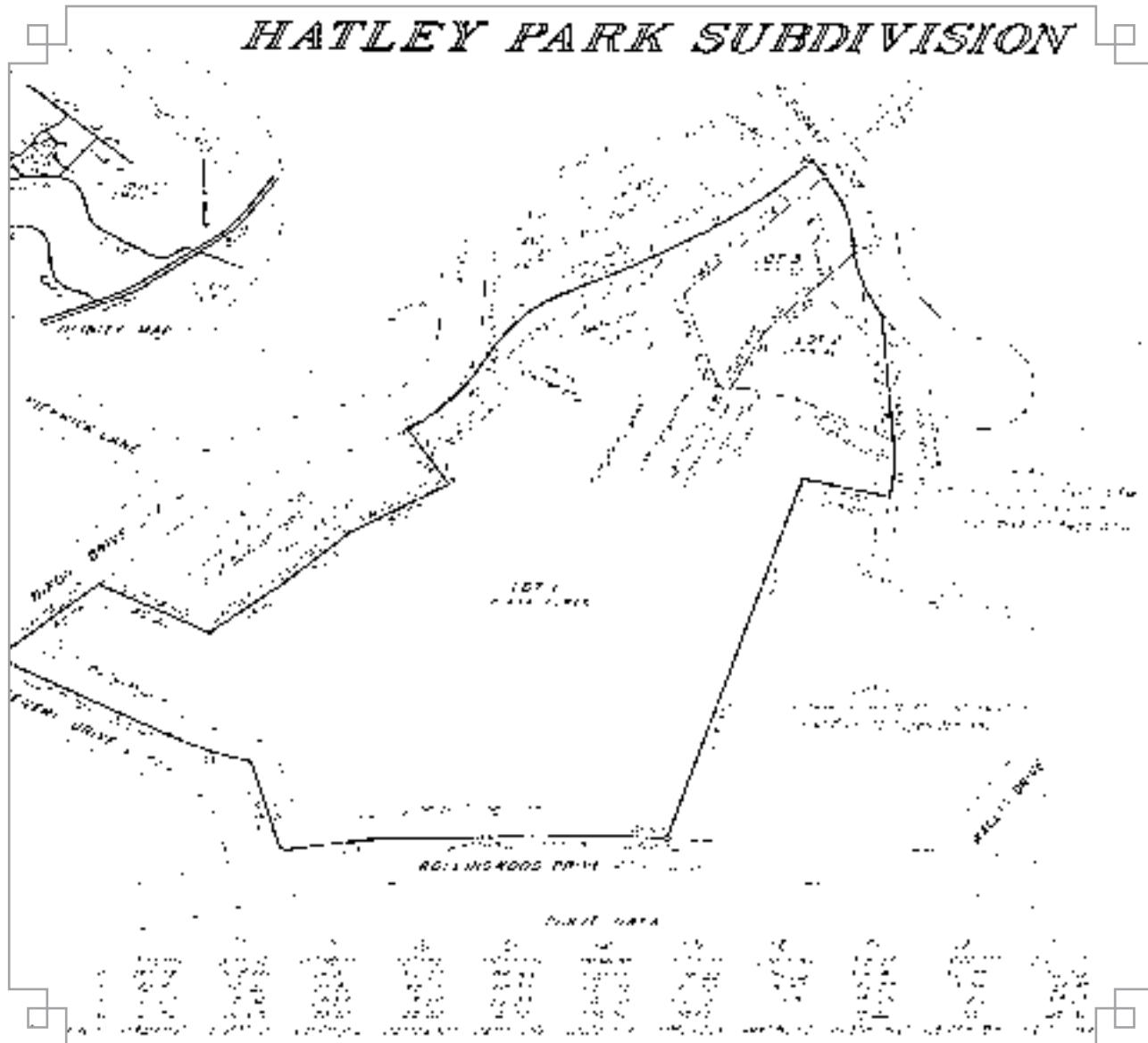




ROLLINGWOOD PARK

Master Plan



October 2016

The Rollingwood Park Master Plan is being completed with contributions from the following stakeholder:.

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COMMUNITY GARDEN

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GLEN STARNES

RESIDENTS

MARILYN KOUNNAS
FLO MAKLIN
ROB PATTERSON
CORKY LOGUE
GAYLE ROSENTHAL
SHANTHI JAYAKUMAR

PREFACE

In 2015, the Parks Commission identified a need to update the master plan in a manner that will allow the Parks Commission to carry out its stated purpose in a more efficient and effective manner. As of 2015, the only “master plan” document is a drawing dated 2004 that includes a rendering of a future plan for the park. In 2015, the City Council authorized the Park Commission to move forward with work to update the Rollingwood Park Master Plan.

Given that no formal “master plan” document is in existence for the Rollingwood Park other than the future park plan drawing from 2004, the Rollingwood Park Master Plan is being developed in five phases.

As a comprehensive master plan for Rollingwood Park, this document presents a vision for Rollingwood Park that is grounded in the past and looks to the future. The master plan is a blueprint to develop a unified vision with supporting goals and to promote and manage the actions necessary to prioritize and implement goals that correlate with the park’s budget.

The master plan document includes a look back into the history of Rollingwood and the history of the park land. It also includes an inventory of the natural and recreational park resources, existing conditions of the park, evaluation of the 2004 master plan and what is currently in the park as of 2016, an overview of the public engagement process, vision, goals and objectives, and implementation recommendations.

Phase 1 is focused on inventory of the park and its uses as they currently exist.

Phase 2 includes working with organizations and key stakeholders to identify current and future needs in the park.

Phase 3 includes public outreach using a variety of public involvement methods to engage stakeholders and citizens and create a vision for the park that aligns with community values and priorities.

Phase 4 includes the creation of goals and objectives, and implementation recommendations for consideration by the Rollingwood City Council.

Phase 5 is the blueprint for action and how the recommendations will be acted upon. This phase addresses governance; partnerships; cost estimates, phasing and priorities; management of natural areas and uses; and future horizons after the master plan.

The City Council requested that as much of the Master Plan update as possible be performed “in-house”. The current draft of the Master Plan is being implemented in a simple format that is designed to be easily updatable.

The City Council has indicated that landscape architects and engineers may be engaged in the future to help update portions of the Master Plan from a draft document into more formal plans and drawings.

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HISTORY OF ROLLINGWOOD

Native American Tonkawa and Comanche tribes were the first inhabitants in this area. The land Rollingwood is on was deeded from Mexico to Henry P. Hill for colonization in 1835.

1904 1,800 acres of land was bought by Condido Dellana who had immigrated from Italy in the 1880s and had worked as a stone mason on the State Capitol building until its completion in 1888. The Dellana ranch stretched from Barton Creek on the south to the Colorado river on the north and included the land on which Rollingwood, Treemont, Barton Creek Mall and MoPac freeway now sit. Dellana, an enterprising and hardworking man paid for his ranch by selling hundreds of pounds of bat guano, which he harvested out of caves located on his property.

The little community of sparsely scattered cabins and houses remained sparsely populated and remote from Austin because there were no bridges across the Colorado river until the 1880s.



Condido Dellana



Stone Bridge Across Barton Creek 1880

1946 Brothers A.B and George B. Hatley bought 300 acres from the Dellana ranch for \$300 an acre. While A.B developed the land along the Colorado river with a main thoroughfare named Stratford Drive, George developed the inner portion of Rollingwood.

Almost all street names in Rollingwood are named after members of the Hatley family and their friends. The Hatley brothers are reputed to have been rivals in business ventures. Their disagreements caused them to divide Rollingwood Drive with the North half being developed by George and the South by A.B, who then divided the land into smaller lots to allow for more lots.

1955 The Village of Rollingwood was incorporated with Frank L. Scofield as its first mayor. There were only 28 homes in Rollingwood. Scofield recalled how the first City Council operated for 3 years without any bookkeeping or organization. All officers of the Village served without pay except for L.T. Gunn who served as Marshall, was paid \$30 a month, was given a whistle and had to use his own car to patrol the city. From 1958 -1975, Clarence Wilson conducted city business from his home at 3202 Gentry Drive.

There was no trash collection until 1960. Trash used to accumulate in open trash dumps. One dump location was where Corky Logue's tennis courts now reside at 3016 Hatley. Residents had to seek out their own garbage collector.

1963 In May the Village incorporated as a municipality with a Mayor-Council form of government.

1969 The city entered into an agreement with Austin for water. Before this water was provided by several companies with their own water wells. There was a water tower bearing the letters ROLLINGWOOD that was located between Wallis and Almarion.

1970 Helen Shaw, who was Mayor at the time wrote "As the 1970 council took office they were shocked to find that there was not a bit of money in the coffer to run the city, so the men borrowed on short term notes from month to month to operate the most basic functions of the city. They also laid down some fine basis for a "Do it yourself" government". Elected officials and residents met in private homes or in downtown Austin buildings to conduct city business. Rent was being paid to hold court at the Optimist Club building. Shaw recounts "Two of us would go early to clean up the dirty plates left and toss out the beer cans before we could hold court. The court clerk (FLO MACKLIN for many years) sat with her back to a hole large enough for any amount of snakes to crawl through. The desire to have a City Hall was in high gear. The councilmen did many jobs themselves to save each penny they could and at the end of each year the Council was very proud to put what they saved into the City Hall building fund."

Mayor Shaw, wrote that the bids that came in to build City Hall were just over what the City could afford but said, "Then in one of the brightest days of my life, two things happened. I received a letter from Marge Loehlin (RWC president from 1968-69) saying that her committee appointed to raise funds for City hall could donate \$1,600. The next was that the Volunteer Fire Department sent a petition signed by all members that they desired to use all their County Revenue sharing money on the project. This put us over!".

1971 The City of Rollingwood purchased 1.0009 acres on Nixon Drive from the Optimist Club of Western Hills. This is the land the City Hall was built upon in 1975 for the future municipal building, which was built in 1975.

1975 After years of planning, saving and raising funds, the 3,500 square foot City Hall was built. It took 120 days to build and cost \$50,000. The project did not incur any debt.



Many fund raising efforts went into furnishing the new City Hall. At a program at the City Hall, Artist Dalhart Windberg demonstrated the art of oil palette painting and painted "Hill Country Sunset". He then donated the painting to the Rollingwood Women's Club. The RWC had a drawing with tickets sold at \$1 each. The Capitol National Bank won the painting and donated it back to the City. The Women's Club made \$2000 on the sale of the painting. Look for the painting that hangs on the far wall at City Hall.

Other fund raising efforts included garage sales, sale of spices, consignment clothing sales, year book ad sales. All together \$4,700 was raised by the RWC to pay for donation of furniture including 50 folding chairs, 10 folding tables, one desk, 1 swivel chair, 4 side chairs and 4 file drawers (\$1150) drapes (\$600), the patio (\$768), landscaping (\$1000) and Official building plaque (\$225) for the newly built City Hall.

