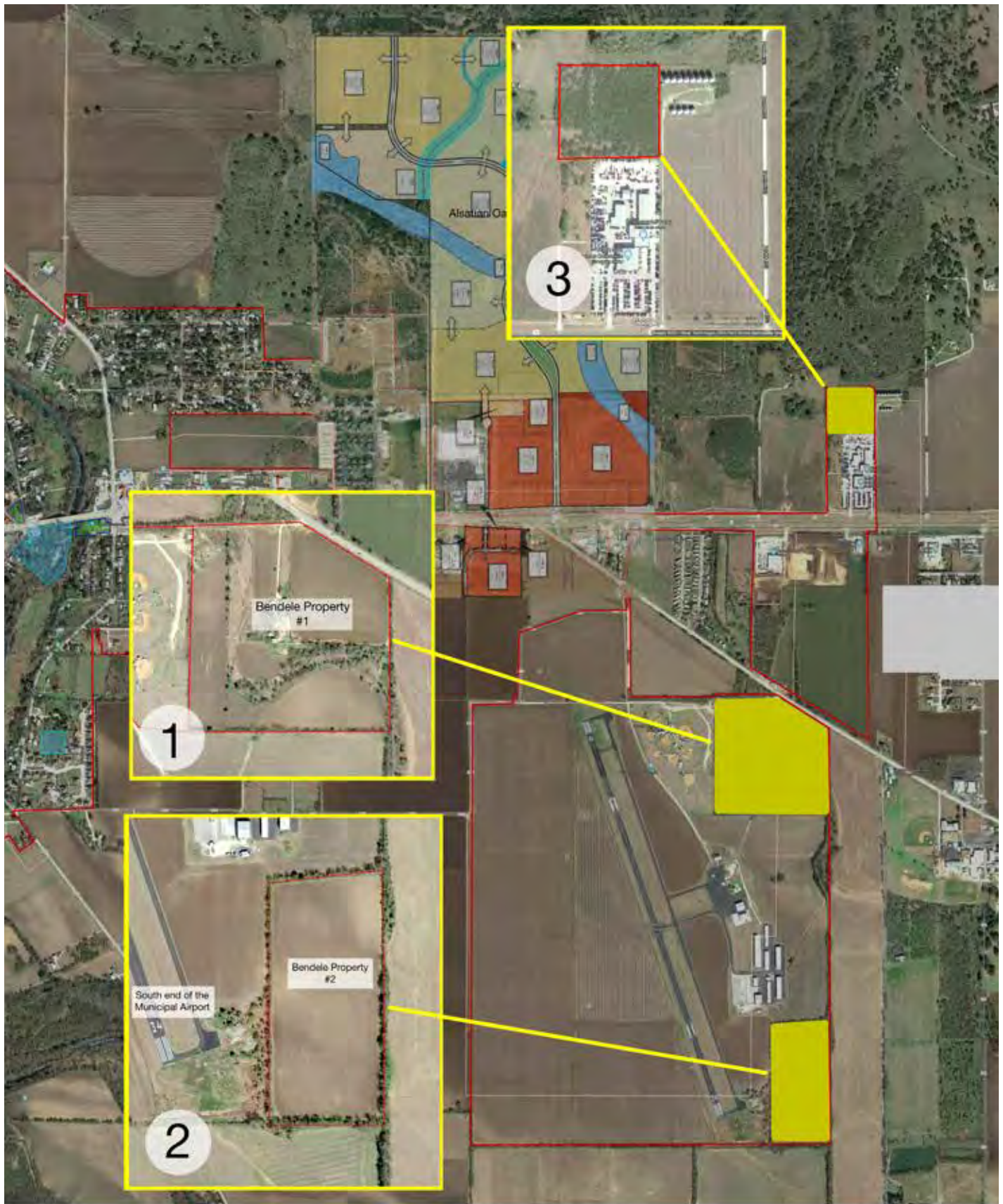


Private Owned Parkland

**City Owned Underutilized
Properties with
City Owned Parks, Private Parkland, Alsatian Oaks**

Approximately 1:7,000





Legend:

- | | | | |
|---|--|---|------------------------|
|  | City Owned Underutilized Properties as Potential Parks |  | City Owned Parks |
| | |  | Private Owned Parkland |

City Owned Underutilized Properties with
City Owned Parks, Private Parkland, Alsatian Oaks

Approximately 1:7,191



Appendices

- A. Implementation & Budgetary Guide Summary
- B. Master Plan Process
- C. NRPA Standards & Their Application
- D. Demographic Data
- E. Public Engagement Data
- F. Review of Past Reports & Surveys
- G. September Square Deed
- H. Castroville Parks Initial Observations



Historic Pioneer Home Castroville, TX

Appendix A

Implementation & Budgetary Guide Summary



Implementation & Budgetary Guide Summary

Implementation of a master plan is a challenging task all communities face. These Budgetary Guidelines provide information to keep this master plan active and engaged. The challenge to keep this plan from sitting on a shelf, resides with the citizen stakeholders, the parks and recreation advisory board, city staff, and ultimately the city council.

Good communication, teamwork, and transparency are the critical elements needed among these groups to successfully implement the parks and recreation master plan.

The parks and recreation director takes the lead implementing the master plan projects. The director reviews projects with the parks and recreation advisory board. These two “implementors” are usually the most in tune with the details of the plan. The board then recommends the project to the city council for their approval where they set policy, scheduling, and funding. Once adopted by the city council, the parks director and the park board share the responsibility to implement and guide the tasks listed in the plan.

Implementation

Implementation of master plan projects is mainly due to park champions. These individuals have a personal interest and zeal to push hard to see specific projects move forward. These champions continue engaging volunteers and keeping pressure on the park board to seek funding strategies. In Castroville’s case, the Friends of Castroville Regional Park have been, in fact, the most involved with the plan development along with the parks and recreation director.

Open and regular discussions of plan projects during the park board’s regular meeting, is the main ingredient to keeping it active and engaged. The plan should have at least one regular agenda item. Meeting agendas can get very crowded, so even if it’s a small element of the plan, addressing it keeps the discussion alive.

The champions and volunteers may be part of a specific interest group so it will be up to the park board to keep the overall goals of the parks and recreation system in full view to maintain equitable attention to all the various components.

The parks board may benefit from establishing a set of Implementation Goals. For example, utilizing the enclosed tables to:

- Establish a process for selecting priority funding projects
- Develop a process to decide on a funding mechanism for each proposed project
- If a project is funded through a bond election, then establish a protocol for messaging to ensure active promotion and the right information is put forward
- Develop a database of granting institutions or corporations
- Incentivize volunteerism through programming and identify new champions
- Develop partnerships with various other departments and institutions such as economic development and/or MVISD

Below is a list of funding mechanisms and other ways to keep projects moving forward:

- Financing improvements through city budgeting and CIP process from year to year
- Bond election where the public elects to impact their taxes through an election
- Grant sources that are available locally, in San Antonio, state-wide, and through federal sources. These may be public or private institutions or non-profits.
- Grant sources from corporate sponsors, especially those who set up business in Castroville
- Leveraging funding strength with partnering institutions and organizations
- In-kind services mostly through the involvement of the local citizens who are eager to see improvements happen. This may be rental of heavy equipment or volunteering.
- Community service projects much like what has already happened in Castroville with great positive effect
- And lastly, city staff position(s) that could be involved with grant writing and coordinating/organizing events

Budgetary Guidelines

Utilizing Project Recommendation Tables:

The parks and recreation department and the park board will work together and create an ad hoc committee to keep the topics of the plan current. Budgetary guidelines are listed for each park. These include a table of anticipated costs and year of execution for each park improvement. Even though a typical plan should look 10 years into the future for planning improvements, this plan takes a very aggressive schedule and by the sixth year will have accomplished a significant amount of work.

The ad hoc committee's task is to keep these tables current. The tables in this document will remain as they are presented here. A separate document consisting of these tables should be transferred into a spreadsheet and be continuously updated. Updates are mostly about projects that get completed, but also updates as cost estimates are refined, schedules altered, new important projects come to light, etc.

The ad hoc committee will manage that spreadsheet. They will keep this document alive as part of keeping the master plan alive. As projects get completed, they are taken off the list. New projects will be added as new ideas come forward. It is also recommended that progress over time be tracked. This could prove to be useful when submitting grant requests to demonstrate the city's ability to manage projects and track progress.

In developing the tables in this document, the lens by which the choices were made was an attempt to balance priorities with cost, duration, economic impact, and how many people the element served with Equity being the guiding principle informing much of the choices. The Equity of spatial distribution, Equity of the variety of functions, and the Equity of the abilities of individuals and their needs should also be kept in mind.

| Table 11a. – Budgetary Guidelines | | | | | | |
|---|-----------------|------------------|------------------|------------------|------------------|------------------|
| Castroville Regional Park | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 |
| Overall Park | \$30,000 | \$225,000 | \$78,000 | \$2,000 | \$117,000 | \$105,000 |
| Electricity around Loop Road - Install service drops for vendor booths, | | | \$25,000 | | | |
| Irrigation Improvements (Effluent Water) - Filters & Intake Improvements | | | | | | |
| Loop Road - Add One Way New Emergency Exit | | \$25,000 | | | | |
| South Restroom - Replace/ Flood Proof & ADA, | | \$200,000 | | | | |
| Add Playscapes (Back Playground)- With playground shades | | | \$50,000 | | | |
| Add Playscapes (Middle Playground)- With playground shades | | | | | \$80,000 | |
| Drinking Fountains Throughout Park - \$9K Over 3 years | | | \$3,000 | | | \$3,000 |
| Parking - Adjust to Head In Parking, Add ADA Spaces | \$20,000 | | | | | |
| North Restroom - Replace/ Flood Proof & ADA, | | | | | | \$100,000 |
| Drinking Fountains Throughout Park - | | | | | \$10,000 | |
| Main Entrance - New 'Gateway' Sign | | | | | \$20,000 | |
| Main Entrance - New LED Information Sign | \$10,000 | | | | | |
| Blue Light' Emergency Phone- Upper Parking Lot | | | | | \$5,000 | |
| Add Picnic Areas - Tables and Grills | | | | \$2,000 | \$2,000 | \$2,000 |
| Swimming Pool | \$0 | \$40,000 | \$100,000 | \$405,000 | \$7,000 | \$157,000 |
| Damage to Pool Changing Rooms - Demolish and Rebuild new Community Center | | | | \$400,000 | | |
| Shade Covers | | \$7,000 | | | \$7,000 | \$7,000 |
| Splash Pad | | | \$100,000 | | | |
| Fence - Replacement | | \$33,000 | | | | |
| Blue Light Emergency Phone - Swimming Pool/Community Center | | | | \$5,000 | | |
| Pool Structural Improvements | | | | | | \$150,000 |

| Table 11b. - Budgetary Guidelines | | | | | | |
|--|------------------|-----------------|-------------|-----------------|-----------------|------------------|
| Castroville Regional Park | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 |
| Tennis/Basketball/Volleyball | \$15,000 | \$0 | \$0 | \$0 | \$0 | \$25,000 |
| Basketball - Install new surface and goals | \$15,000 | | | | | |
| Sports Court Fencing | | | | | | \$25,000 |
| Basketball, Volleyball, and Tennis - Expand add 1 each | | | | | | |
| | | | | | | |
| Sports Field/Soccer/Football | \$125,000 | \$70,000 | \$0 | \$0 | \$0 | \$0 |
| Redesign & Restripe Add fields both number and sizes | | \$60,000 | | | | |
| Irrigation - Add to new redesigned fields | | \$10,000 | | | | |
| Lights - Add Dark Sky lighting | \$125,000 | | | | | |
| RV Park/ Rec Hall /Camping Area | \$0 | \$5,000 | \$0 | \$35,000 | \$8,000 | \$23,000 |
| Finish out RV Hall | | \$5,000 | | | | \$15,000 |
| RV Restroom/Showers - Upgrade to ADA, Flood Proof | | | | \$35,000 | | |
| Camping Area - Add Sites | | | | | \$8,000 | \$8,000 |
| | | | | | | |
| Backcountry Hiking Trails | \$10,000 | \$5,000 | \$0 | \$10,000 | \$20,000 | \$40,000 |
| Repair BMA Service Road Erosion - Initiate discussions w/BMA to repair service road | \$0 | | | | | |
| Establish Emergency Evacuation Route EMS road from WW Plant to BMA Canal | | \$5,000 | | | | |
| Evaluate All Hiking Trails - Plan to redesign steep sections to remove stairs | \$10,000 | \$0 | \$0 | \$0 | \$0 | \$10,000 |
| Wayfinding Signage - Increase signage, add QR Code w/911 locator | | | | \$10,000 | | |
| South Property Line - Locate/Fence Southwest Property Line | | | | | \$20,000 | |
| New Backcountry Trail - For Mobility Challenged | | | | | | \$30,000 |
| | | | | | | |
| Butterfly Garden | | | | | \$5,000 | |
| Improve Irrigation System | | | | | \$5,000 | |
| | | | | | | |
| Botanical Garden Trail | | | | | | \$580,000 |
| Install Constructed Wetland - During WWPlant Dam repairs w/ PublicWorks | | | | | | \$500,000 |
| Complete Botanical Garden Trail - During WWPlant Dam repairs w/ Public Works | | | | | | \$80,000 |
| Extend Botanical Garden Trail - Extend to north edge of Upper Parking Lot | | | | | | \$0 |

| Table 11c. – Budgetary Guidelines | | | | | | |
|---|------------------|------------------|------------------|------------------|------------------|--------------------|
| Castroville Regional Park | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 |
| Loop Walking Trail | \$10,000 | \$0 | \$0 | \$20,000 | \$0 | \$0 |
| Fitness Stations - Add 2-3 | | | | \$20,000 | | |
| Park Lighting | \$10,000 | | | \$10,000 | | |
| Amphitheater | \$0 | \$0 | \$0 | \$0 | \$75,000 | \$50,000 |
| Energize Amphitheater Use - Increase Programs | \$0 | | | | | |
| Public Outreach - Increase Social Media, Update Event | \$0 | | | | | |
| Backstage Area - Add Concession/Changing/Storage | | | | | \$75,000 | |
| Install Park Sound System | | | | | | \$20,000 |
| Ongoing Annual Maintenance Items | \$22,000 | \$22,000 | \$22,000 | \$22,000 | \$22,000 | \$22,000 |
| Enforcement of Park Rules - Police Dept and Parks Dept work together | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Irrigation - Install trickle/drip around trees and landscaping | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 |
| All Walking Trails - Maintain width, 1" add decomposed granite 100 cu yds/year @ \$55/cuyd | \$5,500 | \$5,500 | \$5,500 | \$5,500 | \$5,500 | \$5,500 |
| Sports Field/Soccer/Football Maintenance Fertilize/reseed/mowing Irrigation - Repair/Maintenance | \$3,000 | \$3,000 | \$3,000 | \$3,000 | \$3,000 | \$3,000 |
| Butterfly Garden and other Flower Beds Mulch 100 cu yds/year @ \$45/cu yd | \$4,500 | \$4,500 | \$4,500 | \$4,500 | \$4,500 | \$4,500 |
| Garden of Roots - Maintenance | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 |
| Update benches, seating, tables, grills | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 |
| Uniform Signage - Educational and Wayfinding w/QR Codes | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 |
| Animal - Proof Trashcan Lids | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 |
| | | | | | | |
| Total Regional Park Budget 2022-2028 | | | | | | |
| | | | | | | |
| Total Park | \$30,000 | \$225,000 | \$78,000 | \$2,000 | \$117,000 | \$105,000 |
| Swimming Pool | \$0 | \$40,000 | \$100,000 | \$405,000 | \$7,000 | \$157,000 |
| Tennis/Basketball/Volleyball | \$15,000 | \$0 | \$0 | \$0 | \$0 | \$25,000 |
| Sports Field/Soccer/Football | \$125,000 | \$70,000 | \$0 | \$0 | \$0 | \$0 |
| RV Park/ Rec Hall /Camping Area | \$0 | \$5,000 | \$0 | \$35,000 | \$8,000 | \$23,000 |
| Backcountry Hiking Trails | \$0 | \$5,000 | \$0 | \$10,000 | \$20,000 | \$40,000 |
| Butterfly Garden | \$10,000 | \$5,000 | \$0 | \$0 | \$5,000 | \$0 |
| Loop Walking Trail | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Amphitheater | \$10,000 | \$0 | \$0 | \$0 | \$75,000 | \$50,000 |
| Annual Maintenance | \$22,000 | \$22,000 | \$22,000 | \$22,000 | \$22,000 | \$22,000 |
| Botanical Garden Trail | \$0 | \$0 | \$0 | \$0 | \$0 | \$580,000 |
| | | | | | | |
| Total Regional Park Budget 2022-2028 | \$212,000 | \$372,000 | \$200,000 | \$474,000 | \$254,000 | \$1,002,000 |

| Table 12 a. - Budgetary Guidelines for Lion's Sports Complex | | | | | | | |
|--|------------------|-----------------|------------------|-----------------|-----------------|-----------------|------------------|
| | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
| Total Park | \$315,000 | \$20,000 | \$150,000 | \$0 | \$5,000 | \$50,000 | \$50,000 |
| Facilities Design for Lion's Park - Park Board Develop | \$0 | | | | | | |
| Irrigation - Install Main Line around Walking Trail | | \$ 20,000 | | | | | |
| Parking Lots - Head In, ADA Surface/ Signs | | | \$45,000 | | | | |
| Restroom - New Installation | \$130,000 | | | | | | |
| Playscape - Install w/ Shade | \$65,000 | | | | | | |
| Splash Pad - Install w/ Shade | \$120,000 | | \$20,000 | | | | |
| Blue Light Emergency Phone - Upper Parking Lot | | | | | \$5,000 | | |
| Fitness Stations | | | \$35,000 | | | | |
| Pavilion | | | \$50,000 | | | \$50,000 | \$50,000 |
| Area Lighting | | | \$10,000 | | | | \$50,000 |
| Softball Field | \$0 | \$20,000 | \$115,000 | \$0 | \$0 | \$0 | \$0 |
| Irrigation - Design irrigation system | | | \$10,000 | | | | |
| Grass Renovation | | | \$20,000 | | | | |
| Fence Replacement- Field, backstop, dugouts | | \$ 20,000 | \$ 20,000 | | | | |
| Lights - Replace and Add Dark Skies Lights | | | \$65,000 | | | | |
| Sports Field | \$0 | \$0 | \$0 | \$10,000 | \$48,000 | \$0 | \$100,000 |
| Irrigation - Design irrigation system & install | | | | \$10,000 | | | |
| Sport Field Improvements - Expand add 1 each | | | | | \$48,000 | | |
| Sport Field Fencing | | | | | | | \$100,000 |

| Table 12 b. - Budgetary Guidelines for Lion's Sports Complex | | | | | | | |
|--|------------------|-----------------|------------------|-----------------|-----------------|-----------------|------------------|
| | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
| Ongoing Annual Maintenance Items | \$14,000 | \$11,000 | \$14,000 | \$11,000 | \$14,000 | \$11,000 | \$14,000 |
| Irrigation - Install bubblers around trees and landscaping | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 |
| Landscaping - Plant Trees and Shrubs | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$5,000 |
| Picnic Tables - Tables, Benches, Shade and ADA | \$3,000 | | \$3,000 | | \$3,000 | | \$3,000 |
| Sports Field Maintenance - Chemicals | \$4,000 | \$4,000 | \$4,000 | \$4,000 | \$4,000 | \$4,000 | \$4,000 |
| | | | | | | | |
| Total Lion's Park Budget 2022-2028 | | | | | | | |
| | | | | | | | |
| Total Park | \$315,000 | \$20,000 | \$150,000 | \$0 | \$5,000 | \$50,000 | \$50,000 |
| Softball Field | \$0 | \$20,000 | \$115,000 | \$0 | \$0 | \$0 | \$0 |
| Sport Field | \$0 | \$0 | \$0 | \$10,000 | \$48,000 | \$0 | \$100,000 |
| Annual Maintenance | \$14,000 | \$11,000 | \$14,000 | \$11,000 | \$14,000 | \$11,000 | \$14,000 |
| Total Lion's Park Budget 2022-2028 | \$315,000 | \$51,000 | \$279,000 | \$21,000 | \$67,000 | \$61,000 | \$164,000 |

Table 13. - Budgetary Guidelines

| All Historic Parks | 2022 | 2023 | 2024 | 2025 | TOTAL BY PROJECT |
|---------------------------------|---------------|---------------|---------------|------------------|-------------------------|
| | | | | | |
| Steinbach | | | | | |
| Tree Planting | 7,500 | | | | \$7,500 |
| Site Lighting | 10,000 | | | | \$10,000 |
| ADA Sidewalk | 7,500 | | | | \$7,500 |
| Irrigation Renovations | | 15,000 | | | \$15,000 |
| Steinbach Building Improvements | | | 50,000 | | \$50,000 |
| Non-Specified Improvements | | | | 10,000 | \$10,000 |
| River Overlook | | | | 180,000 | \$180,000 |
| Total Capital Outlay | 25,000 | 15,000 | 50,000 | \$190,000 | \$280,000 |
| | | | | | |
| September Square | | | | | |
| Site Lighting | 10,000 | | | | \$10,000 |
| Memorial Improvements | | 10,000 | | | \$10,000 |
| Parking Improvements | | | | 25,000 | \$25,000 |
| Total Capital Outlay | 10,000 | 10,000 | 0 | 25,000 | \$45,000 |
| | | | | | |
| Houston Square | | | | | |
| 2006 Site Plan | | | | 500,000 | \$500,000 |
| Restroom | | | | 65,000 | \$65,000 |
| Total Capital Outlay | 0 | 0 | 0 | 565,000 | \$565,000 |
| Total by Year | 35,000 | 25,000 | 50,000 | 780,000 | \$890,000 |

Economic Development:

Part of the overall underlying strategy with this plan, as with many plans, is to leverage parks and recreation projects into economic development strategies. It is well represented in research and literature, that a robust parks and recreation system in a city is one of the most powerful economic development tools for attracting business, tourism, retention of youth, and general quality of life that translate to an overall satisfaction of one's personal life experience. Many of the recommendations in this plan will provide opportunities for economic development.

- **Sports Complex:** The MVYBA airport complex needs to be relocated. A key point in the plan is to re-establish a new sports complex that can host both baseball and related tournaments but also soccer tournaments. Locating a new sports complex east of the Medina River, will create a new regional park with very different core functions and will be a counterbalance to the Castroville Regional Park. It is recommended to conduct a market analysis as part of the implementation of this project. Establishing a new Sports Complex to host tournaments and events would increase sport and event tourism, benefiting local lodging and restaurants.
- **Castroville Historic Walking Trail:** This “trail” has always kind of been there, but there is a need to formalize its existence. Mostly, this is done by developing a wayfinding program and complimenting this with events. If a TIRZ (Tax Increment Reinvestment Zone) is established, then capturing the increase in property tax value to invest in the same corridor is a win-win for the historic district of Castroville. In short, this is linking together the walk between Steinbach House and Houston Square including additional spaces like the Moyer Center. The extra funding from a TIRZ could be for the reinvention of Houston Square and to create a Medina River crossing.
- **5-Mile Bike Route:** Public survey responses were high for a 5-mile bike route and bike lanes. There are several potential routes for bike lanes for the daily riders who live in Castroville. Longer distance races like, Tour de Castroville, take place each April. This event already raises funding for parks in Castroville and by all accounts is a very successful program. The 5-mile route described in the plan is different from the Tour de Castroville and other longer competitive routes taking a different pathway. Continued development of long-distance bicycle tours and races can continue to grow with the park's support.
- **Community Recreation Center:** When cities are actively trying to recruit new corporations to move to their city, they are aware that to be competitive, they need to have a robust parks and recreation system. Part of that system is having a modern community recreation center.

Additional Resources:

Partnering Jurisdictions, Institutions, and Organizations

City of Castroville
Medina County
Medina Valley Independent School District
Friends of Castroville Regional Park
Medina Valley Youth Baseball Association
Medina Valley Soccer Leagues
Adult recreation leagues
Castroville Municipal Airport
Castroville Area Economic Development Council
Texas Parks and Wildlife
Texas Heritage Trails (Texas Historical Commission)
Castro Colonies Heritage Association

List of Potential Volunteers, Projects, and Activities:

Scouting, Lions, VFW, or Other Community Service Organization Projects:
Habitat enhancement projects; brush piles in erosion areas.
Bat houses, bird-viewing stations, signage, and other environmental education projects.
Historic trails interpretation
Poppy Festival preparations:
Enhancements around the city that are enduring
Street enhancements associated with the Tour de Castroville that are enduring
Trail building and trash pickup on annual volunteer days
Directional signs on paths and trails (wayfinding)
Fundraising events to support specific projects
Volunteer grant writing
Adopt-A-Park program
Marching band festival

Grant Sources:

Texas Parks and Wildlife Department
U.S. Fish & Wildlife Service <https://www.fws.gov/endangered/grants/index.html>
Research and Planning Fund Grant for Flood Protection; Texas Water Development Board
Keep America Beautiful
Local and regional foundations
U.S. Department of Transportation, Federal Highway Administration; projects on public highways that include all types of mobility modes including cycling.
Environmental Protection Agency (EPA) may have grants available for parkland improvements.
Texas Commission on the Environmental Quality; Texas Environmental Excellence Award; there may be some grant funds here as well.
National Parks Service Programs including the Land and Water Conservation Fund
DRIVE: Developing a Reliable Innovative Vision for the Economy Act: Federal Funding Program
Land and Water Conservation Grant Fund
Major retailers and corporations; Potential grants and other granting corporations
<https://outdoorindustry.org/who-we-are-2021/>
City Parks Alliance; cityparksalliance.org
Conservation Fund; https://www.conservationfund.org/our-experts?filter_search=&formlink=0&run=1&filter_programs=&filter_focusareas=&filter_states=135&filter_alphafilter=

Appendix B.

