

Preliminary Design & Report

Alligator Creek Trail



Prepared by Vickrey & Associates
for the City of New Braunfels Parks & Recreation
Department
12/17/2021

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Alligator Creek Trail Steering Committee

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*Parks And Recreation Advisory
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Kristen Carden
NBEDC (4B Board)

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Chris Featherston
Wasser Ranch

Jonathan Mcjunkin
Oak Creek Estates

Michael Meyer
Tri-County Disc Golf

Debra Neumann Howell
Cloud Country

Jenna Walker
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- Lawrence Spradley, City Council District 4
- Stacey Dicke, Director Parks and Recreation
- Ken Wilson, Assistant Director Parks and Recreation
- Ylda Capriccioso, Park Development Manager

New Braunfels Economic Development Corporation (NBEDC)

- Don Austin
- Kristen Carden
- Brian Cox
- Stuart Hansmann
- Neal Linnartz
- Kathy Meurin
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Introduction

Background

The [City of New Braunfels 2020 Hike & Bike Trail Plan \(HBT\)](#) provides guidance for the installation of an urban trail network. It identified eight areas of future interest and investment, or “opportunity areas.” One of those areas includes Alligator Creek Trail. The HBT recognized the areas around Alligator Creek will continue to develop and that the creek and floodplain should be preserved for open space, provide flood control and water quality measures, and provide trail and recreational opportunities.

In 2010, much of the Alligator Creek corridor was still undeveloped or primarily rural. Since then, the area has experienced extraordinary growth. Much of the growth can be attributed to the area’s proximity to IH-35, making it an attractive option for new commercial and residential development. The City, understanding this progress and the continuing development, established park and trail requirements in the city codes and ordinances to offset the growth through park land set asides and trail requirements. These requirements provide the



FIGURE 1 HIKE & BIKE TRAIL PLAN

mechanisms to balance growth, while benefiting new residents. The proposed Alligator Creek Trail has benefited from these requirements. In 2018, the City of New Braunfels began working with local developments to construct the first segments of the trail. In addition, several other new developments have gifted greenbelt land for the park and trail. In 2021, DR Horton donated 46-acre greenbelt along Alligator Creek to the City to be used for linear park and trail and local developer Mike Lancaster, the Arroyo Verde developer, dedicated another 15 acres upstream for the linear park and trail. Other commercial and residential developments have fulfilled code requirements for the trail installation. In 2019, City residents approved a bond package that included street and infrastructure improvements for Goodwin/Conrads Lane. It also included drainage improvements to the Alligator Creek crossing. HBT acknowledged opportunities for connections, trailheads/park, and the need to pursue continuity in the trail. These actions prompted the need for a more detailed plan. To help create this trail master plan and achieve the recommendations of the HBT, the City contracted with Vickrey & Associates to develop a conceptual and preliminary design.

Purpose

The purpose of the preliminary design effort is to provide a cohesive plan, engage the community, identify costs, and make recommendations for implementation. The report provides schematic designs for a linear public park, trail alignment, park amenities, and an opinion of probable costs of construction. This document builds off previous planning efforts including the 2017 Parks Strategic Master Plan, Envision New Braunfels, and 2020 Hike and Bike Trail Plan. The plan includes a concept for park amenities, strategies for green infrastructure, cost estimates and potential funding sources. The plan will also be used as a tool for grant project funding. Funding agencies often require the type of information provided in the preliminary design to determine grant eligibility and project feasibility.

Location & Study Area

Geronimo Creek and its tributary Alligator Creek are located in Comal and Guadalupe Counties. The almost 70-square-mile Geronimo Creek watershed lies within the larger Guadalupe River Basin. Alligator Creek begins in southeast Comal County and flows southeast through New Braunfels toward Seguin before its confluence with Geronimo Creek midway through the watershed.

The overall study area is within the upper watershed of Geronimo and Alligator Creek spanning east and west sides of IH-35. For the purposes of this project the study area is divided into two sections: west and east, with IH-35 being the dividing line. The west segment starts roughly at the intersection of the Union Pacific Railroad and Conrads Lane, proceeds south along Alligator Creek through a 15-acre area behind Arroyo Verde subdivision and a 46-acre greenbelt through the Oak Creek Estate subdivision



FIGURE 2 ALLIGATOR CREEK TRAIL STUDY AREA

and terminates at a proposed pedestrian connection at IH-35 or other feasible location. The east segment starts at the IH-35 underpass along the creek connecting to existing trail segments along FM 1101. The proposed trail is in Council Districts 4 and 5, as well as Park Districts 1 and 2. A significant amount of the core study area is in the floodplain.

Geronimo and Alligator Creek Watershed

Since 2006, Geronimo Creek has been listed on the Texas 303(d) list due to elevated *E. coli* bacteria concentrations and nutrient enrichment concerns for nitrate-nitrogen, making the creek unsuitable for contact recreation. These impairments pose a significant risk to human health and the environment. To address this issue, a watershed protection plan (WPP) was developed, and since its acceptance by the Environmental Protection Agency in 2012, has been guiding water quality management efforts to restore and protect water quality in the creeks.

The Geronimo and Alligator WPP is a collective stewardship effort which is entirely voluntary, raising public awareness of local water quality and encouraging local residents to implement best management practices to address the identified impairments. Public outreach and education facilitated through the WPP focuses on the variety of topics related to nonpoint source pollution, including but not limited to riparian zone management, low impact development practices, septic system maintenance, pesticide application, and others.

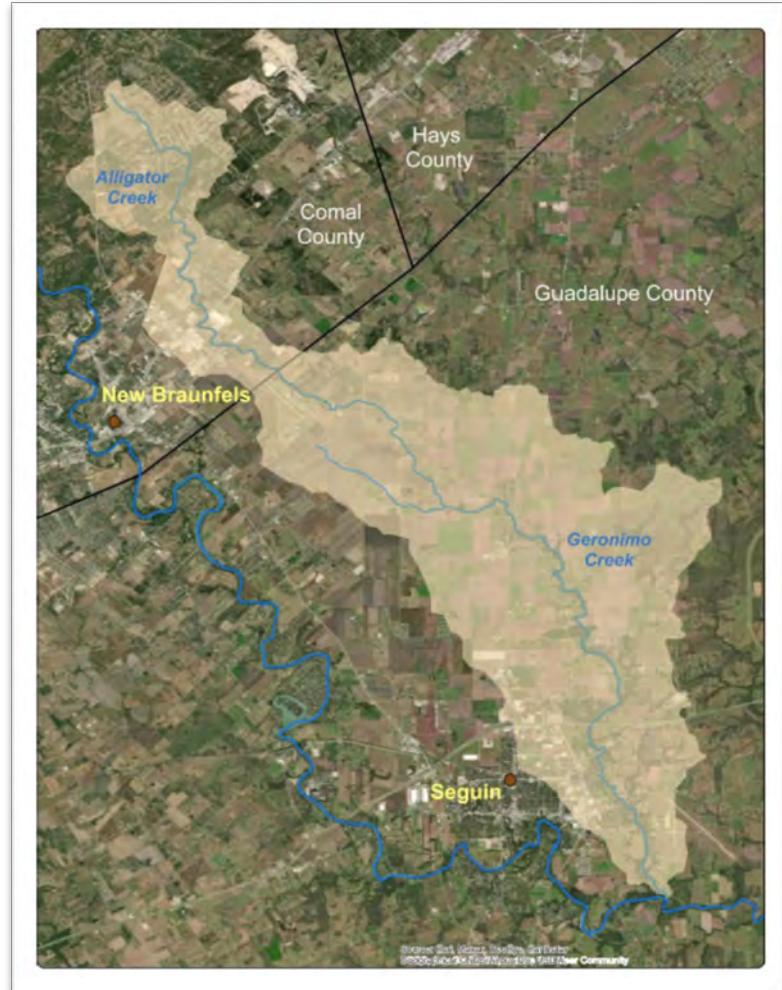


FIGURE 3 GERONIMO AND ALLIGATOR CREEK WATERSHED

Community Engagement

To kick-off the outreach and engagement efforts, the City sent letters to the residents in and around the study area to inform them of the preliminary design project and that any update could be located on a project webpage <https://www.nbtexas.org/3171/33235/Alligator-Creek-Trail>. The city also created a Steering Committee to help guide and discuss design consideration for the project. The group included internal and external stakeholders. Internal stakeholders included city staff from other divisions such as Engineering, Watershed Management and Parks and Recreation Advisory Board. External stakeholders were identified as representatives from the community such as the neighboring homeowner associations (HOA) to the park land and Alligator Creek Watershed Partnership, Comal Trails Alliance, and TriCounty Disc Golf. This volunteer steering committee has been working with the city and consultants to evaluate potential trail alignments, park and trail amenities, and concerns, and to communicate to the public about the project. The Steering Committee met three times, both in-person and virtually. The meetings were on July 7, August 28 and November 18. Meeting materials are in Appendix.

Alligator Creek Trail Steering Committee:

- Thomas Blagg, Parks and Recreation Advisory Board
- Kristen Carden, NBEDC/4B Board
- Jonathan McJunkin, Oak Creek Estates
- Jenna Walker, Comal Trails Alliance
- Chris Featherson, Wasser Ranch
- Ryan Garcia, Northwest Crossing
- Michael Meyer, Tri-County Disc Golf
- Debra Neumann Howell, Cloud Country
- Dr. Evgenia Spears, Geronimo-Alligator Creek Partnership, TAMU-Ag Ext

Public Outreach

Two public meetings were held to share project information. The first was held on Wednesday, September 15, 2021 and the second was held on Thursday, November 18, 2021 at the NBU Service Center (355 FM 306, New Braunfels, TX 78130). Total

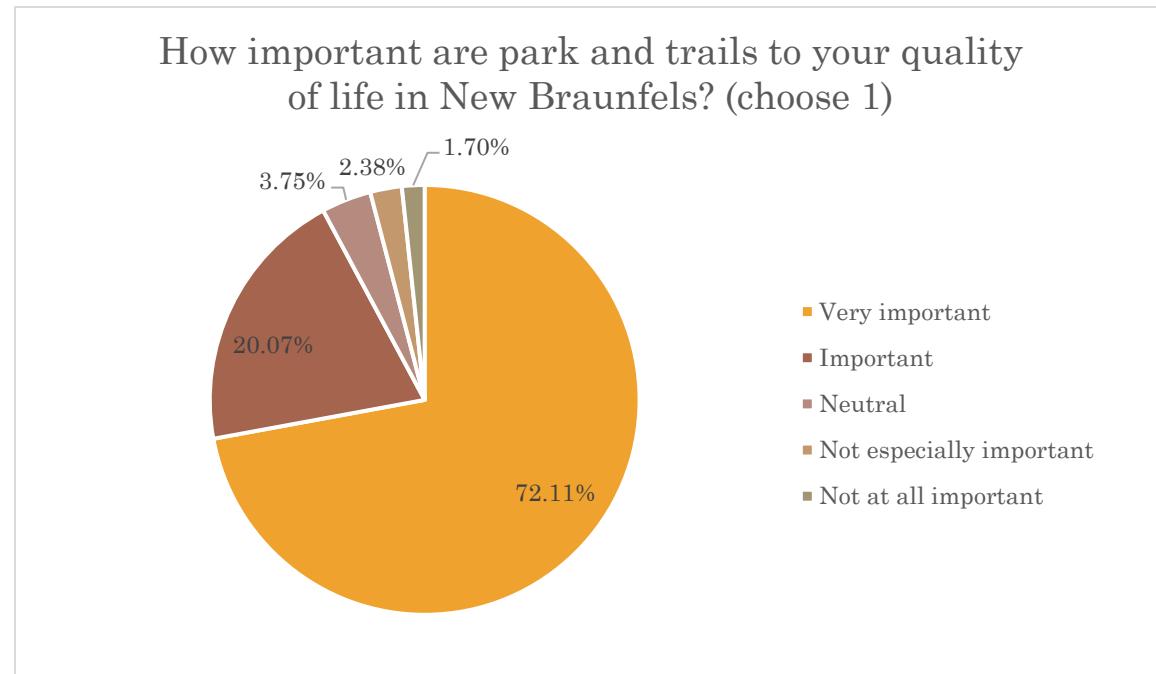
attendance for each meeting was 20-25 participants. Presentation materials, posters, and handouts for the public meetings is provided in the Appendix.

The community questionnaire was created to gauge the community's interest and knowledge about the citywide trails, specifically Alligator Creek Trail. The online survey was available for two weeks. The data was used to determine possible trail and park amenities, identify any concerns, and provide an opportunity for the community to suggest ideas for the project. The following is a summary of the survey data.

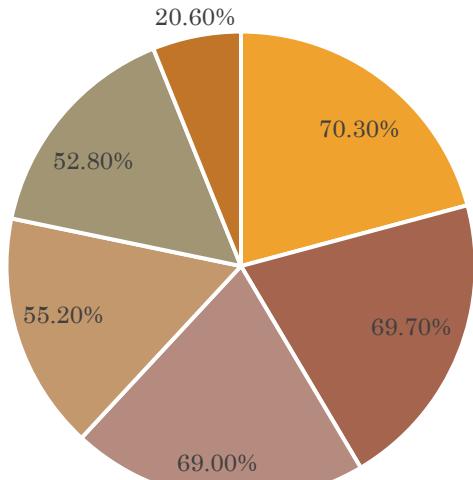
Total questionnaire respondents were 301. About 41% of survey takers lived with in a 1-mile radius (east or west) and most lived or worked nearest to west Alligator Creek. Most survey takers were men, owned a dog, had children between the ages of 5-12, and 46% were between 30-44 years of age.

Of the survey respondent, over 70% agreed that parks and trail were “very important” to the quality of life in New Braunfels, with another 20% ranking it as “important.”

More than a one-third of respondents identified that they would visit the park and trail at least “2-3 times a week” and another 22% would visit “2-3 times a month.” To better understand why trails may be important survey respondents were asked to select how important these statements are regarding trails. In an almost three-way tie; exercise, access to nature and environmental protection rose to the top.



Why are trails important to you?



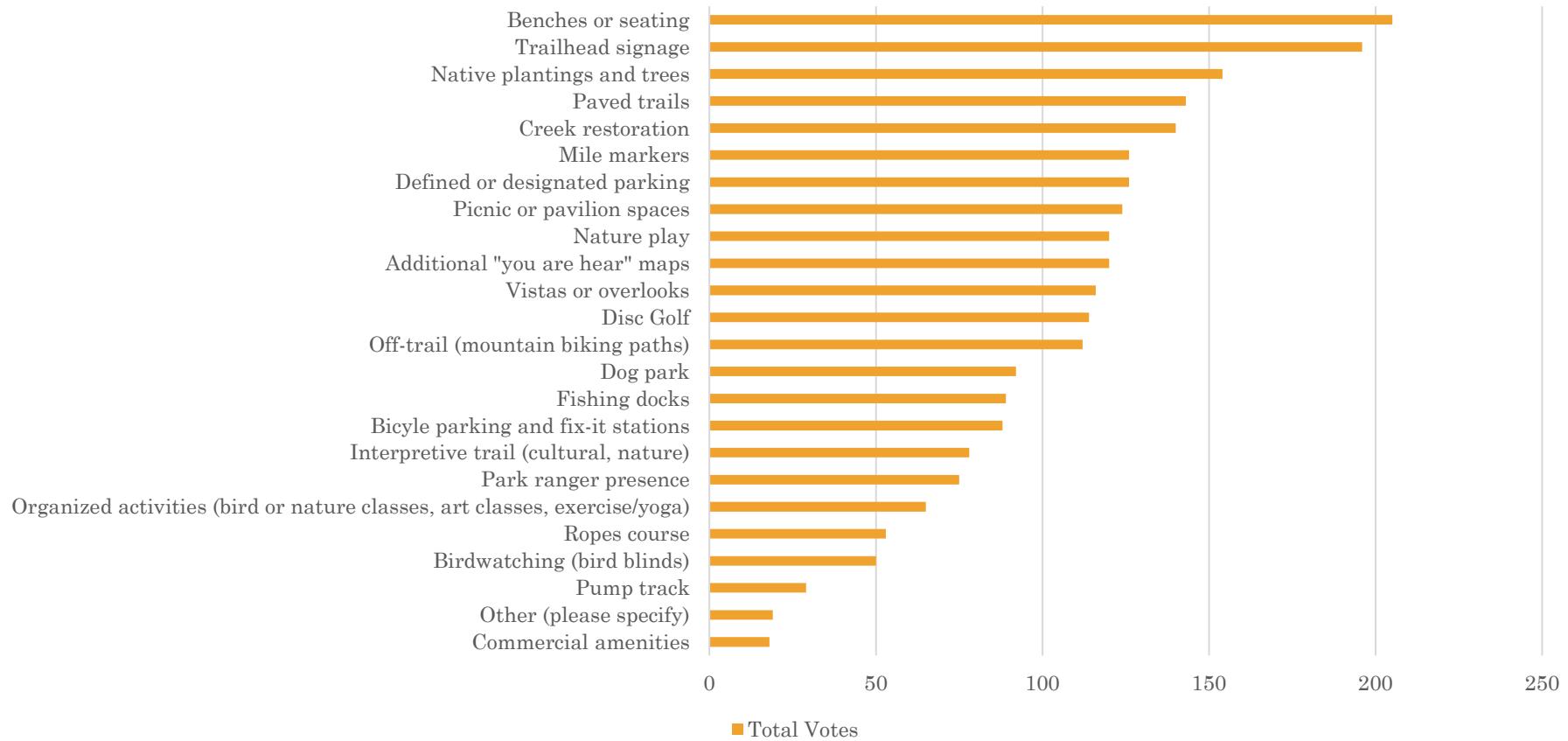
- Trails provide health and exercise options
- Trails protect and preserve creeks and the environment
- Trails provide access to nature
- Trails are a great asset and help me enjoy my leisure time
- Trails make New Braunfels an attractive place to live and work
- Trails help me get from place to place

Because the Alligator Creek Trail preliminary design looked at potential linear park opportunities to connect new parkland, the survey assessed why residents would want a new park. The survey asked the following questions:

Respondents were asked to express their agreement or disagreement with eight (8) statements. Many of these statements continue to support the idea of access to health and exercise, preserving the environment and connecting with nature. Over 80% of the respondents "strongly agreed" and "agreed" that Alligator Creek Trail "is a place I want to have a unique park experience."

The remaining questions asked in detail about specific amenities desired on the trail or within the park. The list included 23 options and respondents could check all that applied. The top amenities included signage, seating, native plantings, and creek restoration.