The other major fundraiser held by the RWC, and a highlight at the end of each year is the July 4th parade. This was started by Hazel Maxwell in 1978 to bring neighbors together and to foster community. The first parade had the fire truck “Big Red”, trash truck, decorated cars, bicycles and yes, HORSES! When the parade began, the noise from the fire truck spooked the horses, sending them galloping in a frenzy all the way back to the stables on Bee Cave Road. Horses were outlawed after that!

1985 Voters elected to join Travis County Rural Fire Prevention District 1. Until 1985 the city had a Volunteer Fire Department. A city newsletter describes the department “as a motley group that consists of teenagers, retirees, doctors, dancers, civil servants, red-necks, accountants and even a little old lady in tennis shoes”. Harry Rogers was Fire Chief in 1974 and for years all emergency calls 24/7 were handled by Harry’s wife Lavonne Rogers and their 3 daughters who attended to the phones and the CB radio and scanner. Funding for the fire department was from an annual barbecue at which the RWC provided desserts. Harry Rogers almost lost his life on several occasions while attempting to rescue motorists whose vehicles had been swept into the flood waters on Rollingwood Drive near Barton Springs Road before that bridge was built.



As Shanti Jayakumar, once pointed out, an article in The Picayune September 1987 sums it very appropriately: “If you need something done, chances are it can get done in Rollingwood. For 30 years, the residents of the community have been taking volunteerism to new levels. Rollingwood residents can tell countless stories of volunteerism. Chris Byrne battling the July heat and digging up rock to plant grass. Anderson used to recycle aluminum cans and use the money for park upkeep.....Dick Brown mows the yard around the Municipal building....” Dozens of Rollingwood residents can be relied on to get the necessary jobs finished. Hazel Maxwell summed it up “The only reward is gratification, and that seems to be plenty enough for Rollingwood volunteers.” People in Rollingwood have had that spirit for a long, long time.



HISTORY OF ROLLINGWOOD PARK

Rollingwood has lovely parks. From the early days there was talk of creating a park for children in the city. Through the years the park has received mixed reception. Some residents have disliked the crowds it created, some objected to the cutting of curbs and erection of George B. Hatley gate. Others in the community have viewed the park as an asset to the city.

Before the development of Hatley Park in 1968, sporting events were conducted on acreage owned by Austin Independent School district on the corner of Ridgewood and Rollingwood Drive.

1950s Rollingwood park land was owned by the Western Hills Optimist Club, a non-profit corporation founded in 1955 by A.A. Mack Hull with twenty charter members, many of whom lived in Rollingwood. The club purchased, from George B. Hatley, eleven acres of land bordered by Rollingwood Drive, Nixon, Gentry, Wallis and Pleasant Drive. The primary purpose of the club was to encourage development of youth.

1968 While the land was being cleared and developed by club members the little league football, baseball and girls softball teams were being formed. Tons of dirt was trucked over from the expansion of Bee Caves road to level the fields, which were once hills. The Optimist Club eventually added restrooms and a concession stand.

1970 the Western Hills Athletic Club organized and acquired several acres in the corner of the park, at Rollingwood and Wallace, where it built a private swimming pool and tennis courts.

1971 The City of Rollingwood purchased 1.0009 acres on Nixon Drive from the Optimist Club of Western Hills. This is the land the City Hall was built upon in 1975 for the future municipal building, which was built in 1975.



Hatley Park 1970



Erection of George B. Hatley Gate 1972

1978 The Rollingwood Park Project was the brain child of Hazel Maxwell and was sponsored by the City Council and Rollingwood Woman's Club (RWC). Hazel started the project with contributions of \$750 from the city and \$270 from the Rollingwood Women's Club.

Rollingwood Park progresses

By Bonnie S. George

Little by little, piece by piece a park is being created next to the Rollingwood Municipal Building. The project is the brainchild of Hazel Maxwell and is sponsored by the Rollingwood's Women's Club.

The park really began four years ago when \$350 was collected to pay a landscape architect for a master plan, but of course that part didn't show.

During the second year donations from firemen, the city council and the women's



In 1978, \$350 was used to pay Bud Twilley, a landscape architect to draw plans for the lower park. The park was to include 7 picnic areas and "earth berms" (grassy hills) similar to that of Wooldridge Park, which is an urban park in downtown Austin that has a natural basin whose sides slope inward to form an amphitheater with a bandstand at its center.

1979 Donations from firemen and the Women's Club paid for stacking boulders along Nixon Lane. Members raised funds for the park by recycling aluminum cans, organizing a Sampler Supper with residents bringing a casserole or covered dish and 10 copies of recipes that were sold for .25 cents each. At that event the club made over \$50 in contributions and sale of recipes. All money went to the park fund.

1980 The land was graded, a berm built, 35 fledgling trees planted, a raised knoll to be used for performances was built and a sprinkler system was installed. The only native tree in the Rollingwood Park was a forty-foot Cottonwood. The park grew "a tree at a time and a fence post at a time".

Rollingwood 22 trees planted in park

By Bonnie S. George

Sunday afternoon, 22 trees were planted in the new Rollingwood Park while Jess Walters sang. Trees from atop the earth berm designed to be a "poor man's theatre."

The park is "located next

aged to bring a picnic and join their friends to socialize and hear Kevin Dunn's chair sing songs from *Oliver!* Work days for the park are scheduled for late in June. Call Vernon Kutschick for further information.

Sunday, after thanking the many people who have contributed to the park, Maxwell said she hoped those gathered for the planting felt they were putting roots down in their community, and encouraged Rollingwood residents to participate in developing the park.

Money is always needed but the park could also benefit from the use of grading equipment, cedar fencing, concrete picnic pads, an electrician to work on outdoor lighting, railroad ties, pea gravel, a lawn mower, outdoor grills, picnic tables,



Lavonne Rogers loads up to the Rollingwood Municipal Building at 403 Nixon Dr. and is designed as a picnic area for Rollingwood residents.

Hazel Maxwell began the project three years ago when she was president of the Rollingwood Women's Club, and continues now as the chairwoman of the Park Committee. The committee has used collected money for landscape plans, initial grading of the area and trees. John Durbin has made water available.

Future activities for the park include the first picnic which will be held Tuesday, May 26 at 6:30 p.m. Rollingwood residents are encouraged to bring a picnic and join their friends to socialize and hear Kevin Dunn's chair sing songs from *Oliver!* Work days for the park are scheduled for late in June. Call Vernon Kutschick for further information.



Jess Walters performs.

Photos by Ginger Bishop
and play equipment for the children. Call or write, Hazel Maxwell at 4814 Rollingwood Dr., 327-0876 for more information.

1982 Fund raising efforts were underway to pay for 3 Live Oak Trees, Pampas Grass, seven picnic tables and playground equipment. Hundreds of people gave time, materials and money in order to continue the progress.

Rollingwood's first park to open to public next year

Rollingwood residents can expect the city's first public park next year, courtesy of Rollingwood Women's Club.

A tract of land, located next to the city municipal building at 403 Nixon Drive, is being developed into a park "a tree at a time, . . . a fence post at a time," said club member Hazel Maxwell, who has worked on the project for about two years.

"Our work (on the park) is measured by inches right now. The next time, it'll be the full yard,"

by the city. Council members commented on park development, and donations have been received from the public, the former president said.

Club members recently hired landscape architect Bud Twilley to draw plans for the park, which will include seven picnic areas. The areas will include "earth berms" (grassy hills) that of Wooldridge Park, Maxwell said.

"We've even thought about possibilities of planting memorial trees. We're

Hatley Park future discussed

Optimists ponder deeding property to RW

By Bonnie Skar George

Representatives of the city of Rollingwood, the Optimist Club and the Western Hills Youth Association met Aug. 28 to discuss forming a structure to insure that Hatley Park in Rollingwood always remains as it is — a park for organized athletic

Currently, a core of long-time Optimists, led by Gene Richardson and including Earl Cuniff, Frank Wilson and Bill Chapman have begun revitalizing the organization.

One of the questions that has come up is whether it might be advantageous for the Optimists to deed the land to the city of

from the property, will use the money to build a building.

Lawyers are currently the legal options for Corky Logue, a member of the Optimist Club and old Rollingwood says. "The Optimists and the city of Rollingwood are currently trying to find the best solution to the problem," Logue said.

Westlake Picayune Article Sept 1984



The old Optimist building was bulldozed because it was unsightly and unsafe.

1983-1984 Representatives of the city of Rollingwood, the Optimist Club and the Western Hills Youth Association discuss forming a structure to insure that Hatley Park in Rollingwood always remains as a park for organized athletic activities. At his own expense, Corky Logue knocked down the dilapidated Optimists building.

1985 In June a new playscape was installed at a cost of \$2,200 in the lower park area. It was actually on 35 feet of land donated by the Optimist Club because the Rollingwood Park committee did not want to alter the original park plans, which did not include play equipment. Money for the playscape came from a garage sale organized by the Babysitting Cooperative (\$273), a donation from the Women's Club (\$500), the Halloween Bandit's Cave (\$105) and individual contributions (\$1,206).



1986 More than 650 youth used the baseball fields, 550 participated in soccer, 140 played girls softball and 70 participated in football. In 1986 the Optimists offered the property to Eanes School district but no action was taken.

1990 Tax collectors sued the Optimist Club for \$64,242 in taxes, penalties and interest for two years when the club failed to reapply for a tax exemption. A 27-member task force was formed with Rollingwood, surrounding communities and Eanes ISD.

Rollingwood set a hearing for purchase of Hatley Park using a settlement for overcharges in water rate. Several people disputed using the settlement to buy the park. After one invalid vote, the City Council voted to rezone park land from residential to parkland use.

Rollingwood residents voted 192-107 in a non-binding referendum to approve the city purchase of Hatley Park from the Optimist Club with \$200,000 from a water rate settlement with Austin and additional amount from the water fund.

1992 The City of Rollingwood made an offer to purchase the park land from Western Hills Optimist Club for \$220,000 stipulating the club use the money to pay off outstanding taxes of \$70,000 and allowed the club to keep one acre on Pleasant Cove to sell, with the City getting first right of refusal.

Rollingwood makes new offer for Hatley Park

By Claire Osborn
American-Statesman Staff

The Rollingwood City Council has voted unanimously to make a new offer of \$220,000 to buy George B. Hatley Park from the Western Hills Optimist Club.

Although the offer had not yet been presented to the club's lawyer Wednesday, Optimist Vice President Bill Chapman said the club and city would have to keep negotiating.

"We had a better offer before," he said.

Leaders of the club said earlier an offer of

"If we got two lots, we thought we could end up with enough money to buy land for more fields," said Chapman.