Park Development, Facility & Equipment Standards

APPENDIX B – PARK DEVELOPMENT, FACILITY AND EQUIPMENT STANDARDS

B. 1 – Park Development Standards

All improvements and equipment should be in accordance with Park & Facility Equipment Standards.

| Required Improvement | Approx. Cost | Minimum Standard |
|--|--------------|---|
| Grading & Drainage | \$50,000 | {Site improvements necessary to ensure that the park drains appropriately and is free from nuisance standing water.} Minimum of .5% grade on all open spaces. No slope of any turf or landscape area shall exceed 3:1. |
| Required Amenity | Approx. Cost | Minimum Standard |
| Playground Includes playscape(s) and swing sets that can accommodate both Tot - 2 to 5 yr olds and School Age - 5 to 12 yr olds. Permanent border and fall surface that meets current CPSC Playground Standards. | \$100,000 | All equipment shall be commercial grade and be IPEMA Certified to conform to ASTM F187. All fall surface shall IPEMA Certified to conform to ASTM F1292. If the park will ultimately be transferred to the City of Castroville, the equipment shall meet the City's Park & Facility Standards and the following additional requirements: 1) a minimum Limited Warranty of 15 years for metal members and any plastics. 2) All metal members shall be powder-coated steel with five (5) inch diameter minimum posts. 3) Playground border shall be permanent material consisting of concrete or natural stone. 4) Fall surface shall be engineered wood fiber, synthetic turf, poured-in-place rubber or a combination of these. |
| Playground Shade Structure | \$20,000 | Shade structure(s), whether "soft shade" or "hard shade", that cover(s) at least 75% of the playground's fall surface area. Limited 20 Year Non-Prorated Warranty against failure due to rust through corrosion on all commercial steel frames. Limited 10 Year non-prorated warranty on all commercial shade fabric and Teflon stitching against cracks, tears, material breakdown or significant fading as a direct result of ultra-violet exposure. Limited 1 Year warranty on all moving parts, surface coat finish, or any other product or part not covered by one of the above warranties. |
| Shade Structure | \$30,000 | Gazebo or pavilion with concrete slab and picnic tables. Shade structure shall be a minimum of 20' x 20' square or 400 sq ft in any other shape. Minimum four (4) square, four-seat or two (2) rectangle two-seat picnic tables. |
| Site Amenities | \$15,000 | Minimum of six (6) benches, four (4) picnic tables, two (2) pet waste stations and one (1) drinking fountain. |
| Walking Trail | \$20,000 | Minimum 1/4-mile walking trail constructed of decomposed granite, concrete, or asphalt. Minimum six (6) feet in width and looped so that a specific number of laps equals one (1) |

B. 1 – Park Development Standards cont.

| Required Amenity | Approx. Cost | Minimum Standard |
|---------------------------------------|---------------------|---|
| Walking Trail cont. | | mile. All material types shall be placed on a compacted subgrade with at least 95% density. |
| Practice Field | \$20,000 | Minimum one (1) acre set aside for practice space. Can be one (1) large open space or a combination of smaller spaces with no single space being smaller than 10,000 sq ft. Space(s) shall be leveled and have a maximum slope of 2% in any direction. Total area(s) shall be irrigated with an automatic underground irrigation system laid out with head-to-head spacing. The space(s) shall be solid sodded with a Hybrid Bermuda of an appropriate variety for sports such as Tif 419. Shall also include at least two (2) chain-link fenced backstops placed as to allow the most flexibility for the space(s). |
| "Street Trees" and Shade Trees | \$25,000 | "Street Trees" shall be planted within the first twenty feet (20') of the park site behind the right-of-way and spacing shall be one (1) tree per forty linear feet (40'). The remainder of the park shall be planted at a ratio of one (1) tree per 5,000 square feet of remaining gross park area. All trees shall be irrigated with an automatic underground irrigation system utilizing tree bubblers. All tree irrigation zones shall be independent of any turf or planting bed zones. All trees shall be shade trees selected from the City's approved List and shall be a minimum of two inches (2") in caliper size at time of planting. 1:1 credit towards the tree requirement will be given for any retained, healthy, existing hardwood tree that is surveyed. |
| Park Signage | \$5,000 | Includes Monument or Natural Stone Boulder Sign and Parks Rules Sign(s). See Appendix A for established City Standard for Park Sign and City will provide verbiage for Parks Rules Signs. |
| Basketball Court | \$40,000 | Minimum 1/2 size of UIL standard with at least two (2) goals. Concrete or asphalt court with alkyd surfacing and lines for baselines, free throw line(s) and the "lane". If the park will ultimately be transferred to the City of Castroville, the court and equipment shall meet the City's Park & Facility Standards and the following additional requirements: 1) if asphalt court , it shall have a concrete perimeter beam that is at least 12" wide. |
| Tennis Court | \$65,000 | Minimum one (1) regulation court including six foot perimeter fence, net and court surfacing/stripping. Fenced concrete or asphalt court with alkyd surfacing and all lines necessary for a regulation court. If the park will ultimately be transferred to the City of Castroville, the court and equipment shall meet the following additional |

B. 1 – Park Development Standards cont.

| | | |
|--|----------|---|
| Tennis Court cont. | | requirements: 1) If asphalt court, it shall have a concrete perimeter beam that is at least 12" wide. |
| Sand Volleyball | \$15,000 | Minimum one (1) regulation court including net and sand that meets x specifications. Net(s) shall be adjustable with metal poles that are either galvanized or powder-coated for durability. Sand shall be minimum 12" deep and free from rocks and other debris. |
| Additional Walking Trail \$15 per Linear Ft. | | Additional walking trail constructed of decomposed granite, concrete or asphalt. Minimum six (6) feet in width and looped so that a specific number of laps equals one (1) mile. All material types shall be placed on a compacted subgrade with at least 95% density. |
| Disc Golf Course | \$7,500 | Nine (9) Hole Disc Golf Course including baskets and appropriate tee markers and rules signage. Permanently installed commercial quality baskets. |
| Dog Park | \$20,000 | Minimum 1/2 acre fenced area with irrigated turf. Dog Park shall be leveled and have a maximum slope of 5% in any direction. Total area(s) shall be irrigated with an automatic underground irrigation system laid out with head-to-head spacing. The space(s) shall be solid sodded with a Hybrid Bermuda of an appropriate variety for heavy use such as Tif 419. Shall also include a four feet (4') high chain-link perimeter fence. |
| Fitness Equipment | \$15,000 | Outdoor Fitness Equipment installed in a grouping or in series along the walking trail. All equipment shall be institutional or commercial grade and compliant with ASTM F2277 Standard Test Methods for Evaluating Design and Performance Characteristics of Selectorized Strength Equipment, ASTM F1749 Standard Specification for Fitness Equipment and Fitness Facility Safety Signage and Labels, ASTM F2216 Standard Specification for Selectorized Strength Equipment and ASTM F2276 Standard Specification for Fitness Equipment. |

B. – 2 Park & Facility Equipment Standards

The purpose of these standards is to establish the minimum level of quality, provide continuity across the Parks System and to aid in the efficiency of maintenance of the System.

| ITEM | SUPPLIER | PRODUCT # | DESCRIPTION |
|-----------------------------|---|-----------------|---|
| BASKETBALL EQUIPMENT | Patterson-Williams Athletic Manufacturing Company | #PWA-22 | Backboard Heavy Duty Power Coated Aluminum Backboard |
| | | #PWA-39 | Extra Heavy Duty Double Rim w/ Universal Mount Plate & Super Nylon Net |
| | | #PWA-1525 | 6 Foot Steel Post |
| BBQ GRILLS | GameTime | #49 | GameTime #49 Family Sized Grill |
| | | #60 | GameTime #60 Deluxe Waist-Hi Stove |
| BENCHES | Visions Innovative Products, Inc. Mfg. WEBCOAT Products | B6PERFS | 6' Perforated Bench In-ground Mount Design. Surface-mount when installing on asphalt or concrete pads. Colors: Seat – Green; Frame - black |
| | | B6WBPERFS | 6' Perforated Bench with back, In-ground Mount Design. Surface mount when mounting on asphalt or concrete pads. Colors: Seat - green; Frame - black |
| | | Pad Dimensions | For concrete foundations, allow 36 inches beyond the end of the bench. |
| BOLLARDS | Traffic Guard Direct, LLC | See Description | Traffic Guard Hinged Bollard – Traffic Guard Single Post: ¾" X 8" 18.8 Stainless Steel Hinge Pin and Nut with 13/32" hole for single padlock or optional pin available for double padlocks. |
| DRINKING FOUNTAINS | Most Dependable Fountains | 440 DB | Direct Bury Fountain. Color: GreenOption: Pet fountain. Pad Dimensions: A clear paved area of 5' x 5' shall be provided in front of each drinking fountain. Concrete pad/approach shall be ADA accessible, linked to adjacent walk/trail & slightly sloped for drainage. |
| PARK ENTRANCE SIGNS | Various | See Description | Native Hill Country Flagstone - Irregular shape: Height - 5' to 6'; Length - 7' to 9'; Thickness - 15" to 20"; Lettering/number height - 5" to 6". "Wild west" font. Colors: Lettering/numbers - black; City logo – design and colors to match. |
| IRRIGATION | Various | See Description | Rainbird Commercial Controllers. Remaining major components shall be Rainbird, Toro or Hunter. |

B. – 2 Park & Facility Equipment Standards cont.

| ITEM | SUPPLIER | PRODUCT # | DESCRIPTION |
|--------------------------------|--|---------------------|--|
| PAVILIONS | Various – Automatically Approved Manufacturers - Icon Shelter Systems and Polygon | To be determined | Icon Shelter (Model, style, size and color to be determined) Roof: 24 gauge Pre-Cut Multi Rib Metal Panels. Primed & Painted Frame. All metalsupports – 3/16 wall thickness, Mounted on a minimum 4” thick reinforced concrete slab with footings. |
| PET WASTE BAG DISPENSERS | Dogi-Pot | See Description | Dispenser: 400 bag capacity, .08 gauge aluminum, powder coated-forest green, 15.5” x 9.4” x 3.25”, locking front access panel. Baggies: Opaque brown, 13” long x 8” wide, 0.7 mill thickness, biodegradable. |
| PICNIC TABLES | Visions Innovative Products, Inc. Mfg. WEBCOAT Products | T6RC | 6Ft Table w/attached seats. Colors: Table & seats - green; Frame – black. Pad Dimensions: For concrete foundations, allow 36 inches beyond the edges of the table. |
| | | T6RCHDCP | 6Ft <u>ADA Accessible Table</u> w/attached seats. Colors: Table & seats - green; Frame – black |
| | | T8RC | 8Ft. Table w/attached seats. Colors: Table & seats - Green; Frame - black. |
| | | T8RCHDCP | 8Ft <u>ADA Accessible Table</u> w/attached seats. Colors: Table & seats - green; Frame – black |
| PLAY EQUIPMENT | Various Automatically Approved Manufacturers – Playworld Systems, Landscape Structures, Burke, Little Tikes and GameTime | TBD | Brand, equipment model numbers & colors to be determined. Five inch (5”) minimum powder-coated steel posts. Fall Surface shall be Engineered Wood Fiber, synthetic turf, poured-in-place rubber or a combination of these. |
| PLAYGROUND SHADE | Modern Shade, LLC | TBD | Equipment model numbers & colors to be determined |
| NATURAL AREA VEGETATION | Native American Seed | See Description | Native Wildflower or Prairie Mix |
| | Various | T.E.2-7 | Super Pro 5000 Tennis Net; 42 feet long |

B. – 2 Park & Facility Equipment Standards cont.

| ITEM | SUPPLIER | PRODUCT # | DESCRIPTION |
|-----------------------------|--|-----------------|--|
| TENNIS EQUIPMENT | | T.E.90-15 | CourtMaster Posts, Royale Square posts with internal wind. |
| TRAILS – CONCRETE | TBD | See Description | 4' concrete w/ reinforced steel on 3" compacted road base. Width to be determined. <u>ADA Standards</u> : Cross slope - 2%; Running slope - 5%; Up to 8.3% for 30 ft. intervals. |
| TRAILS – GRANITE | TBD | See Description | 3" Compacted road base on filter fabric; 3" compacted decomposed granite. Width to be determined. <u>ADA Standards</u> : Cross slope - 2%; Running slope - 5%; Up to 8.3% for 30 ft. intervals. |
| TRASH RECEPTACLES | Visions Innovative Products, Inc. Mfg. WEBCOAT Products | See Description | Trash Can Model No. TR55. In-ground Assembly Model No. TRING-55 Flat Top Model No. Flattop55 Description: 55 Gallon Standard Style Trash Receptacle with in-ground assembly and flat top cover. Metal or plastic insert to be purchased separately. Color: Base – green; Top - black. |
| VOLLEYBALL EQUIPMENT | West Coast Netting | YMCA-32 | Heavy competition volleyball net – 18 ounce white vinyl, 39" H x 32' L, 5/32" top cable, 1/8" bottom cable and 7/8" wood doweling. Netting passes through and is attached to the dowel. |
| | | AGP -3.5 | Heavy gauge steel volleyball system, complete with poles and moveable hardware (winch, pulley, top drive cap & hooks) |
| EXERCISE EQUIPMENT | Various Automatically Approved Manufacturers – Playworld Systems, Landscape Structures, Burke, Little Tikes and GameTime | TBD | Equipment model numbers & colors to be determined |

Appendix C

Master Planning Process

Planning Process

After several years of planning attempts, the parks master plan for Castroville was funded by a grant that the Friends of the Castroville Regional Park (FCRP) received from Microsoft Corp. in 2019. With the funds the FCRP contracted for the creation of an overall citywide parks and recreation master plan. Launching the planning project, the Friends group organized a steering committee comprised of key individuals in the City from public officials to private citizens and members of the Friends group.

With the opening sessions with the FCRP and the parks director, the consultant laid out a basic theme of Equity. There are three points that serve as the lens for the whole project; Equity of parkland distribution, Equity of abilities and access, and Equity of parkland functions. These are described in detail within the report.

The process was very typical of most citywide planning projects with vision and goals, stakeholder engagement, public surveys, and intensive site investigation of all the parks and related lands that may contribute to the master planning project. However, with a beginning in early 2020, an unexpected pandemic arrived to Texas that altered both process and timelines. Meetings so strategic for any planning process of this type became virtual. The typical spreading out of maps and diagrams “Zoomed” back and forth. Vista’s strategic stakeholder engagement process was uncomfortably altered. We as a team grappled with these complexities but were able, over a longer period of time, to gather the information needed to proceed. One benefit was that the online survey was resident online for a much longer period of time. As a result of the energy of the Friends group and the long-term survey presence, feedback reach a level of about 4% of the population about two-thirds through the duration of the public engagement. The survey itself was more tedious than many with several of the questions requiring written answers. Problematic in that it took extra time to digest the large amount of data but very beneficial in that a real good in-depth lens into what folks really wanted in a parks master plan.

Public meetings were also a challenge due to the pandemic but we managed. The final meeting was scheduled with perfect timing aligned with the strongest Winter storm since 1949. Postponement was in order and weeks later it took place with good dialog and information.

With public engagement completed, quantifying all of the results became the next task. With the large number of written comments, a spreadsheet technique was developed that tracked all of the comments with minor groupings of similar comments. For example: not; “add heating to the swimming pool” would be grouped with, “please make the swimming pool usable year-round. A separate comment, “develop an indoor pool” or “develop an enclosure for our pool” was separately grouped. In many cases the groupings are in fact subject to interpretation. Once an accounting of votes was charted on the spreadsheet, bar charts were created from these results. Two survey questions were processed with an extra step by combining responses into a coarser grouping such as “Swimming Pool / Aquatics Center” or “Playground Upgrades” revealing an additional viewpoint into the responses. The questions were asking what was needed most for teens and young adults, and for seniors. These are two very important areas that require extra attention. Seniors due to reaching ages with special needs such as level walking surfaces and swimming exercise while youth and young adults, with their free time need to be engaged with sports or outdoor activities to combat issues such as “Nature Deficit Disorder”; <https://www.cohenmedical.com/nature-deficit-disorder-has-real-consequences/> , but also to stimulate cognitive abilities such as described in the research by Howard Gardener and his work on Multiple Intelligences; <https://www.verywellmind.com/gardners-theory-of-multiple-intelligences-2795161> .

In lieu of having as intense a stakeholder engagement process may have been, absent pandemic, the project did benefit from several surveys from the past. These were also reviewed and processed as best as possible to include as part of the record of the needs assessment. It was found that there is a considerable amount of consistency between past and present surveys with notable differences such as a lengthy discussion years prior, regarding the disposition of the historic building where City Hall and the Council Chambers now reside. This topic of debate was not part of the deliberations on this round of planning.

With the survey results and the processing complete, the FCRP was tasked with reviewing all of the results and submitting comments. Once this process is complete, the results and the comments from FCRP are distributed to the Steering Committee for their review and comment.

In the midst of the survey work, a detailed focus on the Vision and Goals for the parks plan was discussed on several occasions. Basically, though the efforts of the FCRP and the support of the Steering Committee, a vision statement and associated goals were created. The result was a straightforward view and set of goals that are achievable and honest. No pie-in-the-sky dreams of a perfect world, no outlandish wishes of a place that Castroville is not. Solid; it will serve the community well for the next 10 years.

Draft Vision Statement and Primary Goals

Vision Statement:

Maintain and improve Castroville's present and future city parks, to provide park patrons, of all ages and abilities, safe, high-quality, year-round venues, that maximizes active and passive recreational programs as well as educational programs.

Primary Goals:

- Strive toward a well-rounded parks and recreation system with equity in:
 - Distribution of park locations throughout the City
 - Access for all ages and ability levels
 - Diversity of active sports and passive recreation
- Increase maintenance and improve Castroville Regional Park, keeping it the premier park in the region.
- Construct a first-class multi-sport complex.
- Strengthen the City's cultural heritage awareness.
- Improve maintenance and expand the natural area's hiking trails and provide environmental education programs.
- Increase ADA infrastructure improvements to create a more inclusive experience for all patrons.
- Provide more expansive recreation programs including health and wellness activities for children and seniors.

A new spreadsheet document was created to capture the essence of the results and inject these into an implementation process matrix. This file, "Priority Projects Timeline" is a living document that will be the central document in the hands of the FCRP, and the City to review on some frequency and update as projects get completed. The columns on the Priority Projects Timeline spreadsheet are the list of projects, project tasks, department lead, project team lead, priority level, general symbols of level of costs represented by \$\$\$, potential funding sources, economic impact and then years broken by quarters from 2021-2031, a 10-year duration. At year 10, the City will need to commission a completely new parks master plan to continue to be eligible for Texas Parks and Wildlife grants. With the spreadsheet, the task of tracking progress over the 10-year period helps to benchmark progress which will be valuable for grant applications. The columns of years and quarters are to allow a Gantt Chart process to help the City plan a logical and balanced process of working toward parks goals. The color coded Gantt bars on the chart are:

- Land acquisition
- Fundraising
- Planning & design
- Community discussion
- Landscape improvements
- Construction
- Policy, ordinance, action
- Promotion/advertising

With this level of plan-ability, Council and parks department can plan out budgets and spending for years in advance. Naturally the initial Gantt layout will require modifications according to internal discussions and upcoming budgets but it's a launching point to the City to take the reins and run with the project.

A note on Implementation; The processes moving forward after the master planning project is completed are predicated on Council & Mayor, staff, and volunteers to be energized enough to carry the process forward. Friends of Castroville Regional Park has gifted a significant leap forward to position Castroville properly for the coming decade of much more intense growth pressure and needs to be in front of this wave to achieve a higher quality of life for all, long-term residents and newcomers alike.



Grist Mill Dam on Medina River at Landmark Inn

Appendix D

NRPA Standards & Their Application



Standards and their Application

Parks master planning has a set of standards that can be used as a framework to develop a parkland system that serves the community well. The standards developed by the National Recreation and Parks Association (NRPA) that have been used over many decades have been reviewed for application to Castroville's particular size and demographics.

| Table PR.1: NRPA Parkland Classification and Standards | | | | |
|--|-------------------------|---------------------------|----------------------|---|
| Type | Service Area | Desirable Size | Acres/1000 Residents | Desirable Site Characteristics and Facilities |
| Neighborhood Parks | ¼ to ½ Mile | 5-15 Acres | 1 to 2 Acres | Serve the surrounding neighborhoods with open space and facilities such as basketball courts, children's play equipment and picnic tables |
| Community Parks | 1-2 Miles | 25+ Acres | 5 to 8 Acres | May include areas suited for intense recreation facilities such as athletic complexes and large swimming pools. Easily accessible to nearby neighborhoods and other neighborhoods |
| Regional Parks | Several Communities | 200+ Acres | 5 to 10 Acres | Contiguous with or encompassing natural resources |
| Special Use Areas | No Applicable Standards | Variable Depending on use | Variable | Area for specialized or single purpose recreation activities such as campgrounds, golf courses etc. |

Castroville however has unique characteristics that require a more thoughtful adaptation for how best to serve the community. Coupled with the NRPA standards is a review process based on a set of equity principles:

- ☐ **Equity of Distribution:** This is working toward an even distribution of parks and facilities throughout the City
- ☐ **Equity of Access:** Access refers to all abilities, including all forms of disability and ages. Most prominent is ADA access with walking paths and parking as well as playscape elements
- ☐ **Equity of Functions:** (Activities and Place Types): A system must seek to balance out the provisions of organized sports, passive, and unstructured active recreation needs

In recent years, NRPA has been adjusting the process of standards application to take into account other dynamics of a given community or population. These include:

- ☐ Concerns with the environment and environmental trends with pollution and natural resources awareness and appreciation
- ☐ Social trends such as health and wellness, and diverse cultural heritage and interactivity
- ☐ Demographic trends such as families, seniors, teens and high rates of single or divorced parents.



Much of this overlaps the Equity priorities but some do not and need to be taken into account with each action of new park acquisition and prioritization of facilities. Looking at the priorities that are described in this report, keep in mind these topics above, that frame the overall needs of the community. The chart on priorities has a column that indicates High, Medium, or Low. In conjunction with the timeline, that helps a city spread out the budget implications, these are how the priorities have been assigned for the start of implementing new park system projects.

Application of the parks acreage standards to Castroville is shown below.

| List of Parks and Non-Park Places of Recreation | | | | |
|---|--------------------------|--------------------|--------------------------|-----------------------------------|
| Park | Approx. General Acreage | Park Size Class | NRPA Target Acreage/1000 | Acreage needed for 3,119 Pop MIN. |
| Castroville Regional Park | 146 overall 47 formal | Community/Regional | 5 to 10 | 15.5 / 31 acres |
| MV Youth Baseball Park | 19 | Community | 5 to 8 | 15.5 / 24.8 acres |
| Lion's Sports Complex | 7.3 | Neighborhood | 1 to 2 | 3.1 / 6.2 acres |
| Landmark Inn | 8.3 | Neighborhood | 1 to 2 | |
| Houston Square | 2.8 | Special Use | None | None |
| September Square | 0.7 | Special Use | None | |
| Steinbach Hus | 1.9 | Special Use | None | |

* Acreages above are general calculations from an online aerial database. Consult appraisal district for actual acreages.

**According to City-Data.com, the population is Castroville in 2019 was 3,119 residents which is a 17.1% increase since 2000

| Park Size Class | Target Acreages | Deficit/ Plus/ Actual | Equity |
|-------------------|-------------------|-----------------------|--------|
| Regional | 15.5 ac / 31 ac | + 115 ac | Great |
| Community | 15.5 ac / 24.8 ac | + 19 ac Actual | Poor |
| Neighborhood | 3.1 ac / 6.2 ac | + 9.4 ac | Poor |
| Special Use Areas | None | 5.4 ac | Poor |

Reviewing the charts above, the quantity of park acreage is above the recommended rates for regional and neighborhood parks and on target for community parks. Through the lens of Equity however, the distribution of functions or activities is in need of adjustments. For the purposes of this

review, the Historic Landmark Inn was included due to the recreational aspects it offers to the general public which are not restricted to patrons of the Inn.

Houston Square, in the heart of Historic Castroville offers little to no recreational functions. Lion's Sports Complex, at the western half of the City is in need of significant renovations. Both of these parks are important locations for residents in the City. Lion's Park is completely surrounded by residential homes with exception of the elementary school to the South. This makes it much more important for children's play to be a significant part of this park but currently its uses are soccer and baseball practice. Even though by scale it's in the community park category, its requirements by way of placement is for a much more diverse range of activity, especially for young children.

Of the seven parks or park-like spaces listed above, two are dedicated to organized sports and should include more diversity in activities available. Four on the list above are dedicated to the history of the City with some passive spaces for relaxing. Only the Castroville Regional Park offers a full range of activities.

Regarding neighborhood parks, there is an acreage overage in the recommended amount by the straight calculation but parks like Lion's Sports Complex could serve a major neighborhood component if the facilities were offered. This is seen as a priority for the City in terms of the results of the surveys and discussions. The regional park also shoulders the burden of being the most utilized park but also the neighborhood park since it has the playscapes for children and may other activities. Few people are within a $\frac{1}{4}$ or $\frac{1}{2}$ mile walking distance from this park. This highlights another important priority for the City that several small neighborhood parks need to be acquired or existing ones enhanced to serve this purpose.

The map below illustrates the distribution taking into account the skewed functionality of certain parks and the need for additional neighborhood parks.



- | | |
|------------------------------|------------------------|
| A) Castroville Regional Park | E) Steinbach House |
| B) September Square | F) Landmark Inn |
| C) Houston Square | G) MV Baseball Complex |
| D) Lion's Sports Complex | H) Koenig Park |

Reviewing the Equity priorities, “Access” is primarily about people with disabilities of all types but it also speaks to children or mobility impaired people being able to walk to a nearby park. All parks in the City are in need of upgrades with accessibility from walking surfaces to parking spaces, restrooms, and appropriate seating. This has been listed as a priority. Equity regarding distribution of parks and functionality has already been discussed and remains one of the priorities.

Park Standards Map

The map below illustrates in part the application of the standard in terms of distribution and scale of parks in Castroville. Since the park type for regional park service areas is so extensive, this aspect is not covered as it is well represented by the Castroville Regional Park. The list of places are both City parks and park-like facilities, just to cover all places that could provide recreation facilities today.

For community and neighborhood parks, the $\frac{1}{2}$ mile radius circle and the $\frac{1}{4}$ mile radius circle are shown to scale. These represent the minimum and maximum separation. This distance is due to residents being able to walk or bike to the park without major distances. The map shows the use of $\frac{1}{4}$ acre radius circle. Using the $\frac{1}{4}$ scale around each of the parks or spaces shows area of the City that are not covered by the circles. The $\frac{1}{2}$ acre circles do a better job. If we are considering younger kids and seniors or residents with mobility challenges, then $\frac{1}{4}$ miles is considered to be about a 15-minute walk.

Considering that at a neighborhood scale and function, if we are to assume that a neighborhood park is to serve families, then we might consider excluding Houston Square and September Square from the calculation. If we are not considering private then, the Koenig park should be excluded. Steinbach Hus and Landmark Inn both are predominantly history centric places although Landmark Inn has a wonderful passive park next to the River. These should also be excluded in the calculation. Areas not covered by the $\frac{1}{4}$ mile radius circle are the western-most subdivision, lands along the Medina River at the north edge of the Historic District, and the neighborhoods between the Regional Park and Highway 90.



The “Gap” map on the previous page shows that if these gaps were filled with neighborhood scale and functioning parks it would solve much of the disparity issues. Renovations to existing parks or park-like facilities, or negotiated play areas in private facilities, can alleviate the deficits in these zones.

A footnote here is to say that at this writing, it is unknown what will come of the Alsatian Oaks Parkland dedication. This too could work toward filling the gaps in the eastern portion of the City. In fact, it has been noted that this area is expected to be the growth area of the City so new parkland facilities in this area would be important. As per the development agreement with the owners of the development, \$1.5 million dollars are to be allocated for the purpose of developing new facilities for baseball. If a new sports complex was to evolve out of this funding then neighborhood serving elements could certainly be added and if it stayed on this side of town, there would be a beneficial separation between two major parks and recreation facilities; the sports complex and the regional park.

Part of the charm and service of neighborhood parks are that families and friends can go there to socialize, grill out and have picnics, walk on trails, etc. These are items that have been called out as in need and developing neighborhood parks in these areas would relieve the pressure on Castroville Regional Park from having to develop additional facilities.

Another point brought up in discussions has been a citywide trail system. This dispersion of neighborhood parks can work to link together trail segments giving a logic to the overall trail system in the City.

Selection Criteria for New Parkland Purchases

Once a spatial analysis has been accomplished, the task becomes identifying potential sites for purchase. Here are a few notes on developing selection criteria to assist in the selection process.

In the heart of Castroville, the parks in the eastern part of the city are dominated by historical monuments and contributions to the historic nature of the City. Looking at the gap analysis, there is much coverage of parks in this area of the City but the function needs diversification. Land where parks exist but do not serve the full needs of the area can be updated with features for a broader range of appeal. The most obvious addition as called out by the surveys are playscapes or playgrounds for younger children. Lion's Sports Complex can serve this purpose easily with areas that can accommodate this use. Houston Square and September Square are less likely to be a good fit for playscape facilities but could add features attractive for older kids or adults. North of the Historic commercial center there may be vacant lands available that the City could purchase for neighborhood playgrounds. Koenig Park has come up in conversation as a tract that would be great for a City park but information shows that the owners are not likely to offer that land for sale. Neighborhoods in this area need small tracts of land for kids to be able to walk or bike to for play.

Other areas like this need smaller tracts of land positioned closer to neighborhoods that are within one quarter of a mile if possible to serve neighborhoods. There have been many calls for additional playscapes and playgrounds for children. Embedding these in the neighborhoods allows kids to move to and from these sites on foot or on bike. Aspiring to a density of small parks at ¼ mile between

these sites would be an optimum goal but may not be practical from a maintenance standpoint or if no vacant property is for sale, or other reasons.

Select lands that match up with survey responses:

Selecting land that meets the requested needs of the community as expressed in the surveys should be a prime selection criteria. High marks for hiking and cycling trails need natural lands with some terrain. Playscape and playgrounds need smaller tracts or could be part of a larger recreation facility where flat land is favored.

Select lands with appropriate utility and transportation servicing:

There is a big push in Castroville to relocate and establish a significant sports complex to replace the baseball fields adjacent to the airport. Obviously close proximity to utilities is a must as well as relatively flat site. Both of these can contribute significantly to the overall cost. There will need to be enough land to accommodate the immediate needs as well as future expansions, parking, etc. Lights for a sports complex can be a hinderance for neighborhoods so having sites that might be in areas prone to non-residential uses except perhaps multifamily zones.

Select lands in the floodplain:

Lands that are in the floodplain may be great options for natural parks with minimal structured improvements. A vast amount of research indicates that being present in natural landscapes or forested landscape is great for a person's health for a variety of physical and mental reasons. Children exploring natural lands builds confidence and imagination as well as motor skills and more. Floodplain lands can be purchased for lower costs as well. One of the highest scoring typologies for adding to the park system or enjoying the greatest amount of support are natural lands and trails of all types. River access was also called out as important by many responses.

Anticipate Growth:

Areas in the City that are known City growth areas need to be prepared for parks. If the City emphasizes parkland dedication, it can position land acquisitions to serve the future neighborhoods. Many times, it may be part of the development agreement for the developer to provide lands that can fulfill this purpose. It is anticipated that much of the future development may happen toward San Antonio. The dominant land use currently in that direction is agricultural lands benefiting from high quality soils for crops. Survey requests called several times for areas for gardening or community gardens and so if a development occurs on fertile lands then small areas could be set aside for community gardens. Being a specialized use in recreation, there must be a strong desire in the community for a community garden to be successful. There must be a core group of a few people that are willing to stick with it. Many times, plopping down a community garden area will fail if it doesn't have a strong enough community willing to cultivate and maintain.