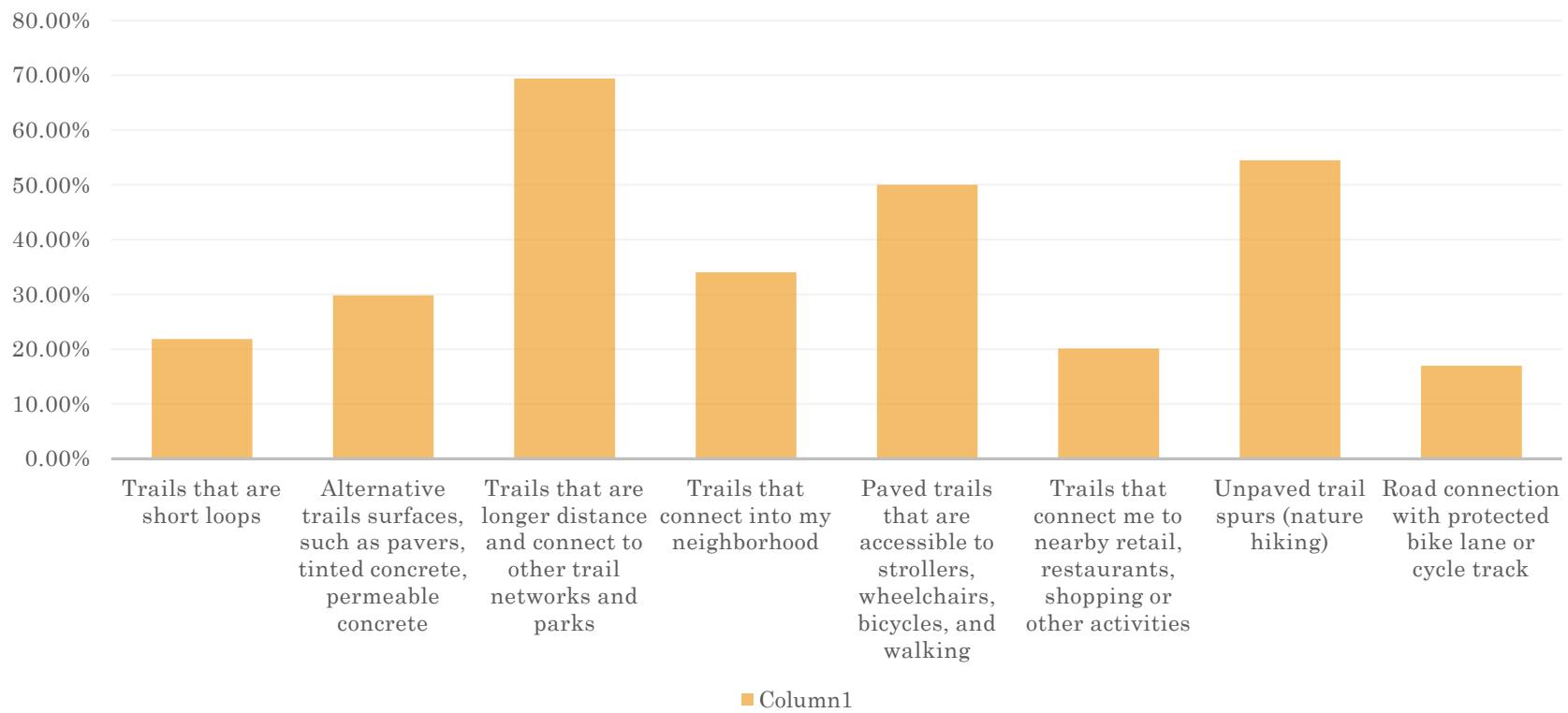
Total Responses



Survey respondents agreed that the trail design should include passage under Goodwin Lane and that designated parking is needed to detract from parking within the neighborhoods.

When asked about the trail type desired for Alligator Creek, 70% of respondents wanted “trails that are longer distance and connect other trail networks and parks.” Another 54% requested unpaved trails, and 50% wanted a paved trail.

What kind of trail type would you want designed and constructed for Alligator Creek?



The survey asked respondents to share any concerns about trails or trail development. About 35%, had no “significant concerns.” The top maintenance concerns includes trash/litter, pet waste, unkept infrastructure (benches, signs, i.e.), overgrown vegetation, drainage, and graffiti. More than 30% were concerned with a “lack of enforcement of regulations and trail etiquette” and “motorized wheeled vehicle use.” Below are some other identified concerns:

- Transient population

- Lack of lighting
- Motorized vehicles in the park and on trails
- Dogs off leash

A complete summary of the survey responses are in the report appendix.

In addition to the open houses and online survey, staff reached out to surrounding property owners near Alligator Creek. The purpose of the outreach was to share the study effort and discuss any opportunities for partnership or strong concerns regarding the development of the trail. Direct outreach to other stakeholders included:

- Detex Inc.
- HEB, Real Estate
- McCoy's Building Supply, Real Estate
- Senior Flexonics
- Resolute Health Hospital
- Town Center at Creekside
- Individual property owners

Vision & Goals

The work of the Steering Committee included the development of an overall vision for the ACT and goals the report would focus on to develop alignment, recommendations, and next steps. The Steering Committee met twice over the summer to learn about the preliminary design, educate themselves on the watershed, and provide comments and input on what park and trail improvements would be good options for the community. To that the following vision statement and goals were drafted:

“To create a special park and trail experience that offers family-oriented recreation and park access, supports safe routes to schools, neighborhoods, commercial destinations, educates the community about the watershed, and preserves the naturalness and function of the creek way.”

—Alligator Creek Steering Committee



FIGURE 4 ALLIGATOR CREEK TRAIL WEST OF GOODWIN LANE

Preliminary Design Goals:



FIGURE 5 GOALS CREATED BY THE STEERING COMMITTEE

Population Growth

In 2010, the City's population was just below 60,000. According to the 2020 U.S. Census, New Braunfels' population increased 56.6% from 2010, bringing the population to 90,403. This makes New Braunfels the third-fastest growing city in the nation; and still growing. A total of 32,000 new households joined the city's residents embracing the Germanic heritage, quaint lifestyle and the natural beauty of its rivers. Even back in 2010 much of the land use in the area was in an agricultural use with farms and ranches. Now, both east and west of IH-35 along Alligator Creek now contains new multi-family, single-family, large attraction retail, several schools, and an expanding hospital campus.

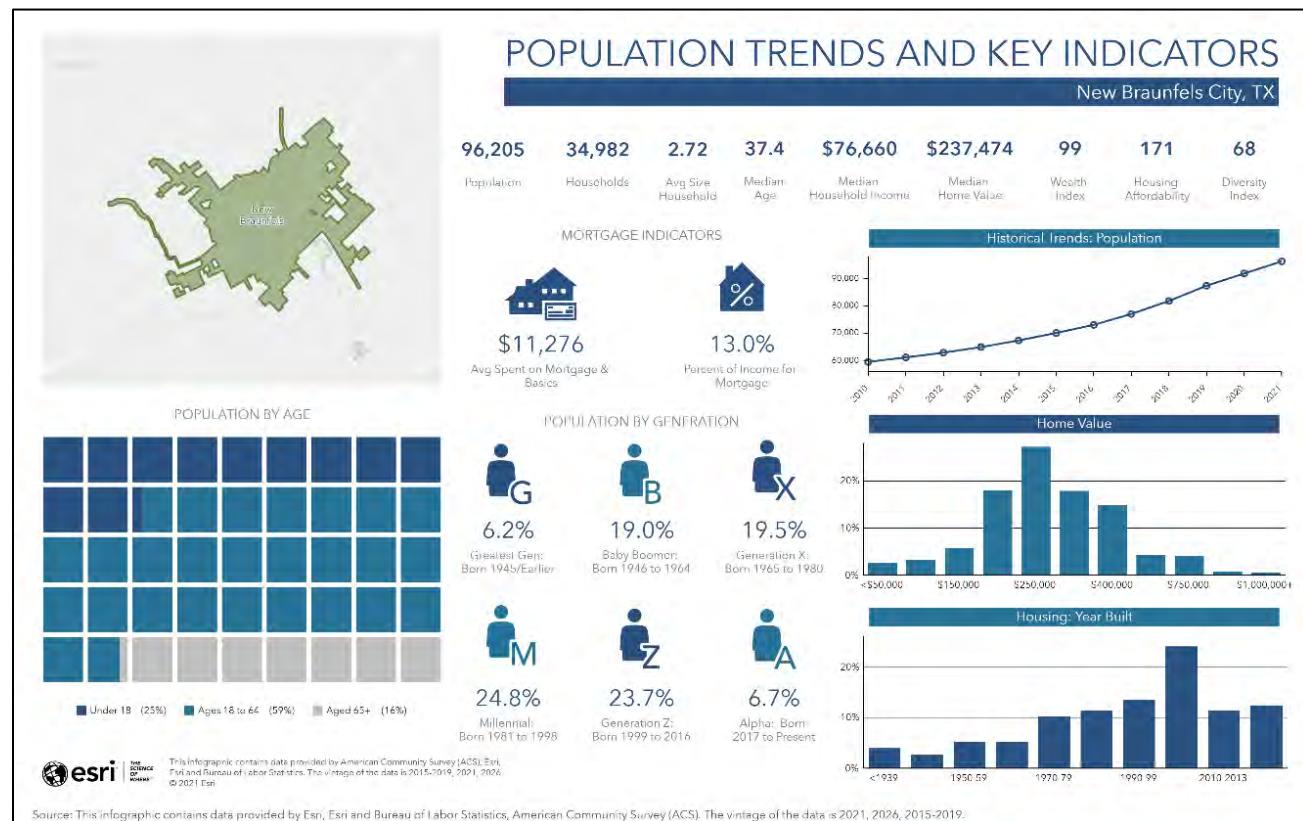


FIGURE 6 U.S. CENSUS DATA, NEW BRAUNFELS, TEXAS 2020

Demand & Needs

Local Context

New growth brings new residents and new needs – parks, roads, schools, etc. This is clear in the 2017 Parks Strategic Master Plan and Envision New Braunfels, the City's comprehensive plan. Both plans document the community's need and demand for trails and parks. Outdoor recreation and trails are identified as a priority and a key need in the Parks Strategic Master Plan. Envision New Braunfels also calls out trails, bike facilities, and other active transportation as high priority strategy to support various goals such as economic development, citywide youth outreach and health, transportation, open space and parks. These demands will continue to increase as New Braunfels and Comal County grow. Envision New Braunfels also provides several Action Items in which Alligator Creek Trail can meet this demand:

- 4.1:** Ensure parks and green spaces are within a one mile walk or bicycle ride for every household in New Braunfels.
- 4.2:** Maintain a variety of park types: regional, community, neighborhood and greenbelts.
- 4.25:** Create multi-purpose facilities that maximize productivity of space while providing flexibility to address new and emerging trends.
- 8.14:** Collaborate with local partners, in public and private sectors, to develop innovative parks and open spaces to achieve community needs and that are aligned with regional green infrastructure.

The National Parks and Recreation Association (NRPA) reports that, “use of green spaces is associated with decreased health complaints, improved blood pressure and cholesterol levels, reduced stress, improved general health perceptions and a greater ability to face problems. In fact, research conducted by NRPA showed that living further away from greenspace can result in 50 percent higher odds of experiencing stress than those living closer to green space (source, NRPA factsheet). More specifically, youth that live in neighborhoods with multiple recreation and park facilities are more likely to be active five times a week. (Gorden-Larsen P, Nelson M, Page P, et al. (2006). Inequality in the built environment underlies key health disparities in physical activity and obesity. *Pediatrics*, 117(2), 417-424.). Within a three-mile radius of Alligator Creek (west) access to existing parks and trails is limited. Several neighborhoods do have an homeowners’ association (HOA) run park, which may consist of a pool, small greenspace, and play structure. Residents within the three-mile area of Alligator Creek (west) likely travel by car to visit the following public parks: Landa, Torrey or Fischer, approximately a 15–20-minute drive depending

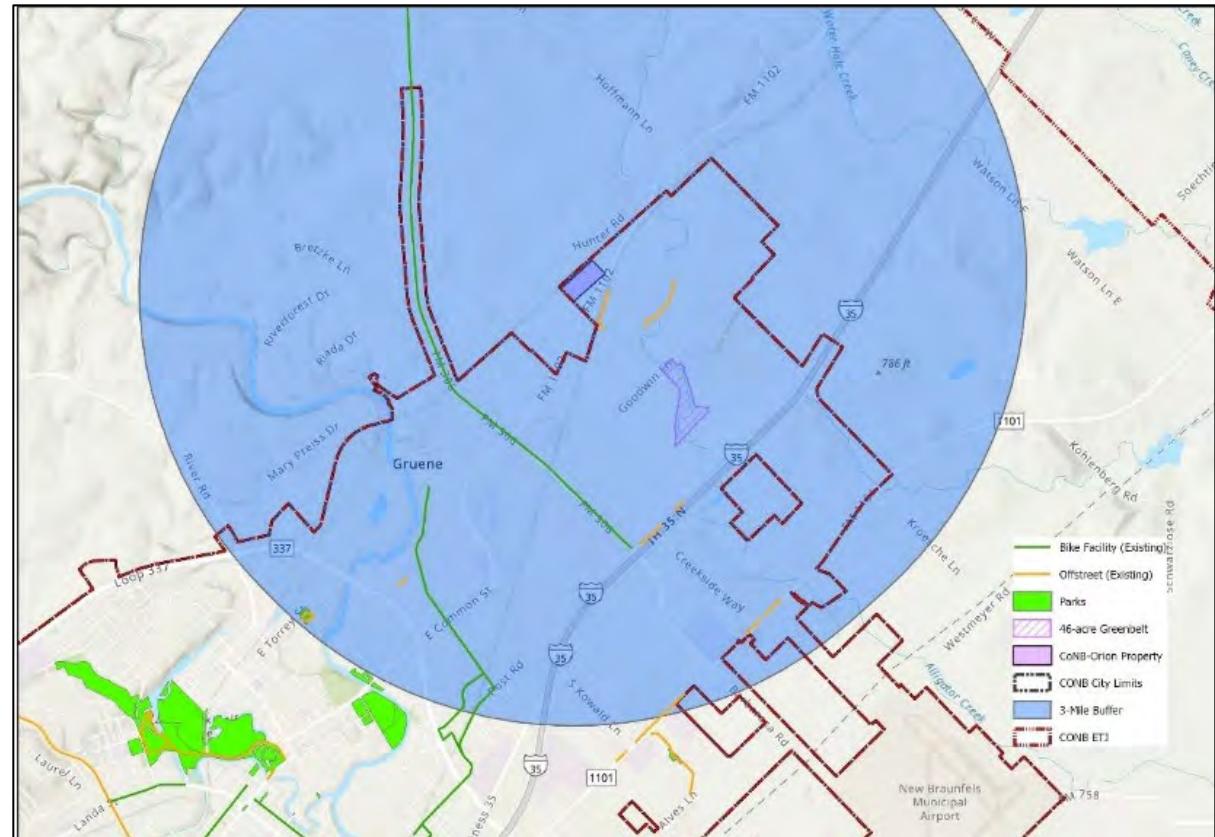


FIGURE 7 MAP SHOWING THE 3-MILE RADIUS OF PARK ACCESS

on the time of day. In the East ACT, a small two-acre public park and trail – Timmerman Park – is accessible but cannot support the growth and park needs there.

Regional Context

As the gateway to the Hill Country, New Braunfels offers experiences to explore both Texas' social and natural history. Its historical and cultural contributions to Texas history tell the stories of the indigenous people who lived here, the Germans that emigrated and established the city, and the how they transformed this region into one of the most desirable places to live and visit.

New Braunfels is the fastest growing city in the Alamo Area MPO's region. In 2016, the MPO and New Braunfels partnered to develop a plan that would improve alternative modes of transportation such as walking and bicycling. This plan supplements approved bicycle, park, trail and special district plans that the City already has. It aims to improve the environment for walking and bicycling, resulting in increases in walking and biking by making both a more viable and attractive mode of travel for residents of New Braunfels and visitors. The plan provides recommended principles for walking and bicycling in New Braunfels specific principles for infrastructure and implementation are most applicable.

Recommended Principles for Walking and Bicycling in New Braunfels

INFRASTRUCTURE

1. Develop a comprehensive network of on- and off-street bicycle facilities. Develop new facilities with an eye towards ultimately achieving significant connectivity throughout all of New Braunfels.
2. Prioritize improvements that address gaps or that resolve significant barriers such as I.H. 35. Target facility segments that greatly increase connectivity and the usefulness of the network if they are resolved.
3. As much as is feasible, develop facilities that are comfortable for all levels of experience. Create new pedestrian and bicycling facilities that most New Braunfels residents would feel comfortable using. Be flexible in older areas of the City.

SUPPORT FACILITIES

1. Incorporate adequate support facilities into every new facility that is built. As is feasible, plan for and include elements such as bicycle parking, access from surrounding areas, drinking fountains, wayfinding, shade and adequate levels of markings and signage into every project.

PROGRAMS

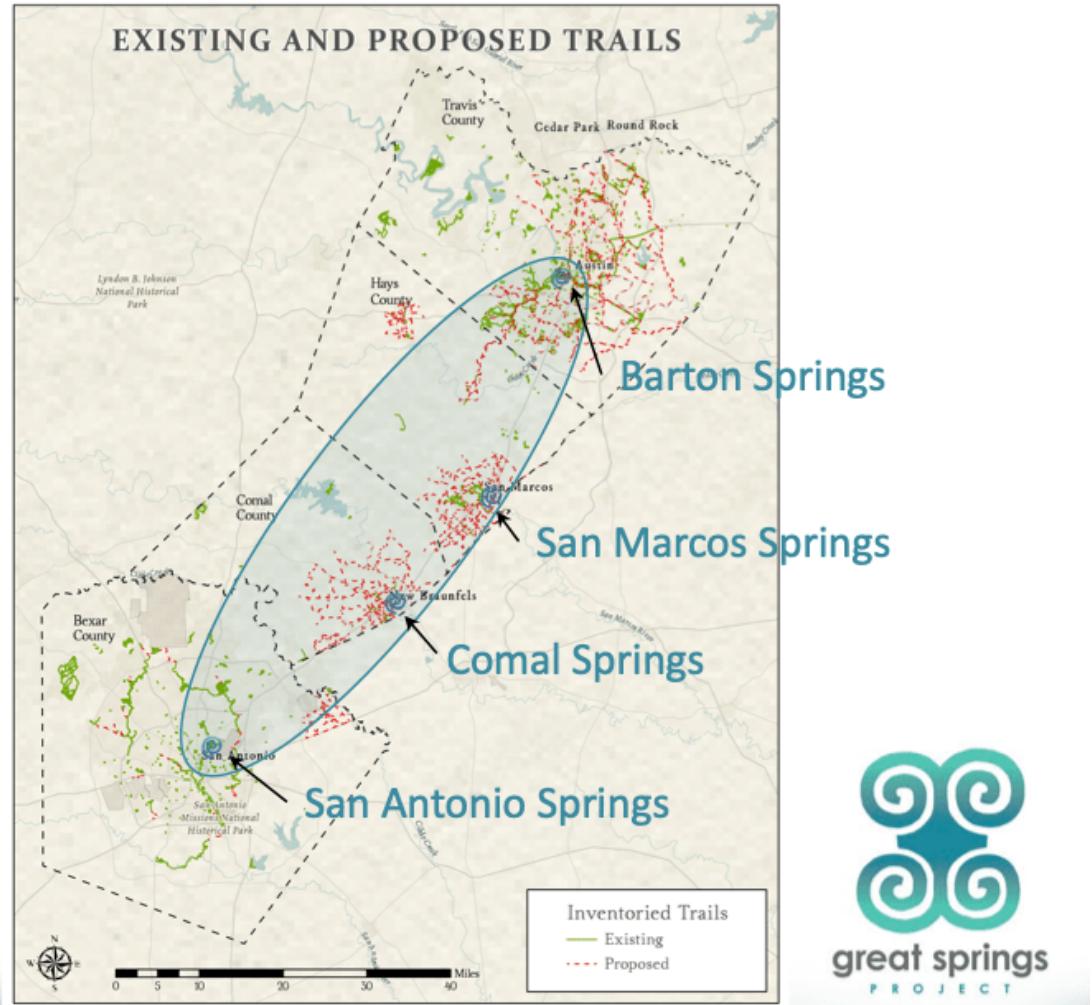
1. Allocate resources to develop encouragement programs and events that promote higher levels of walking and riding in New Braunfels. Actively work with community health partners, schools, recreation, fitness and local businesses to develop programs and events that highlight the benefits of walking and riding, and that encourage New Braunfels residents to walk or ride.
2. Create incentives to encourage higher levels of walking and bicycling. Along with area partners, identify ways for employers and other area organizations to incentivize higher levels of walking and riding.