The council's first offer stipulated that the club use part of the money to pay off outstanding taxes of \$70,000 it owes to the school district and the county. This would leave the club with a net amount of \$200,000.

The new offer stipulates that the club pay off outstanding taxes before the city buys the park. This would leave the club with a net amount of \$150,000, after taxes are paid.

However, the new offer also allows the club to

it for more than its appraised value of \$27,000.

The city also would have first right of refusal on the land, meaning the city would have first choice to buy the property but would have to match any offer the club received on the land.

"We are really trying to meet them halfway. This is more consistent with what the Optimists said they wanted," Littlefield said.

Rollingwood voters two years ago authorized the city to spend \$200,000 to buy the park. Littlefield said the city would be able to make the \$220,000 offer because the \$200,000 the voters authorized has increased with interest to

Park rezoning is declared invalid

By Peggy Viersbome
American-Statesman Staff

Rezoning of privately owned athletic fields in January has been declared invalid because four council votes are needed to change the zoning, Rollingwood Mayor Corky Logue announced last week.

The athletic fields at George B. Hatley Park are still zoned residential, as they have been for two decades. Alderman esti-

There are five aldermen and a mayor in Rollingwood. The mayor does not vote except to break a tie. One alderman was absent from the January meeting.

The answer is that it takes four votes to change zoning, according to an opinion from the Texas Municipal League.

Using similar reasoning, Logue overruled a June 1988 zoning decision in which a property owner was told that his request for commercial zoning was denied

three-fourths of the members of the governing body must vote affirmatively. "The mayor is part of the governing body," Logue said. "That's six. So three-fourths is five. That's what I based it on."

The opinion from the municipal league says that a non-voting mayor isn't counted, lowering the number of votes needed to four, Logue said.

The property owner in the 1988 case was notified that the 6-1 vote changed the

Rollingwood group to search for playing field sites, funds

By Peggy Viersbome
American-Statesman Staff

Twenty-seven people have been appointed to a task force to locate land and money for youth sports playing fields in the area encompassed by the Eanes school district.

The Rollingwood City Council decided to form a task force because of failed attempts to find more playing field sites needed because Hatley Park's fields are crowded.

The city wants to buy Hatley Park from the Western Hills Optimist Association and continue using it for youth sports, but negotiations have snagged because part of the deal is that the purchase money is to be used to obtain more playing fields elsewhere.

The task force was appointed by Rollingwood Mayor Corky Logue and Rolling-

wood Alderman, called the Westbank Park Task Force, are Gary Bechtol, James Jolly Clark, Thom Farrell, Flo Macklin, Brian Rider, Holly Salmon and Adrienne Thannisch.

Sports club representatives are Bill Chapman and Doyle Moore, Western Hills Optimist Association; Joe Flack and Sammie F. Joseph Jr., Western Hills Little League; John Pugley, Western Hills Youth Football; Glenn Richter, Western Hills Little League Girls' Softball, and Len Skiles, Westlake Youth Soccer Association.

Neighborhood representatives are Jodie Guerrero, Tremont; Rick Park, Rolling Hills West; Steve Scheife, Walsh Tarlton; Wilford "Buddy" Schroeder, Davenport Ranch; Alan Schumann, South Bee Cave Woods, and Mike Williams, Lost Creek.

Ex-officio members are Gary Hampton, Western Hills Athletic Club; Ebbie Neptune and Bill Wheless, Eanes Independent School District; Jann Phenix, side to

1993 The Optimist Club of Western Hills sold the 8.934 acres of parkland to the City of Rollingwood, for \$245,000. The park was purchased by the City for the recreational benefit and use of residents and property owners in the City and the general public.

1997 The basic playscapes and surrounding sidewalks in the lower park area were substantially completed. The park was open and dedicated to the children of Rollingwood at the annual Octoberque, which had been an annual community gathering and fund raiser for the volunteer fire department, started more than 30 years before.

Rollingwood celebrates park with ceremony, BBQ

Andy Rhodes
Staff Writer

The sweet scent of barbecue was still wafting through the air as the two strands of ribbon fell to the ground.

It was official – the Rollingwood playscape was open.

Dozens of children were soon clamoring over, under and through the various ladders, slides and tunnels that comprise the recently-built playground equipment. Parents and other community members, meanwhile, observed from afar as they enjoyed their catered barbecue lunches.

"This is what it's all about, seeing these kids having fun out there," said Rollingwood resident Bill Hamilton, who serves as the city's parks co-chairman. "This is why so many people

have spent so much time getting this playscape off the ground – the kids just love it."

It was apparent that last Saturday's annual Fall Octoberque in Rollingwood was a success. Hamilton spoke to the large gathering of residents in attendance just before the ribbon cutting ceremony about the history of the event, and the celebration of new traditions.

He reminded residents that the Octoberque began more than 30 years ago, when the Volunteer Fire Department at that time decided to hold a celebration for the community. Hamilton then acknowledged those in attendance for helping to bring about a new tradition – the playscape.

"We're very happy to say that two years and \$30,000 later, we have substantially completed

the basic playscape and surroundings," he said at the ceremony. "We look forward to the continuing efforts of the Women's Club to raise the funds for this in addition to the almost \$15,000 they have raised for the project."

Paige Blake, president of the Rollingwood Women's Club, said that the money is continuing to be raised by the sale of commemorative walkway bricks, which were displayed at the event in their future location in the adjacent sidewalk. Additional walkways will be built as bricks are sold, she added, which will also include the custom-made masonry. A hand-crafted wooden sign will also be added to the grounds that will read "Dedicated to the children of Rollingwood."

(See BBQ, Page 12)



The Rollingwood playscape was officially dedicated with a ribbon-cutting ceremony last Saturday, much to the delight of neighborhood children.

...BBQ

continued from Page 1

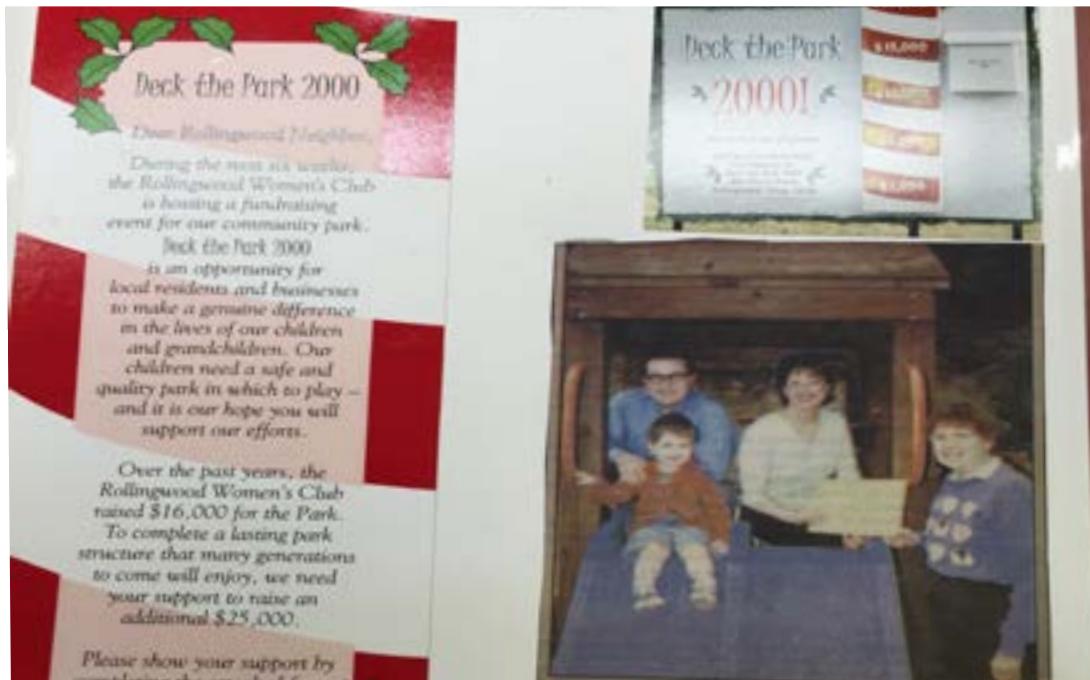
Rollingwood Neighborhood Association President Steve Guengerich said the opening of the playscape park could serve

may also get together as a community in order to support a neighborhood park.

"This has been our effort to put our money where our mouth is and to make things a little bit better for everyone in the community," he said. "This shows the genuine positive im-



2000 The Rollingwood Women's Club, spearheaded by Marilyn Kounnas, Sandra Farrell and Deb Celusniak and the generous support of the Rollingwood community, raised over \$45,000 to purchase a quality playscape and play equipment for the lower park that many children will enjoy for years to come.



2001 The new playground equipment was installed and the old equipment was moved to the upper park playground area.



2005 The 770 sq. foot covered Park Pavilion, designed by Rollingwood Resident and architect, Duke Garwood and was built in the lower park. The Pavilion is designed to hold 4-5 picnic tables and has a capacity of approximately 25 people. The purpose of the pavilion is to provide a shaded area for parents and children using the playscape, and a covered area for neighborhood events such as the Easter Egg Hunt, 4th of July and children's birthday parties.

The Pavilion was paid for using RCDC budgeted sales tax funds at a construction cost of approximately \$83,000.



2007 The Upper Park Field House was built at a cost of approximately \$138,000. The stone, roof and machinery for demolition was donated. Money for the field house was raised through donations and through the sale of park pavers. Frosty Moore whose father was part of the Optimist Club that sold the land to Rollingwood, donated \$75,000 in a fund from the Optimist sale, in exchange for naming the field house the Doyle Moore Field House.



2008 The Upper Parking lot was built at a cost of approximately \$208,000. The parking lot was a dirt field where people informally park. The old Optimist building had been located there but was demolished in the 1980s because it was unsightly and unsafe. The Park Commission was asked by the City Council to find a solution to the safety concerns of parking around and near the park. This request was made after many citizens voiced their complaints about safety in this area. Much time was spent on the design of this lot, as well as providing adequate landscaping and a sidewalk to ensure safe passage to and from the park. The City Engineer proposed 3 alternatives for this project in the Fall of 2007 for Park Commission and Council consideration. The Park Commission recommended one solution to the city and additional funds were approved for the project. In July 2008, the sitting Council unanimously approved the parking project and the remaining funding.

2010 A walking trail was added to Rollingwood Park. The track surrounds the upper fields and winds down and around the lower park. The walking trail was engineered by Bleyl and Associates and built by the City of Rollingwood Public Works Department with the help of many volunteers. The cost was approximately \$85,000. RCDC contributed \$35,000 and an additional \$25,000 from the Austin Parks Foundation was used, \$10,000 was donated by the Rollingwood Women's Club, \$10,000 from the RGK Foundation and \$5,000 was redirected from Endeavor tract park development. The little league fence was moved about 10 feet to allow adequate room for the walking trail, at a cost of approximately \$6,500.