Appendix E

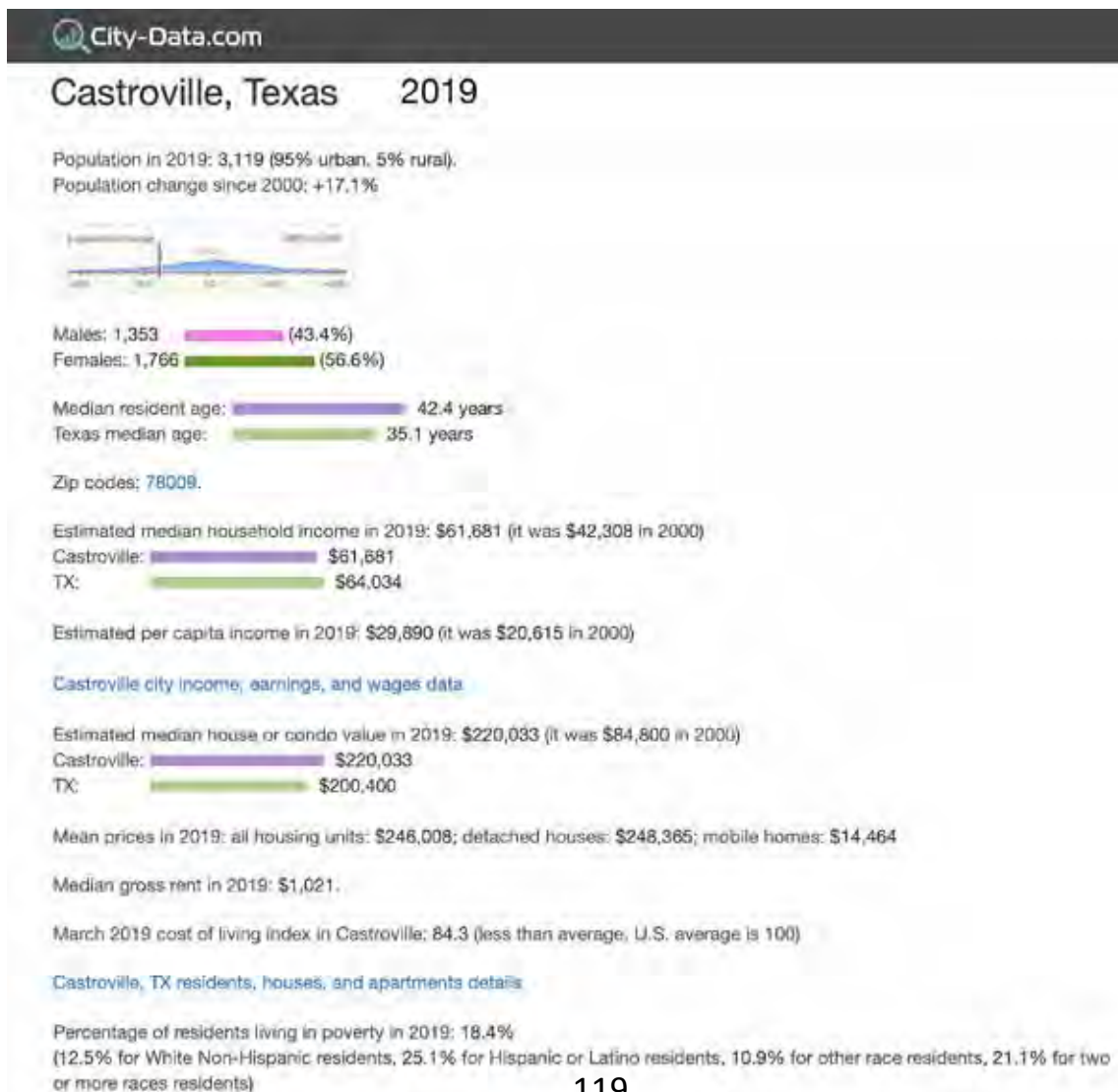
Demographics

Demographics

The demographic data reported in this section is from three different sources. The first one below is the 2019 data from City-Data.com. The second source on the following pages is from Worldpopulationreview.com that claims to be the most recent data up to 2021 but some of the information uses assumptions following trends. The third source is from a report commissioned by the Medina Valley Independent School District, and performed by Templeton Demographics. As a result, there may be slight differences in the data.

The key takeaways for the Parks and Recreation Department is that the region is experiencing a very high growth rate. Additional multifunctional parkland space needs to be added to fill the growing need. Since the majority of growth pressure is between San Antonio and Castroville then new parkland needs to be identified in that part of the City or ETJ. Parks like Castroville Regional Park will continue to be the signature park for Castroville, however with the rate of growth in the area, the park will begin to suffer from overuse if more parkland of a similar nature is not added.

A note of clarity: the data on the following pages have differing descriptions of what constitutes "Race" or "Ethnicity" or "Heritage". To be clear, there is good data but not necessarily representative especially with regards to residents that are Hispanic. One chart may only be referring to European descendants with the strong influence of the Alsatian heritage.



Castroville Demographics

<https://worldpopulationreview.com/>

| | |
|------------------------------|----------------|
| Land Area (mi ²) | 2.9 sq mi |
| Density (mi ²) | 1,127.80/sq mi |
| 2020 Growth Rate | 1.73% |
| Growth Since 2010 | 20.49% |
| Rank in State | 472nd |
| Rank in Country | 6034th |

The current population of Castroville, Texas is **3,229** based on our projections of the latest US Census estimates. The US Census estimates the 2018 population at **3,064**. The last official US Census in 2010 recorded the population at **2,680**.

<https://worldpopulationreview.com/us-cities/castroville-tx-population>

Castroville is a city located in [Medina County Texas](#). With a 2020 population of **3,229**, it is the **472nd largest city in Texas** and the **6034th largest city in the United States**. Castroville is currently growing at a rate of **1.73%** annually and its population has increased by **20.49%** since the most recent census, which recorded a population of **2,680** in 2010. Castroville reached it's highest population of 3,229 in 2021. Spanning over 3 miles, Castroville has a population density of 1,128 people per square mile.

The average household income in Castroville is \$74,668 with a poverty rate of 18.45%. The median rental costs in recent years comes to \$978 per month, and the median house value is \$189,400. The median age in Castroville is 41.8 years, 46 years for males, and 40.7 years for females.

Castroville Demographics

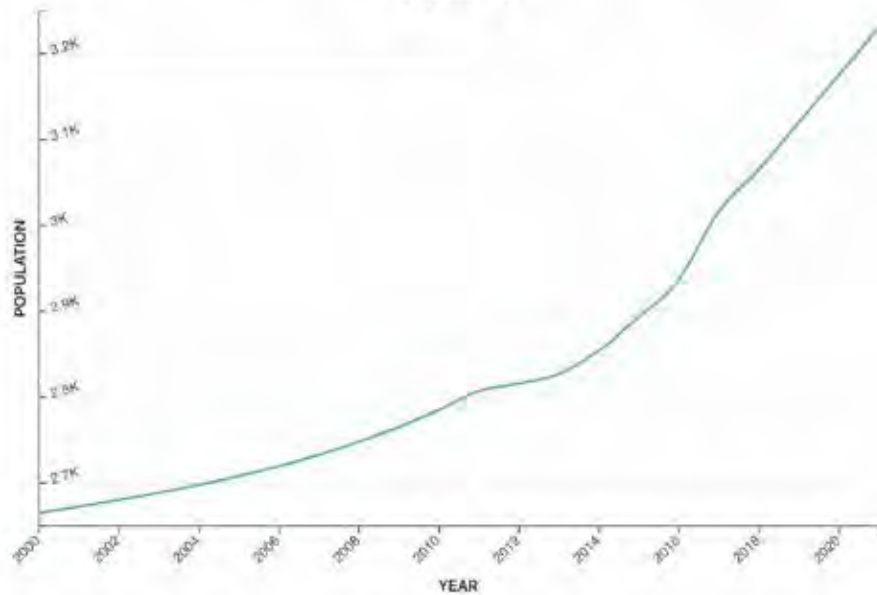
According to the most recent ACS, the racial composition of Castroville was:

- White: 86.37%
- Two or more races: 8.14%
- Other race: 3.66%
- Black or African American: 1.10%
- Asian: 0.73%
- Native American: 0.00%
- Native Hawaiian or Pacific Islander: 0.00%

<https://worldpopulationreview.com/us-cities/castroville-tx-population>

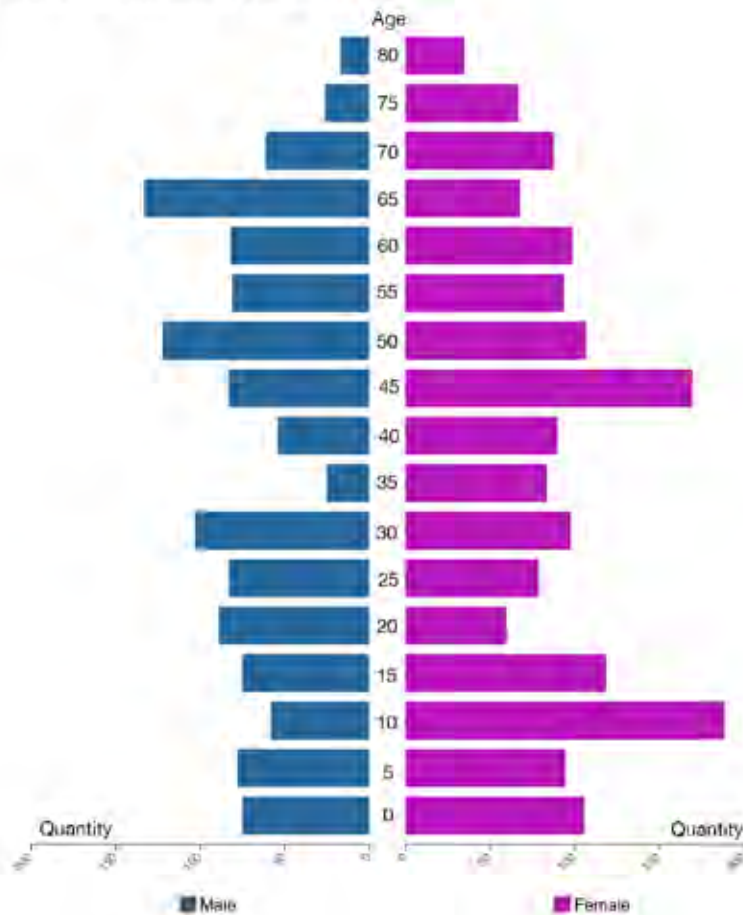
Castroville, Texas Population 2021

3,229



<https://worldpopulationreview.com/us-cities/castroville-tx-population>

Castroville Population Pyramid 2021



Castroville Median Age

41.8 46 40.7



Castroville Adults

There are 2,254 adults (61% of whom are seniors) in Castroville.

Castroville Age Dependency

83.1 Age Dependency Ratio

37.2 Old Age Dependency Ratio

46 Child Dependency Ratio

Castroville Sex Ratio

Female 1,701 56.53%

Male 1,308 43.47%

Ancestries in Castroville

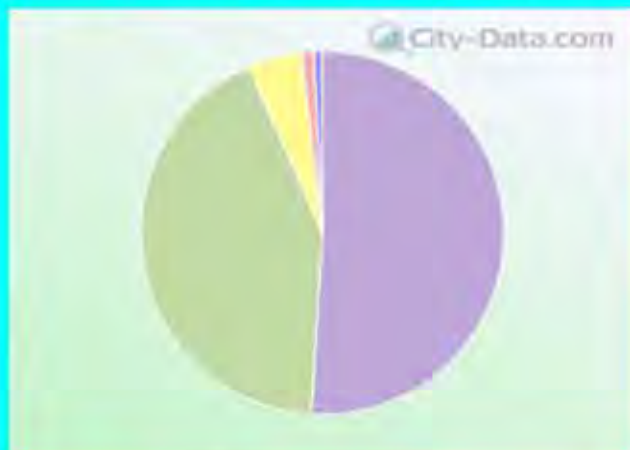
2019



| | | |
|-------------------|-------|-----|
| German | 11.4% | 167 |
| Alsatian | 6.8% | 100 |
| Canadian | 4.2% | 62 |
| English | 2.8% | 36 |
| American | 2.2% | 34 |
| European | 2.0% | 29 |
| Irish | 1.5% | 22 |
| Norwegian | 1.2% | 17 |
| Dutch | 1.1% | 16 |
| Scotch-Irish | 0.8% | 11 |
| Northern European | 0.6% | 8 |
| Polish | 0.4% | 6 |
| Scottish | 0.3% | 5 |
| Nigerian | 0.2% | 3 |
| Croatian | 0.2% | 3 |
| Portuguese | 0.2% | 3 |
| Belgian | 0.2% | 3 |

The information above refers to European nations with a view toward the strong linkages of heritage in the community

Races in Castroville, TX (2019)



White (50.8%)
 2+ races (4.8%)
 Asian (0.7%)
 Hispanic (42.3%)
 Black (1.1%)

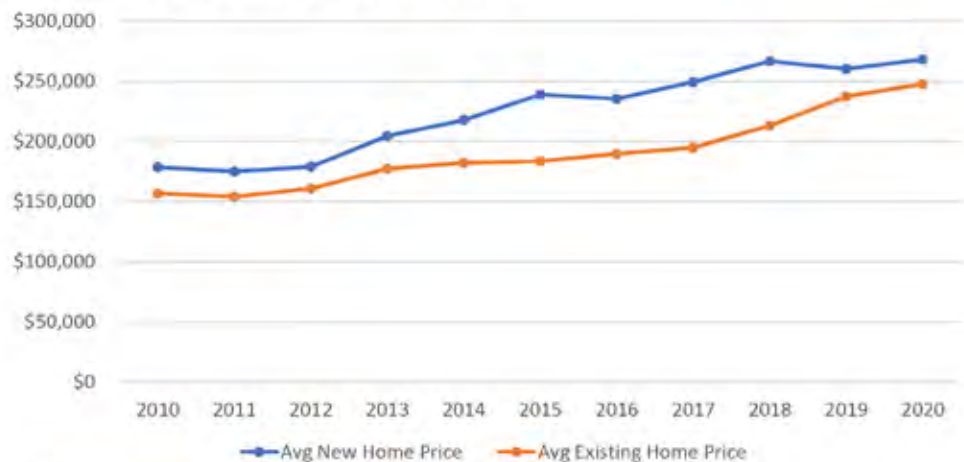
| | | |
|-------------------|-------|-------|
| White alone | 50.8% | 1,569 |
| Hispanic | 42.3% | 1,305 |
| Two or more races | 4.8% | 147 |
| Black alone | 1.1% | 34 |
| Asian alone | 0.7% | 23 |



Quarterly Report 4Q20



Medina Valley ISD Housing Market Average New vs. Existing Home Sale Price, 2010 – 2020



| | Avg New Home Price | Avg Existing Home Price |
|------|--------------------|-------------------------|
| 2010 | \$178,478 | \$156,576 |
| 2011 | \$174,927 | \$153,916 |
| 2012 | \$178,862 | \$160,659 |
| 2013 | \$204,404 | \$177,116 |
| 2014 | \$217,748 | \$182,065 |
| 2015 | \$238,873 | \$183,425 |
| 2016 | \$235,352 | \$189,652 |
| 2017 | \$249,308 | \$194,734 |
| 2018 | \$266,638 | \$213,023 |
| 2019 | \$260,085 | \$237,346 |
| 2020 | \$268,084 | \$247,738 |

- Since 2010, the average new home price in MVISD has increased by \$89,606, or 50%
- The average existing home price within the district has increased by 58%, or roughly \$91,162 since 2010



Ten Year Forecast by Campus

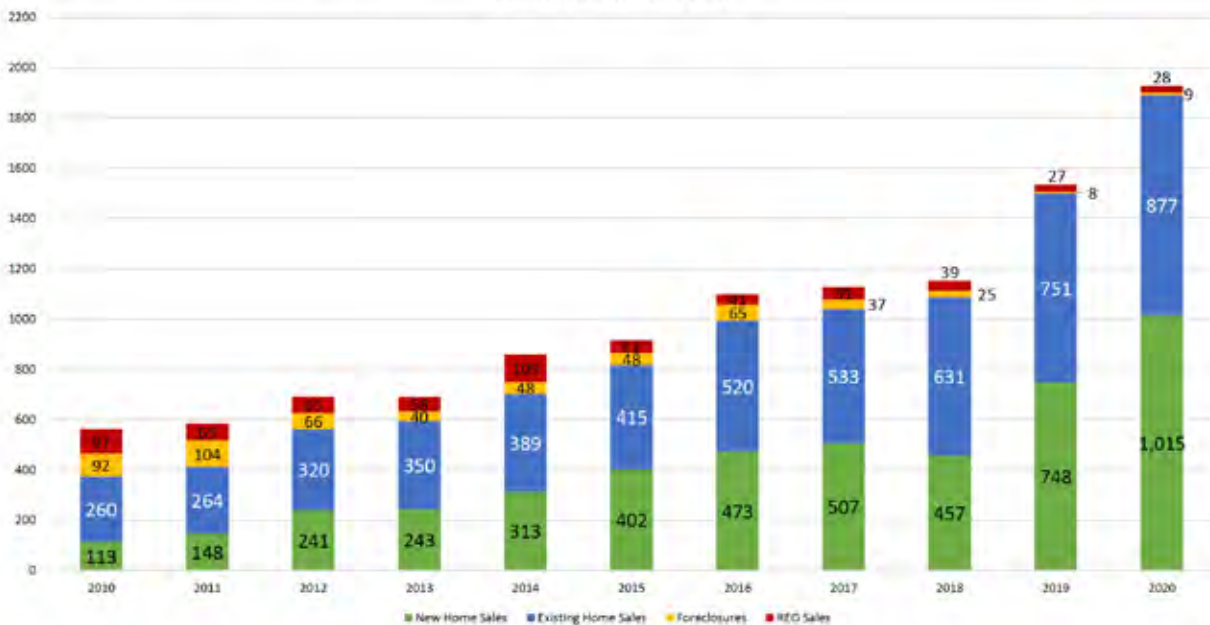
| | | | Fall | ENROLLMENT PROJECTIONS | | | | | | | | | |
|-------------------------------|----------|--------------|--------------|------------------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|
| ELEMENTARY CAMPUS | Capacity | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 |
| CASTROVILLE ELEMENTARY | 750 | 625 | 596 | 667 | 730 | 769 | 829 | 857 | 903 | 921 | 942 | 959 | 982 |
| LACOSTE ELEMENTARY | 850 | 545 | 563 | 614 | 654 | 710 | 780 | 870 | 931 | 984 | 1,032 | 1,068 | 1,118 |
| LADERA ELEMENTARY | 850 | 0 | 0 | 525 | 621 | 738 | 875 | 981 | 1,100 | 1,191 | 1,282 | 1,365 | 1,454 |
| LUCKEY RANCH ELEMENTARY | 1,000 | 846 | 853 | 595 | 664 | 719 | 763 | 792 | 843 | 881 | 911 | 943 | 970 |
| POTRANCO ELEMENTARY | 1,000 | 784 | 869 | 777 | 809 | 836 | 863 | 870 | 914 | 945 | 971 | 1,006 | 1,046 |
| ELEMENTARY TOTALS | | 2,800 | 2,881 | 3,178 | 3,478 | 3,772 | 4,110 | 4,370 | 4,691 | 4,922 | 5,138 | 5,341 | 5,570 |
| Elementary Absolute Change | | 194 | 81 | 297 | 300 | 294 | 338 | 260 | 321 | 231 | 216 | 203 | 229 |
| Elementary Percent Change | | 7.444% | 2.89% | 10.31% | 9.44% | 8.45% | 8.96% | 6.33% | 7.35% | 4.92% | 4.39% | 3.95% | 4.29% |
| LOMA ALTA MIDDLE SCHOOL | 1,100 | 780 | 862 | 725 | 773 | 858 | 940 | 1,070 | 1,134 | 1,248 | 1,329 | 1,481 | 1,575 |
| MEDINA VALLEY MIDDLE SCHOOL | 1,100 | 637 | 626 | 898 | 961 | 1,028 | 1,064 | 1,112 | 1,130 | 1,212 | 1,288 | 1,375 | 1,419 |
| MIDDLE SCHOOL TOTAL | | 1,417 | 1,488 | 1,623 | 1,734 | 1,886 | 2,004 | 2,182 | 2,264 | 2,460 | 2,617 | 2,856 | 2,994 |
| Middle School Absolute Change | | 119 | 71 | 135 | 111 | 152 | 118 | 178 | 82 | 196 | 157 | 239 | 138 |
| Middle School Percent Change | | 9.368% | 5.01% | 9.07% | 6.84% | 8.77% | 6.26% | 8.88% | 3.76% | 8.66% | 6.38% | 9.13% | 4.83% |
| MEDINA VALLEY HIGH SCHOOL | 1,800 | 1,635 | 1,756 | 1,868 | 2,016 | 2,227 | 2,412 | 2,648 | 2,877 | 3,019 | 3,251 | 3,386 | 3,609 |
| HIGH SCHOOL TOTAL | | 1,635 | 1,756 | 1,868 | 2,016 | 2,227 | 2,412 | 2,648 | 2,877 | 3,019 | 3,251 | 3,386 | 3,609 |
| High School Absolute Change | | 72 | 121 | 112 | 148 | 211 | 185 | 236 | 229 | 142 | 232 | 135 | 223 |
| High School Percent Change | | 4.61% | 7.40% | 6.38% | 7.92% | 10.47% | 8.31% | 9.78% | 8.65% | 4.94% | 7.68% | 4.15% | 6.59% |
| DISTRICT TOTALS | | 5,852 | 6,125 | 6,669 | 7,228 | 7,885 | 8,526 | 9,200 | 9,832 | 10,401 | 11,006 | 11,583 | 12,173 |
| District Absolute Change | | 385 | 273 | 544 | 559 | 657 | 641 | 674 | 632 | 569 | 605 | 577 | 590 |
| District Percent Change | | 7.04% | 4.67% | 8.88% | 8.38% | 9.09% | 8.13% | 7.91% | 6.87% | 5.79% | 5.82% | 5.24% | 5.09% |



Medina Valley ISD Housing Market Analysis

Home Sales by Transaction Type, 2010 – 2020

Annual District Home Sales



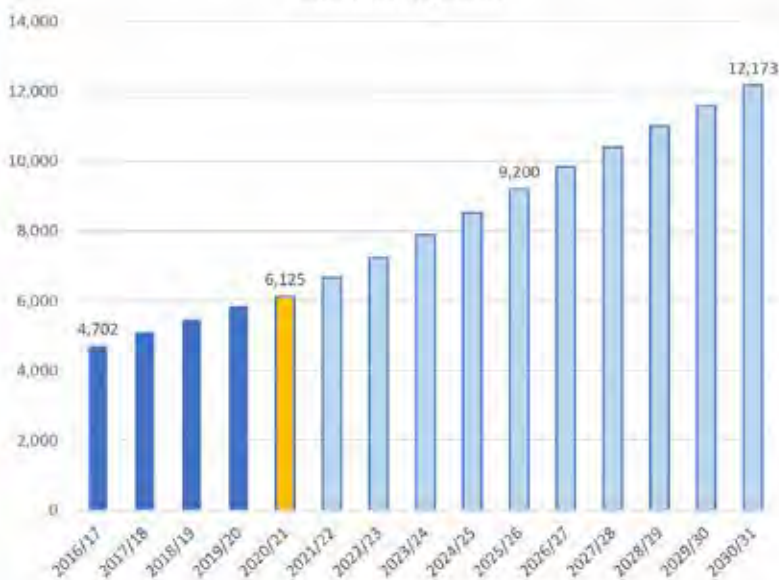
Sources: Metrostudy & Medina County Deed Transactions

3



Key Takeaways

Enrollment Projection



- Medina Valley ISD will continue to experience housing and enrollment growth due to the strength of the local housing market
- Annual home starts in MVISD have nearly tripled in the last 5 years
- New home sales in Medina Valley ISD have increased by more than 35% in the last 12 months
- The district has nearly 2,200 lots available to build on and more than 22,600 planned future lots
- Medina Valley ISD is one of the few school districts to experience positive annual growth during the pandemic
- MVISD is expected to enroll approx. 9,200 students by 2025-26 and more than 12,100 students by 2030-31

18



Appendix F

Public Engagement Data

Vision: Add three or more words or phrases that describe an overall vision



Brief survey with the Steering Committee

Public Engagement Introduction and Process

Public engagement for the Castroville Parks, Recreation, Open Space Master Plan and Budgetary Guide was approached with three strategies:

- ☐ Online and paper survey
- ☐ Stakeholder focus group meetings
- ☐ Public Meeting

The workflow for this began right about the time that COVID-19 was emerging on the scene in Texas and as a result, there were many complications and delays. Later toward the end of this project segment, Texas was hit with a deep freeze paralyzing much of the state and again, disrupting the schedule and ultimately the participation at the final public meeting. Stakeholder focus group meetings were to be conducted by the Friends of Castroville Regional Park (FCRP) (Client) and they found that participation from important groups was not as robust as was expected mostly due to COVID-19, but valuable information was brought forward. Two public meetings were originally scheduled but with so many delays and virus concerns, we refigured to having just one that was conducted on March 14th, 2021. The weather was threatening and residents were still cleaning up after the Winter deep freeze as well as a baseball tournament on the same day but, we carried on and had a good meeting with good discussion.

On the bright side, for a city of approximately 3,100 residents, the online survey alone posted 128 responses, which is about 4% of the total population. Additionally, we had several historical surveys from the City's master plan process, and parks master planning process among other documents within the past 5, 10, 20 years. Much of that information was still very relevant as compared with the current 2021 survey data. The historical documents and survey results are summarized in this report.

The online / paper survey consisted of 27 total questions of which 22 questions related to parks, recreation, open space and funding. The remaining five questions addressed demographics and data about what part of town respondents lived and if they would like to be contacted by the City for further discussions or volunteer opportunities. The duration of the online survey was approximately three months.

The survey approached several questions in a few different ways to tease out what seems most important for the City. Several questions were requiring written answers while others were answers to be selected for automatic graphing. The written answers provided a wealth of information regarding the hope, dreams, concerns of the residents and was more challenging to create meaningful graphs to visually represent the information. Question #5 was excluded from the graphing exercise since it was found to be redundant from question #3. The raw data still exists for review if requested. Similarly, Question #11 included a section about "list what you like most" in the park. This was considered redundant and not redrafted in a condensed tally.

The questions on the survey that asked for a written answer were distilled into more general topics for the sake of charting emphasis. For instance, "adding batting cages" will be under the heading of baseball, or "irrigation" heading may include votes for fixing systems, adding systems, or the use of effluent water from the treatment plant. The raw data is still available either through the parks department or in the appendices of this report.

Question #3 asks what two things would make you happy with the parks and this question can be considered to be their top prioritization of projects listed on the chart for those who answered.

It must be noted that the online survey has yielded some interesting results as compared with other methods of gathering data for the public engagement process. It was tested early on that a single person could submit multiple answers so those who might be adamant about certain elements may have influenced the results with multiple survey completions. There is no way to decipher to what extent this possibility may have occurred. Our confidence lies in the fact that multiple conversations and multiple surveys over time have resulted in comparable results.

Final priorities and timeline chart:

The result of the surveys, the stakeholder information, and discussions with Friends of Castroville Regional Park (Client) and the Steering Committee, contributed to a final list of projects, and actions or programs. The list is not the entire list of needed or requested elements considered to be a rather large and important agenda for the next 10 years. The timeline paired with the projects looks out 10 years for the spread of funding and implementing these projects. Mostly the projects are projected to be accomplished within a six-year horizon which may be very aggressive for the City.

In the end, as compared with all other data; both verbal, public meetings, stakeholder focus groups, conversations with FCRP, and the Steering Committee, that the results of the survey will represent the best possible outcome of the overall process.