IMPLEMENTATION

1. Identify stable funding sources that can help create measurable levels of improvement. Identify funding sources that are reliable and that can develop measurable improvement over the next decade.
2. Actively seek partnerships to develop portions of the pedestrian and bicycle network. Identify partnerships whether private or public, to help implement pedestrian and bicycling improvements throughout the City.
3. Work with new development, whether commercial or residential, to develop high quality portions of the pedestrian and bicycle network. Create standards that facilitate or even mandate the inclusion of high quality bicycling and pedestrian facilities in new developments as they occur.

In Texas, most lands are privately-owned. While this fits the spirit of the west, preservation of open space and water depends on private landowners. Many landowners recognize the responsibility of this philosophy. Recently, a non-profit group, the Great Spring Project, has an initiative to preserve land and stitch together a network of hike and bike trails that will connect the four major springs between Austin, San Marcos, New Braunfels, San Antonio, and smaller cities in between. The northwest side via Alligator Creek provides a New Braunfels gateway for a regional connection to the Great Spring Project. For more information, visit <https://greatspringsproject.org/>.

A National Historic Trail is a long-distance route that follows and commemorates a historic path of travel that changed the history and character of the U.S. These trails are designated and programmed by the National Park Service. El Camino Real de los Tejas National Historic Trail is a National Historic Trail, extending between Los Adaes and Mexico City. The trail meanders through New Braunfels and overlaps the proposed Alligator Creek Trail. The ACT offers an opportunity to highlight the significance of the Camino Real along the Alligator Creek Trail segment in New Braunfels.



Existing Conditions & Site Analysis

Alligator Creek is a tributary of Geronimo Creek watershed that extends to Comal and Guadalupe counties. The whole watershed lies within the greater Guadalupe River Basin. The headwaters of Alligator Creek begin in southeastern Comal County, west of IH-35. The Alligator Creek watershed lies within the city limits and extra-territorial jurisdiction (ETJ) of New Braunfels (Geronimo and Alligator Creeks Watershed Protection Plan 2012). The land uses in each segment are different, with the west containing mainly residential and the east comprised of more mixed land use. Both areas have absorbed much of the City's new growth. Ten years ago, this creek corridor within New Braunfels was rural and undeveloped; however, today, both east and west of IH-35, the land has been developed to include a variety of land types: multi-family, single-family, large attraction retail, schools, and a hospital campus. As development and population growth continues, the conversion of rural land to urban land use will increasingly impact the hydrology and water quality in the watershed, available public park lands, and traffic.

Geronimo Creek is listed as impaired and bacteria content exceeds water quality standards for contact recreation use, and nitrate-nitrogen concentrations exceeded screening levels resulting in a nutrient enrichment concern. Elevated bacteria levels can cause health problems in drinking water, excessive growth of aquatic plants and algae that can lead to degradation of aquatic habitat, loss of recreation, and fish kills. The Geronimo and Alligator Creeks Watershed Protection Plan puts a plan in place to improve the quality of the watershed. The Plan is stakeholder developed, identifies the sources of pollution and the strategies to combat the problems.

The preliminary design conducted a desktop site analysis consisting of four major factors: property ownership, existing tree cover, floodplain areas and slopes. This analysis is useful to determine areas for on-site evaluation and consideration of trail alignment. The property ownership map indicates public and privately-owned land in the proposed trail area. The tree coverage provides birds' eye view of the existing canopy. The floodplain map shows the differing flood risk associated with the proposed trail areas. The slope analysis provides a map of the grades near the creek.

West Alligator Creek Segment 1

Property Ownership and Tree Cover



West Alligator Creek Segment 1

Slope and Floodplain Analysis



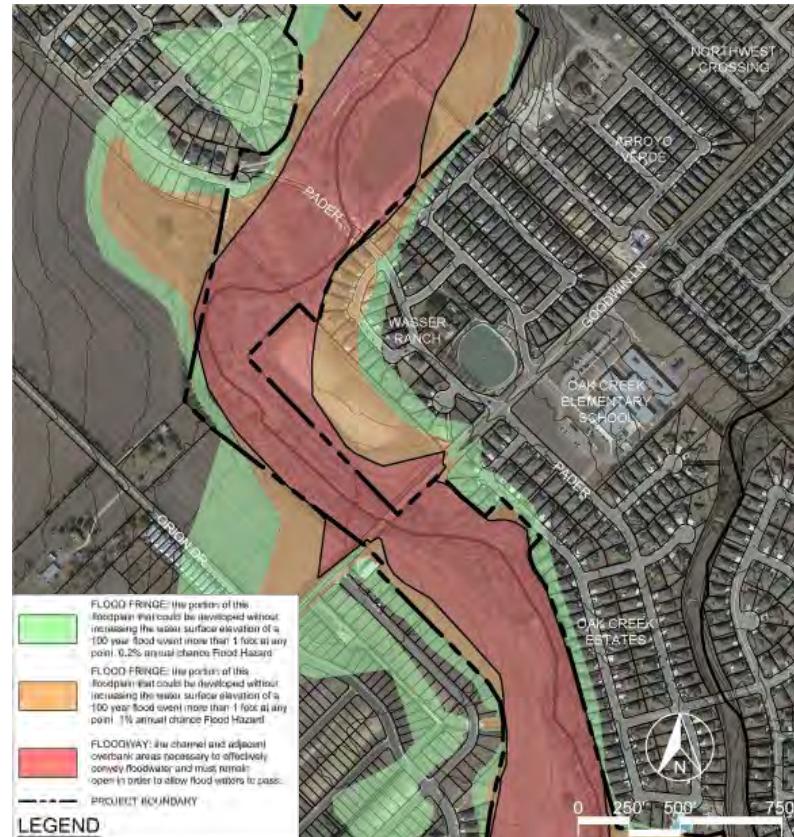
West Alligator Creek Segment 2

Property Ownership and Tree Cover



West Alligator Creek Segment 2

Slope and Floodplain Analysis



West Alligator Creek Segment 3

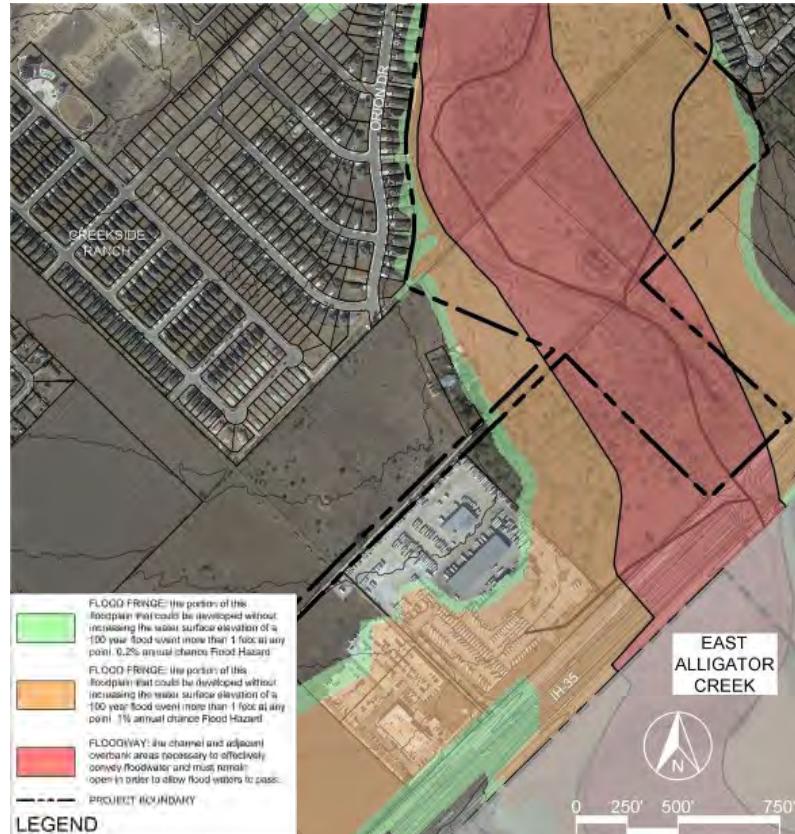
Property Ownership and Tree Cover



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West Alligator Creek Segment 3

Slope and Floodplain Analysis



13

West Alligator Creek Site Analysis

The Alligator Creek trail site analysis begins at the intersection of Conrads Lane, and railroad tracks then terminates at a 46-acre greenbelt east of Goodwin Lane. Research indicates that the entire study area is within the 100-year floodplain where site development is restrictive to avoid site disturbance that affects existing storm water convenience. Therefore, constructing recreational amenities are prime uses for floodplain since minimal site disturbance is required to construct. Based on historic data and governmental flood studies, Alligator Creek is a perennial creek that only conveys water during rain events. Detention ponds are located within the study area to capture water from the creek during these events to manage storm water release downstream and promote water quality. Existing landscape consist of native and invasive tree grouping along the entire length of the creek with periodical tree grouping along the floodplain fringe, providing food and shelter for wildlife. It is recommended to remove invasive tree species to promote native growth and protect the existing wildlife habitats. Terrain along the floodplain boundary varies between 5% to 25% and transitions to 2% slopes along the creek.

Property at Conrads Lane/Railroad is privately owned to the southeast property corner of Northwest Crossing neighborhood. The City's Hike and Bike Plan indicates future trail alignments through these parcels and will require agreements with landowners to gain access to implement this segment of the trail. Northwest Crossing HOA has a private



FIGURE 10
GREENSPACE AT NORTHWEST CROSSING



FIGURE 9
CREEK AT RAILROAD CROSSING



FIGURE 11
CREEK AT RAILROAD TRUSSEL

park adjacent to the project area that has gentle rolling grass field terrain with groupings of shade trees along creek banks. This area is an opportunity to provide direct neighborhood access to the trail. However, deterring public access into the neighborhood is concern and will need to be addressed. Continuing east and adjacent to Arroyo Verde subdivision is a 15-acre parcel, being held in trust for the City by the New Braunfels Parks Foundation. It also is characterized as gentle rolling grass field terrain and has view corridors beyond the project site. The views should be protected and take into consideration during the trail alignment.

Alligator Creek bisects Wasser Ranch subdivision with a low water crossing. An existing concrete trail extends the length of the Wasser Ranch property line that should be connected to provide a continuous trail. However, deterring public access into the neighborhood is a concern by homeowners and will need to be addressed. Wasser Ranch also has an excavated burrow pit that is an undesirable view. It is recommended to negotiate with the landowner to revegetate and repurpose the land into a recreational amenity. The subdivision also has two detention ponds within close proximity to the proposed trail. The homeowners' association is not favorable in granting public access to these ponds and should be buffered. Further discussions will be required to determine how to secure the areas from the proposed trail.

Goodwin Lane is a currently a low water crossing over Alligator Creek and conflicts with storm water convenience, requiring street closures during rain events. The city is currently proposing improvements to Goodwin Lane by widening, installing a new bridge and incorporating on-street trails and sidewalks along Goodwin Lane. This will eliminate street closures, provide pedestrian access to the proposed hike and bike trail and allow the trail to travel underneath the Goodwin Lane.



FIGURES 12A AND 12B GREENBELT EAST OF GOODWIN LANE AND CREEK BED AT ARROYO VERDE

The west project area terminates at 46-acres (held in trust) east of Goodwin Lane. This is public land that has a flat floodplain terrain with tree canopy along the north floodplain fringe and grassy slope banks on the south side. The floodplain bisects Oak Creek Subdivision and segregates homeowners and recreational uses on both sides of the creek. Both sides of the creek should be connected by a trail to access recreational amenities. Shade trees should also be planted to provide shade, comfort and to create views and visual interest.

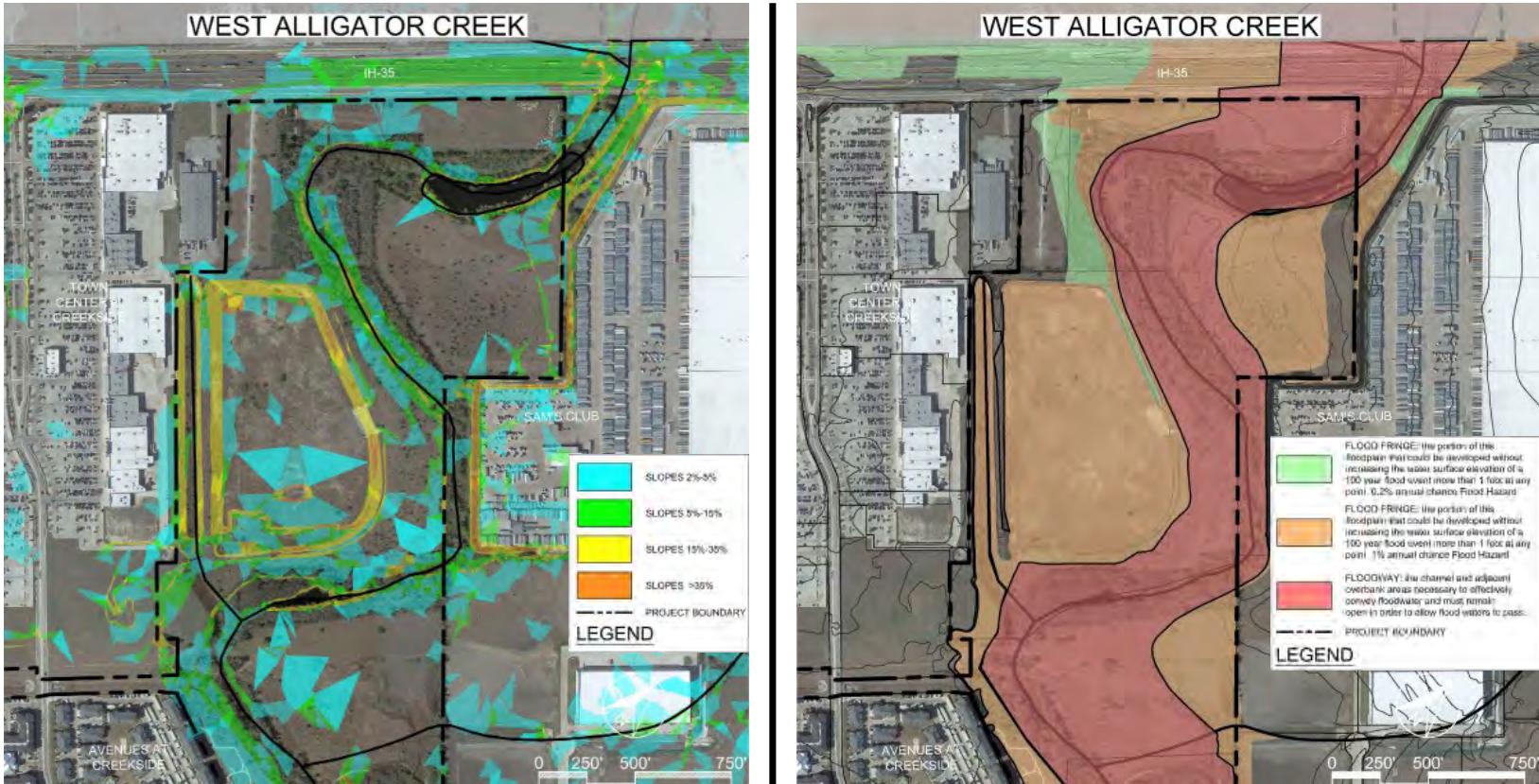
The City of New Braunfels Hike and Bike Trail Plan indicates the trail to continue eastward under IH-35 and connect to East Alligator Creek. However, the property between 46-acres to IH 35 is private land. Negotiations with landowner will be required to access the future trail extension.