2011 Installed for approximately \$15,000 were 5 pieces of "Energi Total Body Fitness System" equipment, located in the upper Park on both sides of the playgroup equipment. Nearest to the parking lot are 1) Dynamic Stretches and Active Movement, 2) Angle Bar & Hurdle Exercises. On the other side of the playground equipment are 3) Squats and Dips Exercises 4) Power Step Exercises 5) Stabilizing and Balance Exercises.



The Rollingwood Community Education Garden was founded by Roni Koltuniak and formed by a group of neighbors who wanted to connect to their community and the soil. This is a communal garden, small in scale but big on ideas about connectivity and sustainability.



2014 The Waterwise garden was designed by Scott Ogden and Lauren Springer Ogden of Plant-Driven Design. The Ogdens collaborated with local designer Patrick Kirwin to create a low-water, no-lawn, deer-resistant garden that offers a beautiful example to neighbors trying to cut back on their own water use. The city received \$8,400 in donations solicited through a flier inserted in the monthly water bill plus \$8,050 in donations from the Rollingwood Women's Club. The Women's Club gave \$5,000 for landscaping, \$3,000 for a cistern and \$50 for a plaque for the cistern.



2015 The old playscape in the upper park was deteriorating and was replaced by the City of Rollingwood at a cost of \$50,000, paid for with RCDC funds, and installed by We Build Fun, Inc. The Miracle Recreation playground includes a playhouse structure, pirouette spinner, UPC Ant Rock, six spinner and 2 play stations. 8 inches of compacted engineered wood was placed over existing rubber with fabric barrier between materials.



The Endeavor Tract/ Dellana Park was deeded to the City of Rollingwood for use as parkland, in exchange for a tract of land Endeavor needed to connect their proposed new parking structure to their existing buildings. Possible uses are still being considered and the area. This land is not yet part of the Park Commission area of responsibility but may possibly be in the future.



In Honor of Hazel Maxwell



**Without Her Dedication and the Tireless
Efforts We Would Not Have the Park We Have Today**

References:

- Eanes: Portrait of a Community. Linda Vance and Dorothy Depwe, 1986 (Taylor Publishing Company)
- Picayune articles from various years
- Information gathered from personal interviews with longtime residents
- Documents and letters provided by longtime residents

The Park Commission wishes to express special gratitude to our historian Shanthi Jayakumar. Shanthi has served as the Rollingwood Women's Club Historian since 1994. Her efforts to record our city's history over the years and her many contributions including research, photos, newspaper clippings and personal interviews made it possible to compile this historical information

PARK COMMISSION

The City of Rollingwood formed a Parks Commission to help oversee Rollingwood Park. The Parks Commission includes 7 members who are residents of Rollingwood. The 2016 Park Commission meetings are generally the first Monday of the month at 2:00pm, at Rollingwood City Hall.

A. Membership and Purpose

The purpose of the Park Commission is to implement the improvements approved in the Rollingwood Park Master Plan by:

- Coordinating fundraising efforts
- Overseeing enforcement of the City's lease agreement with the Little League
- Prioritizing improvements
- Making recommendations to the City Council for maintaining minimum standards for capital improvements

B. Powers and Duties

The Park Commission shall:

- Keep records of all revenues and expenditures associated with the development and upkeep of all city-owned parks
- Keep minutes of its proceedings, showing the vote of each member upon each question or, if a member is absent or fails to vote, indicating such fact
- Copies of the minutes of all commission meetings shall be forwarded to the City Council promptly upon their approval
- Advise the City Council on park-related matters, conduct hearings, make recommendations and perform such other duties required by law or this division or as may be assigned to the Commission from time to time by the City Council
- Conduct negotiations with appropriate parties regarding any lease agreements or other maintenance or capital improvements contracts. All lease agreements and contracts shall be subject to approval by the City Council
- Participate in and coordinate fundraising and expenditures with respect to parks in the City. The Commission will also be responsible for submitting periodic reports to the City Council.

C. Vacancies, Removal Appointment of Members;

- Members of the Commission are appointed by the City Council. The Commission may have a single chairperson or two co-chairpersons. The chairperson or co-chairpersons of the Commission shall be elected by majority vote of the members of the Commission. The chairperson or co-chairpersons shall serve a term of one year, commencing on January 1 and ending on December 31, except that upon expiration of their term the chairperson or co-chairpersons shall continue to serve until their successor(s) is/are elected.

D. Term of Members

Each member of the Commission shall serve a two-year term, commencing on January 1 and ending December 31 of the following year, except that, upon expiration of their terms, members of the Commission shall continue to serve until their successors are appointed and qualified.

E. Filling of Vacancies

Upon completion of terms, commission members may elect to continue to serve a subsequent term with the approval of the city council.

F. Removal of members

A member of the park commission may be removed from office by the city council for just cause and upon written charges. Upon request of the person against whom removal proceedings are pending, a public hearing shall be conducted to determine the merits of the written charges submitted.

Meetings and Rules of Procedure Meetings of the commission shall be held at the call of the chairperson and at such other times as the commission may determine. Meetings of the commission shall comply with the provisions of chapter 551, Texas Government Code, commonly referred to as the Open Meetings Act, including posting notices and agendas so as to adequately inform the public of the time, location and substance of business to be undertaken. Meetings closed to the public or executive sessions are normally not appropriate for the commission and will not be conducted without the advice and consent of the city attorney.

G. Rules of procedure

The commission shall adopt rules necessary to the conduct of its affairs and shall furnish a copy of such rules to the city council. Rules adopted by the commission shall be consistent with the provisions of this division.

All orders and other enactments adopted by the commission shall be in accordance with its rules and regulations.

PARK FUNDERS AND FUND RAISERS

The Rollingwood Park Master Plan is being developed through a community-based process. It provides a blueprint of park development and is a tool that can be used to leverage contributions from the nonprofit and private sector for future improvements. The City of Rollingwood and RCDC will continue to play a role in coming years and address major capital projects. The Rollingwood Women's Club has also expressed its intent to continue to raise private funds to assist the City in funding approved projects in the park.

The Park Commission will work to identify other fund raising opportunities, partners and look for grant opportunities to fund improvements. Among the various approaches to funding may be the naming of certain features or places in the Park, in accordance with City policy.

1. Rollingwood Women's Club

The Rollingwood Women's Club was founded to encourage beautification of the City and to work with the Mayor and City Council on projects benefiting the community. One of the RWC's main projects has been the Rollingwood Park. RWC has been instrumental in raising money for the formation of the park, play ground equipment, trees, the Park Pavilion, the Field House and much more.

2. Park Pavers Program

The Rollingwood Park Commission Park Pavers fund raiser was started in 1985 as an effort to raise funds to improve the park. There are still many engraver brick spots available for future fund raising efforts. Current Spots available in RW Park: 200 – 4x8 (\$250 Each) 75 – 8x8 (\$500 Each). Cost to City for Bricks: 4x8 Bricks \$20.00 each 8x8 Bricks - \$32.00 each. In **2016, over \$2500 in donations for engraver bricks have been collected.**

3. It's My Park Day

Rollingwood's First Annual It's My Park Day was held October 16, 2016. It's My Park Day is a city-wide volunteer event, where volunteers work to improve the park by helping with mulching, planting, trimming & general clean up. The event offered Sponsorship Opportunities by level. **2016 Sponsor donations raised \$2,250 for park beautification projects.**

4. Rollingwood Community Development Corporation (RCDC)

RCDC is an ideal funding source for the park – it collects sales taxes from Rollingwood, Austin and Westlake residents to help pay for the facilities that are used by Rollingwood, Austin and Westlake residents.

The Rollingwood Community Development Corporation is made up of directors appointed by the City Council and receives its funds from an additional sales tax allocation. The City would not necessarily receive this portion of sales tax without the creation of RCDC. The RCDC is a 4-B corporation allowed by state law and has a limited range of uses for its funds.

The restrictions of projects that the RCDC is allowed to provide funding for does not include use in our City's general revenue but can be used for specific "allowed" projects. The budget and proposed projects are reviewed and approved by the City Council. RCDC is an additional funding source to improve our City's commercial desirability, livability, and economic future. RCDC and The City of Rollingwood are required to strictly adhere to rules and regulations as to the projects to fund and the rules and regulations regarding procedures for proposed projects.

5. Possible Grant Opportunities

A. Austin Parks Foundation

Founded in 1992, Austin Parks Foundation (APF) is a non-profit organization devoted to building public-private partnerships to develop and maintain parks, trails, and open space in Austin and Travis County. APF's mission is to connect people to resources and partnerships to develop and improve parks in and around the Austin area. From volunteer workdays (both large and small scale), to park activation programming, to large capital improvement projects, APF has been at the center of promoting park development, maintenance, accessibility and improvements in Austin and Travis county.

B. Texas Municipal League Grants Administered by Texas Parks and Wildlife

Recreation Grants has been assisting hundreds of communities across Texas with their outdoor recreation needs since 1965 through grant assistance and outreach programs. From the largest metropolis to the smallest rural community these programs help to build new parks, conserve natural resources, provide access to water bodies, develop educational programs for youth, and much more. Providing grants to communities across Texas helps build access to outdoor experiences and encourages a connection with nature that is vital for promoting conservation and good environmental stewardship among Texans young and old.

TPWD programs build long-term partnerships that assist TPWD in its mission to manage and conserve the natural and cultural resources of Texas and to provide hunting, fishing and outdoor recreation opportunities for the use and enjoyment of present and future generations. TPWD administers programs for Local Park Grants (Outdoor, Indoor and Small Community) and Recreational Trails Grants.

C. Park Recycling Infrastructure Grant

Local governments, non-profit organizations and other community groups are eligible to receive recycling bins to collect cans and bottles. For those communities selected to receive a grant, KAB will arrange to have the bins delivered directly to their facility. <https://irecycleonthego.wordpress.com/>

D. Public Art Challenge

Bloomberg Philanthropies Public Art Challenge will grant at least three cities up to \$1 million each over two years to support temporary public art projects that celebrate creativity, enhance urban identity, encourage public-private partnerships, and drive economic development.

E. Shade Structure Grant Program

The American Academy of Dermatology's shade structure grant program awards grants up to \$8,000 each for the purchase of permanent shade structures designed to provide shade and ultraviolet (UV) ray protection for outdoor areas. The AAD also provides a permanent sign to be displayed near the shade structure. The AAD receives support for this program through its members.

F. Tree North Texas Grant Program

The Texas Trees Foundation, in cooperation with corporate sponsors, has established the Tree North Texas Grant Program to contribute to its overall goals of beautification of the city through tree planting and education of the public about the importance of trees.