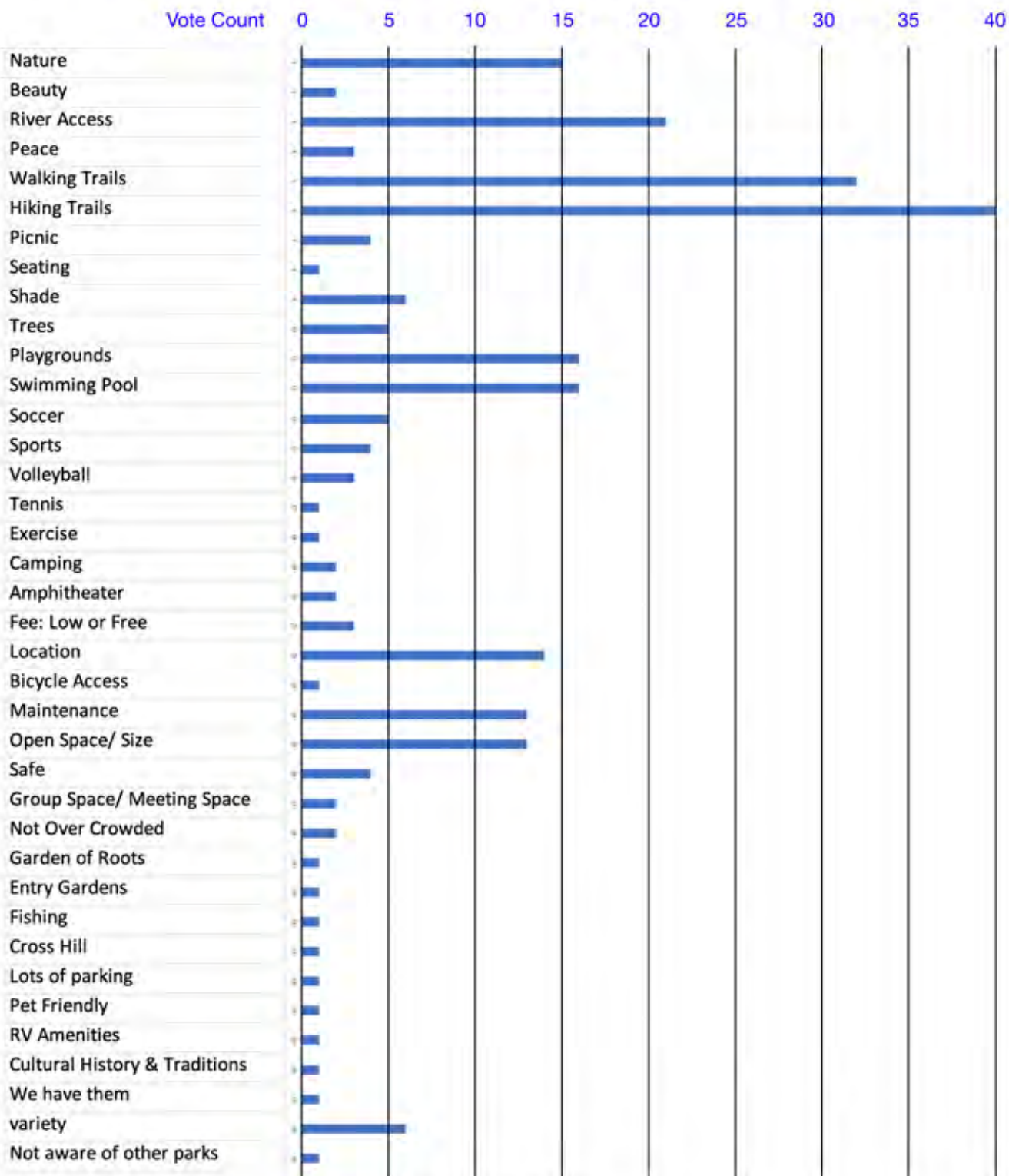


The Questions:

1. What are the two best things you like about the parks in our city?
2. What are two things you DO NOT like about parks in our city?
3. What two changes in the city parks would make you happy?
4. What does City of Castroville Parks FACILITIES and / or RECREATIONAL PROGRAMS do well?
5. What could we do better? (Write any comments)
6. What kind of sports do you play or does someone in your family play? (multiple Choice)
7. Do you use the City's Walking / Hiking Trails? (multiple choice)
8. Do you ride a bike? (multiple choice)
9. What is the best way for the City to provide information to the public regarding Parks and Community Activities or Events? (Check all that apply. Mark top three choices. Write others in any comments)
10. How would you rate the PHYSICAL CONDITION of the parks in Castroville? (Please mark one answer for each park) (Multiple Choice)
11. Please indicate which Community Amenities do you use and list what you like most about them.
12. How can we make Parks, Facilities, and Events more accessible to you? (Write in answers)
13. Do you attend City of Castroville Community Events? (Check All That Apply) (Multiple Choice)
14. What are the good things the City of Castroville does when providing COMMUNITY EVENTS, PROGRAMS, AND FESTIVALS?
15. What could we do better?
16. What kind of facilities and activities are most needed for kids, teens, and young adults?
17. What kind of facilities and activities are most needed for seniors?
18. How would you rate the need for any of the following FACILITIES to be added to EXISTING and/or FUTURE PARKS in Castroville? (Please mark one answer for each facility)
19. Please list any FACILITIES not noted in the survey that the City of Castroville should consider constructing in the future. (List and write any comments)
20. Which recreation programs and activities would you or your family members be most interested in participating? (Please mark one answer for each program/ activity)
21. Please list any programs/activities not noted in the survey that the City should consider providing in the future.
22. Please rank your preference for the following funding methods for developing new and existing public parks and recreation facilities. 1=best funding method; 2,3,4,5= medium funding method; 6=worst funding method.
23. If you would like to be contacted by City Staff as a follow-up to any parks related item on this survey or to be notified of potential parks and recreation volunteer opportunities, please write your name, phone, and email address below. All information collected is kept private and only used for developing the Castroville Parks and Recreation Master Plan.
24. What part of town do you live?
25. Family makeup
26. Age group
27. Ethnicity



1. What are the two best things you like about the parks in our City?



Observations and Interpretations:

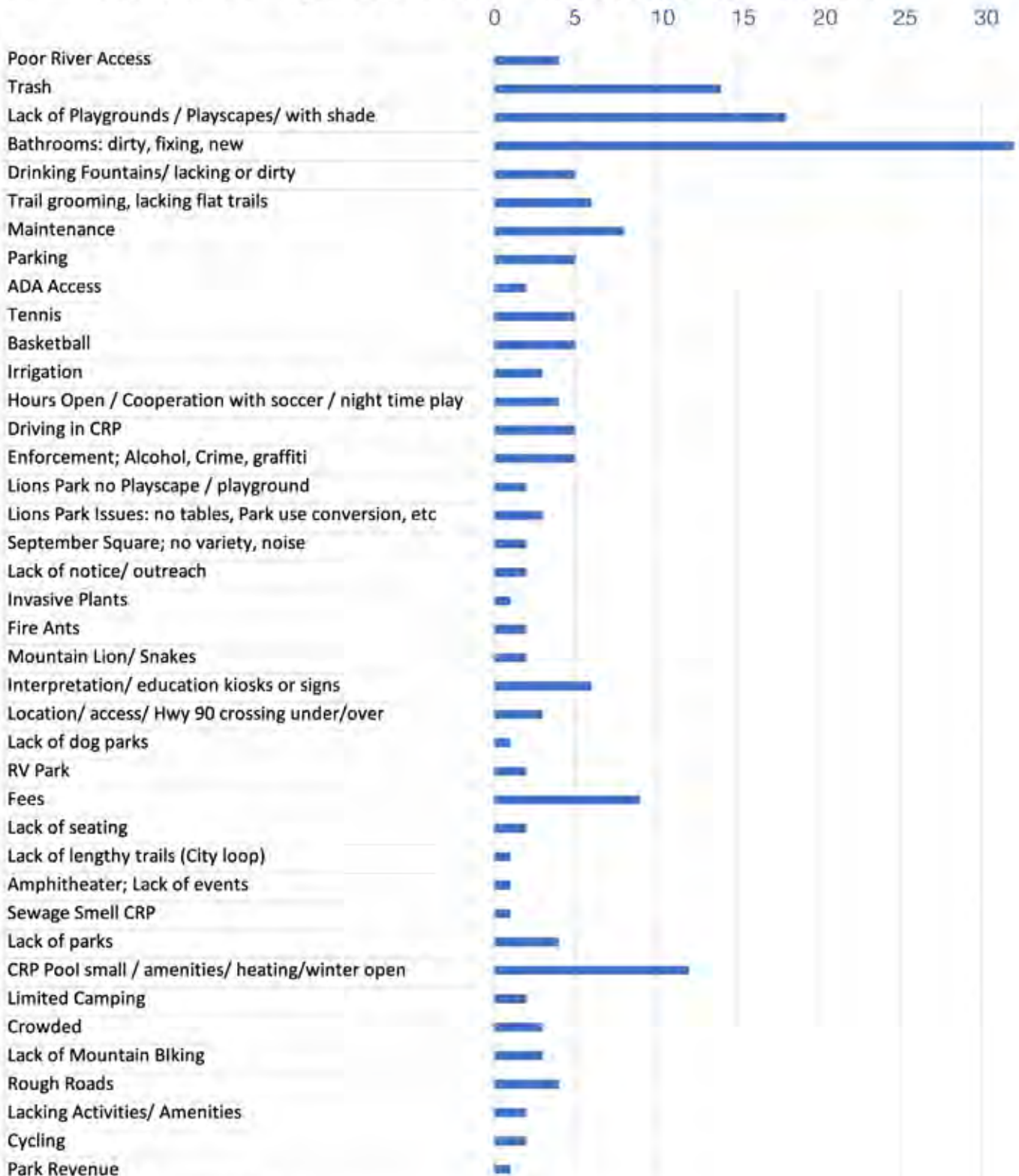
The results in this question appear to be mostly about Castroville Regional Park.

It is important to note that disparate answers had to be interpreted into more general groupings. Shade for instance also includes pavilions; sports clubs, leagues, organized sports are all under "Sports". Casual soccer also mentioned, is under soccer. In some cases two responses were given and in others only one. The answers with two responses were separated as two independent replies.

It is difficult to distinguish what the true answer are with the trail responses; the answers given were "trails, hiking trails, walking trails, walks, hikes", the "trails" answer is categorized according to the context of other answers on the same line or otherwise allocated to the walking trail.

The term "accessible" is assumed to be referring to location and not ADA accessibility.

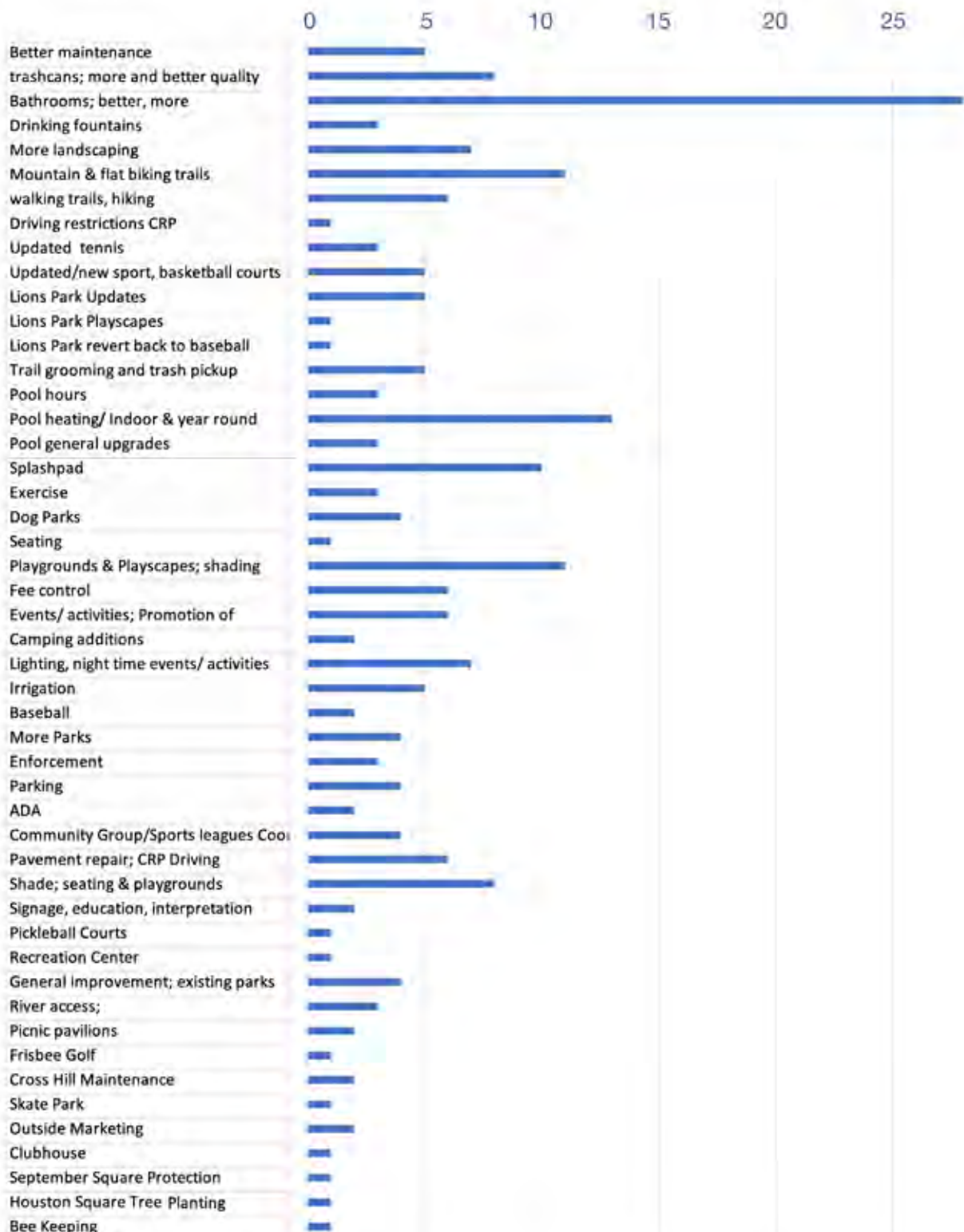
2. What are two things you DO NOT like about parks in our City?



Observations and Interpretations:

The results in this question appear to be mostly about Cokesville Regional Park. It is important to note that disparate answers had to be interpreted into more general groupings. Driving for instance is grouping issues with speeding, allowing driving, etc. All issues with the pool are under one category. In some cases two responses were given and in others only one. The answers with two responses were separated as two independent replies. In addition, an answer may apply to more than one category and was thus applied.

3. What two changes in the city parks would make you happy?



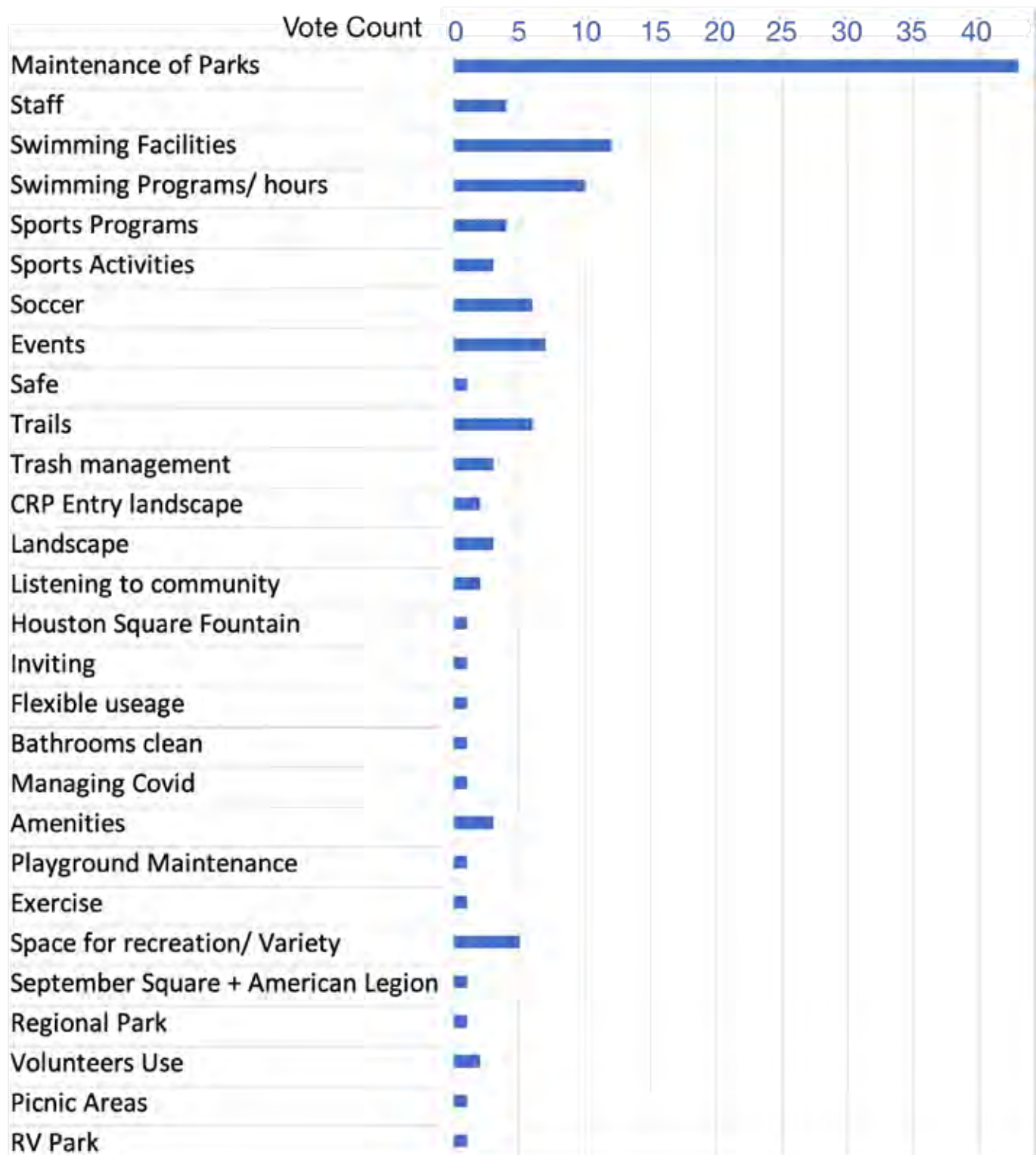
Observations and Interpretations:

The results in this question appear to be mostly about Castroville Regional Park. It is important to note that disparate answers had to be interpreted into more general groupings. Pavement; driving, etc.; for instance, is grouping issues with speeding, allowing driving, fixing pavement, etc. Additions of trails, hiking and flat walking were combined as were mountain biking and biking. In some cases two responses were given and in others only one. The answers with two responses were separated as two independent replies. In addition, an answer may apply to more than one category and was thus applied.

There appears to be conflicting groups with regard to the sports use of Lion's Sports Complex. There should be a special mediation to work through this but on the other hand, all issues may be solved by the development of a new sports complex. The majority opinion about Lions appears to be redevelopment into a multifunctional park potentially inclusive of sports fields.

New recreation types have surfaced with this particular question such as frisbee golf, bee keeping, Cross Hill upkeep and improvements, marketing to the outside world, and club-

4. What does the City of Castroville Parks FACILITIES and / or PROGRAMS do well?



Observations and Interpretations:

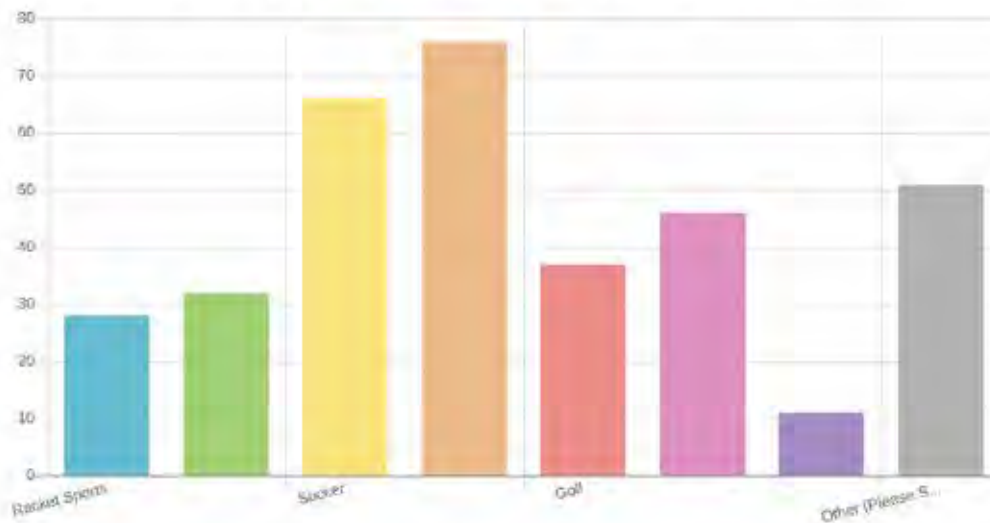
The results in this question appear to be mostly about Castroville Regional Park.

It is important to note that disparate answers had to be interpreted into more general groupings. Amenities for instance is broad with the answers attributed to it.

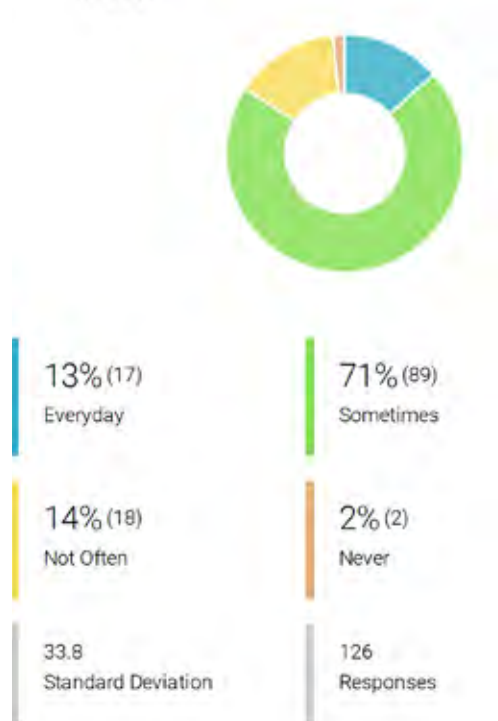
In some cases two responses were given and in others only one. The answers with two responses were separated as two independent replies. In addition, an answer may apply to more than one category and was thus applied.

Question #5 generated numerous and widely varied responses . These responses are documented with the raw data from the survey and in possession of the Parks Department. Mostly this is for the feedback to the Parks Department to better organize their efforts.

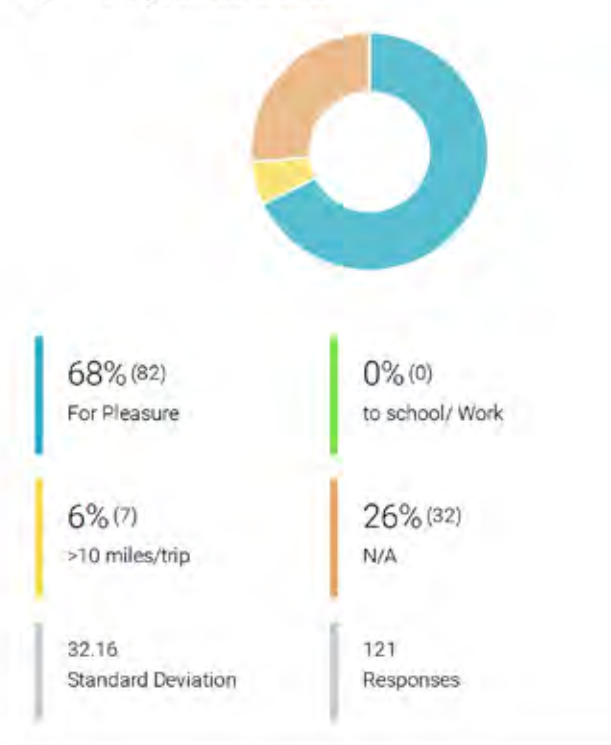
6 What kind of sports do you play or does someone in your family play?



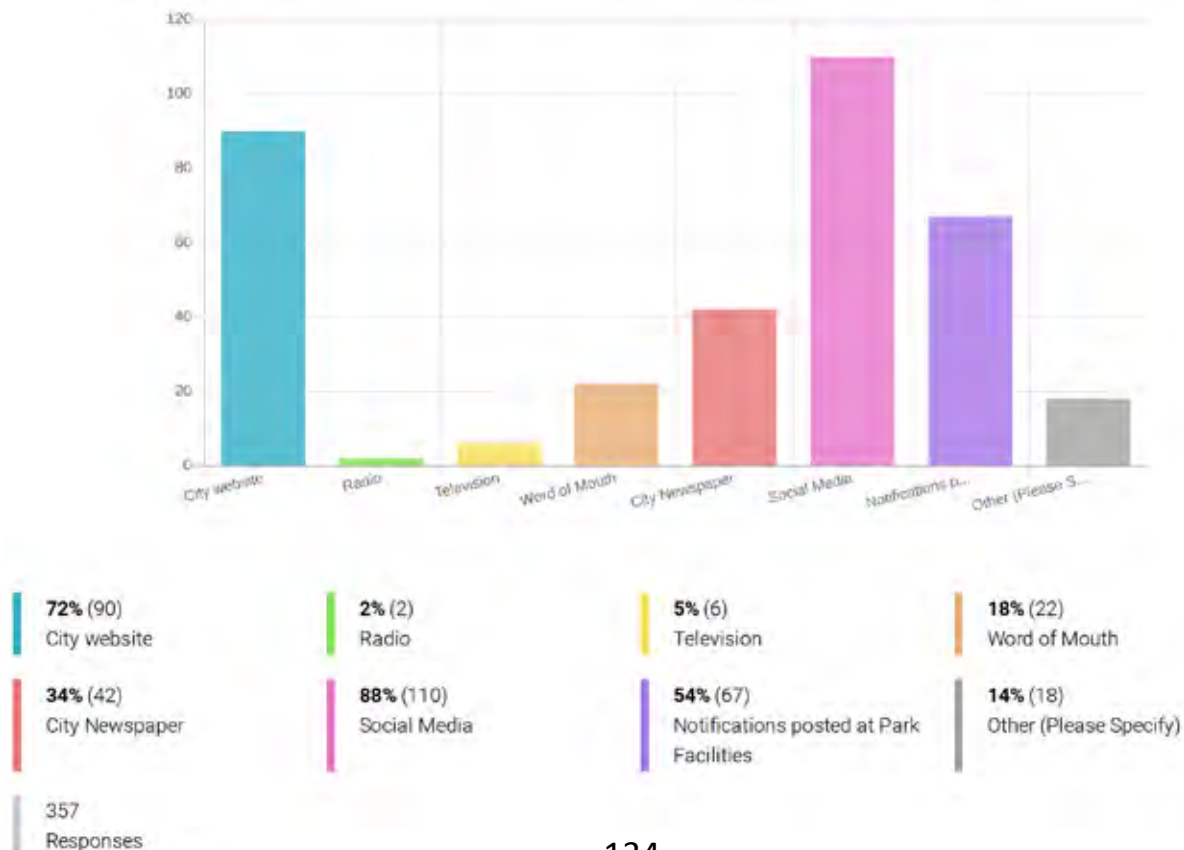
7 Do you use the City's Walking/Hiking Trails?



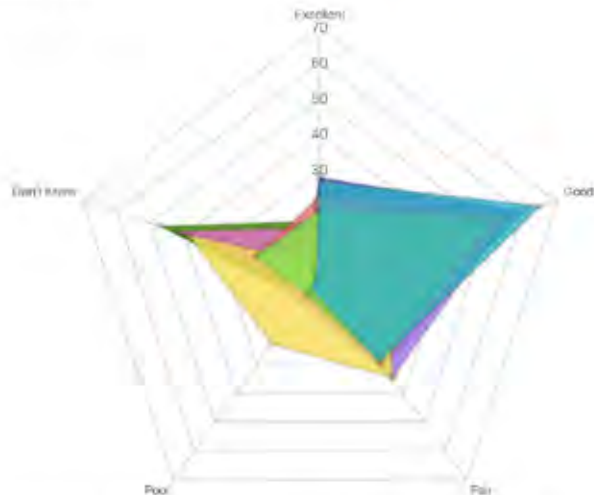
8 Do you ride a bike:



9 What is the best way for the City to provide information to the public regarding Parks and Community Activities or Events?(Check All That Apply. Mark top three choices. Write others in any comments.)