FIGURE 13 TRAIL AT WASSER RANCH

East Alligator Creek Segment 1

Slope and Floodplain Analysis

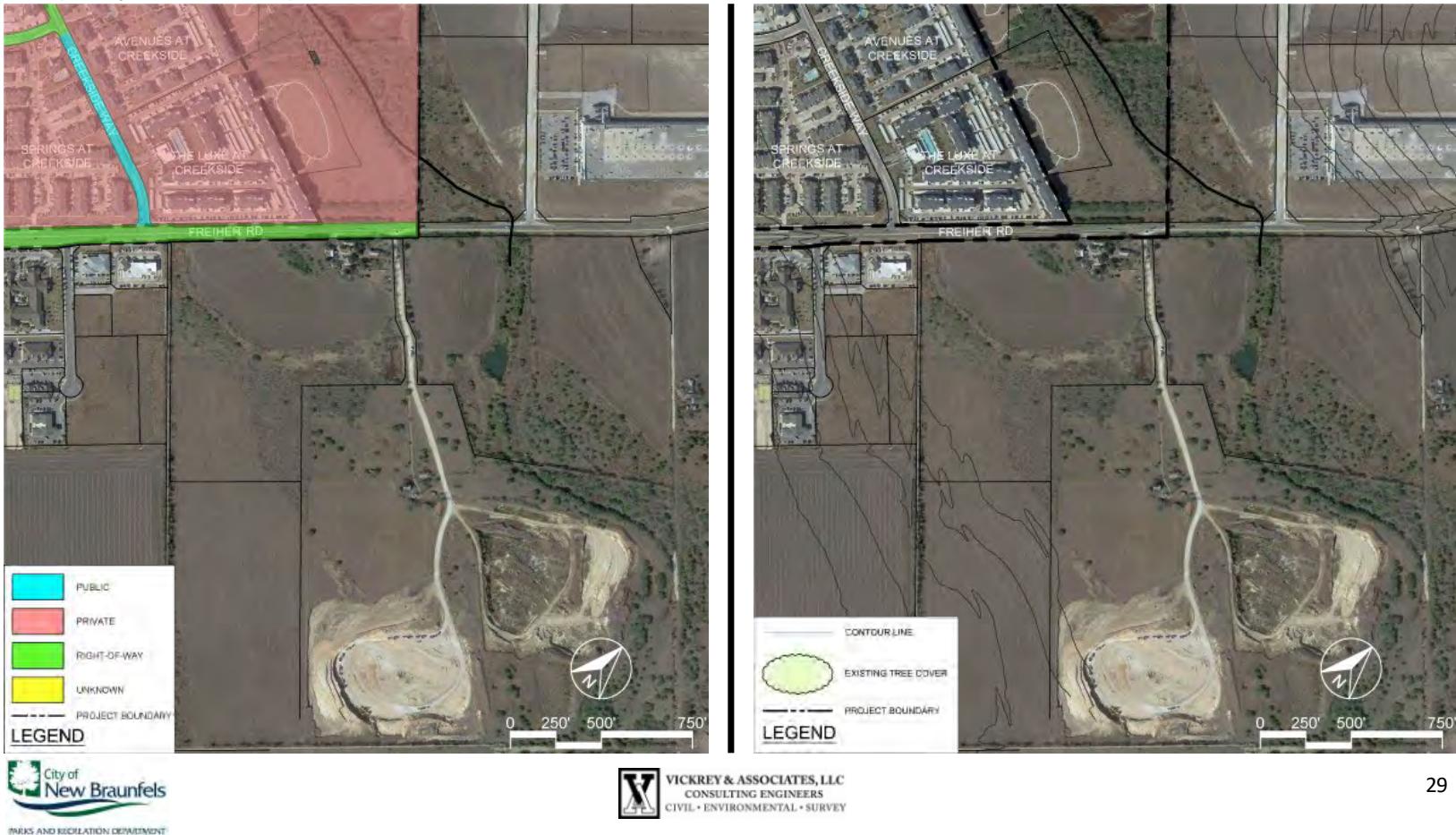


 City of
New Braunfels
PARKS AND RECREATION DEPARTMENT

 VICKREY & ASSOCIATES, LLC
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY

East Alligator Creek Segment 2

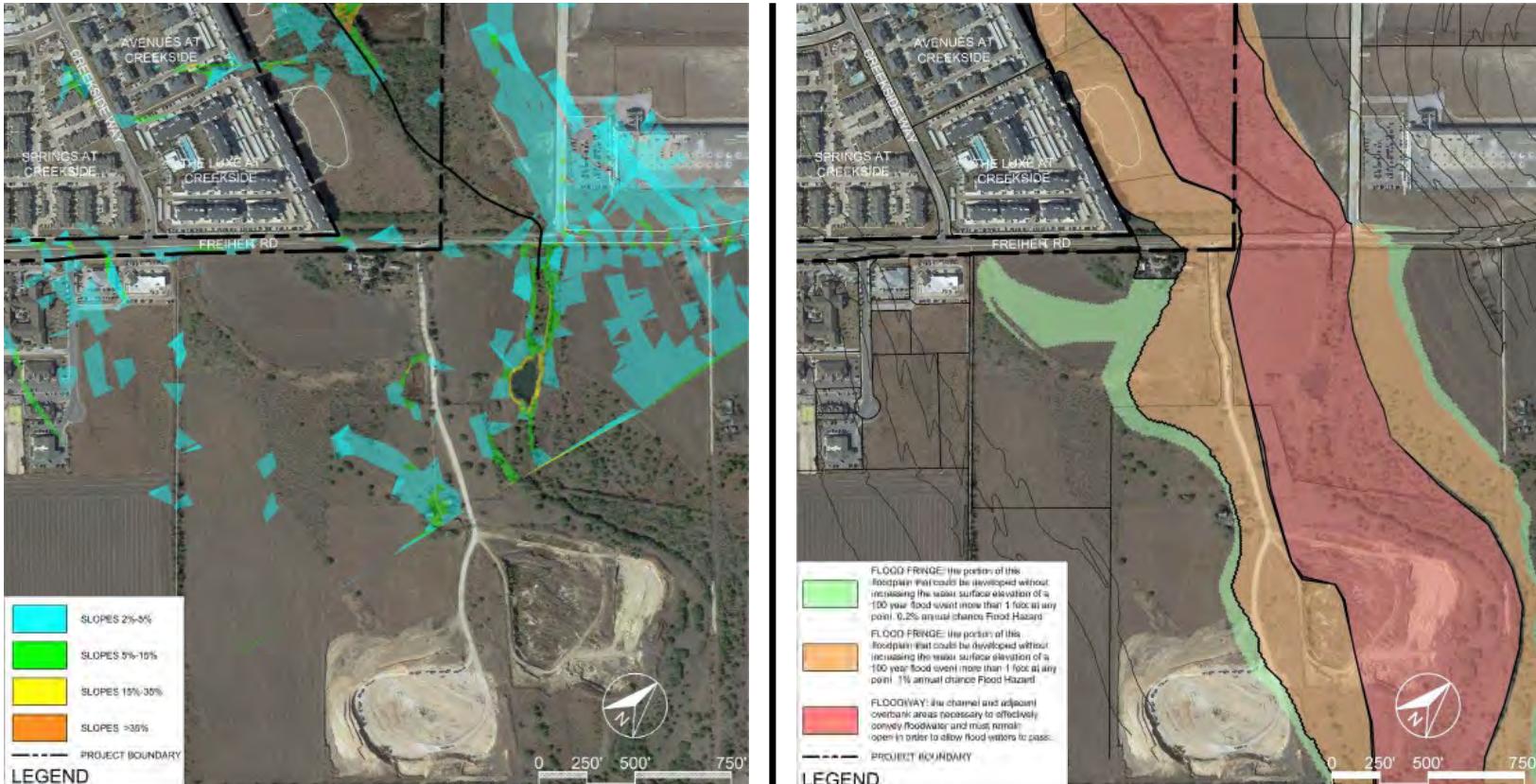
Property Ownership and Tree Cover



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East Alligator Creek Segment 2

Slope and Floodplain Analysis



East Alligator Creek Segment 3

Property Ownership and Tree Cover



East Alligator Creek Segment 3

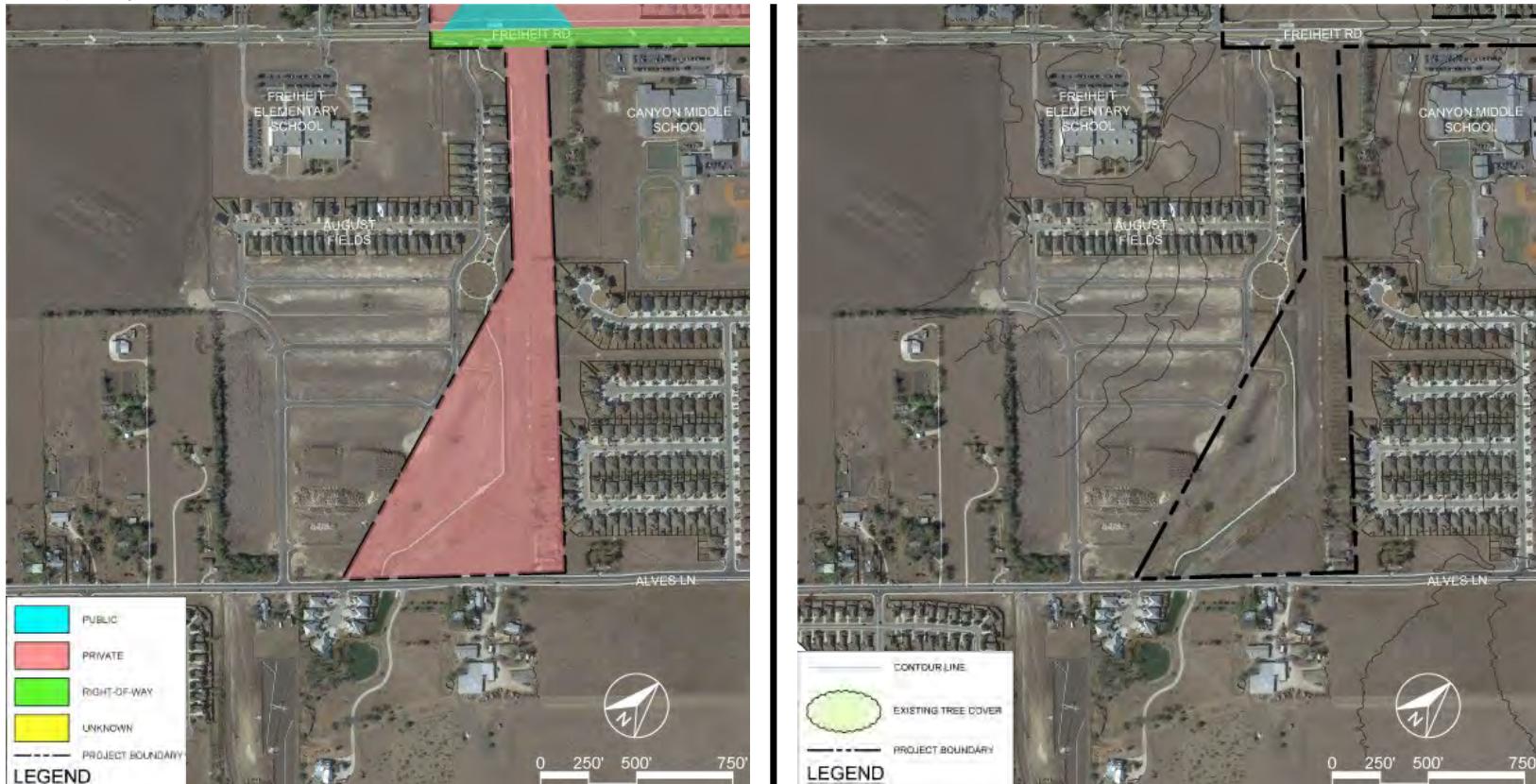
Slope and Floodplain Analysis



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East Alligator Creek Segment 4

Property Ownership and Tree Cover

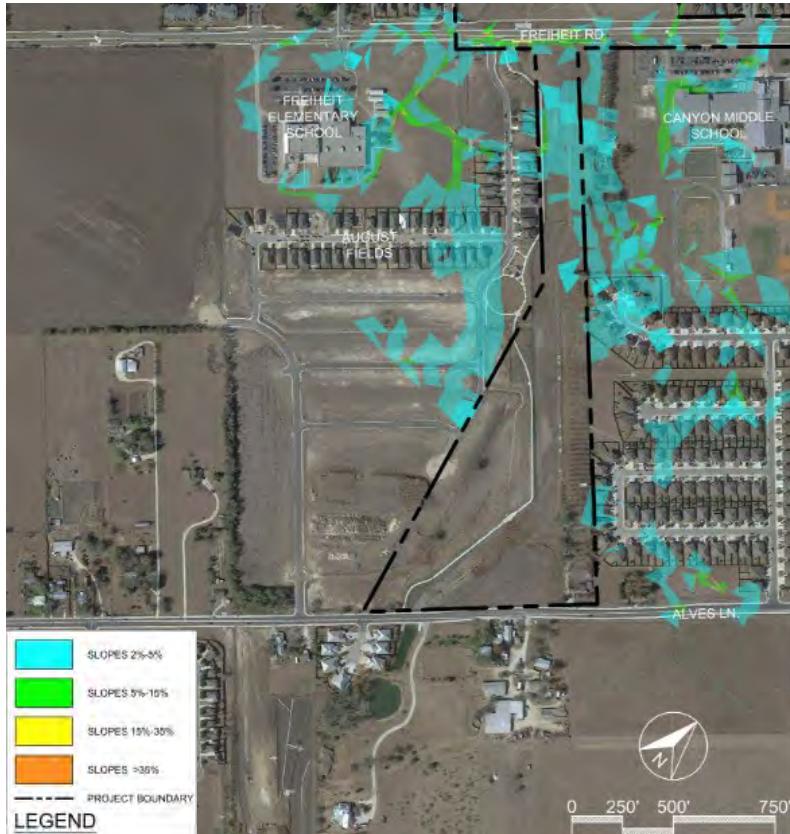


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East Alligator Creek Segment 4

Slope and Floodplain Analysis



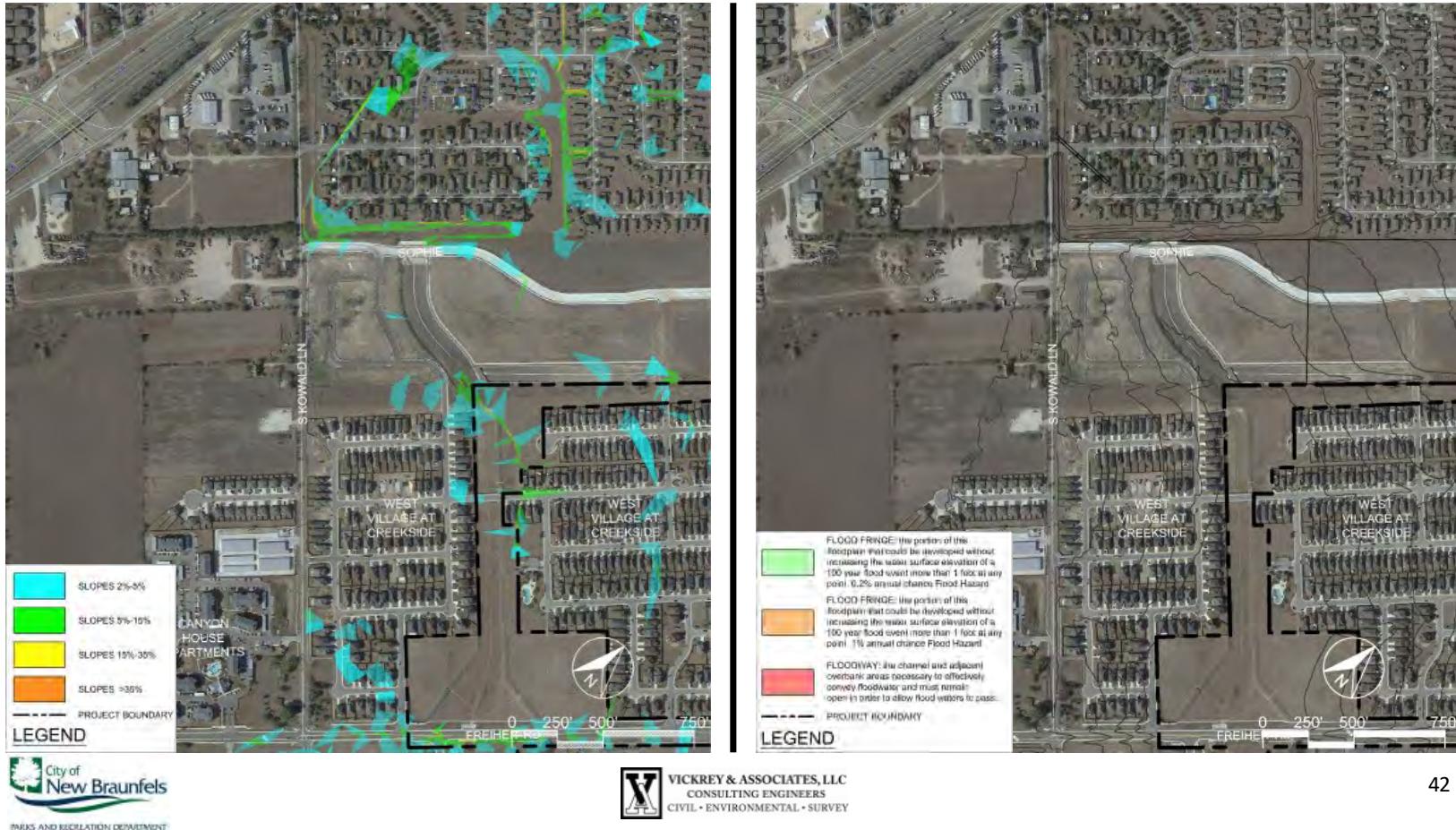
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East Alligator Creek Segment 5

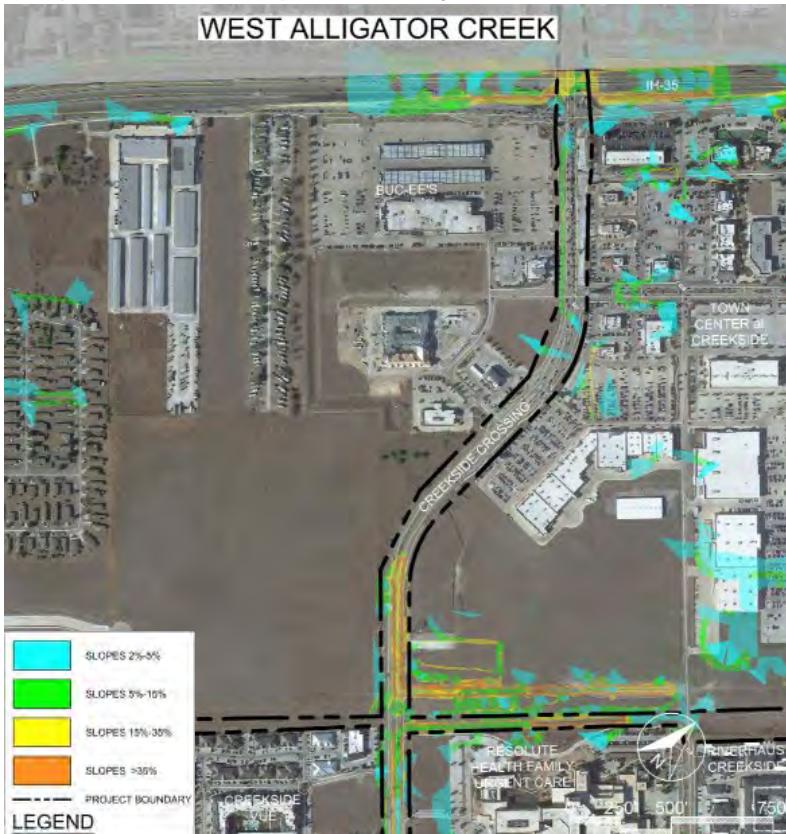
Slope and Floodplain Analysis



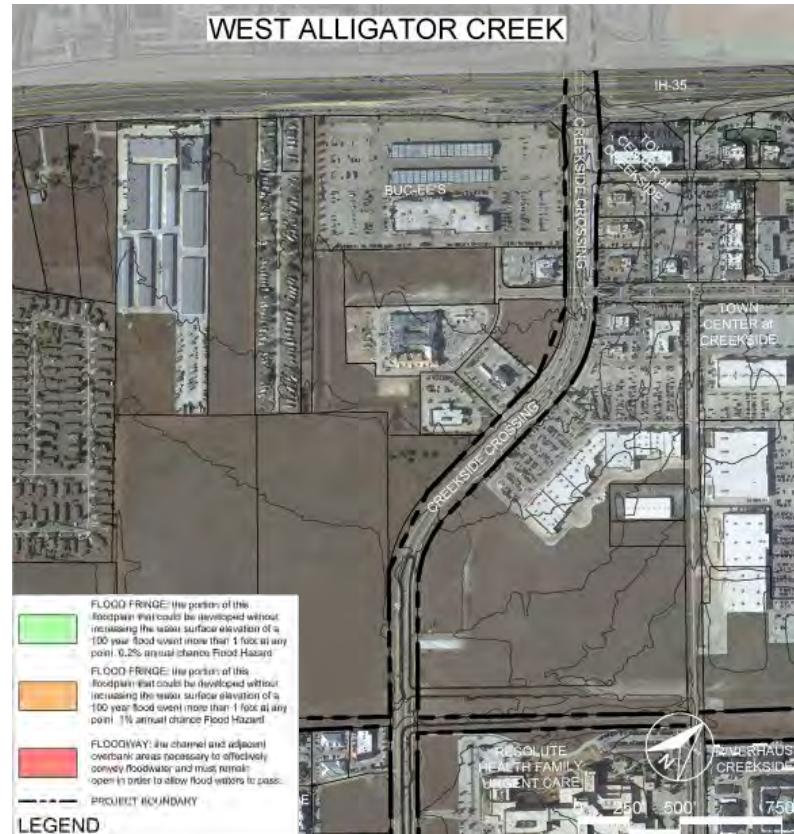
East Alligator Creek

Segment 6

Slope and Floodplain Analysis



City of
New Braunfels
PARKS AND RECREATION DEPARTMENT

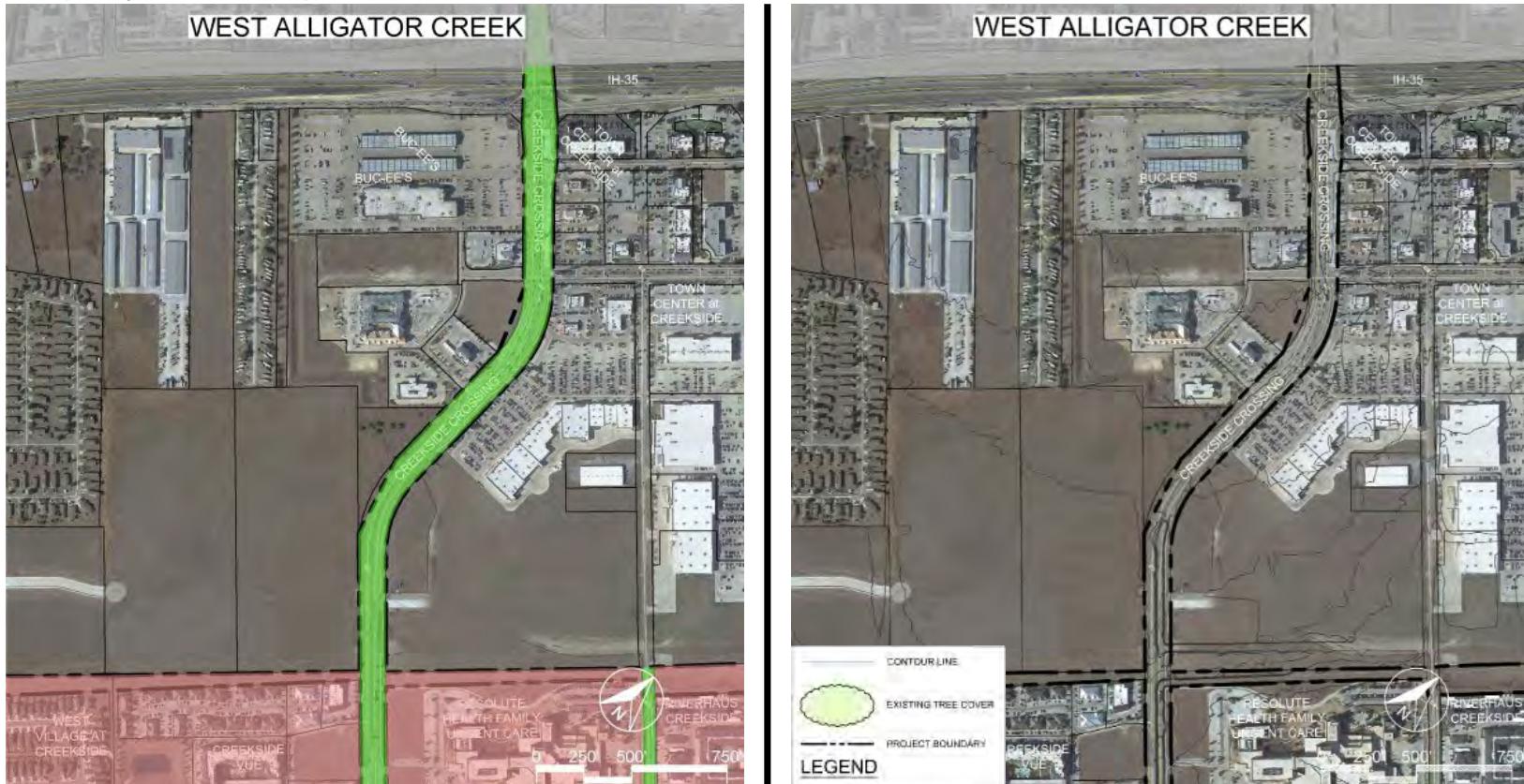


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East Alligator Creek

Segment 6

Property Ownership and Tree Cover



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East Alligator Creek Site Analysis