G. Wells Fargo Environmental Grant Program

Wells Fargo offers two environmental grant programs - focused on addressing local environmental priorities in our communities and providing support that fosters innovation to help accelerate a "green" economy.

COMMUNITY OUTREACH

Understanding the park and recreation needs of Rollingwood residents is a vital component of creating a vision for the future of Rollingwood Park and for the success of the Park Master Plan. A variety of public involvement methods should be used to gather input from citizens and stakeholders and assess attitudes and needs concerning parks and recreation in the community.

1. Public outreach methods:

- Web-Based Survey & Community Questionnaire - Printed Version
- 3 - Community Stakeholder Meetings
- City Council Presentation of Recommendations
- Public Open House to Present Master Plan

2. Park Stakeholders

- Rollingwood Women's Club
- Western Hills Girls Softball
- Western Hills Little League
- Western Hills Athletic Club
- Rollingwood Neighborhood Association
- Rollingwood Community Garden
- Rollingwood Community Development Corporation (RCDC)
- Rollingwood Men's Club
- Residents Located Near Park
- All Rollingwood Citizens
- City Staff

3. Public Outreach

Web-based Survey / Community Questionnaire

The questionnaire will include topics to assess citizen attitudes, interests, use of parks and programs, and community priorities. In addition to being available on the website the questionnaire will be emailed to stakeholder organizations and shared via Nextdoor Rollingwood. To ensure access to those who don't use technology a printed version will be available at City Hall and made available during Park Commission, City Council meetings and will be mailed upon request.

Three Community Stakeholder Meetings

The Rollingwood Park Commission will hold public forums to ensure and the needs and priorities of Rollingwood residents and stakeholder groups are incorporated in the Master Plan.

4. Anticipated Timeline:

Community Stakeholder Meeting:

- Specially called meeting October 17, 2016 to identify priorities for the park for future recommendations.
- 2nd Stakeholder Meeting - November/December 2016
- 3rd Stakeholder Meeting - January 2016

City Council Presentation of Recommendations

- February 2017

A public open house will be held in March to present the Master Plan

- March 2017

5. COMMUNITY PROFILE

The city of Rollingwood is a vibrant community nestled between Austin and West Lake Hills, on the west bank of Lake Austin, with a population of 1,500.

A community rich in heritage and tradition, Rollingwood was founded and developed in 1955 by George Hatley and incorporated as a city in 1963. The city is adjacent to and west of Austin and only minutes from the State Capitol. Rollingwood serves as home to a diverse population and features a unique mix of residential architecture.

Rollingwood is entirely in the highly acclaimed Eanes Independent School District. There is an active neighborhood association, beautiful parks, and unique shopping and restaurants.

Like many small, fully developed communities across the country, Rollingwood is discovering new possibilities. A recently developed commercial district featuring eateries, retail businesses, and professional offices has helped position Rollingwood as a vital community for the future. Trader Joe's made its Austin-area debut in Rollingwood with an 11,000 square-foot store in the fall of 2013. Arise Austin Medical Center also opened for business in Rollingwood in 2013 when it acquired Austin Surgical Hospital. The new, full-service hospital aims to provide the Austin community with choice in healthcare with its physician-owned structure.

The Rollingwood Women's Club hosts events including a 5K Run and July Fourth Parade, and the Rollingwood Neighborhood Association hosts the Spring Egg Hunt. Due to its flat topography, Rollingwood is very walking and biking friendly. Proximity to Zilker Park affords Rollingwood residents easy entry to Austin events, such as the Austin City Limits Music Festival. (*Source: Austin Chamber of Commerce*)

Population Trends

The City of Rollingwood experienced a period of strong growth during over the years.

1960	390
1970	780
1980	905
1990	1,381
2000	1,407
2010	1,412
2015	1,543

As of 2015, Rollingwood had 512 households. The median age of 45 and the median income is \$146,925

The population of children ages 0-4 grew by 39.68% between 2000 - 2010

	ROLLINGWOOD	TRAVIS COUNTY	AUSTIN MSA
Population 2014	1,523	1,151,143	1,943,299
Population growth 2004-2014	12.1%	81.2%	37.8%
Land area (sq. mi.) 2010	0.7	990.2	4,219.9
Median age 2015	45.1	39.0	33.7
Households 2015	512	444,980	727,375
Homeownership rate 2015	91.2%	46.1%	52.9%
Median household income 2015	\$146,925	\$57,059	\$62,597
Per capita income 2015	\$21,483	\$33,617	\$32,564
High school grade 2015	99.6%	86.0%	88.9%
College grade 2015	85.9%	46.7%	42.3%
Labor force 2015	-	558,215	1,069,773
Unemployment rate 2015	-	3.2%	3.4%
Public school enrollment 2014-2015	-	160,781	329,862
High school graduates 2013-2014	-	8,154	18,335
Retail sales 2014	\$4.7 mil.	\$11,295 mil.	\$33,514 mil.
Business 2015	Establishments	37,141	52,446
	Employment	587,688	923,536
	Average salary	\$39,739	\$46,323
Mfg. business 2015	Establishments	561	1,537
	Employment	40,346	57,880
	Average salary	\$101,308	\$96,217

Sources: [Texas Comptroller](#) for retail sales; [Texas Workforce Commission](#) for labor force, unemployment, businesses, employees, and salaries; [Texas Education Agency](#) for public school enrollment and graduates; [ESRI](#) for 2015 demographic estimates; and [U.S. Census Bureau](#) for all other data.

PARK OVERVIEW & AMENITIES

The Park Commission recommends keeping a detailed park evaluation to record amenities in our park, record their condition, estimate their economic value and expected replacement dates. This will assist the Park Commission to better estimate long-term capital cost projections, and a plan for keeping our parks a healthy and thriving centerpiece for our community.

1. Walking Trail

Rollingwood Park has a wonderful trail that surrounds the upper fields and winds down and around the lower park. The walking trail, engineered by Bleyl and Associates and was built by the City of Rollingwood Public Works Department with the help of many volunteers at a cost of approximately \$85,000. Contributions included \$35,000 from The Rollingwood Community Development Corporation (RCDC), a \$25,000 grant from the Austin Parks Foundation, \$10,000 was donated by the Rollingwood Women's Club, a \$10,000 grant from the RGK Foundation and \$5,000 was redirected from Endeavor tract park development fund. The little league fencing was moved about 10 feet to allow adequate room for the walking trail, at a cost of approximately \$6,500.

The walking trail, in linear footage, is approximately 3,500 ft. It is composed of crushed granite with limestone bricks lining the path. The trail spans around the upper and lower parks and is connected on Gentry and Nixon via sidewalks and a stairwell that connects the parking lot down to the City Hall. There is also a long which connect the two parks.

The trail does experience erosion. The limestone bricks are covered in places and the crushed granite has washed away and requires replacement (how often and at what cost?)



Walking Trail - Upper Park



Erosion Example 1



Walking Trail - Upper Park

2. Upper Park Amenities

The upper park, also known as Hatley Field includes multiple ball fields, Playground equipment, Adult Exercise Equipment and the Field House. There are, at the present time, 5 athletic fields located within the boundaries of the Park used for organized youth athletic activities.

A. Field House

The Upper Park Field House was built at a cost of approximately \$138,000. The stone, roof and machinery for demolition was donated. Money for the field house was raised through donations and through the sale of park pavers. Frosty Moore whose father was part of the Optimist Club that sold the land to Rollingwood, donated \$75,000 in a fund from the Optimist sale, in exchange for naming the field house the Doyle Moore Field House.



B. Adult Exercise Equipment

Installed in 2011 for approximately \$15,000 were 5 pieces of “Energi Total Body Fitness System” equipment, located in upper Park on both sides of Playgroup Equipment. Nearest Parking lot are 1) Dynamic Stretches and Active Movement, 2) Angle Bar & Hurdle Exercises. Other side of playground equipment are 3)Squats and Dips Exercises 4) Power Step Exercises 5) Stabilizing and Balance Exercises.

There is a significant erosion problem under the equipment that needs to be addressed with ground covering or other water control measures in the park.



C. Upper Playground Equipment

In 2015 the old playscape in the upper park was deteriorating and was replaced by the City of Rollingwood at a cost of \$50,000, paid for with RCDC funds, and was installed by We Build Fun, Inc.