10 How would you rate the PHYSICAL CONDITIONS of the Parks in Castroville?(Please mark one answer for each Park)

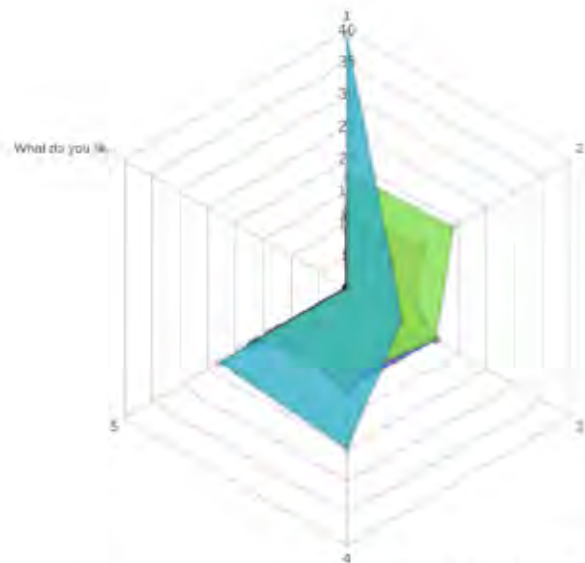


| | Excellent | Good | Fair | Pool | Don't Know | Standard Deviation | Responses | Weighted Average |
|--|-------------|-------------|-------------|-------------|-------------|--------------------|-----------|------------------|
| Castroville Regional Park | 27 (21%) | 65 (52%) | 29 (23%) | 4 (3%) | 1 (1%) | 22.96 | 126 | 2.08 / 4 |
| Castroville Regional Park Pool | 19 (15%) | 51 (41%) | 29 (23%) | 6 (5%) | 19 (15%) | 15 | 124 | 2.21 / 4 |
| Lions Sports Complex | 4 (3%) | 20 (17%) | 35 (29%) | 23 (19%) | 39 (32%) | 12.35 | 121 | 2.94 / 4 |
| Houston Square | 19 (16%) | 56 (46%) | 30 (25%) | 5 (4%) | 12 (10%) | 17.83 | 122 | 2.19 / 4 |
| September Square | 23 (19%) | 54 (44%) | 25 (20%) | 1 (1%) | 19 (16%) | 17.06 | 122 | 2.04 / 4 |
| Castroville Municipal Airport Youth Baseball Complex | 14 (12%) | 38 (32%) | 22 (18%) | 3 (3%) | 42 (35%) | 14.59 | 119 | 2.18 / 4 |
| Medina River | 12 (10%) | 55 (45%) | 35 (29%) | 9 (7%) | 10 (8%) | 18.15 | 121 | 2.37 / 4 |
| Hiking Trails | 22 (18%) | 55 (45%) | 32 (26%) | 7 (6%) | 7 (6%) | 17.92 | 123 | 2.21 / 4 |
| Walking Trails | 28 (23%) | 60 (48%) | 28 (23%) | 3 (2%) | 5 (4%) | 20.62 | 124 | 2.05 / 4 |
| Historic Pioneer Home Walking Trails | 16 (13%) | 33 (28%) | 16 (13%) | 8 (7%) | 47 (39%) | 14.1 | 120 | 2.22 / 4 |
| | | | | | | | | 2.25 / 4 |

10. How would you rate the physical condition of the parks?

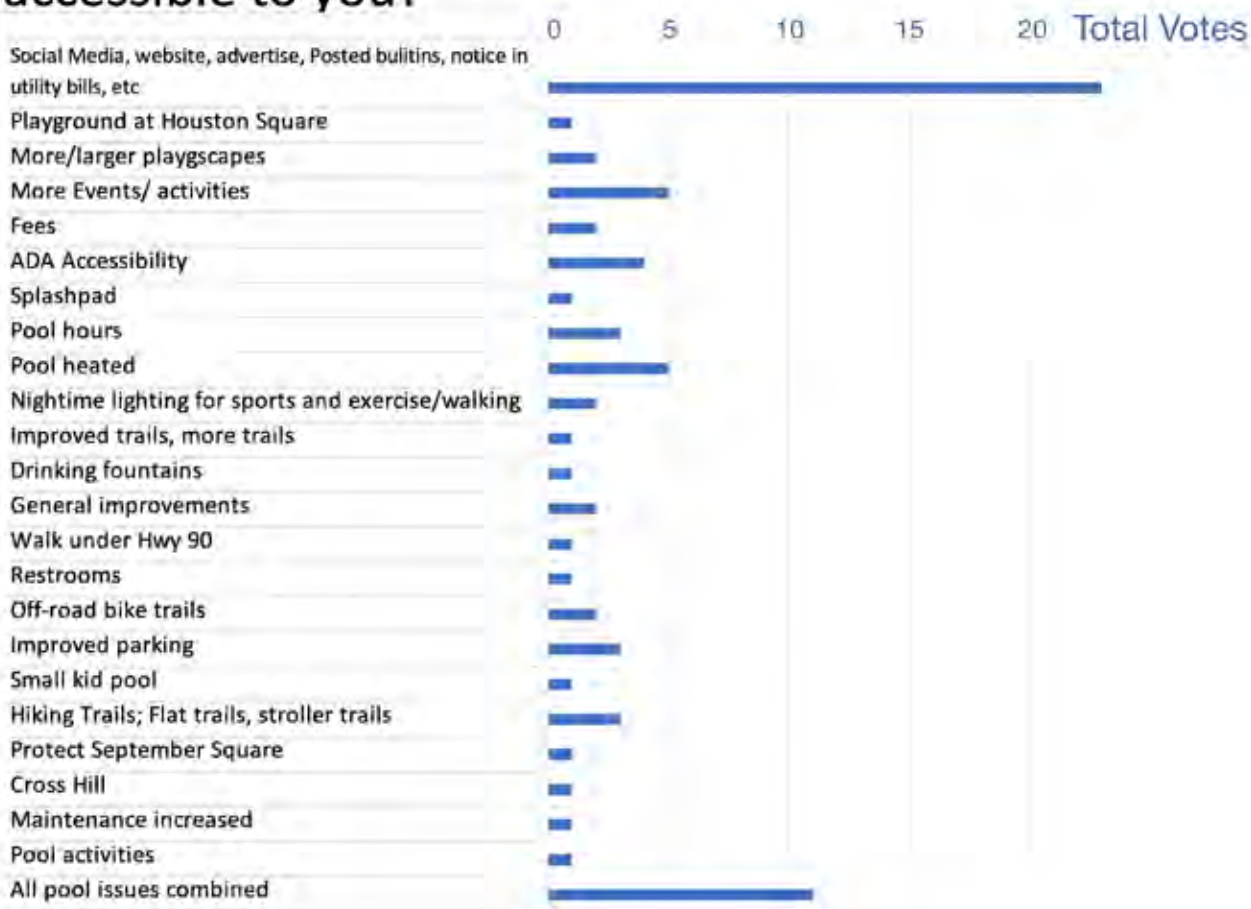
| | (Most Votes) | (Second Most Votes) |
|--|--------------|---------------------|
| Castroville Regional Park | Good | Fair |
| Castroville Regional Park Pool | Good | Fair |
| Lions Sports Complex | Don't Know | Fair |
| Houston Square | Good | Fair |
| September Square | Good | Fair |
| Castroville Municipal Airport Youth Baseball Complex | Don't know | Good |
| Medina River | Good | Fair |
| Hiking Trails | Good | Fair |
| Walking Trails | Good | Excellent/Fair |
| Historic Pioneer Home Walking Tour | Don't Know | Good |

11 Please indicate which Community Amenities do you use and list what you like most about them.

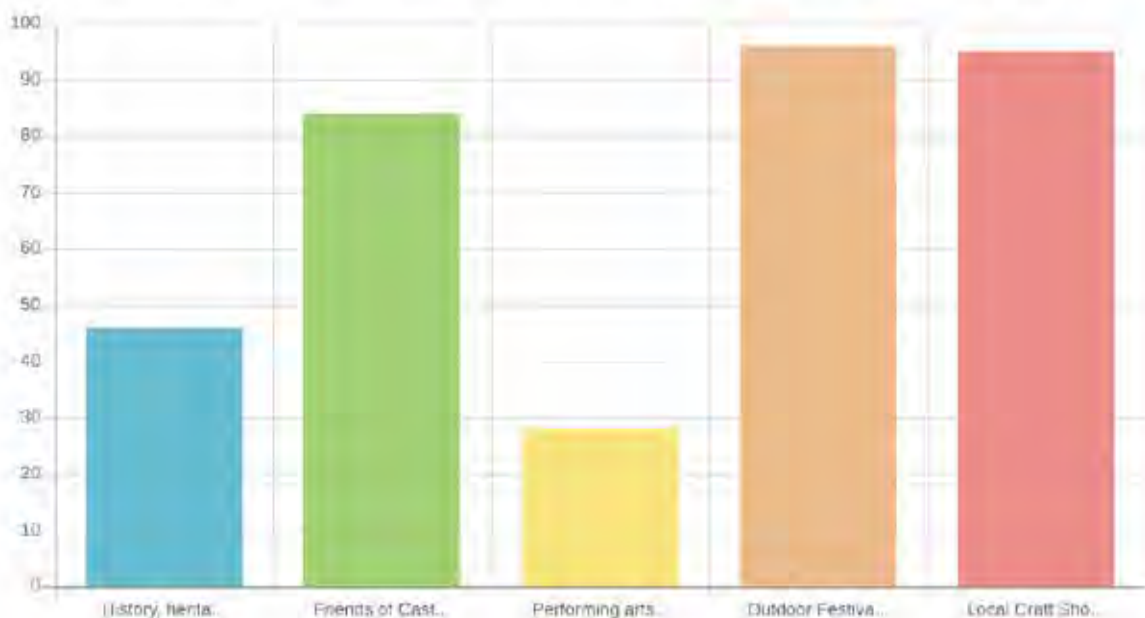


| | 1 | 2 | 3 | 4 | 5 | What do you like most about it? | Standard Deviation | Responses | Weighted Average |
|--|-------------|-------------|-------------|-------------|-------------|---------------------------------|--------------------|-----------|------------------|
| Castroville Regional Park | 39 (37%) | 8 (8%) | 10 (10%) | 25 (24%) | 23 (22%) | 0 (0%) | 12.92 | 105 | 2.26 / 4 |
| Castroville Regional Park Pool | 18 (22%) | 19 (23%) | 16 (19%) | 14 (17%) | 16 (19%) | 0 (0%) | 6.39 | 83 | 2.39 / 4 |
| Lions Sports Complex | 17 (29%) | 6 (10%) | 16 (27%) | 4 (7%) | 16 (27%) | 0 (0%) | 6.74 | 59 | 2.16 / 4 |
| Houston Square | 11 (17%) | 14 (22%) | 12 (18%) | 16 (25%) | 12 (18%) | 0 (0%) | 5.11 | 65 | 2.62 / 4 |
| September Square | 11 (19%) | 10 (18%) | 11 (19%) | 11 (19%) | 14 (25%) | 0 (0%) | 4.43 | 57 | 2.51 / 4 |
| Castroville Municipal Airport Youth Baseball Complex | 11 (20%) | 9 (16%) | 11 (20%) | 8 (14%) | 17 (30%) | 0 (0%) | 5.06 | 56 | 2.41 / 4 |
| Medina River | 9 (15%) | 14 (23%) | 11 (18%) | 11 (18%) | 17 (27%) | 0 (0%) | 5.28 | 62 | 2.53 / 4 |
| Hiking Trails | 12 (19%) | 8 (13%) | 15 (23%) | 15 (23%) | 14 (22%) | 0 (0%) | 5.34 | 64 | 2.66 / 4 |
| Walking Trails | 12 (18%) | 9 (14%) | 16 (24%) | 16 (24%) | 13 (20%) | 0 (0%) | 5.48 | 66 | 2.68 / 4 |
| Historic Pioneer Home Walking Trails | 13 (27%) | 8 (16%) | 7 (14%) | 2 (4%) | 19 (39%) | 0 (0%) | 6.41 | 49 | 1.93 / 4 |
| Other | 4 (24%) | 0 (0%) | 0 (0%) | 1 (6%) | 12 (71%) | 0 (0%) | 4.34 | 17 | 1.6 / 4 |
| | | | | | | | | | 2.4 / 4 |

12. How can we make Parks, Facilities, and Events more accessible to you?



13 Do you attend City of Castroville Community Events? (Check All That Apply)



39% (46)

History, heritage museums
or Fine arts galleries

72% (84)

Friends of Castroville
Regional Park Events,
Movies in the park, Boo
Bash, Etc.

24% (28)

Performing arts; theater,
dance, music

82% (96)

Outdoor Festivals

81% (95)

Local Craft Shows, Garden
Shows, & Fairs

349

Responses

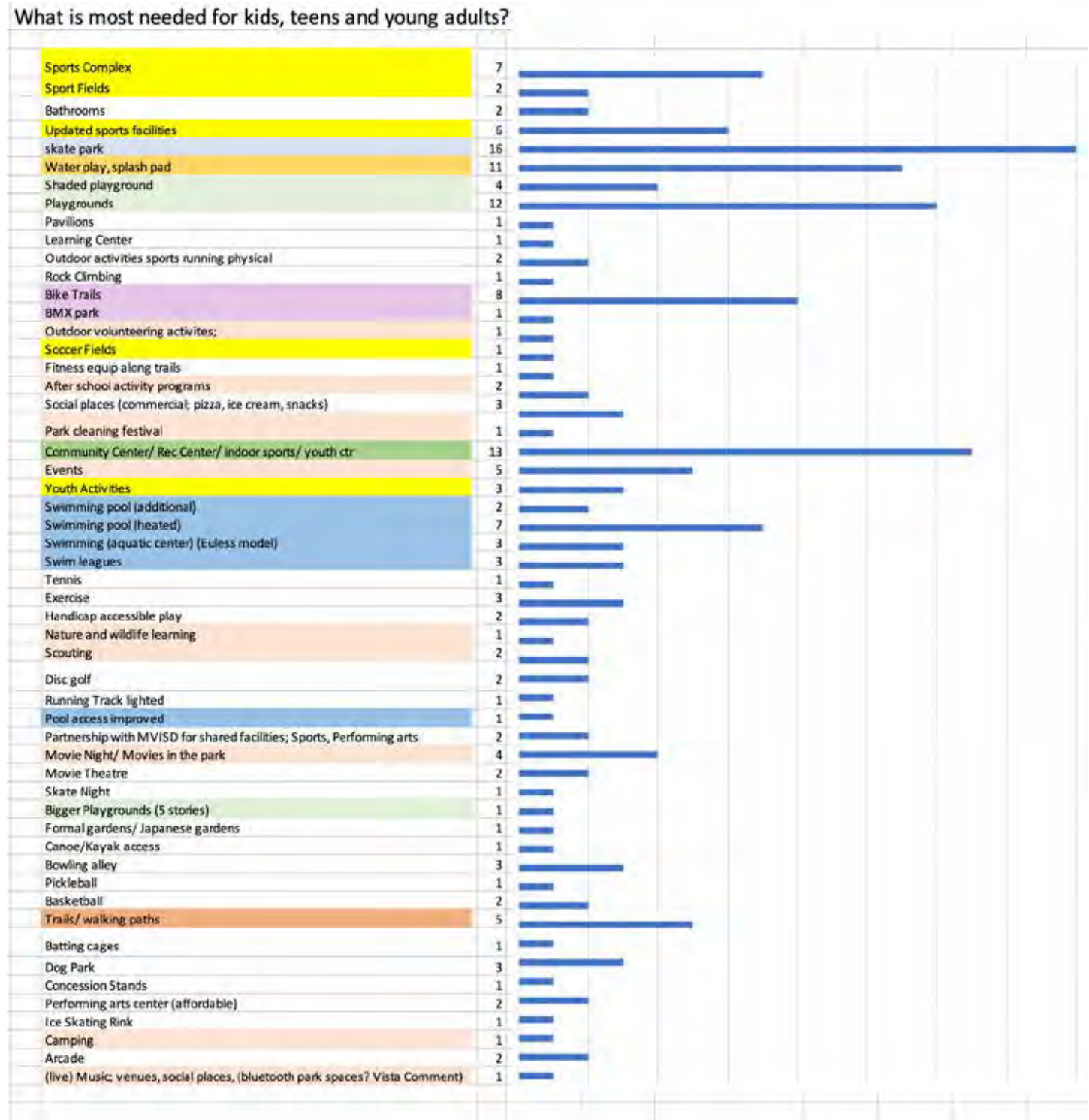
14. What are the good things the City of Castroville does when providing COMMUNITY EVENTS, PROGRAMS, AND FESTIVALS?

15. What could be done better?

Question #14 & 15 generated numerous and widely varied responses. These responses are documented with the raw data from the survey and in possession of the Parks Department. Mostly this is for the feedback to the Parks Department to better organize their efforts.

#16

Number 16 & 17 are very important questions regarding what is needed for these groups that in many cases may not be fully represented in other ways. Note that the responses were write-in answers, not boxes to be checked making the quantifying more challenging. That being the case, the consultant created extra graphic representations of the responses for a clear undersatnding. First is the horizontal bar graph that represents the raw responses as close as possible. Then broader groups were assigned a color and the following page shows how those groupings measured up in responses.

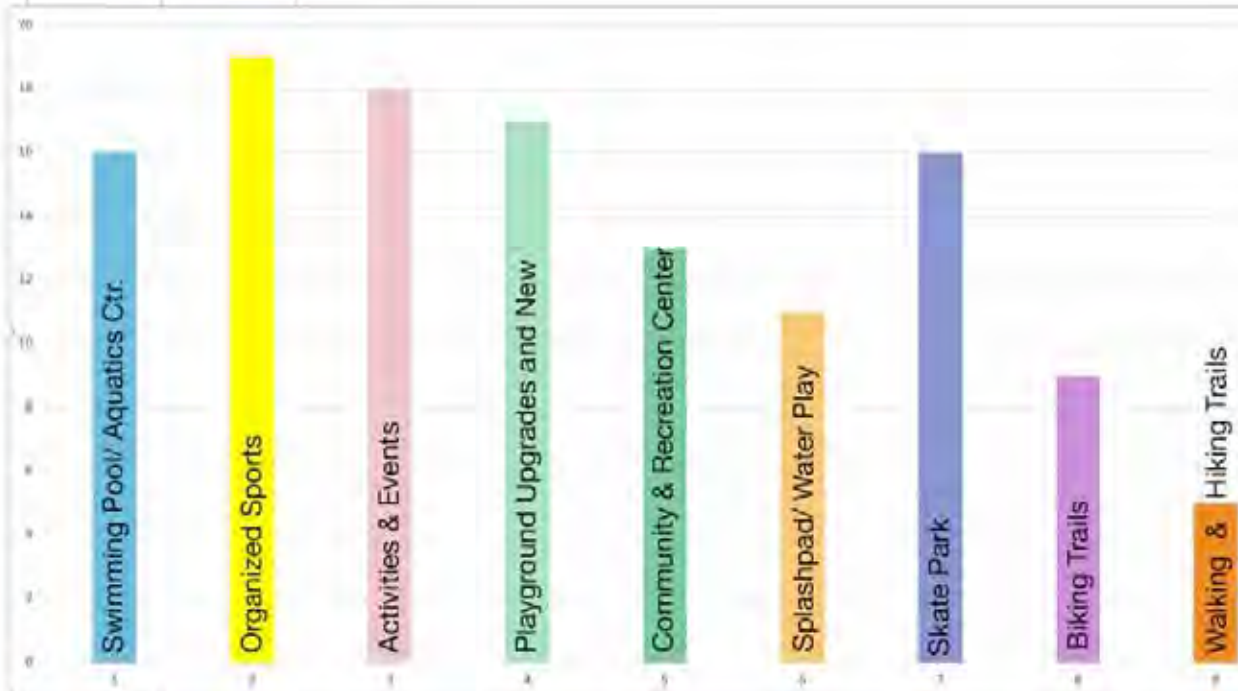


#16 Continued

Broad Grouping of Most needed for Kids, teens, young adults

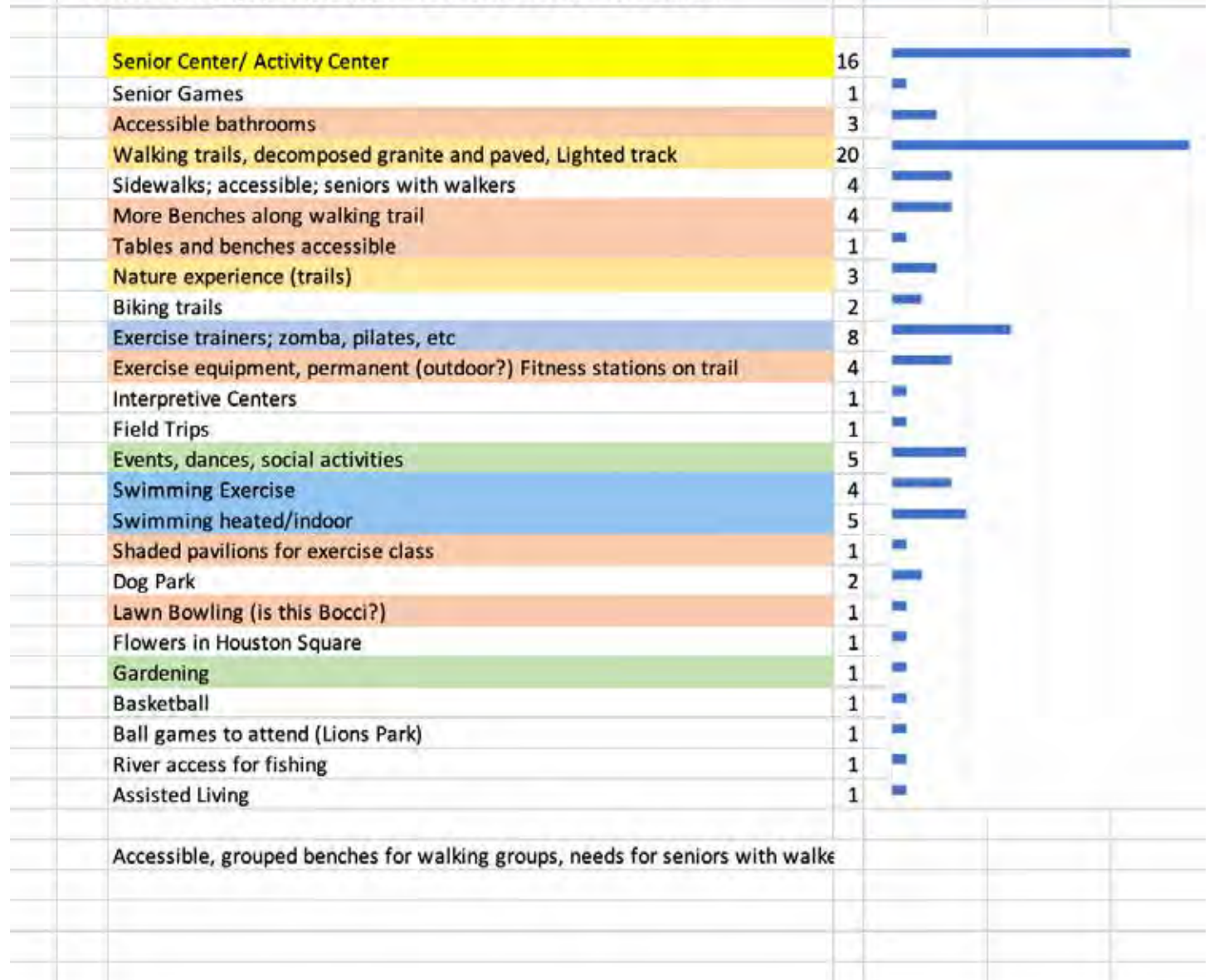
The color coding below corresponds to the grouping represented in the main list to the left

| | | |
|----|-------|---|
| 16 | 1 | Skate Park |
| 19 | 1 alt | Sports, (Organized) including Sports Complex responses (not including basketball, tennis, etc.) |
| 18 | 1 alt | Activities & events |
| 17 | 2 | Playgrounds: Upgrades, new additions, new playgrounds; Combined with shaded playgrounds |
| 13 | 3 | Community/Recreation Center |
| 11 | 4 | Splashpad/ water play |
| 16 | 5 | Swimming pool, aquatic ctr |
| 9 | 6 | Bike Trails |
| 5 | 7 | Walking & hiking trails |



#17

What is most needed for seniors? 022121



#17 Continued

Broad Grouping of Most needed for seniors

The color coding below corresponds to the grouping represented in the main list to the left

| | |
|----|---|
| 23 | 1 Accessible trails and sidewalks |
| 16 | 2 Senior Center/ Activity Center |
| 14 | 3 Park furniture, shade, exercise equipment, More bathrooms, all accessible |
| 9 | 4 Swimming exercise, heated or indoor pool |
| 8 | 5 Exercise Programs with trainer |
| 6 | 6 Activities and social events |

Accessible Trails and Sidewalks

Senior Center/ Activity Center

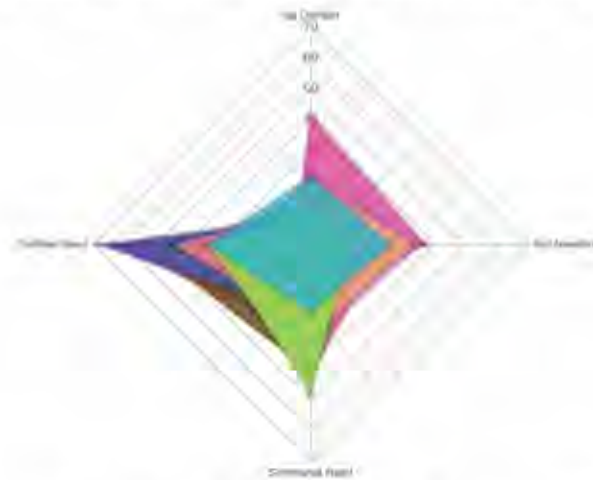
Park Furniture, Shade, Exercise equip,
Bathrooms, all Accessible

Swimming; Exercise, Heated or Indoor

Exercise Program with Trainer

Activities & Social Events

How would you rate the need for any of the following FACILITIES to be added to EXISTING and or FUTURE PARKS in Castroville? (Please mark one answer for each Facility)



| | No Opinion | Not Needed | Somewhat Need | Definite Need | Standard Deviation | Responses | Weighted Average |
|---|-------------|-------------|---------------|---------------|--------------------|-----------|------------------|
| Baseball Fields | 22 (21%) | 26 (25%) | 22 (21%) | 33 (32%) | 4.49 | 103 | 2.64 / 4 |
| Basketball Courts | 12 (12%) | 13 (13%) | 48 (46%) | 31 (30%) | 14.78 | 104 | 2.94 / 4 |
| Flower/ Community Gardens | 11 (11%) | 14 (14%) | 45 (44%) | 33 (32%) | 13.95 | 103 | 2.97 / 4 |
| Disc Golf | 21 (20%) | 33 (32%) | 29 (28%) | 21 (20%) | 5.2 | 104 | 2.48 / 4 |
| Dog Park | 10 (9%) | 26 (25%) | 26 (25%) | 44 (42%) | 12.03 | 106 | 2.98 / 4 |
| Football Fields | 23 (23%) | 35 (34%) | 31 (30%) | 13 (13%) | 8.41 | 102 | 2.33 / 4 |
| Indoor Swimming Pools | 13 (12%) | 24 (22%) | 26 (24%) | 45 (42%) | 11.51 | 108 | 2.95 / 4 |
| Outdoor Swimming Pools | 11 (11%) | 23 (22%) | 25 (24%) | 45 (43%) | 12.21 | 104 | 3 / 4 |
| Water Playscapes / Splash Pads | 8 (7%) | 10 (9%) | 23 (21%) | 68 (62%) | 24.22 | 109 | 3.39 / 4 |
| Multi-Purpose Indoor Recreation Center | 9 (8%) | 15 (14%) | 29 (27%) | 55 (51%) | 17.72 | 108 | 3.2 / 4 |
| Multi-Purpose Community Center | 10 (10%) | 17 (16%) | 31 (30%) | 46 (44%) | 13.8 | 104 | 3.09 / 4 |
| Natural Areas and Open Space | 7 (7%) | 10 (9%) | 26 (24%) | 64 (60%) | 22.69 | 107 | 3.37 / 4 |
| Pickle Ball Courts | 42 (41%) | 37 (36%) | 19 (18%) | 5 (5%) | 14.72 | 103 | 1.87 / 4 |
| Picnic Shelters/ Pavilions | 11 (10%) | 17 (16%) | 38 (36%) | 41 (38%) | 12.97 | 107 | 3.02 / 4 |
| Playscapes/ Playgrounds | 7 (7%) | 6 (6%) | 41 (38%) | 53 (50%) | 20.69 | 107 | 3.31 / 4 |
| Practice Athletic Fields | 14 (13%) | 30 (28%) | 27 (25%) | 35 (33%) | 7.76 | 106 | 2.78 / 4 |
| Senior Center | 12 (12%) | 17 (17%) | 43 (42%) | 31 (30%) | 12.15 | 103 | 2.9 / 4 |
| Skate Park | 18 (17%) | 33 (32%) | 24 (23%) | 29 (28%) | 5.61 | 104 | 2.62 / 4 |
| Soccer Fields | 15 (14%) | 26 (25%) | 22 (21%) | 41 (39%) | 9.51 | 104 | 2.86 / 4 |
| Softball Fields | 21 (20%) | 33 (31%) | 29 (27%) | 23 (22%) | 4.77 | 106 | 2.51 / 4 |
| Tennis Court | 16 (15%) | 25 (24%) | 41 (39%) | 24 (23%) | 9.07 | 106 | 2.69 / 4 |
| Volleyball Courts | 18 (17%) | 22 (21%) | 42 (40%) | 24 (23%) | 9.21 | 106 | 2.68 / 4 |
| Walking/ Hiking Trails | 4 (4%) | 14 (13%) | 29 (26%) | 64 (58%) | 22.74 | 111 | 3.38 / 4 |
| Water Recreation (Fishing/Kayak/Canoe Areas) | 10 (9%) | 11 (10%) | 25 (23%) | 64 (58%) | 21.89 | 110 | 3.3 / 4 |

18. Ranking Facilities Needs

Definite Need

| Rank | Facility | % | # responses |
|------|---|-----|-------------|
| 1 | Water playscape/ splash pad | 62% | 68 |
| 2 | Water Recreation (fishing, kayak/canoe) | 58% | 64 |
| 3 | Natural Areas & Open Space | 60% | 63 |
| 4 | Walking /Hiking trails | 58% | 63 |
| 5 | Multi-Purpose Indoor Recreation Center | 51% | 55 |
| 6 | Playground/Playscape | 50% | 53 |
| 7 | Multi-purpose Community Center | 44% | 45 |
| 8 | Outdoor Swimming Pools | 43% | 45 |
| 9 | Indoor Swimming Pool | 42% | 45 |
| 10 | Dog Park | 42% | 44 |
| 11 | Senior Center | 43% | 31 |
| 12 | Picnic shelters/pavilions | 38% | 41 |
| 13 | Soccer Fields | 39% | 40 |
| 14 | Practice Athletic Fields | 33% | 35 |
| 15 | Baseball fields | 32% | 33 |
| 16 | Basketball Courts | 31% | 31 |

Somewhat Needed

| | | | |
|----|----------------------------|-----|----|
| 17 | Basketball courts | 46% | 48 |
| 18 | Flower/Community Gardens | 44% | 44 |
| 19 | Senior Center | 42% | 43 |
| 20 | Volleyball Courts | 40% | 42 |
| 21 | Tennis Courts | 39% | 40 |
| 22 | Playscapes/ Playgrounds | 38% | 40 |
| 23 | Picnic Shelters/ Pavilions | 36% | 37 |

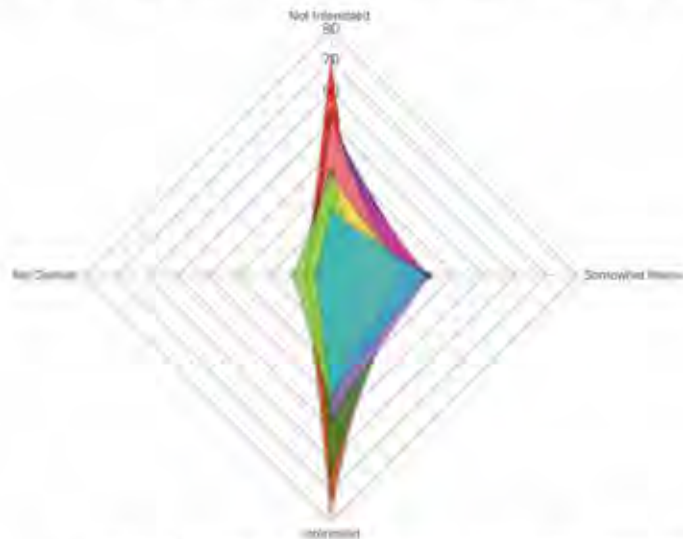
19. Facilities not listed that need to be considered for constructing

| | | | | |
|---|----|--|--|--|
| | | | | |
| Children's Play Houston Square | 1 | | | |
| Handicap Play | 1 | | | |
| Handicap Splashpad | 1 | | | |
| River access | 1 | | | |
| Parks AND Community cleaning program | 1 | | | |
| Reading nooks | 1 | | | |
| walkway under Hwy 90 | 1 | | | |
| Mountain biking trails, skills features | 2 | | | |
| Squash courts | 1 | | | |
| Restrooms & shower at camping site | 1 | | | |
| Drone and remote airplane park | 1 | | | |
| Performing arts center (affordable) | 1 | | | |
| Community Center | 1 | | | |
| Public Green space in all neighborhoods | 1 | | | |
| Heated Pool/ Aquatic facility | 2 | | | |
| Exercise areas | 2 | | | |
| Cross Hill illumination plus security | 1 | | | |
| Mmore large natural areas/trails | 1 | | | |
| | 21 | | | |