FIGURE 14 CREEK AT IH-35

the property. Land from Creekside to FM 1101 remains privately owned with flat terrain and heavily wooded landscape. This area tends to become a temporary wetland due to the standing water after rain events. Therefore, the trail alignment should be

The existing IH-35 bridge conditions over Alligator Creek does not have the clearance necessary to construct a trail.

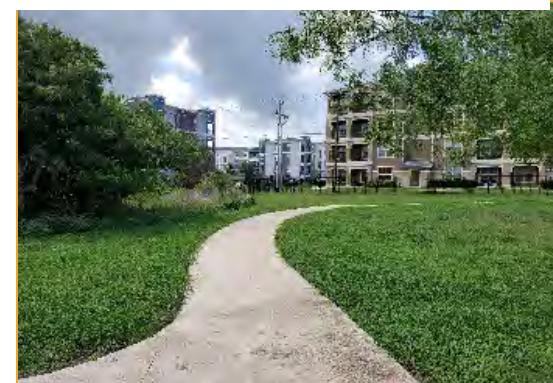
The City anticipates future connection between West and East Alligator Creek when TXDOT replaces the bridge in the future. The land east of IH-35 is privately owned with flat terrain and heavily wooded. Debris currently obstructs storm water and requires maintenance to improve water convenience.

The floodplain behind Town Center at Creekside (Creekside) is privately-owned and is characterized as a grass lined detention ponds built to manage water quality and storm water runoff from the development. Water is contained by earth berms and are elevated to support trails. This will allow the trail to be located above the floodplain. However, the city will need to negotiate with the landowner to grant trail access through

FIGURE 15 CREEK BEHIND MULTI-FAMILY



FIGURE 16 TRAIL AT APARTMENTS ALONG ALLIGATOR CREEK



located along the edge of the floodplain to minimize trail closures. Avenues at Creekside and Berkshire Creekside Apartment have privately owned parks that can provide direct access to the trail. This will require landowner approval to make this connection.

Once the trail intersects FM 1101, the study area extends southward to West Village at Creekside detention ponds. The land is mainly urban in character with retail, medical facilities and neighborhoods. Existing sidewalks and on-street hike and bike trails exist. However, they do not provide a cohesive and continuous pedestrian access and FM 1101. This is evident where sidewalks and pedestrian street crossings by Canyon Middle School and adjacent neighborhoods do not exist.

Detention drainage bisects West Village at Creekside and is an expansive land use, these detention earth berms provide the means to align trails on top of them and continue west to Solms Landing's existing concrete trail. The project study area then continues northward within publicly owned utility easements. The land is open grassland with flat terrain that provides the opportunity to extend the trail back to Alligator Creek. It also provides the means to complete a loop trail alignment that connects adjacent neighborhoods to educational, retail and commercial amenities.



FIGURE 19 DRAINAGE AT WEST VILLAGE AT CREEKSIDE



FIGURE 18 EASEMENT AND DRAINAGE AT TOWN CENTER AT CREEKSIDE



FIGURE 17 TRAIL AT SOLMS LANDING

Opportunities & Constraints

West Alligator Creek provide numerous opportunities to explore. Although the area is within the 100-year floodplain, the land is prime for trails and other recreational uses. West segment land use is primarily residential. Local residents are already enjoying the creek, children play in the woods along the creek, and even created a bridge for play. Also, residents in the area point out the deer, birds and other wildlife. The wildness of the land provides a natural playground for children and a connection to nature for all residents. The creek bed has water in pond areas providing habitat for flora, fauna, and aquatic life, and greenbelts can be described as lush with trees and prairie grasses. HOA neighborhood parks are adjacent to the floodplain that can provide direct access for residents to activities within the linear park. Slopes are flat along the creek's pilot channel and increases in steepness along the perimeter of the study area. The steep slopes along the creek's highland perimeter also reinforces the landscape buffer and controls access points into the adjacent neighborhoods. Vegetation consists of mature shade trees within the floodway and pockets of trees along the floodplain that provide shade and wildlife habitats. Likewise, the mature trees provide landscape buffer between adjacent neighborhoods.



FIGURE 20 BRIDGE CREATED BY NEIGHBORHOOD KIDS AT CREEK



FIGURE 21 STANDING WATER IN ALLIGATOR CREEK

West Alligator Creek Opportunities and Constraints

Opportunities

Railroad Tracks to Goodwin Lane

- ❖ Mature stands of invasive and native shade trees are existing along the creek bed and outer fringes of the floodplain. Invasive tree species will be removed to promote native vegetation growth and to protect the wildlife habitats that presently exist. This will provide opportunities for bird watching, native plant identification programs and understanding natural wildlife habitats. The native landscape also provides existing buffer between Wasser Ranch and the proposed trail.
- ❖ The topography along the creek bed has gentle terrain and increases in terrain along the outer fringes of the floodplain, providing the opportunity to construct trails and other site amenities with minimal grading.
- ❖ The existing detention ponds provide the opportunity for bird watching, native plant identification programs, understanding natural wildlife habitats and water quality education.
- ❖ A burrow pit used for grading activities to construct adjacent subdivisions can be restored into a fishing pond.
- ❖ Land where Goodwin Lane crosses Alligator Creek offers an opportunity to construct a trailhead that is not only visible from Goodwin Lane but is also centrally located to all site amenities.
- ❖ Arroyo Verde and Wasser Ranch subdivisions have open green space adjacent to the project, providing the opportunity to have direct access to the trail and other recreational uses.

Goodwin Lane to end of study area

- ❖ The Goodwin Lane low water crossing at Alligator Creek will be replaced with a bridge crossing. This will provide the opportunity to construct the trail at creek level without street crossings.
- ❖ The 46-acre site, east of Goodwin Lane is public land that consist of pasture land setting with relatively flat terrain. This provides the opportunity to develop the property without land acquisition.
- ❖ Mature trees are located on the north side of the floodplain and extends the length of Oak Creek Estates provide an existing visual and landscape buffer. The native tree canopy also provides additional opportunities for bird watching, native plant identification programs and wildlife habitats education.

- ❖ The 46 acre captures and contains flood water, providing the opportunity to create a water feature amongst future recreational uses.

Constraints

Railroad Tracks to Goodwin Lane

- ❖ Majority of the land is privately owned and will require land purchase or easement agreement to install the trail.
- ❖ The land is located within the floodway and will flood during rain events and will interrupt recreational use. This will require posting hazard signage to inform the general public of existing flood conditions.
- ❖ Erosion existing along the creek bed will require stream restoration to mitigate soil loss.
- ❖ The master plan shows a trailhead located on private land located at the corner of Goodwin Lane and the south edge of the creek floodplain. Negotiations with the current landowner will be required to construct the trailhead.
- ❖ Adjacent subdivision access to the park may present security issues by allowing the public access into the neighborhoods.

Goodwin Lane to end of study area

- ❖ Majority of the land is privately owned and will require land purchase or easement agreement to install the trail.
- ❖ The land is located within the floodway and will flood during rain events and will interrupt using recreation using. This will require posting hazard signage to inform the general public of existing flood conditions.
- ❖ Erosion existing along the creek bed will require stream restoration to mitigate soil loss.
- ❖ The master plan shows a trailhead located on private land located at the corner of Goodwin Lane and the south edge of the creek floodplain. Negotiations with the current landowner will be required to construct the trailhead.
- ❖ The south edge of the creek and along the neighborhood does not have a native landscape buffer as the north edge. Tree plantings along the neighborhood property line will be required to provide a visual buffer.
- ❖ Adjacent subdivision access to the park may present security issues by allowing the public access into the neighborhoods.

East Alligator Creek Opportunities and Constraints

Opportunities

IH 35 to FM 1101

- ❖ Alligator Creek pilot channel behind Creekside is nestled amongst mature shade trees. Open field detention ponds designated by earth berms are located along the creek to capture storm water and to provide flood control management. Opportunity presents itself to interact the natural landscape and wildlife along the creek and transition into open grass land by locating trails on top of the berms.
- ❖ Existing drainage and utility easement terminates at the creek. This provides the opportunity to develop a north-south trail alignment that can provide a pedestrian link from adjacent neighborhoods to local commercial and health facilities.
- ❖ Avenues at Creekside and Berkshire Creekside Apartments private parks are located adjacent to Alligator Creek creating a direct connection to the proposed trail.
- ❖ FM 1101 has been improved to support the growth with this area and crosses Alligator Creek. This interact provides the opportunity to locate a trailhead that is not only visual from the highway but provides a convenient access to the trail.

FM 1101-South to West Village at Creekside

- ❖ This urban corridor has the right of way to construct new paving and widen existing pavement to define the hike and bike trail.
- ❖ Medium to small trees can be planted to define and provide shade the hike and bike trail while creating a streetscape that can beautify FM 1101.
- ❖ Opportunities to develop minor trail crossing at Creekside Way and Creekside Crossing intersections exist to provide a safe hike and bike crossing, create identify trail and provide landscape enhancements.
- ❖ West Village at Creekside is bisected by detention ponds and provides the opportunity to establish a trail on top of the berms. Trees can be planted along the trail to enhance the trail edge and provide shade to trail users.
- ❖ Trail alignment is located within public right-of-way.

Solms Landing – North to Alligator Creek

- ❖ Connect proposed hike and bike trail to the existing trail at Solms Landing. This provides the capability to complete a hike and bike trail loop on the East side of IH 35.
- ❖ Locate proposed trail within the existing utility and drainage easement that is located behind West Village at Creekside, Freiheit Village, Hospital and Riverhaus Creekside and Avenues at Creekside apartments.
- ❖ Provide safe hike and bike mid-block trailhead at Creekside Crossing and Creekside Way.
- ❖ Install shade trees to provide shade for trail users and enhance the trail experience.

Constraints

IH 35- east to FM 1101

- ❖ IH-35 bridge crossing at Alligator Creek is too low to provide a continuous hike and bike trail between West and East section of Alligator Creek.
- ❖ The land behind Creekside is privately owned and will require landowner approval to install hike and bike trail across the property.
- ❖ The land is located within the floodway and will flood during rain events and will interrupt using recreation using. This will require posting hazard signage to inform the general public of existing flood conditions
- ❖ Pedestrian bridges will be required over detention pond spillways.
- ❖ Security issues of the general public access to Avenues at Creekside and Berkshire Creekside Apartments private parks.
- ❖ The existing detention ponds south of West Village at Creekside that extend to future Solms Landing provides open space to install hike and bike trail on top of the detention ponds. This will establish a west-east hike and bike connection to ad

FM 1101-South to West Village at Creekside

- ❖ Existing sidewalks do not provide a continuous path that is safe to walk. Paving also varies in width and does not currently create a defined hike and bike trail.
- ❖ Lack of streetscape.
- ❖ Provide FM 1101 safe pedestrian crossings to Canyon Middle School.

- ❖ Lack of defining street crossings along FM 1101 at Creekside Way and Creekside Crossing do not provide a defined pedestrian crossing and connections to nearby neighborhoods to schools and commercial amenities.
- ❖ Existing power poles exist along FM 1101 and may be constraint to plant large trees
- ❖ A conflict between the pond weirs within West Village at Creekside may require small bridges.

Solms Landing – north to Alligator Creek

- ❖ Coordination with Solms Landing Development to provide logical trail connections into the subdivision.
- ❖ Possible conflicts between trail alignment and existing utility locations.
- ❖ Coordination with Creekside to integrate the proposed trail with future expansion.

Trail and Park Concept

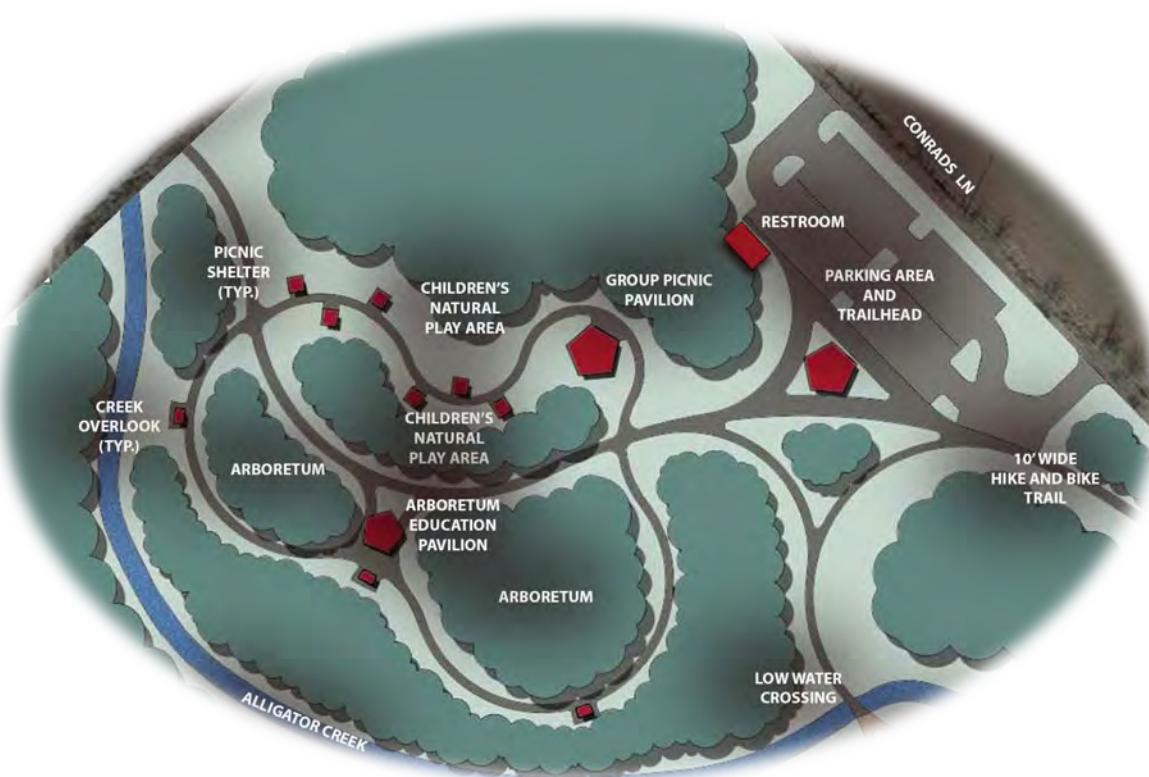


The overall study area for Alligator Creek Trail includes the creek length from the railroad tracks and Conrads Lane to FM 1101. The entire trail concept provides about eight miles of 10-foot paved trail for recreational and active transportation uses. Complete trail distance along the creek on both sides of IH-35 is approximately four miles. Additional trail length on West ACT includes segment connections along Goodwin Lane from FM 306 to Conrads Lane, totaling another two miles. In East ACT additional trail length includes another 1.5 miles of trail connection between the creek and residential and commercial land uses.

The donated park lands are limited in access and the preliminary design offers options for trailhead and park entrance location in coordination with an adjacent property owner. However, the City may want to explore additional land acquisitions along Conrads Lane to offer a larger park area that connects to the Alligator Creek Trail network. One concept could include a park with larger parking area, restrooms, arboretum, education pavilion, children's nature play and multiple picnic shelters for gathering. This idea would need park land between 40-60 acres and further community input and property owner outreach.

Trailheads (formalized parking areas)

serve all trail users. They provide a determined entrance for trail access, gathering spots for groups, families and small events. These trailheads may have trail user facilities like restrooms, trash receptacles, information kiosks, and benches. Trailhead locations should ideally be located every two to three miles along the trail. Due to current land ownership, there are relatively few opportunities to create trailhead facilities for the Alligator Creek Trail. In the west, two possible sites have been identified. The first is located within the undeveloped parcel at Orion Drive and Goodwin Lane south of the proposed trail alignment (currently zoned for single-family residential development). The second location could be the parcels at the corner of Conrads Lane and the railroad tracks. Use of these sites as public trailheads will require discussions with the property owners and neighbors living in the vicinity of the trailheads.



West Alligator Creek Trail Alignment – overall map



West Alligator Creek Trail Alignment – enlargement of 15 and 46-acres

The map displays the proposed trail alignment in yellow, showing its connection to existing trails and neighborhoods. It includes labels for 'WILDFLOWER PASTURE', 'CREEK RESTORATION', 'NATURE TRAIL', 'TRAIL ALIGNMENT UNDER GOODWILLIN BRIDGE', and 'OAK CREEK ESTATES'. A legend on the left provides symbols for various features. The photographs show:

- 1. LIMESTONE BENCH: A long, rectangular stone bench.
- 2. LOW WATER CROSSING: A paved path crossing a creek.
- 3. TRAILHEAD SHELTER: A wooden shelter with a roof and a stone base.
- 4. FISHING PIER: A wooden pier extending into a body of water.
- 5. DISC GOLF COURSE: A person playing disc golf near a basket.
- 6. 10' WIDE CONCRETE TRAIL: A paved trail next to a grassy area.
- 7. WILDFLOWER FIELD: A field of colorful wildflowers.