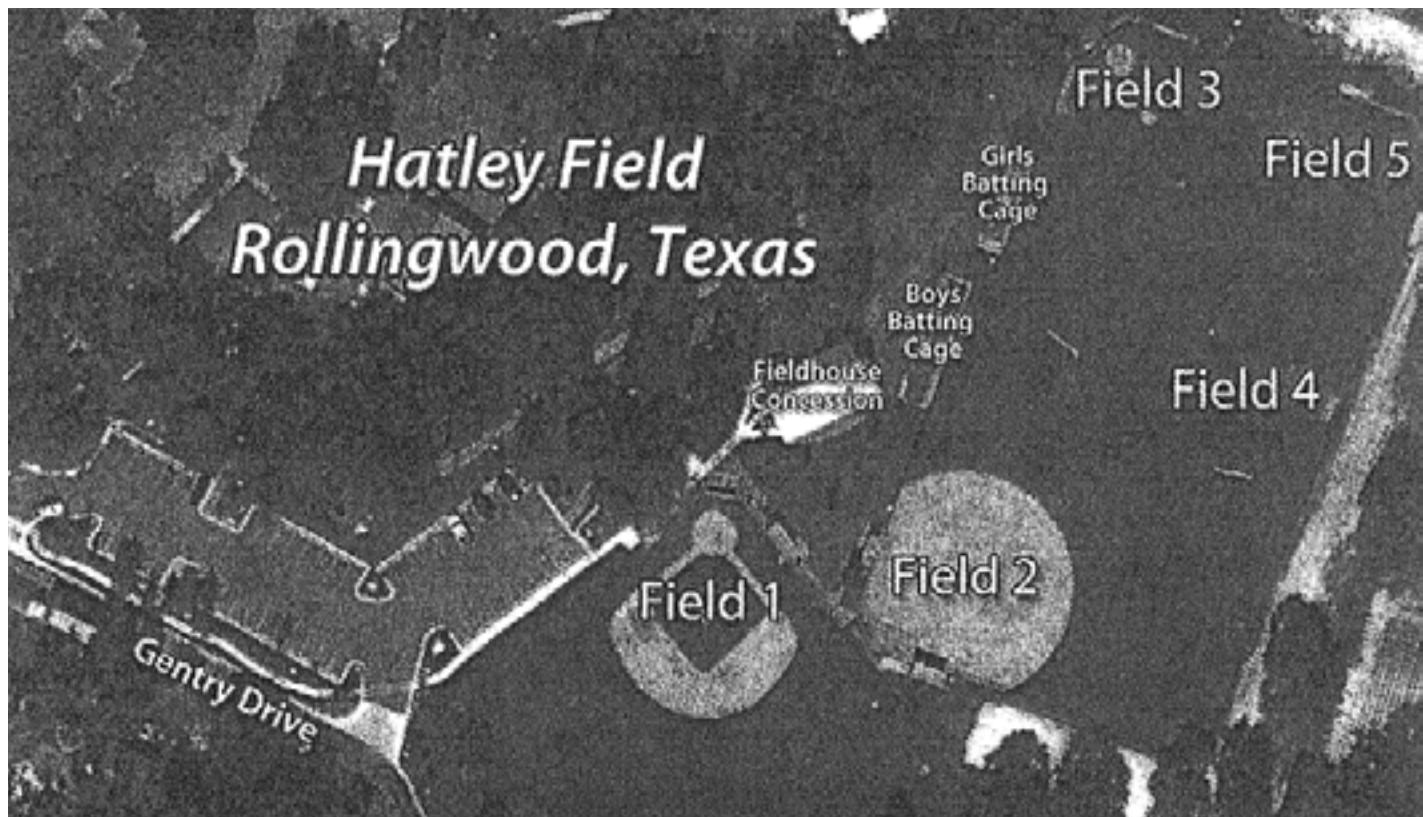
D. Upper Parking Lot

The Upper Parking lot was built at a cost of approximately \$208,000. The Park Commission was asked by the City Council to find a solution to the safety concerns of parking around and near the park. This request was made after many citizens voiced their complaints about safety in this area. Much time was spent on the design of this lot, as well as providing adequate landscaping and a sidewalk to ensure safe passage to and from the park. The project was first posted by the RCDC in March 2007.

The City Engineer proposed alternatives for this project in the fall of 2007. He proposed 3 alternatives for the Park Commission and Council to consider. After review of these documents, the Park Commission recommended one solution to the city and additional funds were approved for the project. In July 2008, the sitting Council unanimously approved the parking project and the remaining funding.

E. Little League Fields

- Fields 2 and 3 are used by Western Hills Girl Softball
- Fields 1 and 4 are subleased by Western Hills Little League.
- Field 5 is used for warm-up and practice



3. Lower Park Amenities

The Lower Park Area, also known as Rollingwood Park includes 2 areas for playground equipment swings, Park Pavilion, and a Community Garden.

A. Lower Park Pavillion

The 770 sq foot lower covered Park Pavilion was designed by Rollingwood Resident and architect, Duke Garwood and was built in 2005. The Pavilion is designed to hold 4-5 picnic tables and has a capacity of approximately 25 people. The purpose of the area was to provide a shaded area for parents and children using the playscape, and a covered area for neighborhood events such as the Easter Egg Hunt, 4th of July and Children's birthday parties. The Pavilion was paid for using RCDC budgeted sales tax funds at a construction cost of approximately \$83,000.



B. Lower Park Playscape

In **2000** the Rollingwood Women's Club raised over \$45,000 to purchase a quality playscape and play equipment for the lower park that many children will enjoy for years to come. The playscape installed in 1985 was moved to the upper park area.



4. Community Garden

The Rollingwood Community Education Garden was formed by a group of neighbors who wanted to connect to their community and the soil. This is a communal garden, small in scale but big on ideas about connectivity and sustainability. The Community Garden was built because members of the community organized, planned, fund raised, and implemented these spaces. Roni Koltuniak has served as the leadership of the Community Garden. The current leadership of the Community Garden is moving on. There is a need for a new generation of leadership to step up and take over the organization, planning, fundraising and implementation of these spaces.



A. Community Garden - Food Forest

The Community Garden has established several “Food Forests” in 2014 that surround the main community garden and around the perimeter of the walking trail. The Food Forests were approved by the City Council made possible by a donation from the Rollingwood Women’s Club. The purpose of the Food Forest are to grow wild food plants and provide educational opportunities and experiments utilizing the plants. Some of the projects implemented have been 1) Wicking system installation and renovation of Bed #12) Chimney Swift signage and beautification 3) Food Forest experiments- How to make root beer from a root beer tree? Sweet potato harvest 4) Food forest how to video production help.



5. Tree Care and Maintenance

Rollingwood Park has beautiful trees. A tree maintenance schedule should be maintained and an arborist consulted to ensure trees health and public safety. The City has used arborist Keith Brown from Austin Tree Experts for services. The yearly contract was terminated in 2015 and he to be consulted as needed.

Overview of Services Needed:

- Root Care and Excavation
- Tree Health Check-up
- New Tree Consultation
- Insect and Disease Control
- Soil Aeration
- Tree Pruning
- Air Spading
- Invasive Species Removal
- Treatments: winter bud treatment, spring foliar fertilization, summer stress treatment and fall deep root feeding.



PARK MASTER PLAN AUDIT

1. In park but not on Master Plan- Upper Park:

A. Little League Usage - Youth Fields:

The current usage configuration is 5 fields. The Master Plan Specifies 3 fields Field 1 - Permanent 20' Backstop - In Use Field 2 - Permanent 17' Backstop - In Use Field 3 - Permanent 30' Backstop - In Use Field 4 - Temporary Backstop - In Use Field 5- Permanent 30' Backstop - Not in Use for games / Used as warm-up area Recommendation: Further Discussion Needed

B. Little League Usage - Parking Lot:

Located near Field 1, Field 2 and Rollingwood Dr. The Master Plan Specifies Open Space and Connected Walking trail in that area. Gravel lot with railroad ties for parking with 18 Parking spaces Recommendation: Further Discussion Needed

C. Outdoor Exercise Equipment:

Located in upper Park on both sides of Playgroup Equipment 5 pieces of "Energi Total Body Fitness System" equipment: Nearest Parking lot are 1) Dynamic Stretches and Active Movement, 2) Angle Bar & Hurdle Exercises. Other side of playground equipment are 3) Squats and Dips Exercises 4) Power Step Exercises 5) Stabilizing and Balance Exercises Recommendation: Add to Master Plan

D. City Storage

Public Works is utilizing the upper Park for storage of gravel and backfill and various items left over from projects done at different times. Park commission has requested these items be relocated. The area behind field 3 is designated as open space and a grassy area & area to the right between the fields and Western Hills Athletic Club designated as a parking area with 50 spaces Recommendation: Further Discussion Needed



2. In park but not on Master Plan - Lower Park:

A. Volunteer Improvements - Community Garden:

The community Garden is a volunteer driven non-profit for benefit of community - Recommendation: Add to master plan

B. Volunteer Improvements - Food Forrest(s)

The Food Forrest berms were added after Community garden and have raised concerns about aesthetics. Recommendation: Further Discussion Needed

C. Volunteer Improvements - Bird House -

Add to master plan Recommendation: Add to Master Plan

D. City Hall Improvement

City Bulletin Board Recommendation: Add to Master Plan

E. City Hall Improvement - City Storage

The City Storage area was noted to have deteriorating fence and lack of organization to utilize the space to maximum extent. Public Works replaced the fence in 2016 and reorganized the area. Recommendation: It is suggested this area be organized and storage items from upper field located here.

F. City Hall Improvement - Waterwise Garden & Cistern

The Waterwise garden was designed by Scott Ogden and Lauren Springer Ogden of Plant-Driven Design. Hired by the city. The Ogdens collaborated with local designer Patrick Kirwin to create a low-water, no-lawn, deer-resistant garden that offers a beautiful example to neighbors trying to cut back on their own water use. The city received \$8,400 in donations solicited through a flier inserted in the monthly water bill plus \$8,050 in donations from the Rollingwood Women's Club. The Women's Club gave \$5,000 for landscaping, \$3,000 for a cistern and \$50 for a plaque for the cistern.



3. On Master Plan but not in Park - Upper Park

Planned Trail Connections From Upper Parking, next to park equipment and trails down to lower park From Field House to near Western Hills Little League Between Athletic Fields and Western Hills Athletic Club Around Western Hills Athletic Club Recommendation: Further Discussion Needed - Little League Should be Consulted

Parking Lot Between Athletic Fields and Western Hills Athletic Club Planned 50 parking spaces Requires relocation of 280' of Little League back fence Requires relocation of 400' of current granite trail Drainage Plan Integration needed Funding and grant opportunities need to be identified Recommendation: Further Discussion Needed - Little League Should be Consulted

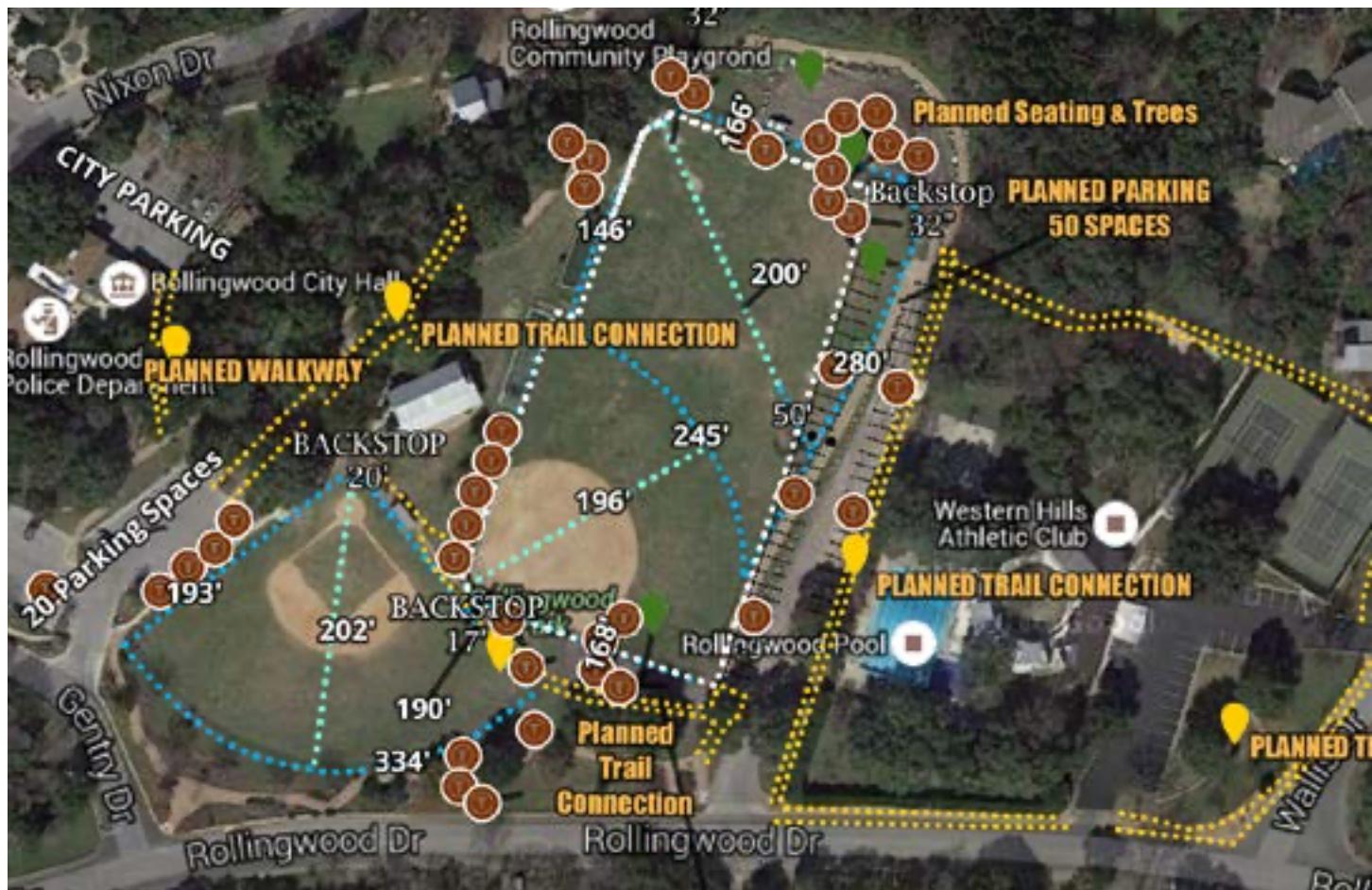
Field 5 Backstop Removal: Field Not Utilized for Game Play Planned viewing area Planned Tree Canopy Would not impact use of field 3 or field 4 Recommendation: Further Discussion Needed - Little League Should be Consulted