21. Programs & Activities not listed that need consideration

| | | | | |
|--|----|--|--|--|
| | | | | |
| Nature Camps | 1 | | | |
| Zip lines from hillside to park, across Medina | 1 | | | |
| Tobogganing run | 1 | | | |
| Environmental cleanliness awareness | 1 | | | |
| Camps | 1 | | | |
| Ice Hockey and Ice Skating | 1 | | | |
| Activities for kids with special needs | 1 | | | |
| Off-lease dog park | 1 | | | |
| Facilities for sanctuary city for unborn | 1 | | | |
| Year round aquatic facility | 1 | | | |
| Rock climbing | 1 | | | |
| Tennis | 1 | | | |
| Skating Rink | 1 | | | |
| | 13 | | | |

20 Which recreation PROGRAMS and ACTIVITIES would you or family members be most interested in participating? (Please mark one answer for each Program/Activities)

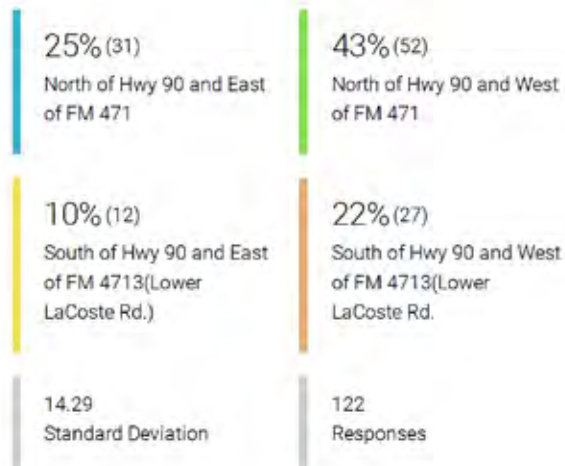


| | Not interested | Somewhat interested | Interested | No Opinion | Standard Deviation | Responses | Weighted Average |
|---|----------------|---------------------|-------------|-------------|--------------------|-----------|------------------|
| Arts and Crafts | 21 (22%) | 31 (32%) | 39 (41%) | 5 (5%) | 12.69 | 96 | 2.29 / 4 |
| Baseball / Softball / T-ball | 33 (34%) | 10 (10%) | 42 (43%) | 12 (12%) | 13.05 | 97 | 2.34 / 4 |
| Basketball | 33 (34%) | 23 (24%) | 32 (33%) | 8 (8%) | 10.02 | 96 | 2.16 / 4 |
| Dance/ Drama | 31 (32%) | 26 (27%) | 34 (35%) | 7 (7%) | 10.5 | 98 | 2.17 / 4 |
| Disc Golf | 52 (53%) | 20 (20%) | 20 (20%) | 7 (7%) | 15.6 | 99 | 1.82 / 4 |
| Flag Football | 48 (51%) | 20 (21%) | 20 (21%) | 7 (7%) | 14.97 | 95 | 1.85 / 4 |
| Flower or Community Gardens | 20 (20%) | 32 (32%) | 46 (46%) | 3 (3%) | 15.8 | 101 | 2.32 / 4 |
| Football | 45 (47%) | 23 (24%) | 20 (21%) | 8 (8%) | 13.36 | 96 | 1.91 / 4 |
| Golf | 45 (45%) | 19 (19%) | 28 (28%) | 5 (5%) | 13.55 | 100 | 1.99 / 4 |
| Health/ Wellness/ Fitness Classes | 13 (12%) | 24 (23%) | 64 (61%) | 4 (4%) | 22.92 | 105 | 2.56 / 4 |
| Hiking/ Biking | 8 (7%) | 17 (16%) | 76 (70%) | 3 (3%) | 28.38 | 109 | 2.77 / 4 |
| In-line Hockey | 70 (72%) | 9 (9%) | 10 (10%) | 8 (8%) | 26.42 | 97 | 1.55 / 4 |
| Kickball | 42 (43%) | 31 (32%) | 17 (17%) | 3 (3%) | 13.01 | 98 | 1.91 / 4 |
| Martial Arts | 49 (50%) | 28 (29%) | 17 (17%) | 4 (4%) | 16.5 | 98 | 1.76 / 4 |
| Music Education | 31 (31%) | 32 (32%) | 32 (32%) | 5 (5%) | 11.55 | 100 | 2.11 / 4 |
| Nature Study | 25 (25%) | 26 (26%) | 47 (47%) | 3 (3%) | 15.54 | 101 | 2.28 / 4 |
| Racquetball | 52 (53%) | 22 (22%) | 15 (16%) | 9 (9%) | 16.39 | 99 | 1.82 / 4 |
| Rock Climbing | 31 (31%) | 30 (30%) | 33 (33%) | 7 (7%) | 10.59 | 101 | 2.16 / 4 |
| Sand Volleyball | 31 (30%) | 29 (28%) | 36 (35%) | 6 (6%) | 11.54 | 102 | 2.17 / 4 |
| Skateboarding | 49 (51%) | 24 (25%) | 17 (18%) | 7 (7%) | 15.51 | 97 | 1.81 / 4 |
| Soccer | 30 (29%) | 22 (21%) | 43 (41%) | 9 (9%) | 12.35 | 104 | 2.3 / 4 |
| Swimming | 14 (14%) | 13 (13%) | 68 (67%) | 6 (6%) | 24.87 | 101 | 2.65 / 4 |
| Water Aerobics | 27 (28%) | 21 (21%) | 47 (48%) | 3 (3%) | 15.71 | 98 | 2.27 / 4 |
| Water Recreation (Fishing/Kayak/Canoe Areas) | 16 (15%) | 14 (13%) | 68 (64%) | 8 (8%) | 24.14 | 106 | 2.64 / 4 |

- 22** Please rank your preference for the following funding methods for developing new and existing public parks and recreation facilities. 1= Best Funding Method, 2,3,4,5 = Medium Funding Methods, 6= Worst Funding Method.



- 24** What part of town do you live?
(Example, St. Louis Church = North of Hwy 90 and West of FM 471)



- 23** If you would like to be contacted by City Staff as a follow-up to any park related item on this survey or to be notified of potential parks and recreation volunteer opportunities, please write your name, phone and email address below. All information collected is kept private and only used for developing the Castroville Parks and Recreation Master Plan.



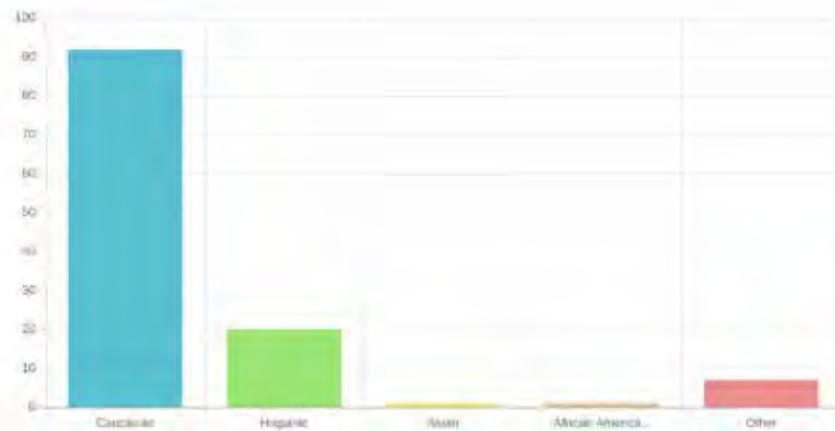
25 Additional Information



26 Age Group



27 Ethnicity



Appendix G

Review and Commentary of Past Reports & Surveys

Summary:

- A Vision Plan For Castroville, Texas 2016
- Castroville, Texas; Parks and Recreation Master Plan 2014

Other Reports Reviewed; Not Summarized

- Castroville Design Guidelines: Guidelines for the repair, rehabilitation or reconstruction of historic landmark properties and structures in Castroville, Texas 2014
- Castroville Master Plan 2011
- Castroville, Texas; Downtown Conservation and Revitalization Study 2010
- Castroville; Historic Preservation Action Plan 2002

Friends of Castroville Regional Park Studies:

- Proposed Constructed Wetland for Treated Wastewater Effluent 2012
- Castroville Regional Park Botanical Garden Trail Process 2020

A Vision Plan for Castroville, Texas; Where History Shapes The Future

UTSA 2016

Summary of Findings

This report was more comprehensive than the parks and recreation master plan scope. Some important information was revealed that does inform the parks and recreation planning and some of this is summarized here. Primarily the reason why this information is important to repeat in this project is to find symbiotic relationships such as infrastructure improvements being leveraged to include Safe Routes to School programs thereby increasing available grant funding.

The front end of this document has a detailed historical accounting of Castroville including demographic and economic information.

Development Agenda: 2016-2018

Castroville's City Council and other City leaders participated in a day long workshop on Castroville's Future. Several key conclusions were reached and repeated below:

- Castroville will experience significant growth and development over the next 10 years.
- This growth should be thoughtfully managed.
- There should be a clear delineation between "Old Town" and "New Town" Castroville.
- The village feel of "Old Town" should be maintained.
- Every effort should be made to maintain and leverage the heritage of the community, and to preserve its rich cultural and historic assets as a way to expand its tourism industry.

New Vision Statement:

"Castroville - Where history shapes the future

"Infrastructure priority list:

- Developing a plan and funding strategy to expand water services in Castroville to address long-term growth and development needs.
- Developing a plan and funding strategy to expand sewer services in Castroville to address current and future growth and development needs.
- Developing and formalizing standard street ordinances in conjunction with stormwater planning.
- Implementation of new ordinances and regulations and the enforcement of existing ordinances and regulations related to stormwater management.
- Development of an interim/short-term facility needs plan to meet immediate critical needs.

2016 One-Year Action Plan

1. Review existing plans and assessments to determine next steps. In addition, the City of Castroville should update its Comprehensive Master Plan, and initiate the development of a Unified Development Code.
2. Complete a rebranding project for Castroville.
3. Complete and implement its Facilities Master Plan.
4. Establish a historic district.
5. Develop and implement an Airport Growth Plan, put together an incentive plan to spur development, and conduct an overall workforce analysis.

Other workshop recommendations:

- Gap analysis in planning
- Develop a more formalized framework for future growth and development
- Rebranding with an emphasis on preservation of “Old Town” and in general. Historic preservation and smart growth planning strategies.
- Develop a greenbelt plan to take advantage of the expansive extra territorial jurisdiction (ETJ) and significant environmental assets.

The report goes into several areas of recommendations that are beyond the scope of a parks and recreation master plan however the work of the parks plan has developed similar conclusions discussed in the analysis leading up to this plan termed “City Parks 101”, not included in this report. Concepts such as gateways into the City and historic trail corridors with wayfinding, all have been identified in this and other reports.

Another consistent discussion has been the use of the City parcel at Paris and Naples streets. In the 2016 report recommendations, it is suggested that a new municipal City Hall, Library, and plaza be developed on that tract. Other surveys, notably. The 2014 Parks and Recreation Master Plan update goes to some lengths discussing and surveying the plausibility of City Hall moving and freeing up the historic building for other uses.

Recreational Open Space Improvement Options:

This section starts to focus on population growth scenarios and for the purpose of this report will focus on the actual recommendations and not the projections since many variables can change that trajectory.

Develop a Hike and Bike Trail Network:

The report describes the need for a citywide hike and bike trail to extend throughout the City and ETJ connecting parks and various portions of the City. Part of this recommendation includes developing the Medina River edge as part of this system. At this point in time, it has been stated that a river trail strategy is not welcomed by many in the City. In part due to public property rights but also issues of intensified use of the river contributing to pollution, and as a nuisance to quiet neighborhoods along the river. There is, however, at this point in time many in the City who would like for that to change and to have access points to the river.

The concept of a regional trail for City and ETJ is valid and should be carried forward to the current list of priorities, especially before development pressures confine land or elevate prices of land or easements.

Finally at the end of the report there is the survey and responses that were used during this planning process. One question regarded parks and recreation with the question:

Does Castroville have adequate parks and recreational areas?

The responses were: 60% YES; 40% NO, 0% DON'T KNOW

This leads to the belief that there may be challenges to budgeting for additional parks and recreation services, spaces, or maintenance.

Castroville, Texas; Parks and Recreation Master Plan

Summary of 2014 Parks Master Plan Update:

Vista's general commentary on the findings of the document:

Below is a summary of the findings of a parks and recreation report conducted in 2014. It appears that the participation was good citywide. Several of the items are consistent with current findings of needs and the general hopes of the community but there are still points or needs that have not been addressed by the general community.

The goals stated below are easily adoptable going forward however the generalization of the goals make it so that they could apply anywhere. Vista believes that the intent of that section could be captured by a well-written vision statement.

The Objectives portion of the findings below pose an ambitious set of objectives. Some of the objectives have timelines tied to them while others don't. In most cases these objectives are still very valid although the schedule for accomplishments have not been achieved. Some of these points have not been raised in the current dialog and are valid for reviewing and possible bringing forward on the new priorities. In other cases, the current thinking has changed with regard to how a park should be improved.

Some of the general recommendations are vague or need to be more specific to "place". In the "Needs Assessment" portion of this summary below, just about everything on this set of lists has been brought up with the current master plan project even if the priority status may have changed.

2014 Goals for Parks and Recreation:

- A. Continue to provide a broad range of recreational activities to the citizens and visitors of Castroville.
- B. Continue to improve existing parks and recreation facilities.
- C. Add new parks and recreation facilities to the city inventory to increase options for citizens and visitors.
- D. To improve the quality of life for the existing citizens by providing safe, fun, accessible recreational activities across the spectrum.

2014 Objectives for Parks and Recreation:

- 1. Replace worn facilities and equipment at Lion's Park within the next two to five years.
- 2. Construct additional walking trail at Lion's Park to enhance the current one and make the park more useable. Include workout stations and interpretive signage.
- 3. Construct new modern safe accessible toilet facilities at Lion's Park.
- 4. Install new playscapes and shade structures at Lion's Park and Regional Park within the next three to five years.
- 5. Work with new land development teams to ensure design and construction of new neighborhood parks in all new residential developments include walking trails which connect to residential areas.

6. Create a program for acknowledgement of large corporate donations for use in quality of life improvements to public parks and recreation facilities, within the next two to five years.
7. Obtain one major grant from Texas Parks and Wildlife to assist in the establishment of new facilities and equipment at Lions Park within the next two to five years.
8. Create space for new regional sports complex in or near Castroville, by seeking synergies with other entities within the next three years.
9. Solicit and obtain design services to develop a plan for a new linear park on the east portion of town where new development is occurring, within the next two years. Obtain funding from developers, interested local non-profit organizations, citizens and grant assistance for this work on a 10-year horizon.
10. At Steinbach Haus Park, replace the original pedestrian bridge to the historic inn across the Median River. Landscape to make pedestrian friendly within the next ten to twelve years.
11. Create half fields for soccer and one full-size soccer field using pro soccer dimensions at the Lion's Club Park within the next five to seven years.
12. Add out buildings and interpretive signage at Steinbach Haus Park to enhance the visitor experience and create an outdoor interpretive center within the next ten to twelve years.
13. Develop Flat Creek into a linear greenbelt park with a paved cart path/walking trail to connect the new planned developments on the eastern portion of town all the way back into the historic town center without a car, to be completed in phases as new development occurs.
14. Create a citywide walking path connected to the Flat Creek greenbelt park path and to all portions of the City over the next ten to twenty years.
15. At the Biry House, create a new park and interpretive center with a non-profit organization to operate and maintain the structure and provide docents over the next three to five years.
16. At Houston Square, implement a redesign plan (which has already been created) in phases to be completed over the next ten to twelve years. This facility plan includes new toilet facilities.

Needs Assessment

The 2014 report section on needs begins with a general needs list of improvements. The list is as follows:

- Small-scale distributed play parks (pocket parks and neighborhood parks) that citizens can reach in a comfortable walk from home
- Large-scale active sports facilities for field sports such as soccer
- Indoor active recreation and activity spaces
- Adequate durable wayfinding signage
- Adequate durable well-researched interpretive signage
- Lighting at existing parks for safety purposes
- Adequate modern accessible public toilets facilities
- Shaded pavilions for Summer activities in parks
- Tennis courts
- Picnic Tables
- Walking and interpretive trails to take advantage of existing assets such as the river edge from Landmark Inn to Regional Park
- Fitness stations

High Priority Needs

Lion's Park:

- New Public Toilets
- New Playscapes
- New Lighting
- New Seating

Pocket Parks:

- New pocket parks with small playscapes

Indoor Activity Spaces:

- A gymnasium or YMCA-type of facility

New Parks:

- New parks in the new developments planning at the eastern portion of town

Medium Priorities

- Walking trails
- Adequate durable wayfinding signage
- Adequate well-researched interpretive signage
- Lighting at existing parks for safety purposes

Lower Priority/Future Needs May Include

- Fitness stations
- Additional outdoor music and art venue
- Additional neighborhood parks in the eastern portion of town and beyond

Online Survey Results

Vista's general commentary on online survey questions and results:

The first three questions on the online survey are with regard to the disposition of the current City Hall building. It is Vista's understanding that at the time of this survey, this question was very much on the minds of many in Castroville therefore the importance of the question. This is especially so with the thought of the building being renovated for a community center, as one idea. Later in the document it was a stated desire to see the historic building converted into a boutique hotel. The overall result being a new City Hall and a historic building for some service to the community.

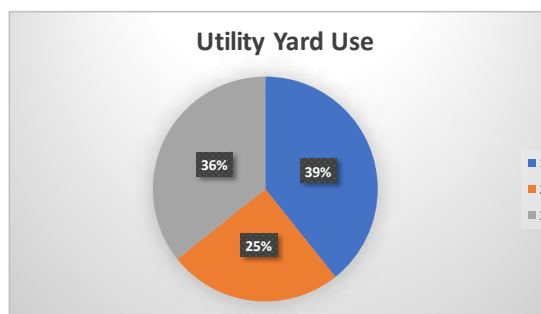
The city utility yard would make a great site for a municipal or public facility being in the center of town. Any new tract of land for a future sports complex could be large enough to accommodate the current use of that land and then moving the storage yard out of the city center.

The question regarding Castroville Regional Park seems to be a moot point since it's a regional park that needs to serve a wide variety of activities, and already does. The following three questions are with regard to the RV park, much of that deliberation may better be served with a committee looking into a cost-benefit analysis of the profitability and externalities of benefits it may offer instead of a broad survey from the general public. One point could be made that separation of the RV section with the remainder of the park may serve to improve the visual character of this end of the park.

Lion's Park Sports Complex and a proposed sports complex are the next two questions relevant to this review. For the Lion's Park, the sentiment may be near the same with diversity leading in the poll. The sports complex as well seems to be favored although more evenly split. The timeline was unreasonable as there will be fundraising, land acquisition as well as design and construction.

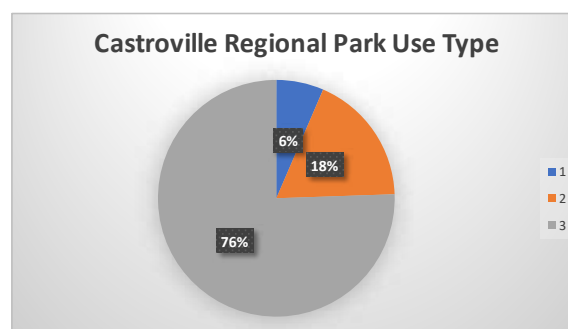
What is the most important long-term use of the current City utility yard?

| | | |
|---|-----|-----|
| Change and build a multi-use City build | 55 | 39% |
| Change and sell to businesses | 35 | 25% |
| Other | 50 | 36% |
| Total votes | 140 | |



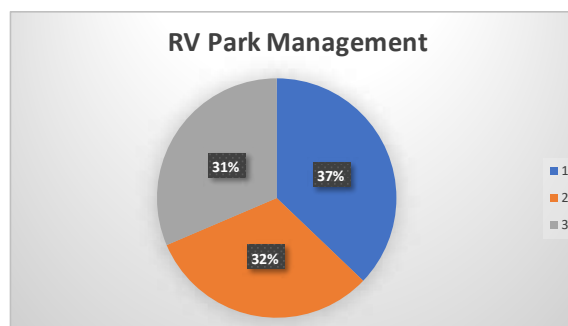
Should Castroville Regional Park be an active park, a passive park, or a combination of both?

| | | |
|-------------|-----|-----|
| Active | 9 | 6% |
| Passive | 25 | 18% |
| Combination | 105 | 76% |
| Total | 139 | |



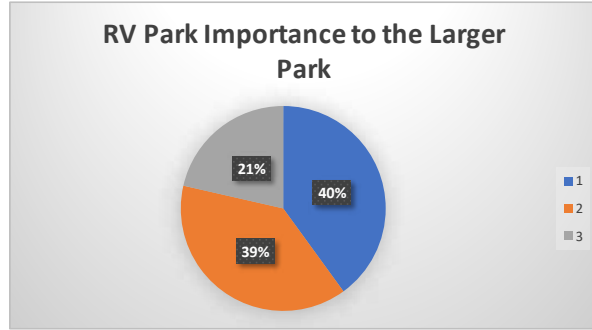
How important is it for the City to offer an RV park (as opposed to a private business running the RV park)?

| | | |
|--------------------|-----|-----|
| Very Important | 52 | 37% |
| Somewhat Important | 44 | 31% |
| Not Important | 44 | 31% |
| Total Votes | 140 | |



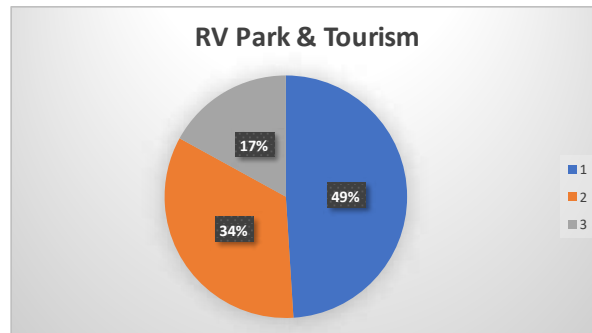
How important is the RV park as an element of the Castroville Regional Park?

| | | |
|--------------------|-----|-----|
| Very Important | 56 | 40% |
| Somewhat Important | 54 | 39% |
| Not Important | 30 | 21% |
| Total Votes | 140 | |



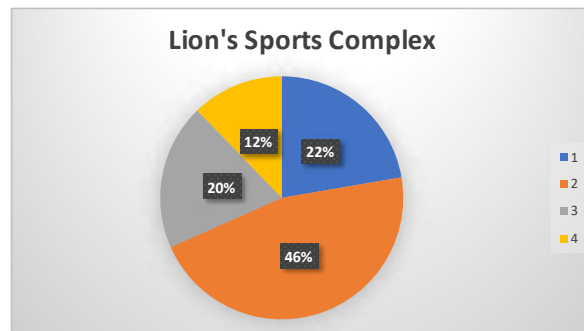
How important is the RV Park in supporting tourism?

| | | |
|--------------------|-----|-----|
| Very Important | 69 | 49% |
| Somewhat Important | 48 | 34% |
| Not Important | 24 | 17% |
| Total Votes | 140 | |



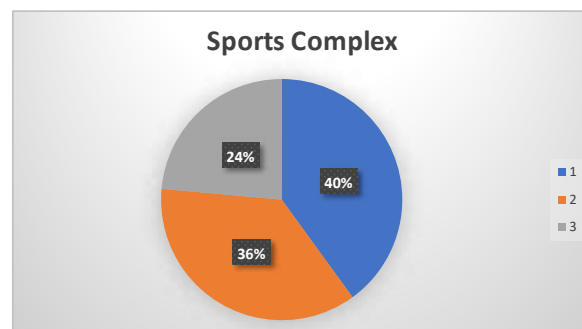
What activities or venues should. Be offered at. Lion Sports Complex?

| | | |
|---------------------------------------|-----|-----|
| Additional Sports Opportunities | 31 | 22% |
| Additional Recreational Opportunities | 64 | 46% |
| Passive Park. Opportunities | 27 | 19% |
| Other | 17 | 12% |
| Total Votes | 139 | |



Should the City plan for A competition level "sports complex" within the next 5 years?

| | | |
|-------------|-----|-----|
| Yes | 56 | 40% |
| No | 51 | 36% |
| Not Sure | 33 | 24% |
| Total Votes | 140 | |





Appendix H

September Square Deed



State of Texas } I Joseph Kempf, Clerk of the County
County of Medina } Court of said County, do hereby certify that
the instrument of Writing, now the several being with its certificate
of Authentication was filed in my office for Registration November
19th A.D. 1879 at 11 O'clock A.M., and duly recorded
December 13th A.D. 1879 at 5 O'clock P.M., in the Records of
said County, in Book A. N. 12, on pages Nos. 739 & 740.
Witness my hand, and the seal of the County Court of
said County, at my office in Castroville, the day and year last
above written.



Joseph Kempf
Clerk of Court
Per August Kempf Deputy

No. 1953.
Chas de Montel.
vs. Dred.
Corporation of
the Town of
Castroville.

The State of Texas } Know all men by these presents that I, Charles de Montel,
County of Medina } tel, acting as the agent and attorney in fact of Thomas
Talbird of the County of Beaufort in the State of South Carolina, by a
power of attorney duly made and authenticated and herewith allowed,
in consideration of the sum of Two Hundred Dollars to me in hand paid
by the Corporation of the Town of Castroville, the receipt whereof is hereby
acknowledged, have granted, bargained, sold and released, conveyed and
delivered unto the said Corporation of the Town of Castroville, their suc-
cessors and assigns the following described lots or parcels of land, lying,
being and situated in the Town of Castroville, in Medina County, Texas,
to wit: Lot No. Two, Block No. Two, in Range Four, also fractional
lot No. One, and fractional lot No. Three, in Block Two, Range Four,
being the same lots which are generally known and designated by
the inhabitants as September Square.


To have and to hold the same together with all and singular the
rights, members, hereditaments and appurtenances to the same belonging,
he in anywise incident or appertaining, unto the said Corporation their
successors and assigns, to their sole use and behoof forever. And I as such
attorney in fact do hereby bind the said Thomas Talbird and his legal rep-
resentatives to warrant and forever defend all and singular the said pre-
mises unto the said Corporation of the Town of Castroville, their suc-
cessors and assigns forever against every person lawfully claiming or to
claim the same in any just title.

Witness my hand at Castroville this first day of December 1879
Thomas Talbird

by Chas. de Montel, Attorney in fact.

The State of Texas } Personally appeared before me Charles Schiedemann
County of Medina } Clerk of the County Court in and for said County
Charles de Montel, to me well known, who as Attorney in fact of
Thomas Talbird signed, sealed and delivered the foregoing Instrument
of Writing, and as said Attorney in fact acknowledged to me that he
had signed, sealed and delivered the foregoing Instrument of Writing
for all the purposes and considerations therein stated.

Witness my official Seal and Signature at office in Castroville
this 1st day of December A.D. 1879.


 Charles Phidomantel
 Clerk County Court Medina Co.
 State of Texas } I, Joseph Knapp, Clerk of the County Court of said
 County of Medina } County, do hereby certify that the Instrument of Wi-
 ting on the Reverse hereof with its certificate of authentication was
 filed in my office for Registration November 19th A.D. 1879 at 11
 o'clock A.M. and duly recorded December 23rd A.D. 1879 at 5th
 o'clock P.M. in the records of said County in Book A, vol. No. 12, on
 pages 140 and 141.

Witness my Hand and the Seal of the County Court
 of said County at office in Castville the day and year last above written.




Joseph Knapp
 Clerk County Court
 Per August Knapp Deputy.

No. 2954
 Jacob Goll
 To 3 Deed
 A.P. Hines

State of Texas } I know all men by their Parents that I, Jacob Goll, of
 County of Bexar } the County of Bexar, and State of Texas, for and in con-
 sideration of Six Hundred and Fifty Dollars given in four promissory notes,
 each for One Hundred and Fifty Dollars, payable to Jacob Goll or bearer
 in respectively one, two, three and four years from this day to me in
 hand paid by my Son in Law A.P. Hines of the County of Bexar
 and State of Texas, the receipt whereof is hereby acknowledged before the
 signing, sealing and delivery of these Parents here granted, Benjamin
 Goll, Rebecca and Conrad, and by these do Grant, Benjamin, Goll
 Rebecca, Conrad and Deliver unto the said A.P. Hines, his heirs and
 assigns, all that tract or parcel of land lying and being in the County
 of Medina and State of Texas containing One Hundred and Fifty acres
 and being known as Survey No. 58 in District No. 1 and being the
 same tract of land which was conveyed to this Grantor by Henry
 Castro by Deed dated February 24th 1858 and duly recorded in
 Book A, No. 6, on pages No. 85 and 86 of Medina County
 Record Books to which reference is now made for better
 description of said land, together with all and singular the rights,
 members, hereditaments and appurtenances to the same belonging or in
 anywise incident or appertaining.

To Have And To Hold, all and singular the premises above men-
 tioned, unto the said A.P. Hines, his heirs and assigns, forever And
 I hereby bind, myself, my heirs, executors and administrators, to warrant
 and forever defend all and singular the said premises unto the said
 A.P. Hines, his heirs and assigns, against any person whatsoever,
 lawfully claiming or to claim the same as my part thereof.

In Testimony Whereof, I have hereunto subscribed my name in
 San Antonio this 15th day of November, A.D. one thousand eight hun-
 dred and seventy-nine.