 A north arrow and a scale bar (1:2000) are also present on the map.

East Alligator Creek Trail Alignment



Trail Design & Amenity Concepts

Design Concepts

In order for the Alligator Creek Trail to be a successful neighborhood destination and park, the trail should appeal to the needs of residents. The demographics of the surrounding communities includes both older and younger residents and many families. These groups may use the trail more often if amenities are provided. The designs amenities and features should reflect the vision and goals of the Steering Committee and incorporate the desires of the community. The community questionnaire provided insight to the appealing amenities desired by the community. Recommended trail amenities include:

Trailhead with parking and a restroom

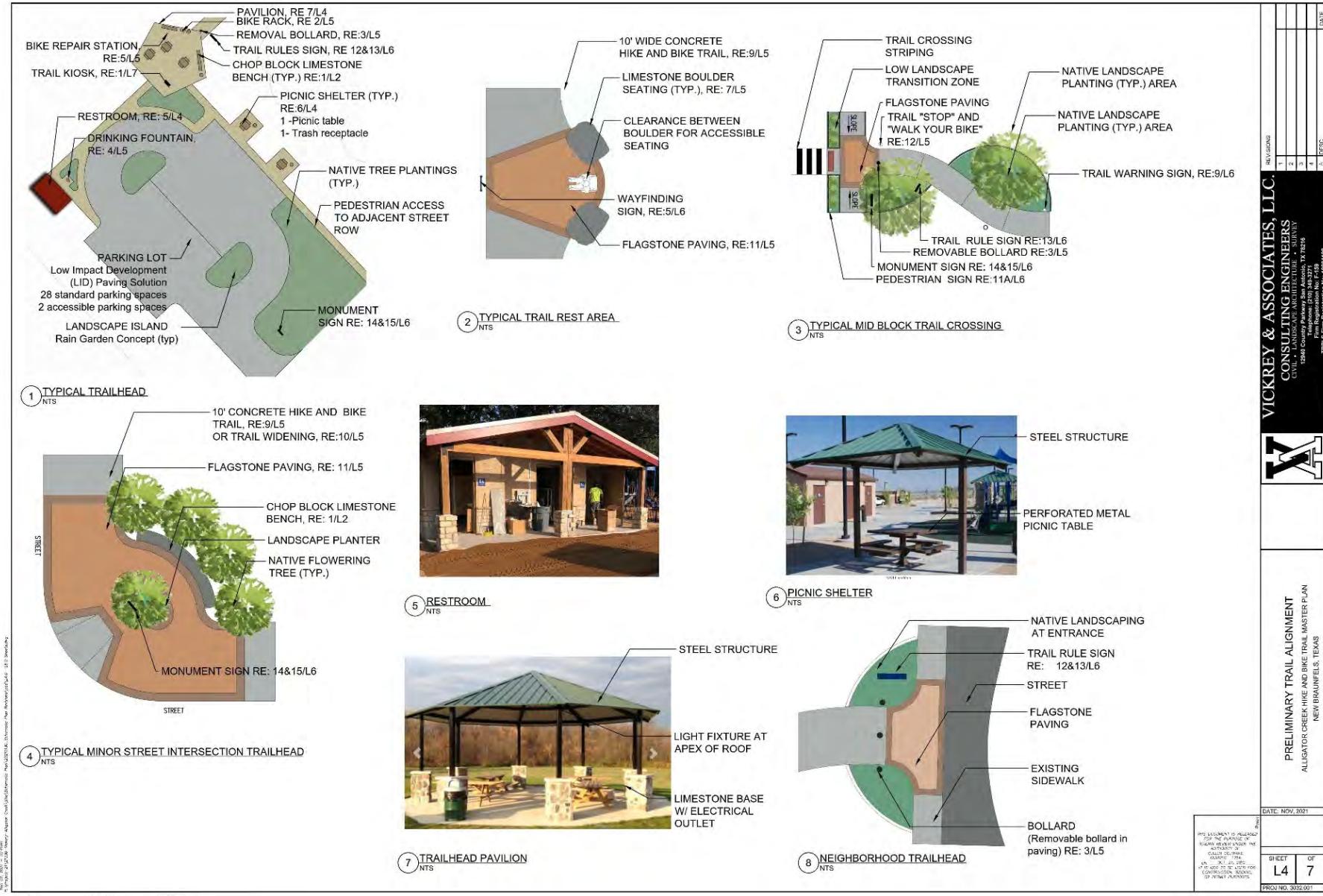
- Paved and unpaved trails
- Looped trails and trail that connect to other parks or trails
- Picnic seating and benches
- Nature play
- Lighting options
- Access to nature—preservation of wildlife and aquatic habitat
- Disc golf
- Park and trail signage and wayfinding

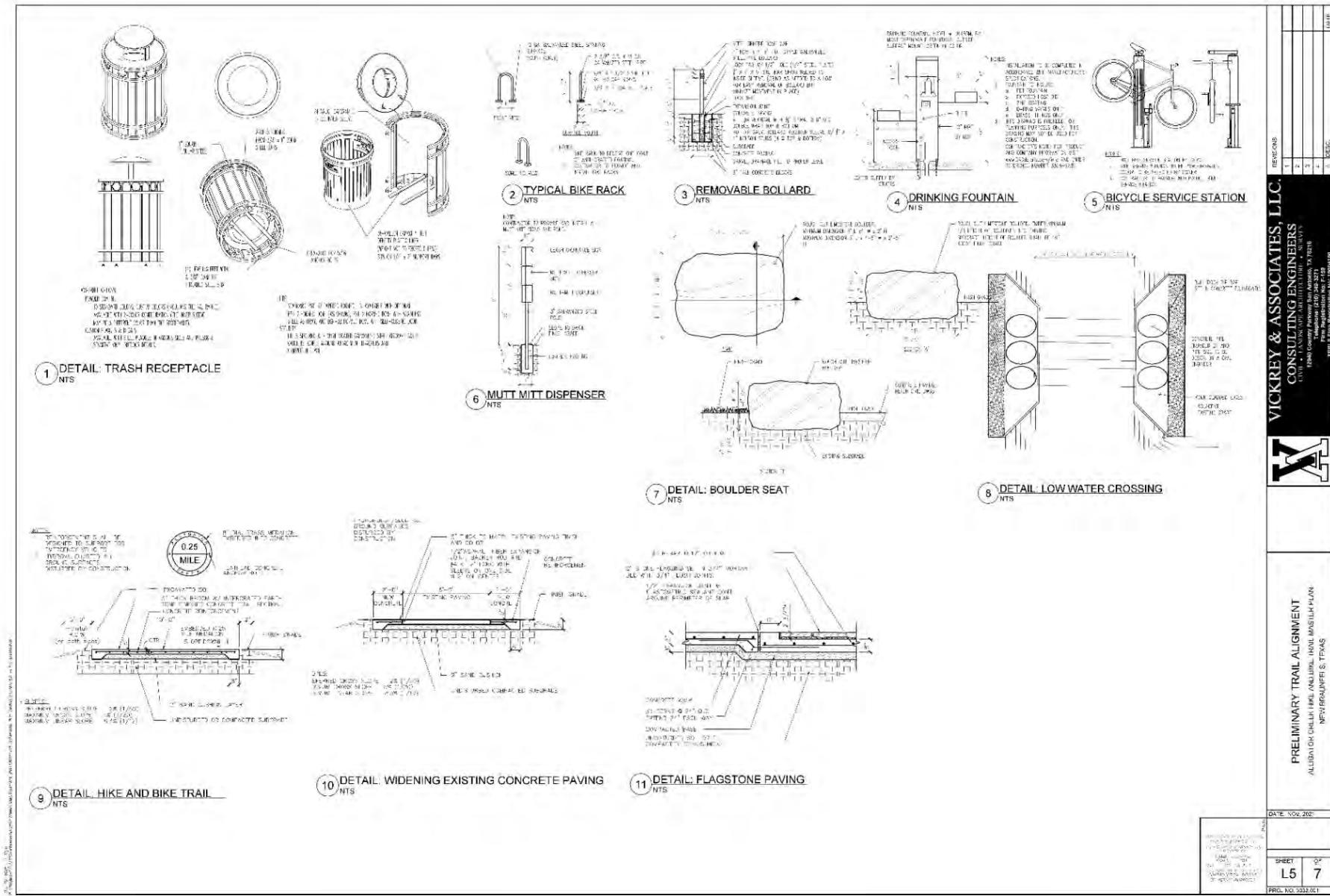
Community Survey

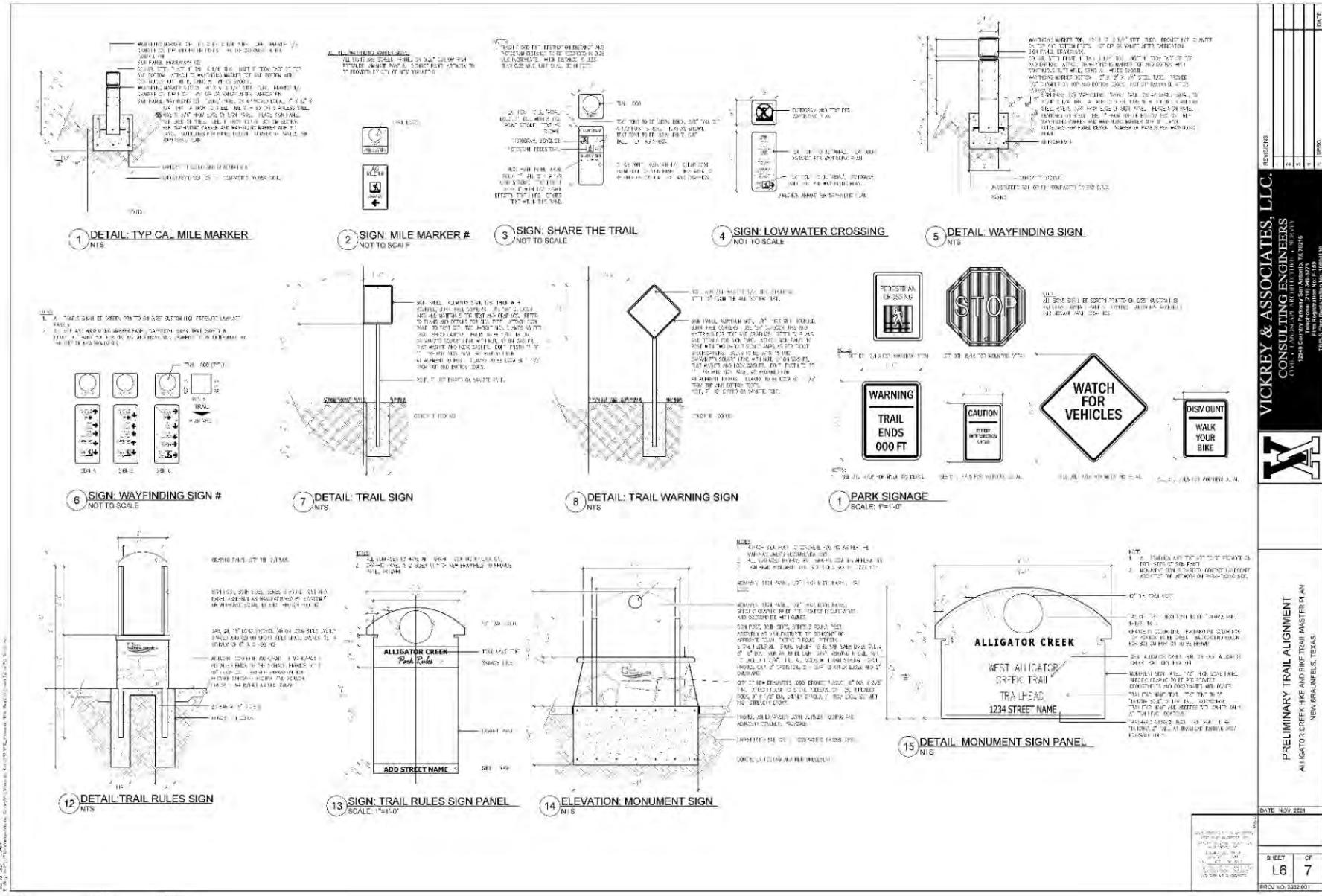
"I think this project would be excellent for New Braunfels and keep people outside and active. I see so many people already out walking and a new trail like this would be such a benefit to the community."

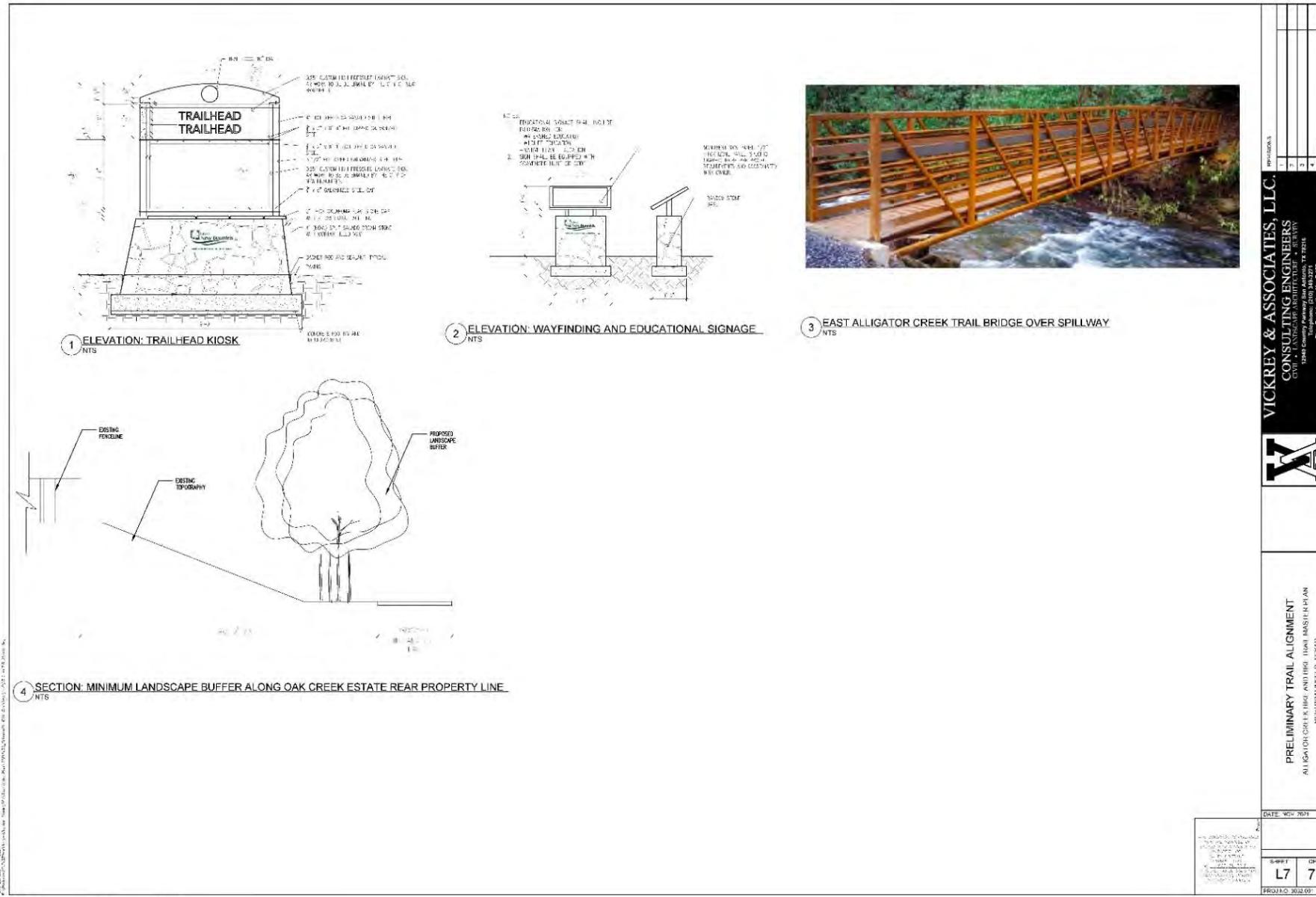
"We need green space, parks, trails and playground areas on this side of town."

- Online survey comments









Cost Estimates

The construction costs for the Alligator Creek Trail will depend on a number of factors, most specifically the final alignment, water crossings/bridges, and design of the trail segments. Preliminary estimates for construction are included based on unit costs and estimates needed for grading and paving a 10-foot-wide concrete trail and all the trail amenities shown in the schematic. The total estimated cost for the complete construction is:

- ❖ \$2,822,103 million for West Alligator Creek Trail

West Alligator Creek Trail		
BASE BID CONSTRUCTION COST ESTIMATE		\$2,822,102.84
	Estimated Costs	<i>Trail Length</i>
Phase 1 Construction Estimate	\$919,068.48	0.30 mi.
Existing trail		0.25 mi
Total Base	\$919,068.48	1.25 mi.
Phase 2A Base Bid Construction Estimate	\$720,544.04	0.63 mi.
Phase 2B Base Bid Construction Estimate	\$718,052.28	0.62 mi
Total Base	\$1,438,596.32	1.25 mi.
Future Phase Base Bid Construction Estimate	\$464,438.04	0.31 mi.
Proposed nature trail		0.35 mi.
Existing Concrete Trail Length		0.14 mi.
Total Base	\$464,438.04	0.80 mi.
Phase 2 Alternate: Neighborhood buffering	\$86,028.00	
Future Phase Alternate: Pit Improvements	\$323,532.00	
Future Phase Alternate: Trailhead Parking Expansion	\$180,607.68	
Future Phase Alternate: Creek Restoration	\$33,000.00	
Total Alternate	\$623,167.68	

- ❖ \$4,872,652 million for East Alligator Creek Trail

East Alligator Creek		
PHASE 1 CONSTRUCTION ESTIMATE		
Hike and Bike Connections and Pavement enhancements at Creek/FM 1101 to West Village	\$	265,935.00
Minor Trailheads at Key Street Intersections on FM 1101	\$	333,260.00
Landscaping along Hwy 1101	\$	49,000.00
Hike and Bike Trail Construction from West Village at Creekside drainage and connect to Solms Landing	\$	208,596.00
Phase 1 Site Irrigation	\$	271,000.00
PHASE 1 CONSTRUCTION ESTIMATE	\$	1,130,964.12
PHASE 2 CONSTRUCTION ESTIMATE		
Hike and Bike Trail (floodplain behind Town Center to Hwy 1101)	\$	1,305,707.00
Hike and Bike Trail Landscape (floodplain behind Town Center to Hwy 1101)	\$	322,200.00
Hike and Bike Trail (Utility Easment from Solm Landing to Alligator Creek)	\$	528,911.00
Hike and Bike Trail Landscape (Utility Easment from Solm Landing to Alligator Creek)	\$	84,000.00
Mid-Block Trailheads, Signage and Crossings (along Hike and Bike Trail with Utility Easement to Alligator Creek)	\$	91,400.00
Trail Signage	\$	27,500.00
Phase 2 Site Irrigation	\$	286,000.00
PHASE 2 CONSTRUCTION ESTIMATE	\$	3,114,827.76
PHASE 3 CONSTRUCTION ESTIMATE		
Trailhead	\$	107,000.00
Trailhead and Parking Landscaping	\$	21,850.00
Parking Lot for 30 vehicles	\$	121,044.00
Trail Monument Sign	\$	5,000.00
Trailhead MEP	\$	20,000.00
Restroom	\$	200,000.00
Phase 3 Site Irrigation	\$	16,000.00
PHASE 3 CONSTRUCTION ESTIMATE	\$	626,860.08
East Alligator Creek Base Bid Cost Estimate		\$ 4,872,651.96

Next Steps & Phasing Opportunities

Generally, it is recommended to build the entire trail in one phase, but funding limitations, land acquisition and project coordination often result in a phased approach. Trail phasing can ensure logical sequence of implementation to ensure success and building momentum for each future phase. Success of the first phase can be critical to future funding, therefore any first phase must be well received by the community and become a model for additional phases. Below provides a proposed approach to phasing the projects in West and East Alligator Creek. These are based on the logical groupings of construction activity and or coordination needs.