Planned Tree Additions 42 New Trees are planned but not in park Recommendation: Further Discussion Needed
Open Space Above and Below Athletic Fields Both areas designated as open space currently being used for parking and/or city storage Recommendation: Further Discussion Needed

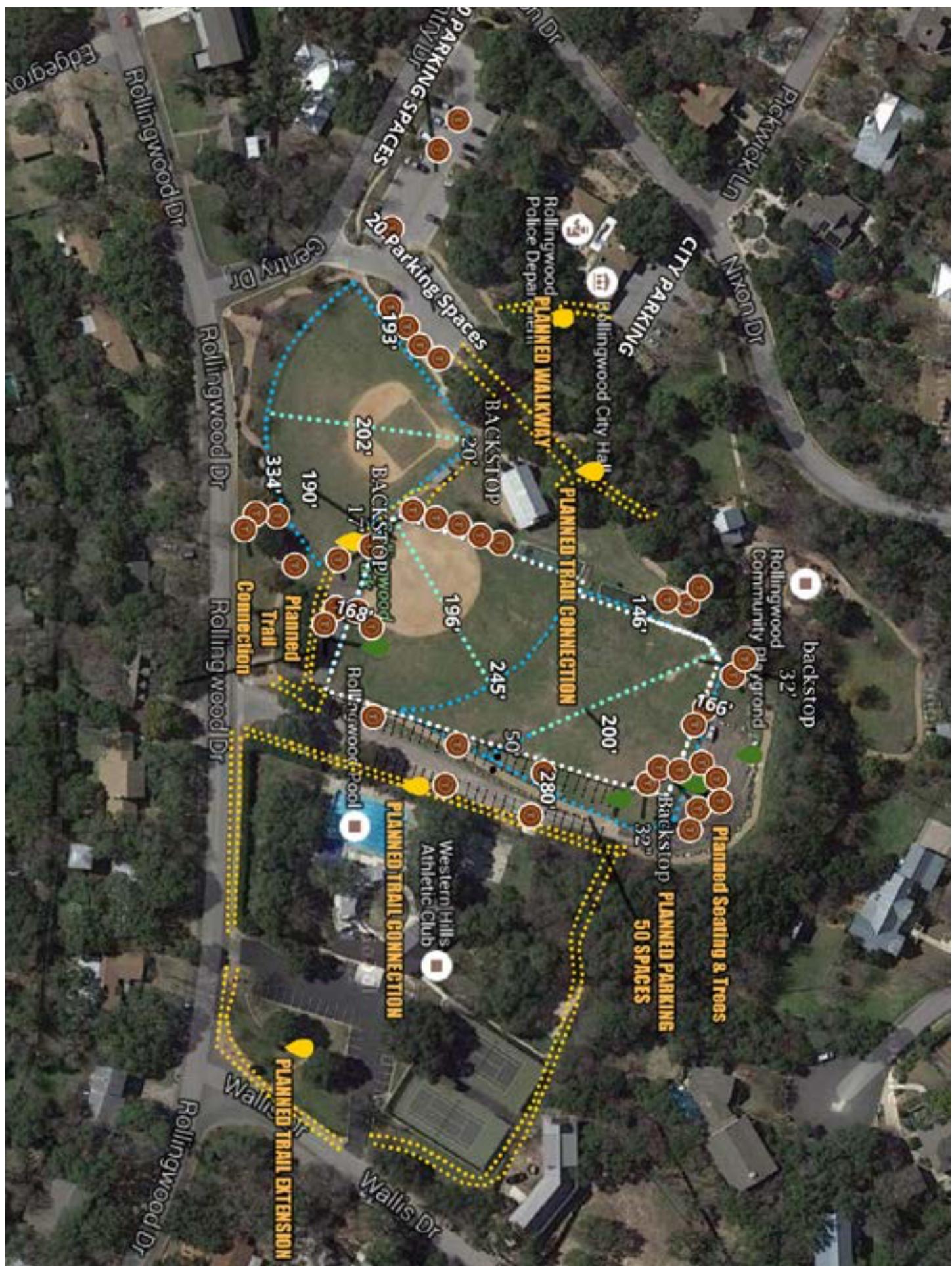
4. On Master Plan but not in Park - Lower Park

A. Planned Walkway

from City Hall to Upper Parking Area Funding and grant opportunities need to be identified ADA compliance questions Recommendation: Further Discussion Needed







UPPER PARK LEASE AGREEMENT

The Western Hills Girl's Softball Lease agreement, is included in it's entirety in Appendix __ of this document

1. Key Provisions

A. Lease Term

The City of Rollingwood has entered a 5-year lease contract with Western Hills Girls Softball (WHGS), for the lease period from September 1, 2014 and ending August 31, 2019.

Western Hills Girls Softball subleases the field to Western Hills Little League (WHLL) and operate on a 50/50 cooperative basis.

B. Obligations of Western Hills Girls Softball

- To maintain the athletic fields and all improvements in a safe, clean and orderly condition.
- To make all repairs and improvements, including repainting and replacements, to maintain a neat and well-kept condition
- To maintain a contract with a qualified commercial landscaping service, approved by City of Rollingwood, that provides weekly maintenance from March through September and monthly maintenance October through February.
- To maintain contract with qualified janitorial service provider regarding cleaning and maintenance of field house restrooms.
- Must provide City of Rollingwood with a copy of WHGS annual IRS form 990-N filing within 10 days of filing date.
- Must allow access to all records and books on request
- Must maintain public liability insurance, name City as additional insured on all policies and provide city will copies of all policies
- In the fall of each year, must meet with City to discuss progress on achieving Capital Improvements and present schedule of capital improvements for upcoming year

C. Capital Improvements

Western Hills Girls Softball investment in capital improvements to the Athletic Fields must be at least \$5,000.00 each year. If less than that is spent, then the difference between actual expenditures and the minimum improvement amount will carry forward and must be spent in the next year along with the minimum amount. If a greater amount is spent the minimum amount will be reduced for succeeding year(s).

D. Repairs and Restorations

- Western Hills Girls Softball will keep the leased premises in good repair at it's own expense
- All "major" repairs (more than \$1,000 in cost or value) must be approved in advance by the City.

E. Amendment of Master Plan

The City may amend its master plan for improvement of the Park from time to time. The Corporation agrees to make at its expense such minor changes (as hereinafter defined) in its improvements of the Athletic Fields as are needed to carry out any amendment of the City's master plan. In addition, the parking plan component of such master plan may require the relocation of fences and backstops which define the Athletic Facilities. If the Corporation has then paid the Minimum Improvement Investment for the year of any required changes, the City may pay or cause to be paid the money to relocate fences and backstops made necessary by any changes and the Corporation shall repay those funds up to a maximum of \$5,000/year until repaid in full in each of the next year(s) that it has not fulfilled the capital expenditure requirement set out in 8.1.

F. Items to be obtained from/provided by WHGS every year:

- \$3,700 for administrative costs
- WHGS's Annual IRS Form 990-N
- All public liability and other insurance contracts
- In the fall, a schedule of capital investments for the upcoming year
- Documents reflecting the amount of capital investments in the athletic field for the year
- Plans detailing proposed major changes
- Plans detailing proposed major repairs

G. 2016 Field Usage

- The fields 2 and 3 are used by Western Hills Girl Softball
- Fields 1 and 4 are subleased by Western Hills Little League.
- Field 5 is used for warm-up and practice



NEEDS AND PROJECT IDEAS

The master plan provides a conceptual framework for the development of Rollingwood Park for the next 10 years. Project lists, suggested priorities and cost estimates are needed for initial planning purposes, community outreach, and implementation planning that will be part of the final document

1. Master Plan

- Clearly identify areas of responsibility for the Park Commission:
 - Patio Area behind City Hall
 - Park Area between City Hall and lower play ground equipment
 - Waterwise Garden- in front of City Hall
 - Dellana Park - between Endeavor buildings & Timberline
 - Maintenance issues - City Staff maintenance schedule
- 2004 Master Plan Audit- Update to include what is in Park but not on Master Plan. Look at what is on Master Plan that isn't implemented and see if still relevant
- Working Master Plan - Establish a MapRight "living document" where we can store photos, documents and relevant information to use collaboratively
- Establish Park Commission "Schedule" to identify routine items the Park Commission should address throughout the year and in the future (maintenance schedule, tree care schedule, yearly little league capital expenses & documentation, lease renewal, budget meetings, etc)
- Create a formalized "Maintenance Plan" with sustainable maintenance practices that look at annual, 2 year, 5 year and 10+ year projects (see example)
- Assign Park Commission "liaisons" to specific groups that use the park for continuity and reporting purposes (RCDC, exercise groups, youth Sports Groups, pavilion use, lawn maintenance contracts, public works, fund raisers, etc)

2. Budget

- Look at current fiscal year budget - prioritize immediate needs that can be funded this fiscal year
- Identify projects for next year so they can be forecast in the next fiscal year budget
- Budget and fundraising liaison: Works on grants, fund raising and closely with RCDC
- Maintaining existing parks and facilities:
 - Short-term: Identify/dedicated maintenance and operations funds to ensure current needs are being met
 - Long-term: Increase staffing and employ dedicated park personnel / job description / budget