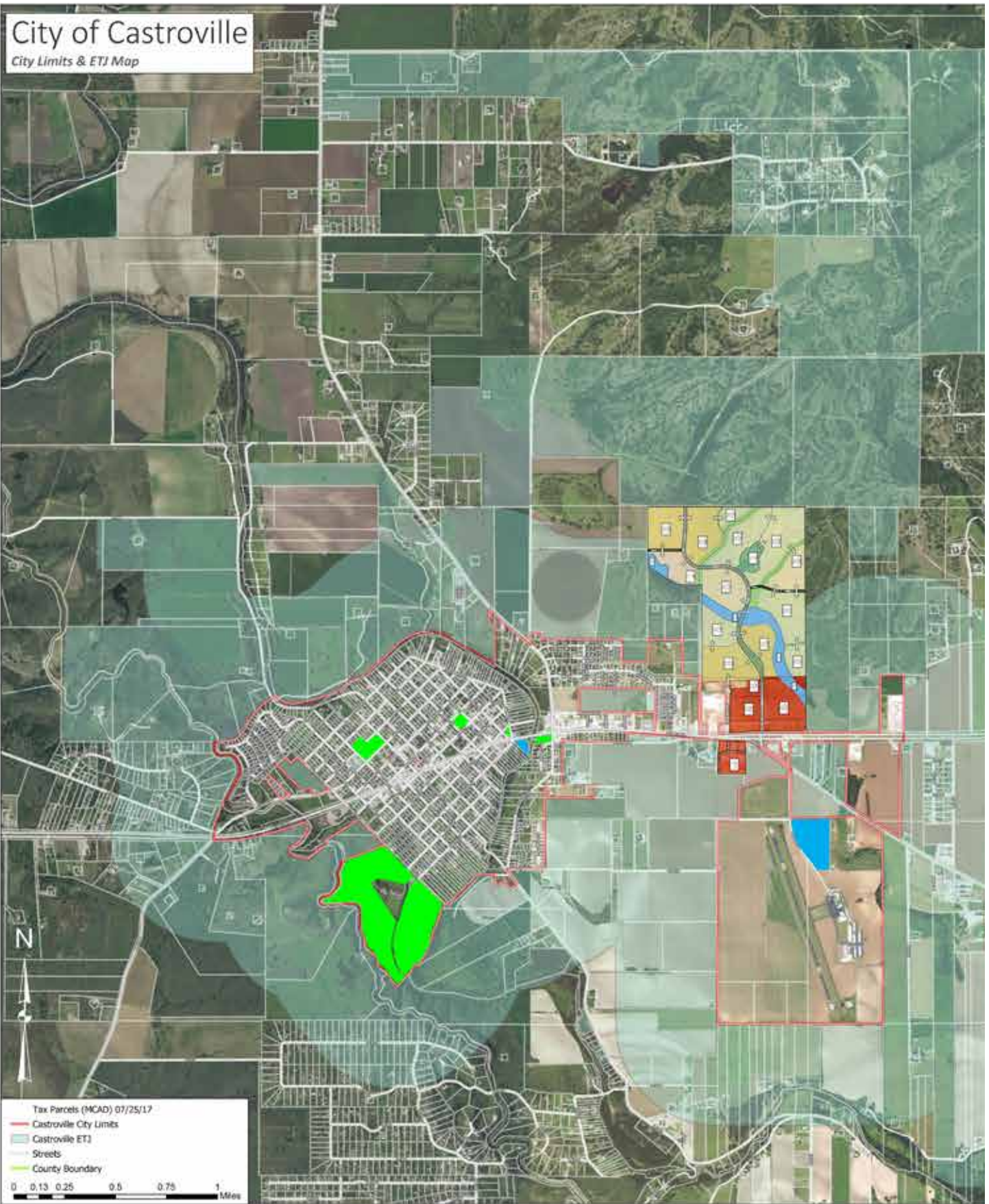
The State of Texas } Jacob Goll.
 County of Bexar } 
 State, Jacob Goll to me well known, who in my presence signed and
 delivered the instrument of writing on the reverse hereof, and he declared

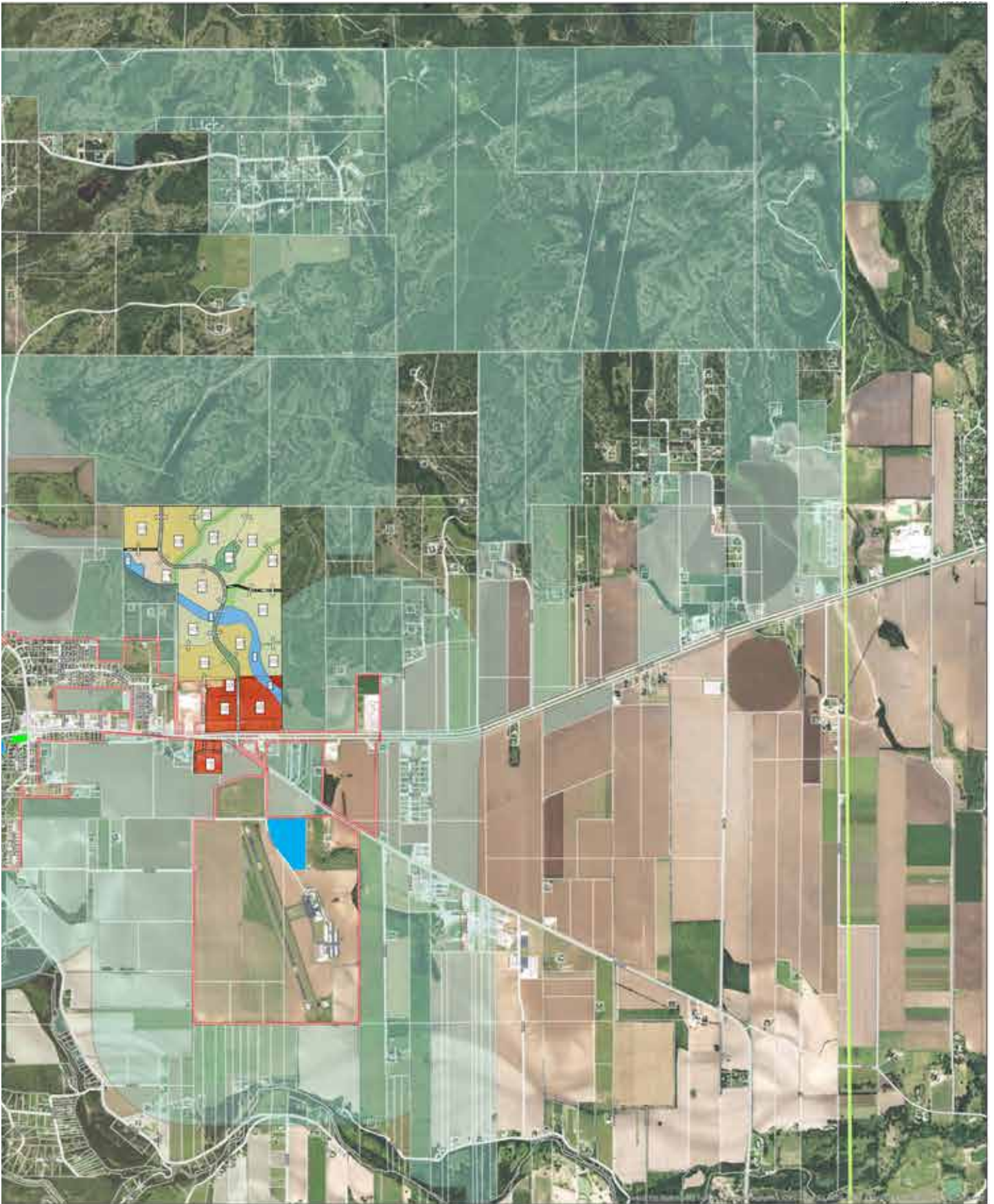


September Square

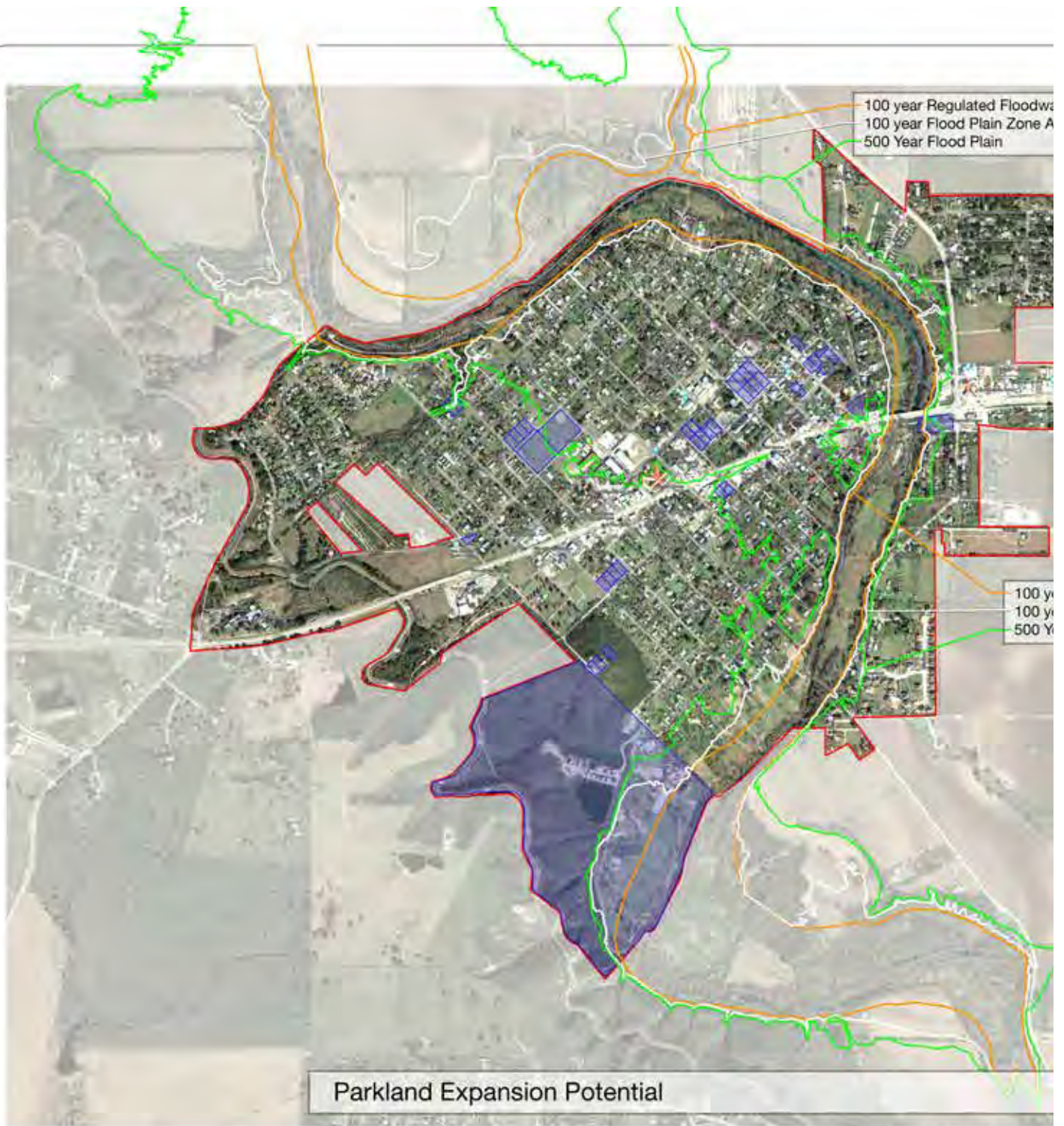
Maps & Inventory Matrix

- A. Castroville City Limits and ETJ
- B. City-Owned Property, Floodplain Overlay
- C. Non-Park City-Owned Land
- D. City-Owned Parks, Private Parkland, Alsatian Oaks
- E. Castroville Historic Districts & Historic Walking Trail
- F. Castroville Regional Park Community Center Concept
- G. Lion's Park with Community Center Comparisons
- H. Alsatian Oaks Parks and Open Space Plan
- I. Prior Park Design Concepts
 - i. Castroville Park
 - ii. Houston Square
 - iii. September Square
- J. Castroville Floodplain Overlay
- K. Conceptual 5-Mile Cycling Tour
- L. Tour de Castroville Cycling Tour





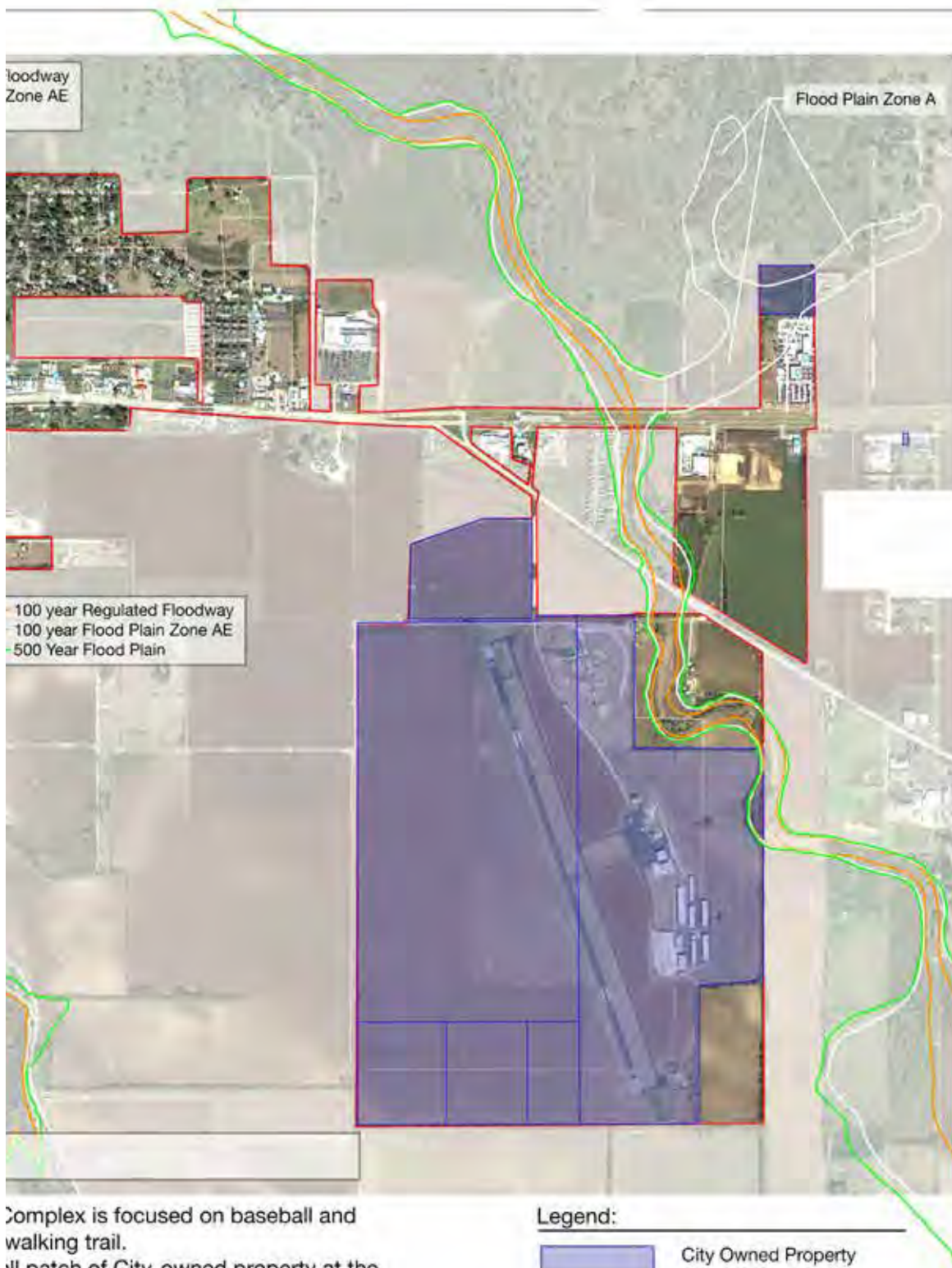
Disclaimer - The City of Castroville (City) does not guarantee the accuracy, adequacy, completeness, or usefulness of this information. The map is not a legal representation of the depicted data. Data is derived from public records that are constantly undergoing revision. Under no circumstances should this map be used for final design purposes. City provides this information on an "as is" basis without warranty of any kind, express or implied, and assumes no responsibility for anyone's use of the information. The appropriate City department should always be contacted for official and current information.



City Extraterritorial Jurisdiction


This map brings a cross section of information useful for thinking about the distribution of park space and the potential for new park acquisition. The purple shaded properties are city-owned. All parks are city owned properties. According to the inventory analysis, the only true recreation park is the Castroville Regional Park. September Square and Houston Square are both historically or festival oriented.

Lions Sports Complex with a walking path. There is a small park at the corner of Washington and Main neighborhoods. If a location to develop children's play area at the edge for passive recreation.



Complex is focused on baseball and walking trail. All patch of City-owned property at the Hinton and Athens embedded in the S. If available, this would be a great develop for the neighborhoods with areas and an enhanced forested backve recreation along the creek.

Legend:

 City Owned Property

City Owned Property With Flood Plain Overlay

vista
Planning
&
Design

Vista Planning & Design

Landscape Architecture

Site Planning

Master Planning

E. Mitchell Wright ASLA, AICP, LEED AP

19 Sugar Shack Dr.

West Lake Hills, Texas 78746

(512) 673-9274

mitch@vistaplanningdesign.com

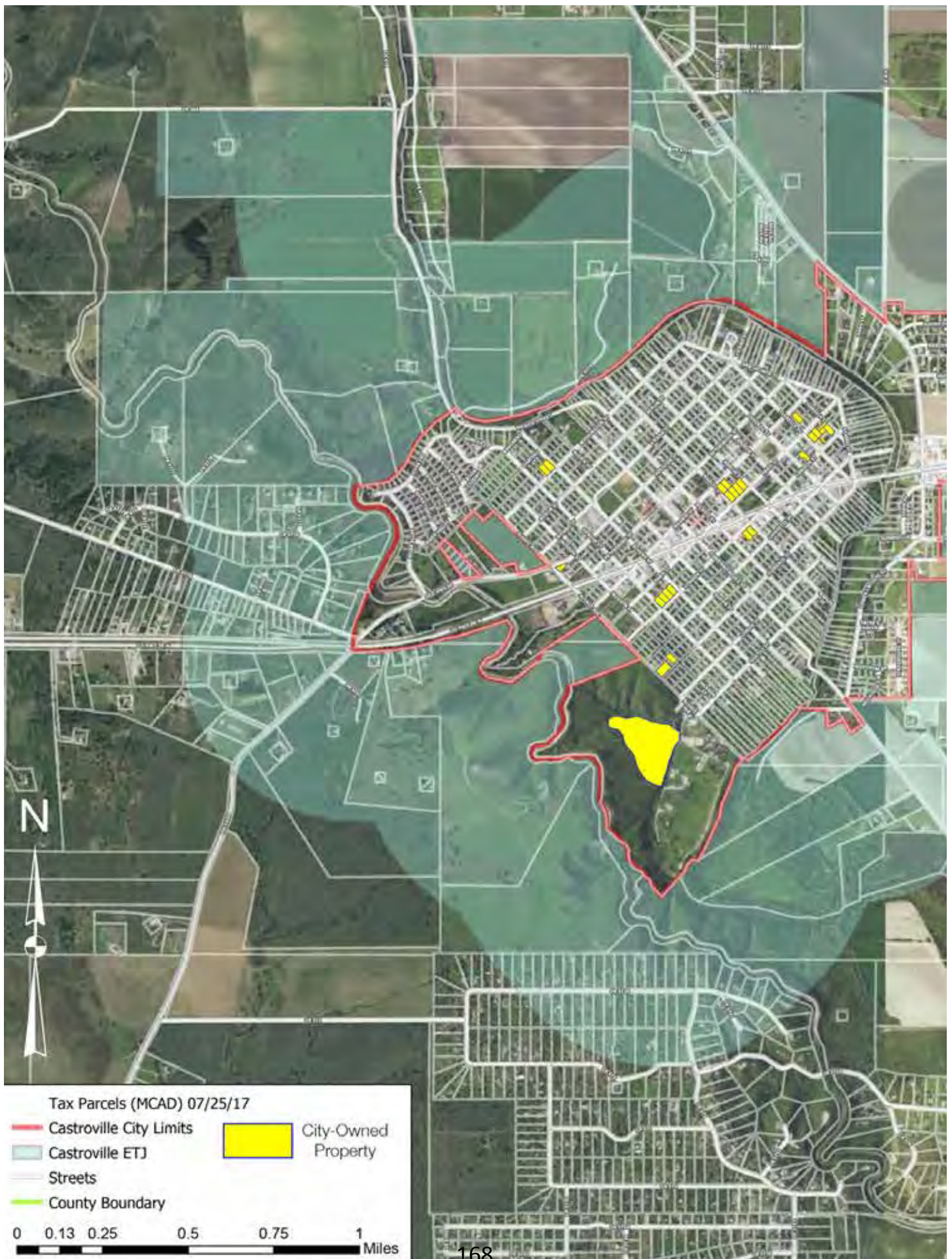
Castroville
Parks & Recreation Master Plan Master Plan
Castroville, Texas

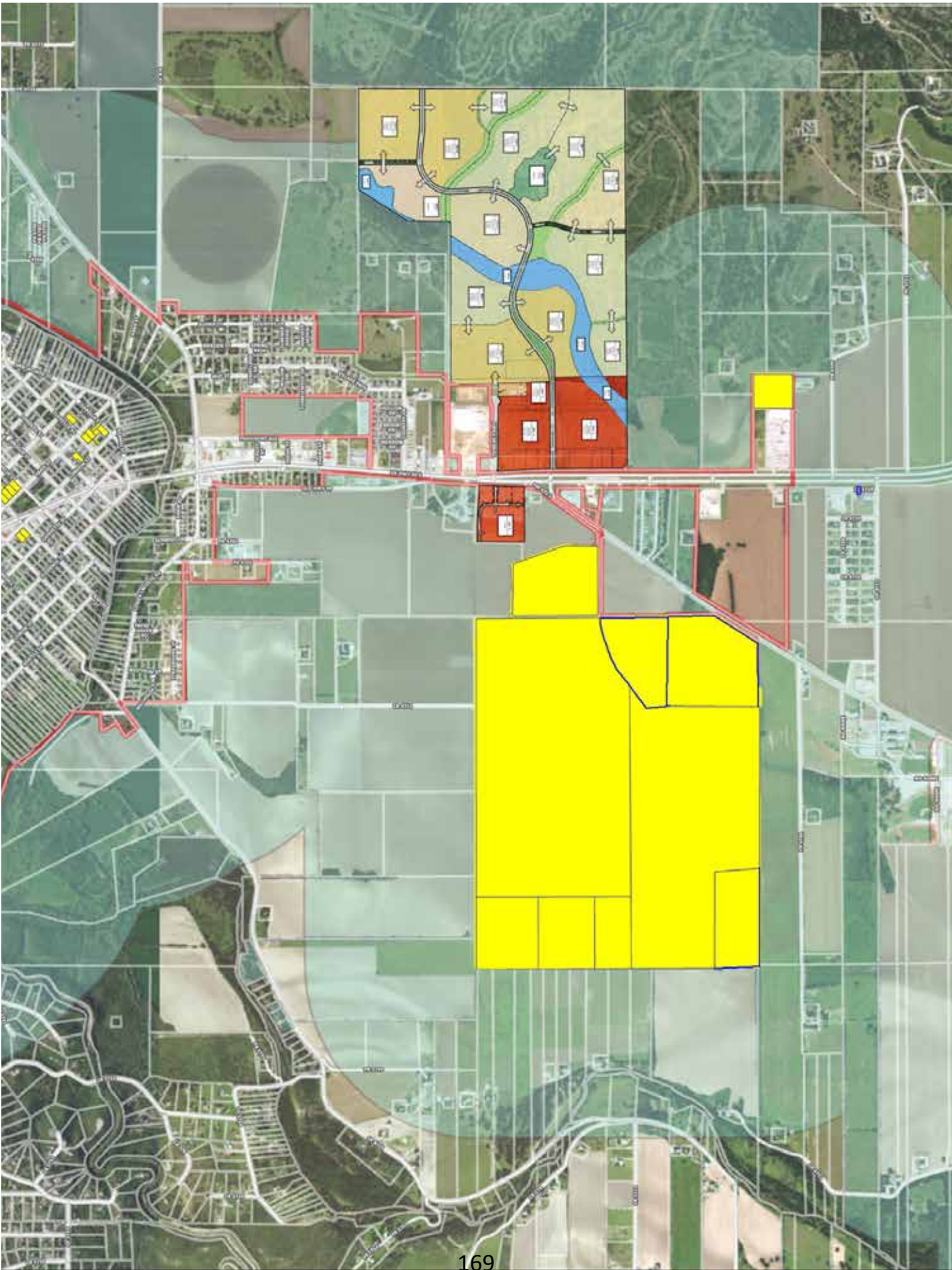
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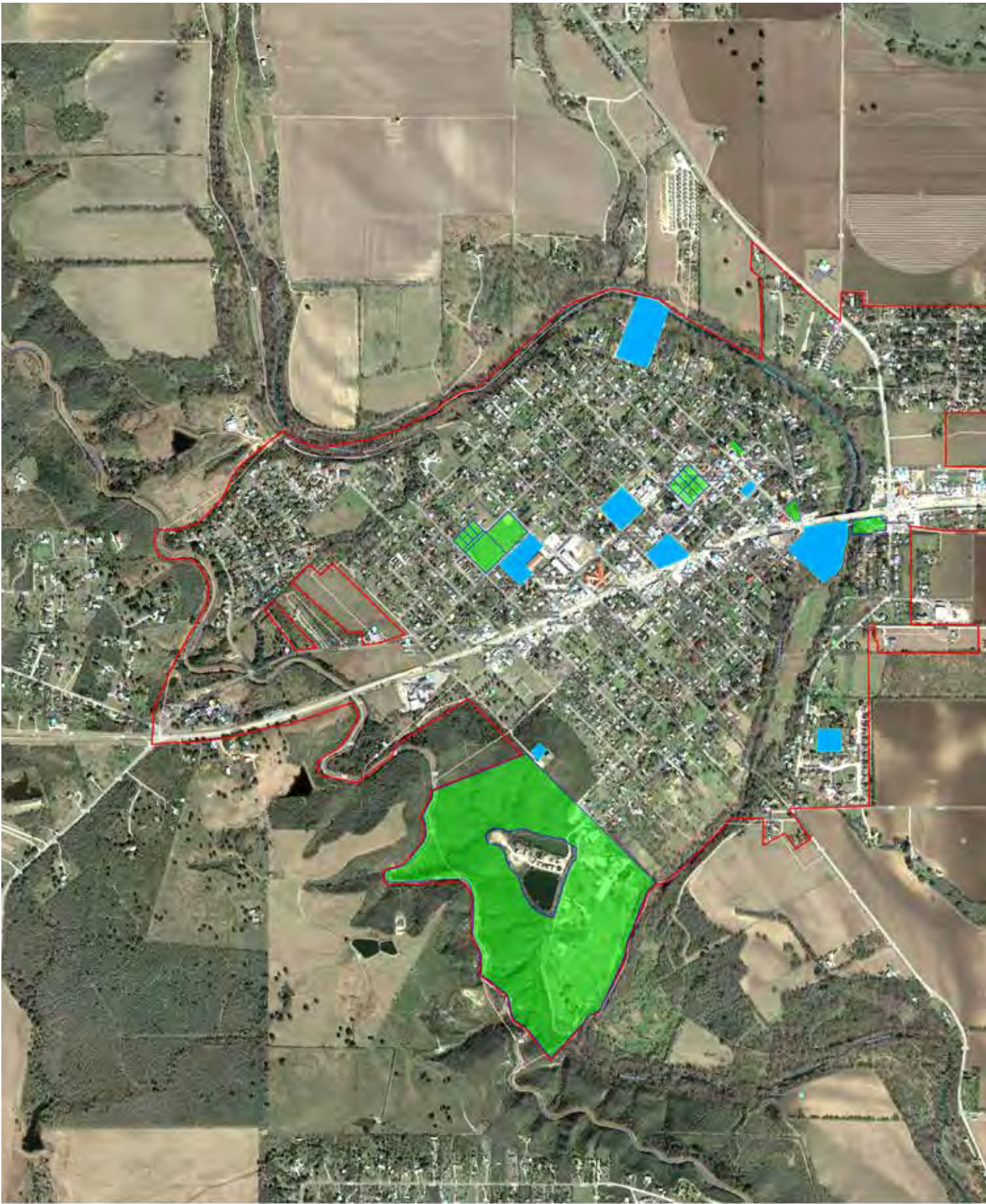