Both East and West Alligator Creek Trail will need to complete a final design and construction documents, as well as any pertinent flood and engineering studies. These efforts should also include applicable permitting requirements for construction. The City's FY2022 Adopted Budget include \$120,000 for a final design and construction document funding for West Alligator Creek Trail. In addition, the final segment of trail west of Goodwin Lane will be completed by the developer, per city code requirements.

West Alligator Creek Phasing

West ACT – Phase 1 consists of existing developer installed trail segments from the Arroyo Verde, Wasser Ranch, and Sunflower Ridge. This segment is partially complete and expected to be done in 2023. The final segment in Phase 1 may include trailhead amenities needed to meet park land requirements. These actions are in process through the City and will need to be coordinated with staff and the Goodwin Lane road project.

West ACT – Phase 2 consists of the development of trail in the 46-acre greenbelt. This segment will also require coordination with the City Goodwin Lane project and may also need to be phased out due to funding constraints.



PHASE 1:

- In-progress by development
- May include parking, restroom, pavilions, and signage

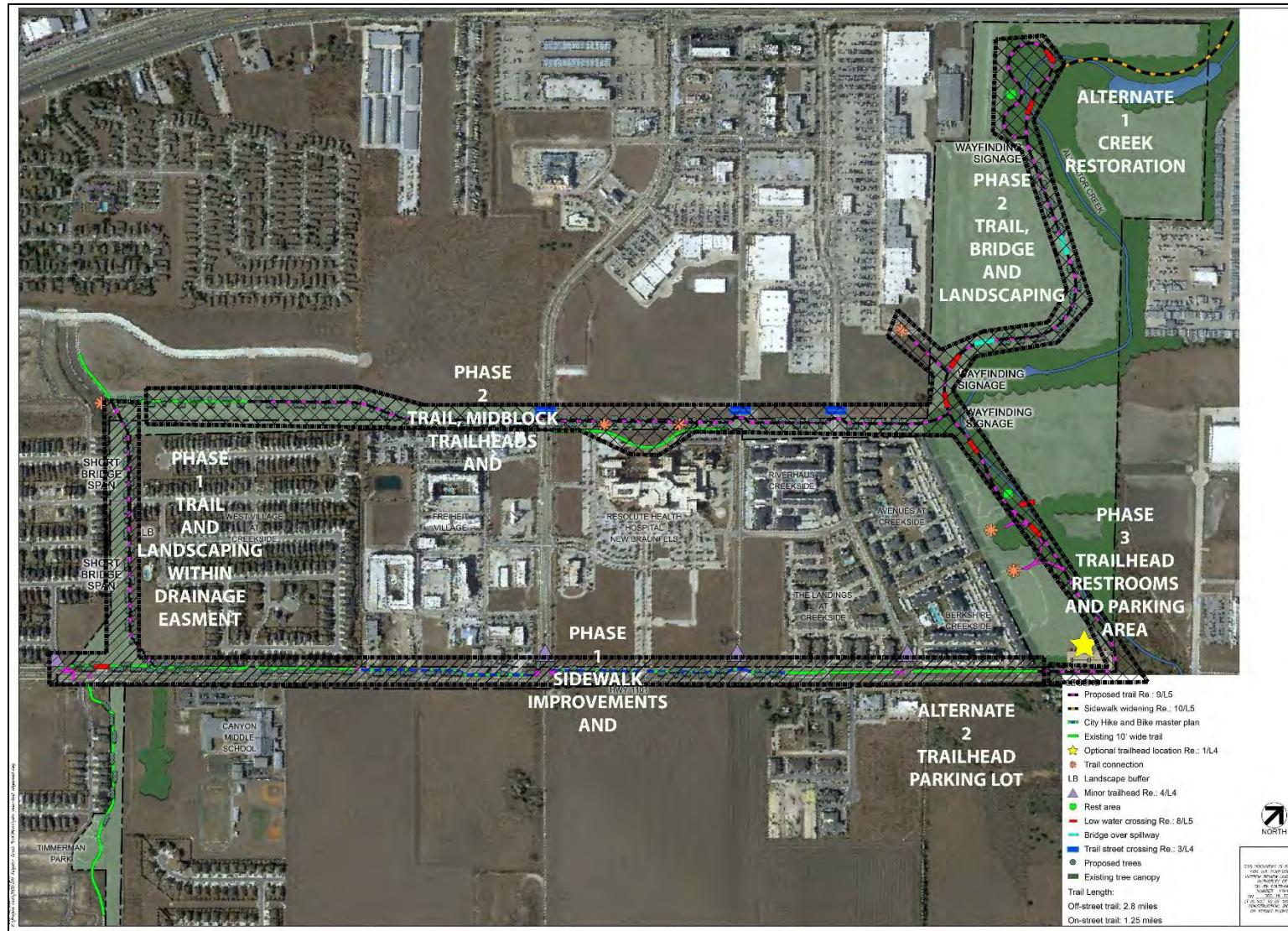
PHASE 2:

- 10' greenway trail at 46-acre parcel with connections to Goodwin Lane
- Trail kiosk sign (rules, map)
- Trail amenities (waste receptacle, pet waste receptacle, 10 rest areas (wayfinding signage, two seating boulders, special paving), low water crossings, neighborhood buffers/fencing , landscaping with native plantings and trees)
- Temporary parking
- Disc golf design and construction
- Additional naturalization and tree plantings

FUTURE PHASE:

- Burrow pit conversion to pond
- Fishing pier and other features
- 15-acres enhancements
- Nature trails
- Coordination with private land to extend to IH-35 and shopping center

East Alligator Creek Phasing



PHASE 1:

- TXDOT coordination and approvals for HBT connections
- HBT/sidewalk connections and enhancements at creek/FM 1101 to West Village
- Minor trailheads at key street intersections on FM 1101 (4) to include wayfinding, map signage, seating boulders, special paving and pet waste receptacles
- Native plantings and naturalization of streetscape and trail along FM 1101
- Hike and bike trail construction within West Village at Creekside drainage and connection to Solms Landing
- Small bridges over drainage at West Village at Creekside

PHASE 2:

- Creekside developer/TIRZ coordination for trail construction on top of detention berms behind Town Center to FM 1101.
- Utility and developer/TIRZ coordination to construct trail within easements between Solms Landing to Alligator Creek.
- Trail signage
- Construct mid-block trailheads, signage and crossings.
- Native plantings and naturalization of trail

PHASE 3:

- Major trailhead with a restroom
- LID 30 parking spaces
- Trailhead amenities (pavilion, picnic shelters, tables, bike racks, bike service station, waste and pet waste receptacles, kiosk and map)
- Site Lighting at trailhead

Funding Sources

Funding for construction of Alligator Creek Trail may rely on a number of opportunities. Local development requirements for construction of Hike and Bike Trail installation are what has spurred the development of this trail. However, to create a more cohesive trail network more funding for trail connections, trailheads, amenities, and maintenance should be explored.

There are some local funding sources that may be available to fund portions of the Alligator Creek Trail east and west. These funding options may include:

- Annual operating and capital projects budgets
- Park development funds
- Economic development funds (4B)
- Tax increment reinvestment zone (TIRZ)
- Bond funds

Although these sources may provide good options, they may not be sufficient or compete with other citywide priorities. Looking to other funding sources and competitive grants at the regional, state and federal level should also be explored, including:

- Texas Parks and Wildlife Recreational Trail Grant
- Transportation Enhancement projects (TXDOT, AAMPO)
- Economic development funds (AACOG)
- Texas Commission on Environmental Quality (TCEQ) Nonpoint Source Pollution (Watershed)
- Texas Water Development Board (TWDB)
- Community Development Block Grants (CDBG)

Additionally, uses philanthropic and private funding sources may also be used to defray some of the costs associated with the trail and park development, these include:

- New Braunfels Parks Foundation
- Comal Trails Alliance

- REI grants
- Whole Foods Grants
- The Great Springs Project

Maintenance & Safety Recommendations

Trail Safety

Trail safety is a concern of both trail users and those whose property is adjacent to the trail. Creating a safe trail environment goes beyond design and enforcement and should include the entire community. Research and trail data show that the most effective and most visible deterrent to unwelcome activity on a trail is the presence of legitimate trail users. Having as many “eyes on the trail” as possible is the best deterrent. Trail design can help with this through providing good access to the trail. Conveniently located trailheads along the trail with access points that are inviting, signed with welcome messaging public for access to the trail. Visibility from adjacent neighbors can provide 24-hour surveillance of the trail and can become an ally to the city’s rangers and police. Like in many of the City’s parks (such as Fischer, Landa, Morningside, and Kraft) neighbors with visibility of park areas often provide information to keep our parks safe. Other safety considerations to be explored may be trail policies for when the trail is open, high rain events, or trail construction/maintenance activity occurs. These activities may require trail closures. With trail lighting not being a feasible option throughout the entire trail, the City may need to explore appropriate hours for the trail to be open to the public. Many communities have adopted a “dawn to dusk” approach.

In conjunction with “eyes on the trail” and trail policies, hosting community events along the trail will help increase public awareness and attract more local neighbors to the trail. Various partnerships with the Geronimo Alligator Creek Partnership to host trail and creek cleanups provide an opportunity for programming, education, and neighborhood comradery. Additional programming partnerships could be coordinated with the local nature advocacy groups like master naturalists and the birding groups to host educational walks to explore the natural beauty of the creek. The City may also consider exploring other options such as Adopt-a-Trail or a Trail Watch Program.

Trail Maintenance

A maintenance plan will be needed to ensure a well-maintained trail. Proper maintenance communicates to the community that the City cares about its public spaces. With Alligator Creek Trail being in the floodplain, some portions of the trail are subject to flooding. Debris may accumulate on the trail surface and should be removed after the recession of water. It may also be necessary to periodically remove debris from the waterway under bridge structures.

The recommended surfacing for the main trail corridor is concrete. It is a low-maintenance and able to weather rain events. Concrete is the standard used at the City parks. The preliminary design does provide some nature trail spurs, these will need to be kept clear of debris to prevent washout along the trail. It may be possible to partner with the local trail advocacy group to help schedule annual workdays for the maintenance of these segments.

Littering was listed as a concern on the community survey. Staff or volunteer efforts should remove litter along the trail. Litter and pet waste receptacles should be placed at access points such as the trailheads. Trail signage could include rules that tell users to hold on to their trash. If special events are permitted, litter should be picked up at or immediately after the event.

APPENDIX

Steering Committee

Describe the Park & Trail

- * parking / trailhead
- * pavilion / seating
- * quaint
- * for the neighborhood

Trail Destinations

- * Connect to Goodwin Lane/306/connards
- * Commercial

Park Programs & Activities

- * Geo Cache
- * Disc Golf
- * trails - Biking/Walking
- * Recreational facility-workout

Design Features

- * WAYFINDING
- * GPS - 911 (call box)
- * MILE MARKERS
- * Geocache?
- * Bring Nature + family together
- * Picnic
- * Pavilion / Seating
- * playground
- * Bathroom(s) -
- * Tidystarts

Why Here?

Special, unique features, your neighborhood?

- PEACEFUL PLACE
- AFFORDABILITY
- FREE RECREATIONAL OPPORTUNITIES
- COMMUNITY
- AWAY FROM CENTER OF TOWN
-

Value of Parks & Trails

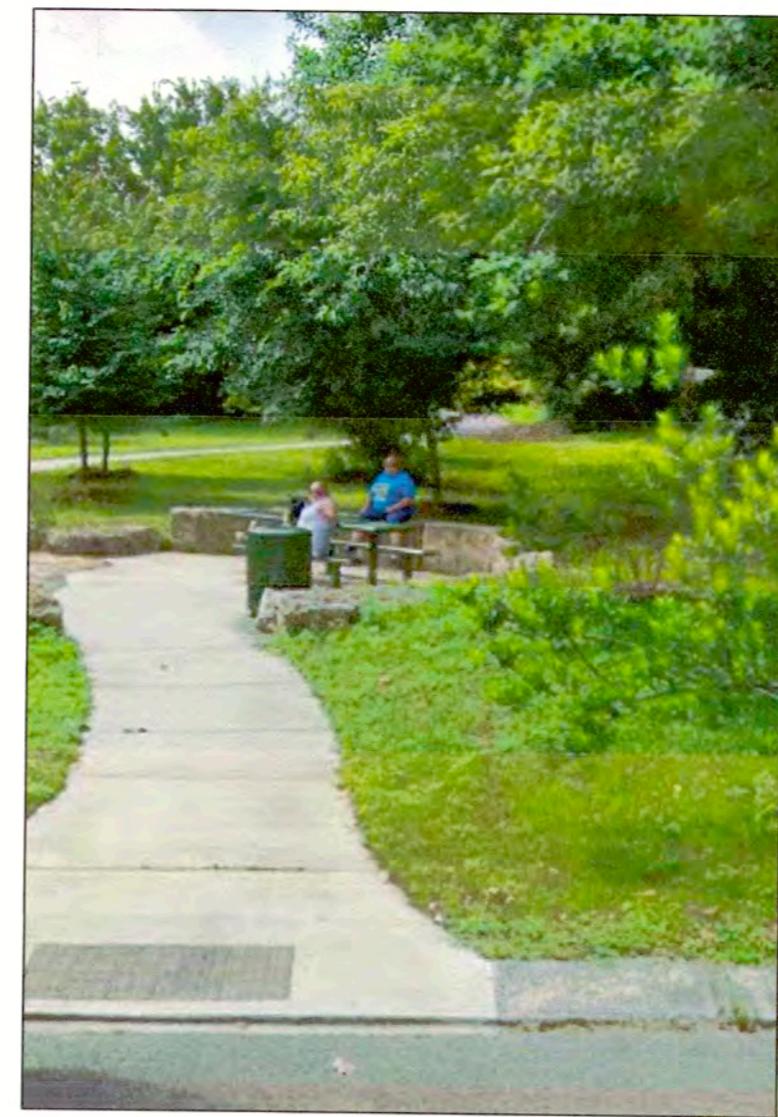
- * EXERCISE
- * CONNECT WITH NATURE
- RECREATION
- EDUCATIONAL (CULTURAL HISTORY)
ENVIRONMENTAL HISTORY
- ECONOMIC TOURISM

Value of Creekways

- * EDUCATION & IMPORTANCE OF WATERSHED
- * WATER QUALITY
- * NATIVE VEGETATION
- * WILDLIFE HABITAT
- * WATERSHED EDUCATION

Park & Trail Examples

- * Mary Whitfield Park - Scherzer
- * Converse Park -
- * Max Startzke - Gravina



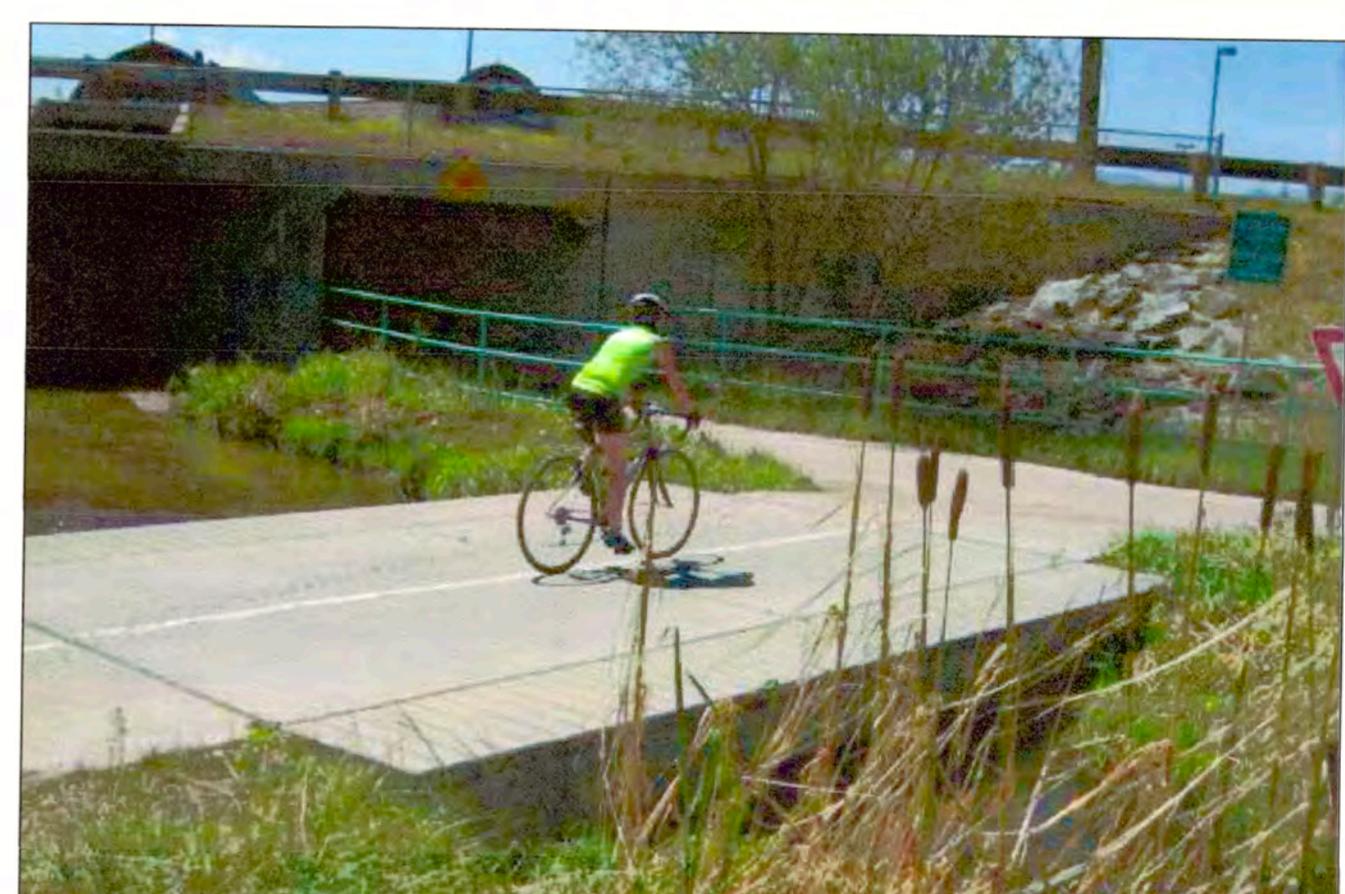
TRAIL ALIGNMENT



TRAIL LINKS



LOW WATER CROSSINGS



WAYFINDING



STREET CROSSINGS



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PROJ. NO. 3032.001.000

WEST ALLIGATOR CREEK
New Braunfels, Texas



VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS
CIVIL • LANDSCAPE ARCHITECTURE • SURVEY
12940 Country Parkway San Antonio, TX 78216
Telephone: (210) 349-3271
Firm Registration No: F-159
TBPLS Firm Registration No: 10004100