3. Entry, Pedestrian and Bike Facilities

- Increasing access to parks for all users
- Develop attractive and welcoming park entry gateways
- Bike Stations, Austin B-Cycle station, open bicycle racks
- Improvement to trail system – compare cost of crushed granite with cost of composite trail. Ensure trails and are constructed in a sustainable way to resist flood damage and erosion.
- Improve Rollingwood Dr., Gentry, Nixon, Edgegrove and Wallis with safe crossings as a more neighborhood oriented park frontage streets.
- Design/improve area where little league stores dirt + Pool Dumpster Area

4. Create more places for people to gather, sit and picnic

Provide more opportunities to enjoy nature and the outdoors:

- Protect and preserve natural areas
 - Identify green space areas - In some cases reclaim green space
 - Identify a location to store city rock piles & backfill that is not in the park
 - Remove invasive plants and replant trees - shade grove at north end of Rollingwood Park
- Add shade structures
- Developing additional sports facilities, particularly for basketball
- Expanding special community events in park - Work with RNA
 - Trailer Food Tuesdays
 - Movies in the Park
 - Chalk-it-up
- Art in the park
 - Wall mural - tiled mural on new lower park wall
 - Kinetic sculpture
- Add a small water feature to the park / water feature in a sculpture / small splash pad - reclaim water
- Replacing the water fountain in the lower park with a fountain that is not easily clogged and has feature for pets to drink.
- New swings
- Off Leash Pet Areas: If ball fields realigned look at closed fencing for more off-leash pet park options

5. Storm water Management Plan

- Erosion control for upper and lower that is not taken care of by the wall (See LNV study)
- Exercise station erosion control: identify and place bases around the exercise equipment
- Improve storm water management /rainwater capture
 - Landscaping to both improve aesthetics and capture storm water in place, decreasing run off

6. Tree Maintenance and Care

- Preserve the existing legacy trees and other native trees and vegetation where possible
- Plant more trees – especially on the Upper Park. Plan the trees around the ball field
- Key existing trees protected, relocate select trees and plant additional trees to shade and frame the spaces
- Trim dangerous trees - Maintenance Schedule
- Preservation of trees in/near Parking Areas. Use City of Austin Standard Detail Tree Protection Guidelines
- Re-hire arborist Keith Brown for year round tree care

7. Master Plan for Planting

- Update all flowering beds to be native + alternating by season + water friendly; possibly consult with the Waterwise garden designers
- Plant vegetation conducive to desirable species such as song birds, waterfowl and pollinators
- Thoughtfully plant flowering plants that alternate blooming seasons
- Define the edges of the manicured landscape versus naturalized landscape for the purpose of maintenance and aesthetics
- Eradicate invasive plants
- Evaluate food forests and incorporate them in planting master plan to help with aesthetics

Little League Fields

- Work with Little League to examine athletic field configuration and usage
 - Parking area configuration options
 - Best configuration for current softball, baseball and possible future leases for soccer and football
 - Capital improvement project projections
 - Shared Google Calendars: Girls Softball, Little League and Western Hills Athletic Club
 - Official Liaison from Park Commission

8. Parking

- Look at park use and parking areas to insure adequate parking, safety and aesthetics
 - Conduct counts of parking lot and street parking- different times of year, events
 - Formalize upper parking area between pool and ball fields:
 - Hold design contest/challenge for maximizing use of parking spaces/lots by upper fields;
 - Formalize the current 2004 Master Plan design; or
 - Hire architect to look at formal design for the area and options
 - Relocate city backfill and rock piles

9. Park Signage

- Add signage to the pavilion with information about rules for use
- Add signage to the upper park indicating priority for ball clubs and dog rules

10. Cell Tower

- Designate Liaison from Park Commission to follow and understand discussions about proposed placement of cell tower in upper park area
 - Follow RCDC meetings, contract negotiation, proposed park income, location/placement in park, reporting to Park Commission
 - Study/understand environmental impacts of cell tower radio frequency electromagnetic radiation
 - Cell tower electromagnetic radiation and impact on wildlife (birds, bees and butterflies)
 - Cell tower electromagnetic radiation and human health issues
 - Decreased green space issues (what percentage of upper park will have green space?)
 - Examine drainage issues
 - Issue: Metal structures may be outdated soon. Then what? Giant Chicken idea

INITIAL RECOMMENDATIONS

A. Immediate: Not Tied to Budget

1. Clearly identify areas of responsibility for the Park Commission:
 - Patio Area behind City Hall (No)
 - Park Area between City Hall and lower play ground equipment (Yes)
 - Waterwise Garden- in front of City Hall (Yes)
 - Dellana Park - between Endeavor buildings & Timberline (Pending Outcome of PUD discussions)
 - Maintenance issues - City Staff Maintenance Plan (Yes)
2. Assign Park Commission “Liaisons” to specific groups that use the park for continuity and reporting purposes (RCDC, exercise groups, youth Sports Groups, pavilion use, lawn maintenance contracts, public works, fund raisers, etc)

Park Financial Liaison

- Work with RCDC, Women’s Club, RNA, Explore Grant Opportunities
- Look at current fiscal year budget - prioritize immediate needs that can be funded this fiscal year
- Identify projects and cost estimates so upcoming projects can be forecast in the next fiscal year budget
- Works on grants, fund raising, RWC and closely with RCDC
- Maintaining existing parks and facilities:
 - Short-term: Identify/dedicated maintenance and operations funds to ensure current needs are being met

Park Maintenance Liaison

- Create a formalized “Maintenance Plan” with sustainable maintenance practices that look at annual, 2 year, 5 year and 10+ year projects.
 - Regular Park Maintenance
 - Lawn Maintenance Contract Review

Plant and Tree Liaison

- Regular Tree Maintenance
- Master Plan for Planting:
 - Liaison work on map for flowering beds to be native + alternating by season + water friendly
- Protect and preserve natural areas
 - Identify green space areas
 - Reclaim green space in upper park area
 - Identify a location to store city rock piles & backfill that is not in the park
 - Ethos/goals for long range view of the park

Community & Culture Liaison

- WHAC
- Exercise Groups
 - Liaison address noise concerns
 - Liaison address parking concerns
 - Liaison work on allowing but not over stretching the park with exercise groups
- Community Garden
 - Liaison work to define food forest footprint and purpose
 - Liaison address educational signage and aesthetics

Mobility Liaison

- Traffic Impacts to Park
 - Overall traffic impacts
 - Improve Rollingwood Dr., Gentry, Nixon, Edgegrove and Wallis with safe crossings as a more neighborhood oriented park frontage streets.
 - Crosswalks
 - Address parking issues
 - Bike Racks
 - Austin B-Cycle
 - Explore Car Charging Stations (revenue or expenditure, grants available, maintenance issues)

Youth Athletics Liaison

- Work with Little League to examine athletic field configuration and usage -
 - Parking area configuration options
 - Best configuration for current softball, baseball and possible future leases for soccer and football
 - Shared Google Calendars: Girls Softball, Little League and Western Hills Athletic Club

A. Immediate: Tied to Budget

Park Financial Liaison

- Identify projects for next year so they can be forecast in the next fiscal year budget
- Budget and fundraising liaison: Works on grants, fund raising and closely with RCDC

Park Maintenance Liaison

- Fix irrigation system
- Park Recycling Program (new containers - RWC and community based approach)
- Formalized “Maintenance Plan” with sustainable maintenance practices that look at annual, 2 year, 5 year and 10+ year projects for regular park maintenance

Plant and Tree Liaison

- Erosion control for upper and lower that is not taken care of by the wall (See LNV study)
 - Improve storm water management /rainwater capture
 - Landscaping to both improve aesthetics and capture storm water in place, decreasing run off
- Preserve the existing legacy trees and other native trees and vegetation where possible
 - If possible with budget, hire Arborist for year round tree care and consults
 - Key existing trees protected, relocate select trees and plant additional trees to shade and frame the spaces
 - Trim dangerous trees - Maintenance Schedule
- Invasive Species Removal
 - Remove dead, dying and nuisance trees
 - Remove invasive plant species and replant where necessary
 - Master Plan for trees

Community & Culture Liaison

- Pavilion Use Signage
- Exercise Group Policies

Mobility Liaison

- Mobility
 - Bike Racks (Rollingwood Women's Club)
 - Austin B-Cycle
 - Explore electric car charging stations
 - Car-2-Go liaison to City Council

Youth Athletics Liaison

- Investigate engineering and design costs for upper parking lot formalization
- Capital improvement project projections

B. Next Fiscal Year

Park Financial Liaison

- Identify projects for next year so they can be forecast in the next fiscal year budget
- Budget and fundraising liaison: Works on grants, fund raising and closely with RCDC to achieve goals

Park Maintenance Liaison

- Research up to date playground equipment for different ages and abilities (ADA) for next year forecast
- Research water feature options for next year forecast

Plant and Tree Liaison

- Develop attractive and welcoming park entry gateways to park
- Plant more trees – especially on the Upper Park. Plan the trees around the ball field
- Preservation of trees in/near Parking Areas. Use City of Austin Standard Detail Tree Protection Guidelines
- Upper Park Landscaping to improve storm water recapture
- Tree Preservation
 - Hire arborist for park (doesn't have to be same as City arborist)
 - Work on tree preservation plan

Community & Culture Liaison

- Wall mural or tiled mural on new wall in lower park
- Expand community events in park - Work with RNA
 - Trailer Food Tuesdays
 - Movies in the Park
 - Chalk-it-up

Mobility Liaison

- Upper Parking Lot Project Coordinator - Design and Engineering
 - Austin B-Cycle
 - Bike Stations
 - Car-2-Go
 - Electric Car Charging Stations

Youth Athletics Liaison

- Liaison for formalizing capital improvements - upper field configuration
- Start work on new lease issues
-

C. 3-year

- Provide up to date playground equipment for different ages and abilities (ADA)
- New Swings and improve area under swings
- Add a small water feature to the park / water feature in a sculpture / small splash pad - reclaim water
 - Replacing the water fountain in the lower park with a fountain that is not easily clogged and has feature for pets to drink.
- New swings
- Exercise station erosion control: identify and place ground covering / bases around the exercise equipment if needed after erosion control measures are implemented
- Off Leash Pet Areas:
 - If ball fields realigned look at closed fencing for more off-leash pet park options when other fields are being used
 - Consider lower park area for fenced off-leash dog area, add benches, shade, pet waste stations, shade structure/more trees, water and other amenities

D. 5-year

- Basket Ball Courts

E. 10-year

- Ethos/goals for long range view of the park