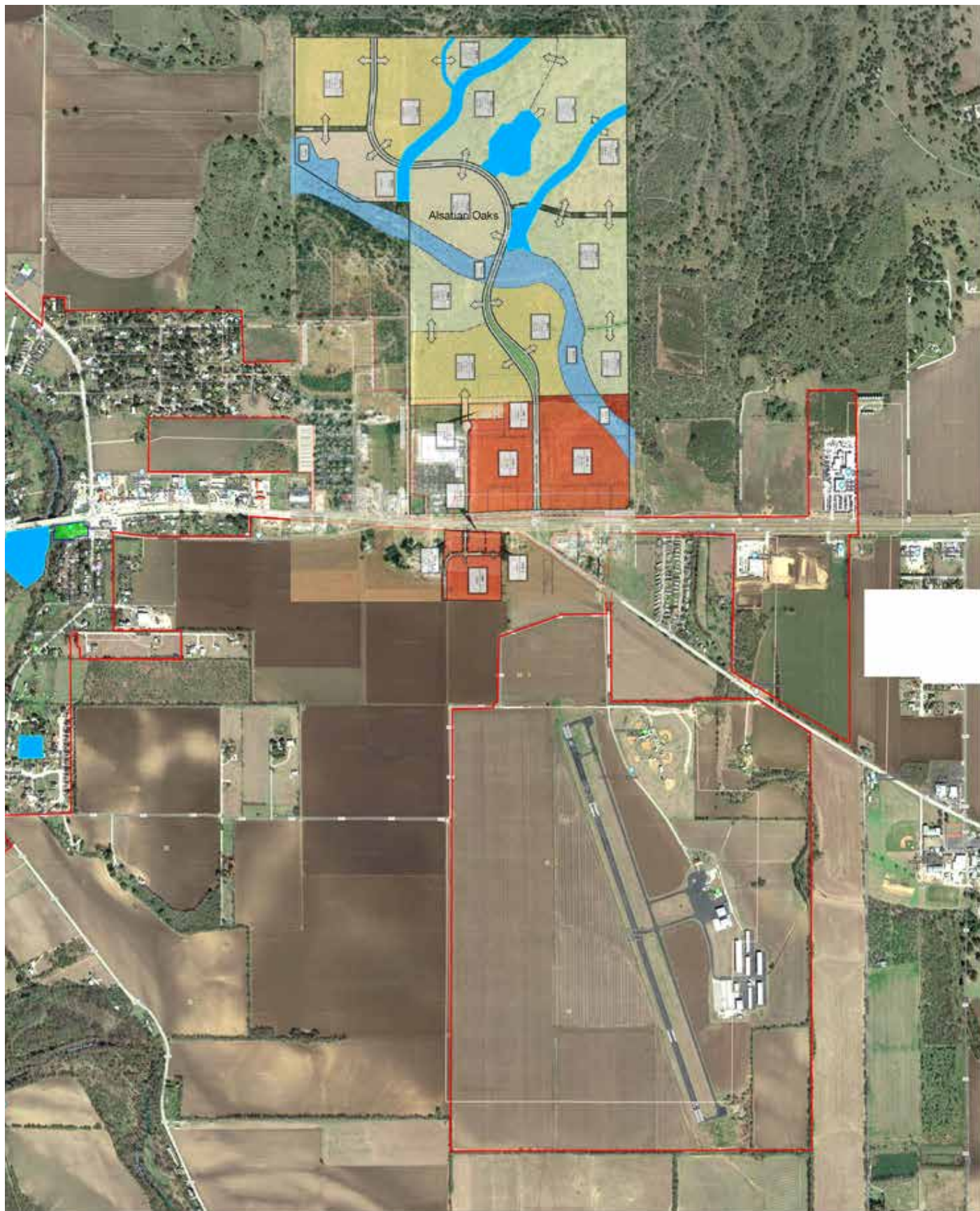
sheet number

Exh

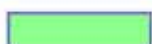









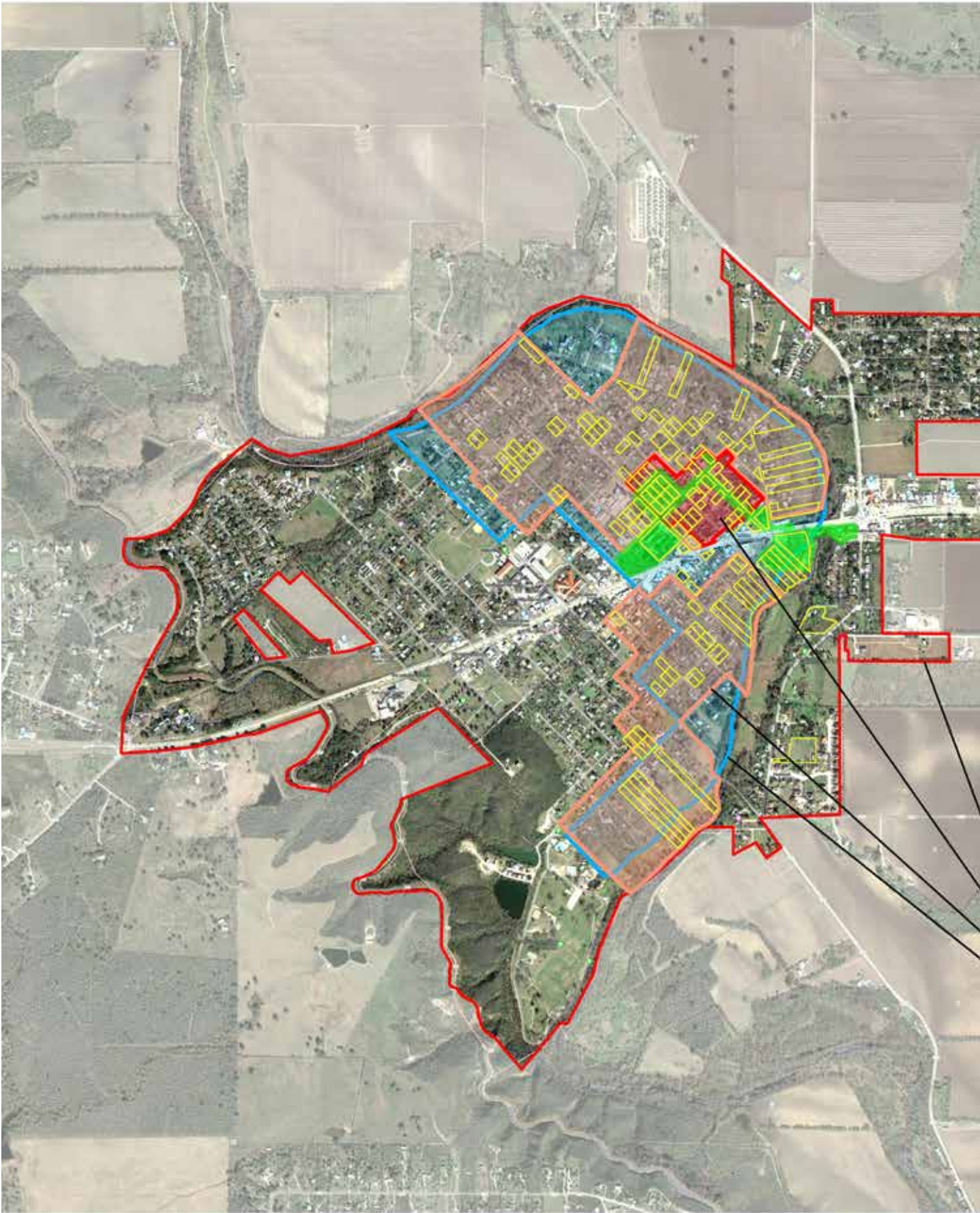
Legend:

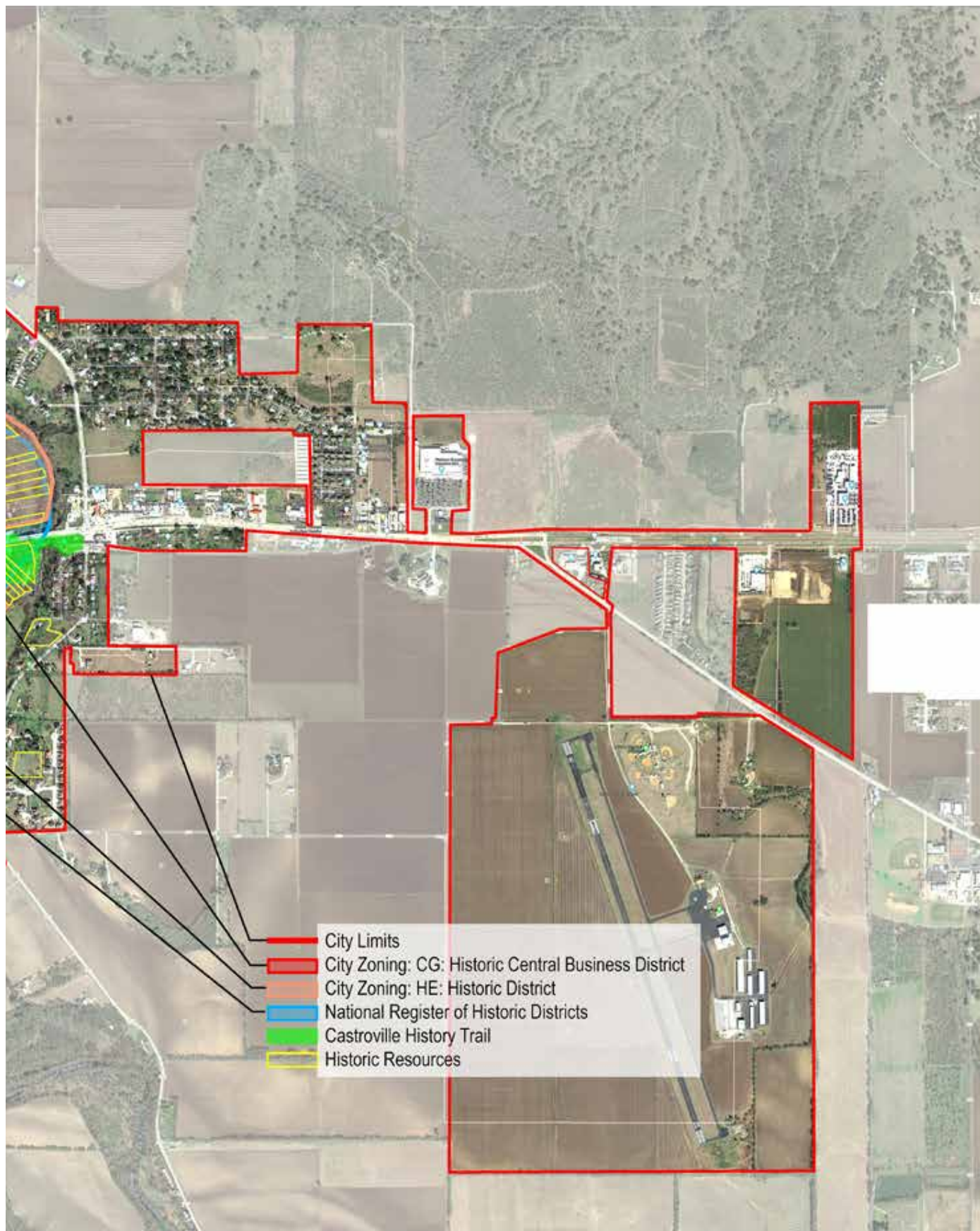
-  City Owned Parks
-  Private Owned Parkland

Approximately 1/2 Mile



City Owned Parks, Private Parkland, Alsatian Oaks





Castroville Historic Districts & Historic Walking Trail

Castroville Regional Park Community Center Concept

The exhibit to the right shows the City of Pflugerville's parks and recreation HQ and Rec Center (Building only) overlaid at scale on the Castroville Regional Park HQ. This exercise is to show that investment in a significant community center is plausible at this location. Note that the building covers over the existing pool and a new pool would have to be developed. Given the analysis done by others regarding the pool, it has been determined that a total reconstruction of the pool is required. Flood plain modifications may be able to accommodate this development. The map below is at the same scale and shows the concept on the flood plain map for comparison. These concepts are different in the location of the building.



0' 100' 200' Scale is approximate

FLOOD HAZARD INFORMATION



Lion's Park with Community Center Comparisons

These two graphics represent at scale the potential of two City's facilities compare in size to assist in further conversations regarding the prospects of a community recreation center being built in Castroville.



Presidio, Texas; population 3,894 (2019)

Presidio Activity Center (PAC)

- Includes the city library
- Meeting rooms & offices
- Basketball court (which doubles as a large meeting room)

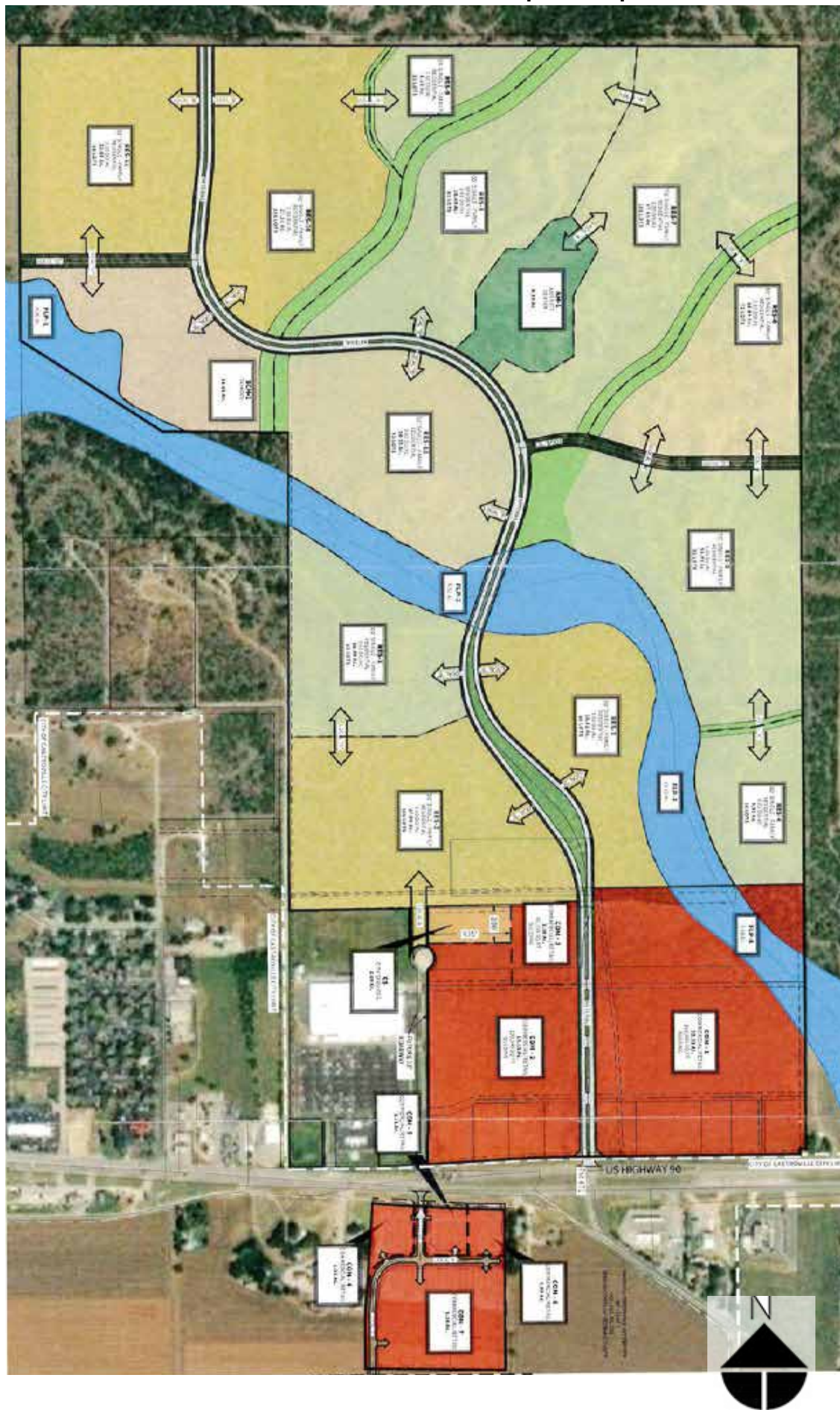
Lion's Park with Community Center Comparisons



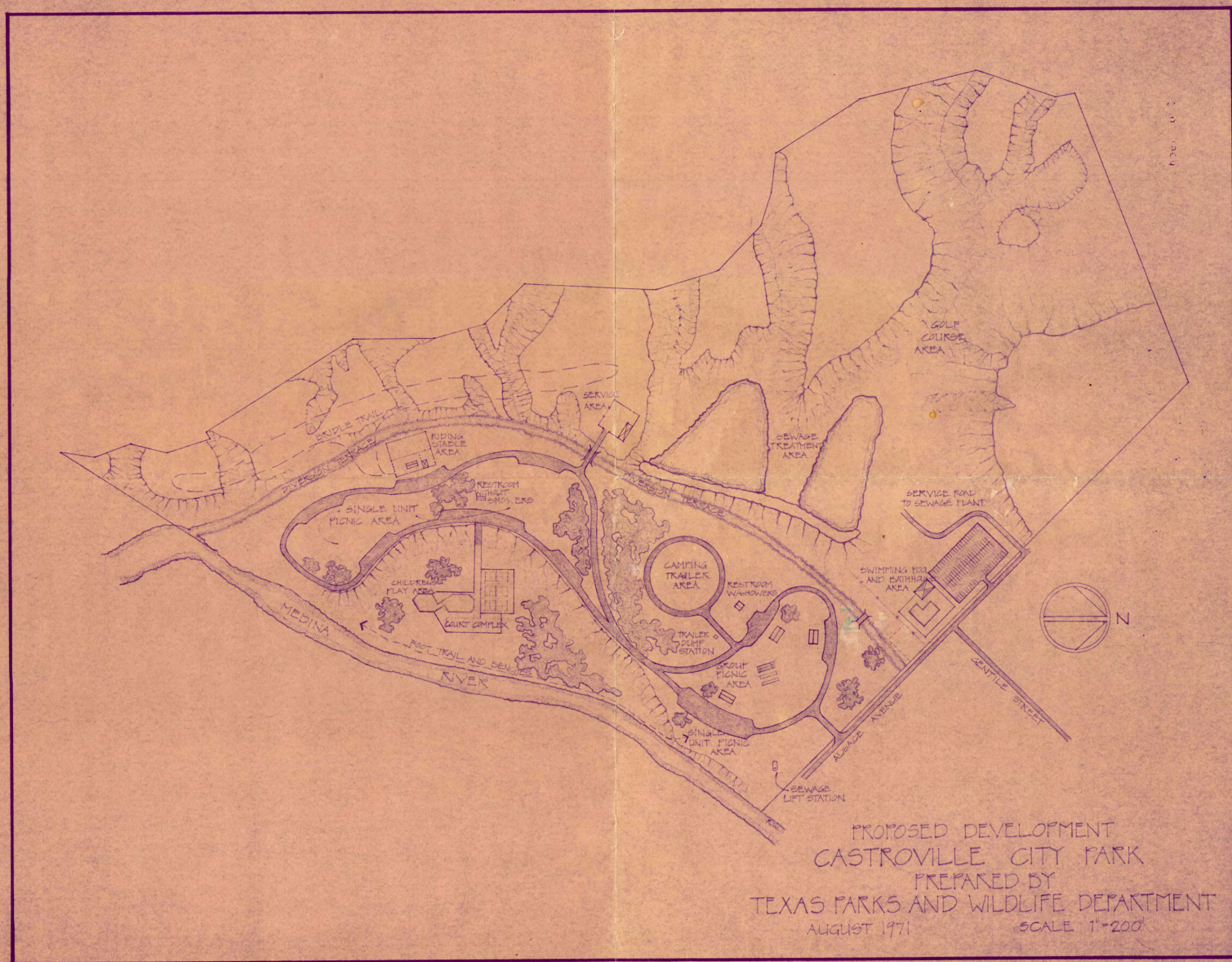
Pflugerville, Texas; population 65,380 (2019)

- Two half-court basketball courts
- Weight room, cardio equipment
- Game room with video games, ping pong, pool tables
- Indoor walking and jogging track
- Meeting room
- Parks and Recreation Offices

Alsatian Oaks Parks & Open Space Plan



Castroville Regional Park TPWD Plan





Carle Store
date / Castroville, Texas



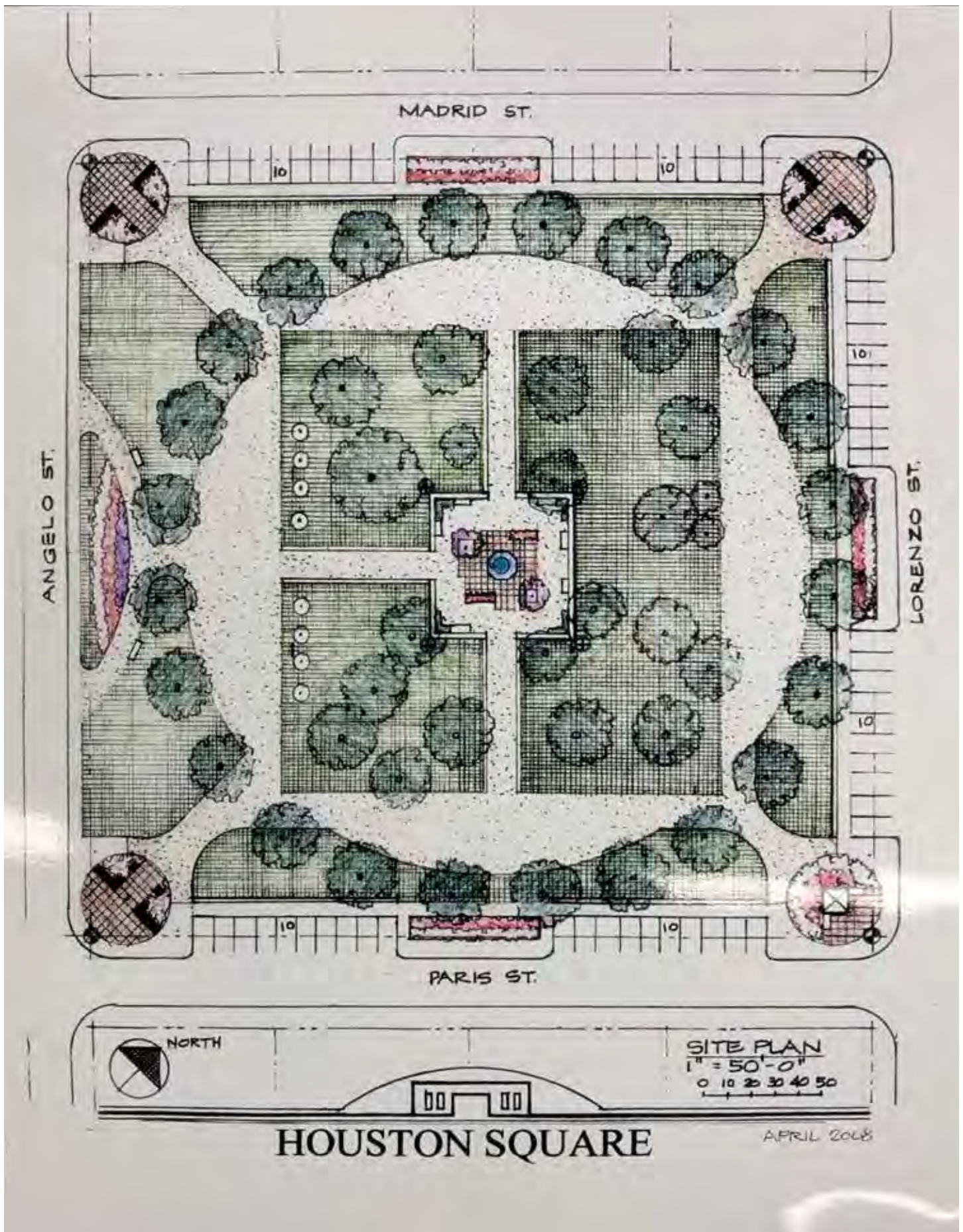
H. Luercher Millinery & Dry Goods Store
Circa 1900, Castroville, Texas



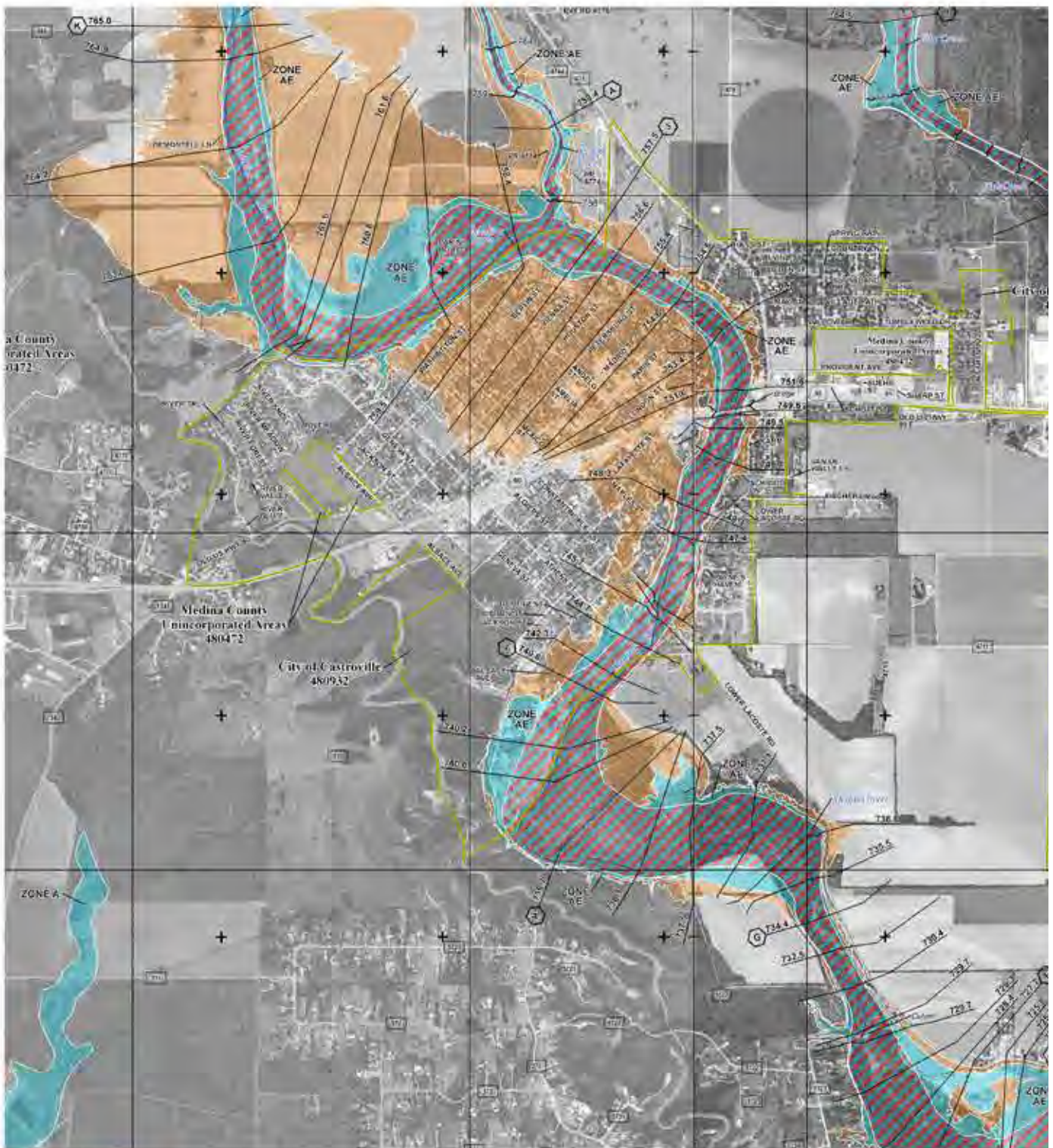
Adolph Ahl's Green Front Grocery
Circa 1912 - 1918, Castroville, Texas

Carriage in front of Plagiot, home & Post Office
1897, Castroville, Texas









Flood Zones

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHAs are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AD, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside

the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

Glossary Section

NFIP - National Flood Insurance Program

Flood zones AE have a 26% chance of flooding within a 30 year mortgage life. Homeowners with federally regulated lenders are required to buy flood insurance through the NFIP.

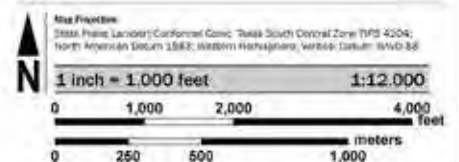


FEMA
National Flood Insurance Program
FLOOD HAZARD INFORMATION

SEE FTS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL UNITS
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)



SCALE



Map Revision; May 15, 2020

Flood Plain Map of Castroville

nt-annual-chance flood, are labeled

a 30 year mortgage life,
red to buy flood insurance

Conceptual 5-Mile Cycling Route



The route indicated above is conceptual. The length as stated is approximately 5 miles and would be an alternative to the routes offered by the Tour de Castroville event. This route offer the rider an opportunity to get away from the City into lands adjacent to the river and in rural agricultural lands. This route, as well as the Tour de Castroville routes, may be the first phases of restriping the streets for cycling. Extra legs can be added to this concept to develop a better Safe Routes to School strategy as well. Additionally, with future neighborhoods being developed to the east, this would provide a connection on the east side of the river for future trails to connect with.

Tour de Castroville Routes

Tour de Castroville 2021 30 & 60 Mile Route



Tour de Castroville 2021



Tour de Castroville 2021 5K Walk/Run



The Tour de Castroville Walk/Run/Ride is a family event held annually at the Castroville Regional Park located fifteen miles west of San Antonio. The 5K and 10K Walk and Run routes take participants through historical Castroville, founded by Henri Castro in 1844. The 30 and 60 mile bicycle routes run throughout picturesque Medina County on low traffic roads connecting Castroville to neighboring LaCoste. Visit www.active.com to register for this event.



Tour de Castroville 2021 10K Walk/Run



The Tour de Castroville Walk/Run/Ride is a family event held annually at the Castroville Regional Park located fifteen miles west of San Antonio. The 5K and 10K Walk and Run routes take participants through historical Castroville, founded by Henri Castro in 1844. The 30 and 60 mile bicycle routes run throughout picturesque Medina County on low traffic roads connecting Castroville to neighboring LaCoste.