REVISIONS

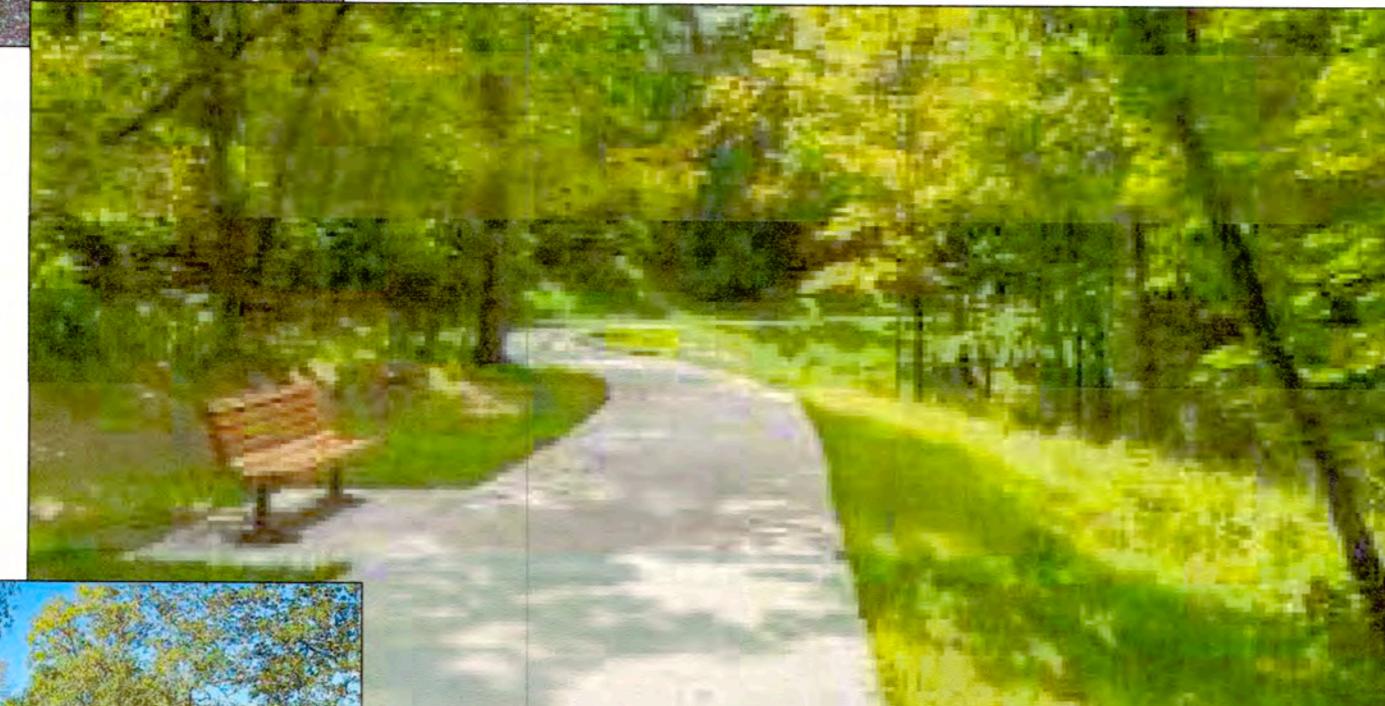
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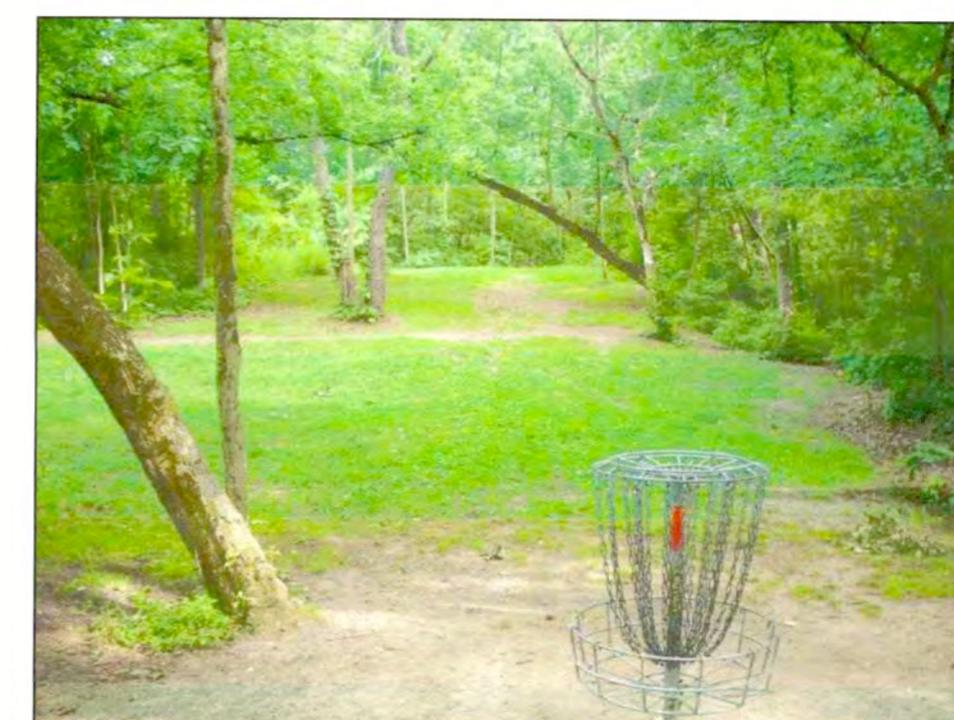
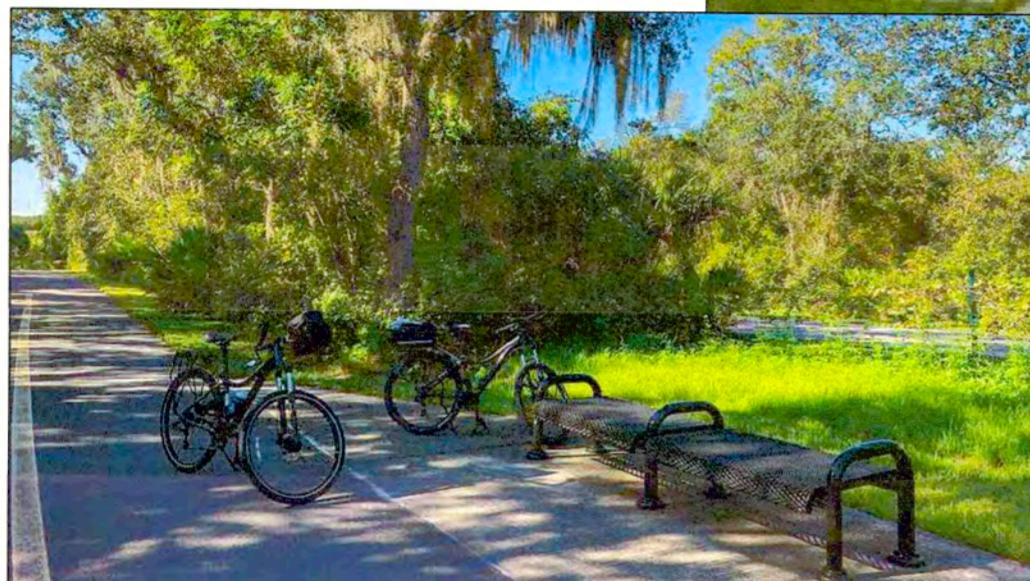
DATE: July 7, 2021



BENCHES



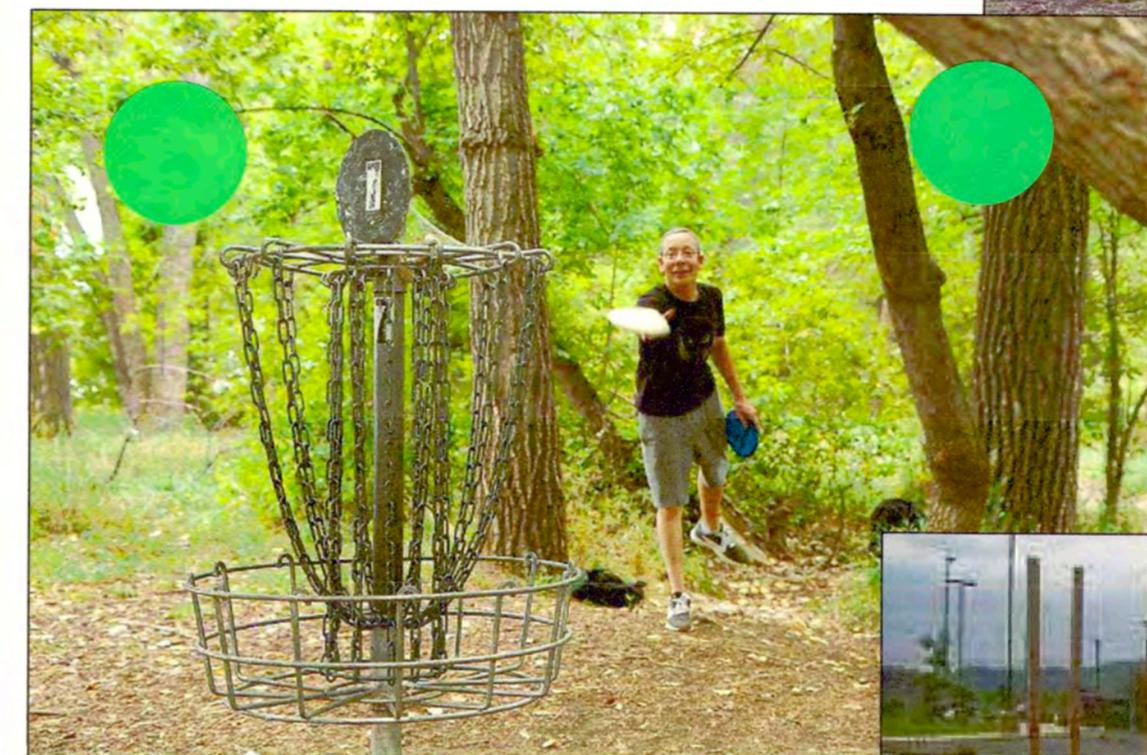
PAVILIONS



RECREATIONAL USES



BIRD BLIND



LOW IMPACT PARKING AREAS





DATE: July 7, 2021
2021-10-472m-001 Alligator Creek Trail West Alligator Creek Stakeholder Meeting workshop base map.dwg
Project Last 2021\3032.001

PROJ NO. 3032.001.000

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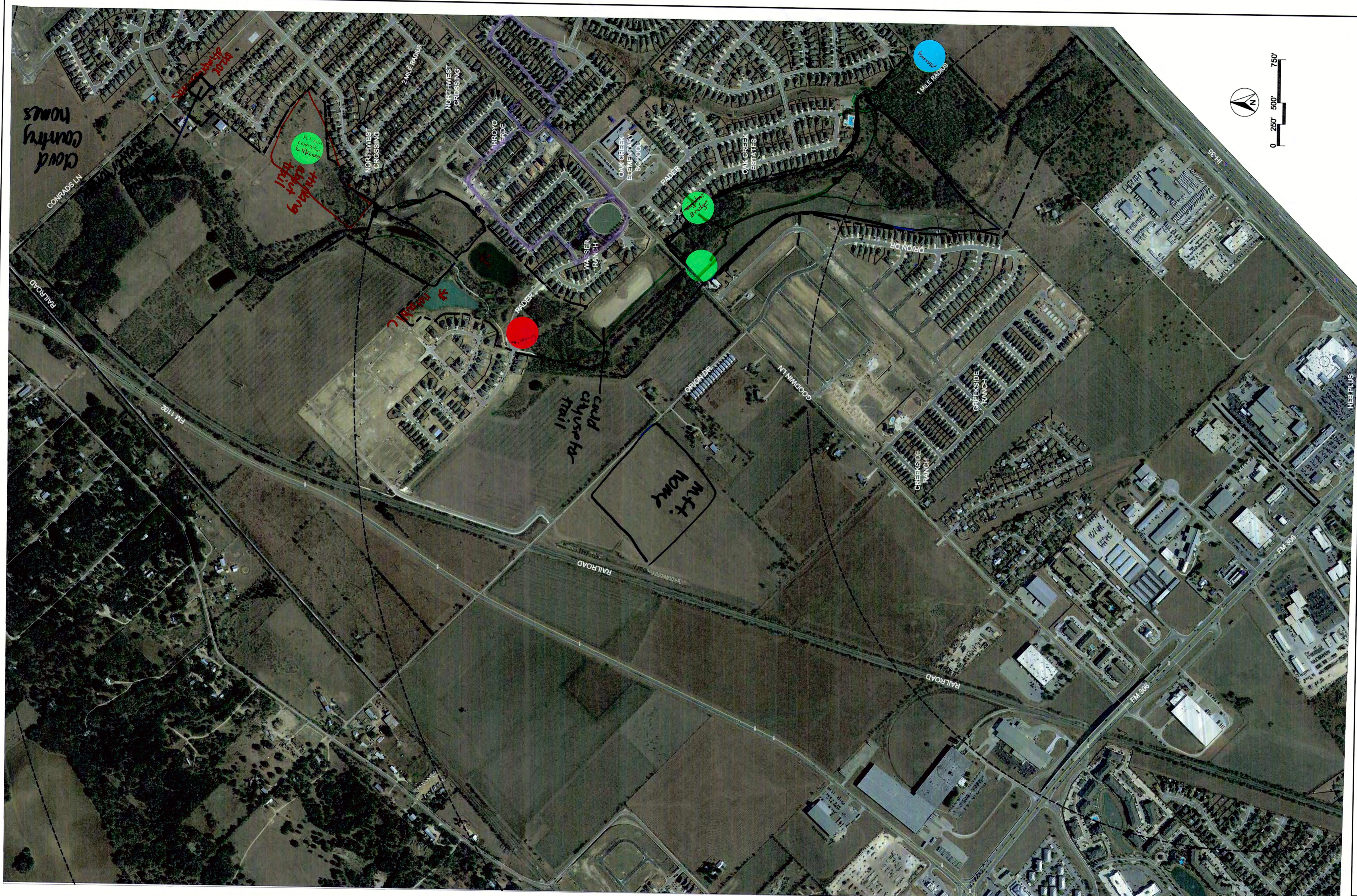
2021

VICKREY & ASSOCIATES, LLC. REVISIONS
CONSULTING ENGINEERS CIVIL • LANDSCAPE ARCHITECTURE • SURVEY
12940 County Parkway San Antonio, TX 78216
Telephone: (210) 349-3271
Firm Registration No.: 1-59
TPPLS Firm Registration No.: 10004100
DATE



AERIAL MAP
WEST ALLIGATOR CREEK
New Braunfels, Texas

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AERIAL MAP

WEST ALLIGATOR CREEK

AERIAL MAP

**KREY & ASSOCIATES,
CONSULTING ENGINEERS**
CIVIL • LANDSCAPE ARCHITECTURE • SURVEY
12940 Country Parkway San Antonio, TX 78216
Telephone: (210) 349-3271

REVISIONS

DATE: July 7, 2021

Jul 06, 2021 - 10:47am | Project List \ 2021 \ 3032.001 Alligator Creek Trout\Wear Allocation Creek

4

Open House Meeting

SIGN-IN SHEET

Alligator Creek Linear Park & Trail Meeting
 Thursday, November 18, 2021



PARKS AND RECREATION

NAME(S)	ADDRESS	EMAIL	CELL PHONE
Corey Liker	2530 Diamondback Trail NB	Corey.ft.park@gmail.com	210-609-5731
Gail Weeks	2931 Allere NB	WeeksGail63@gmail.com	
Andrew Jauregui	508 Limestone dr NB 78130	Jauregui49@gmail.com	210-849-7653
Sue Russell	2228 ELM CEDAR DR ^{N.B.} 78132	srmac22@gmail.com	
Larey Jackson	1988 Round Table	ljackson37@satx.mn.com	830-822-0445
Amy Mahan	1613 Heather Ln	amypaulson08@gmail.com	210-725-5676
Nate Beversdorf	17211k Switch 78157	bigratc512@yahoo.com	830-309-0976
Giovanni Valero	241 E. Austin St. 78130	gvalero15@gmail.com	830-500-0420
Michelle & Greg Klecan	677 Creekside Way #812 ^{NB} TX 78130	michelle.klecan@hotmail.com (206)390-0270	
Katny Vass	322 Orion DR	KVASS158@gmail.com	
Ronald Savage	664 Woodlakke Dr NB 78130		
Brandon Cornell	1405 Arnolt Rd NB, Tx 78130	bc_cornell@icloud.com	830 221 7214
Ryan & Heather Garcia	650 Northhill Circle	lyngarcia13@gmail.com	210 562 0747
Chris Pogin	2897 Oak Branch Ridge	cpogin@hotmail.com	254-290-1800

SIGN-IN SHEET

Alligator Creek Linear Park & Trail Meeting
 Thursday, November 18, 2021



PARKS AND RECREATION

NAME(S)	ADDRESS	EMAIL	CELL PHONE
Beverly Johnson	323 Lillian NB	Beverly43duham@gmail.com	
M. Dinnel	330 Orion Dr.		
Nathan Doctor	2101 Graystone DR	Doctor28@yahoo.com	830-708-1695
Tim Cornell	1508 Cloud Ln. NB		
Thomas Blagg	3224 Arroyo Verde	thomas.blagg@gmail.com	214 228 6025
Mike Meyer	3 broken ski circle	meyer3702@gmail.com	575-915 5331
Clay Weston	1655 Hanz Dr.	clayweston@gmail.com	210 861 9359
Mandy Lopez	822 Ranch	mkmcaskill@yahoo.com	713-443-1168
Andrea Lopez	" "	adlopez78@hotmail.com	713-376-0018
ANDREA Lopez	" "		

SIGN-IN SHEET



Alligator Creek Linear Park & Trail Meeting

PARKS AND RECREATION

SIGN-IN SHEET



Alligator Creek Linear Park & Trail Meeting
Wednesday, September 15, 2021

PARKS AND RECREATION

NAME(S)	ADDRESS	EMAIL	CELL PHONE
Kathy Vassi	322 Of 200 DR	KVASSI58@gmail.com	
Baron	1666 Mallard	haha.baron@gmail.com	8302323347
Courtney Lopez-Garcia	2350 Echoing Oak 78132	clopezgarcia@gmail.com	
Ronald Sausage	664 Worth Lake Dr. NB TX 78130		
NOTE: Beversdorf		bignote512@yahoo.com	
Jenna Beversdorf		Jenna.beversdorf@gmail.com	8305846046
J. Andres Lopez	822 Ranch	drlopez78@hotmail.com	713.376.0018
Debra Howell	824 Gray Cloud	debanncarr@aol.com	
Irene Lehmann	1469 Preper Rd NB TX	lehmannirene@yahoo.com	830-708-0118 RV
Mike Meyer	2007 Stepping Stone	mmeyer3702@gmail.com	5759155331
Elizabeth Edgerton	933 E Court St. Seguin TX 78155	edgerton@gbra.org	(830)560-3948
Hayden Prater		haydeean@icloud.com	(956)219-8670
Denise Cordova	453 Wind Gust	denise2859@yahoo.com	830-660-5547
DeAnn M. Tews	104 Snowberry Dr. Cibolo, TX 78108	deannntews22@gmail.com	8(210)663-7902

SIGN-IN SHEET



Alligator Creek Linear Park & Trail Meeting

PARKS AND RECREATION

SIGN-IN SHEET



Alligator Creek Linear Park & Trail Meeting

PARKS AND RECREATION

COMMENTS:

Please connect us concerning where trail touches 35 on Alligator creek as to any layout of land and trail placement

Irene

830-708-0118

COMMENTS:

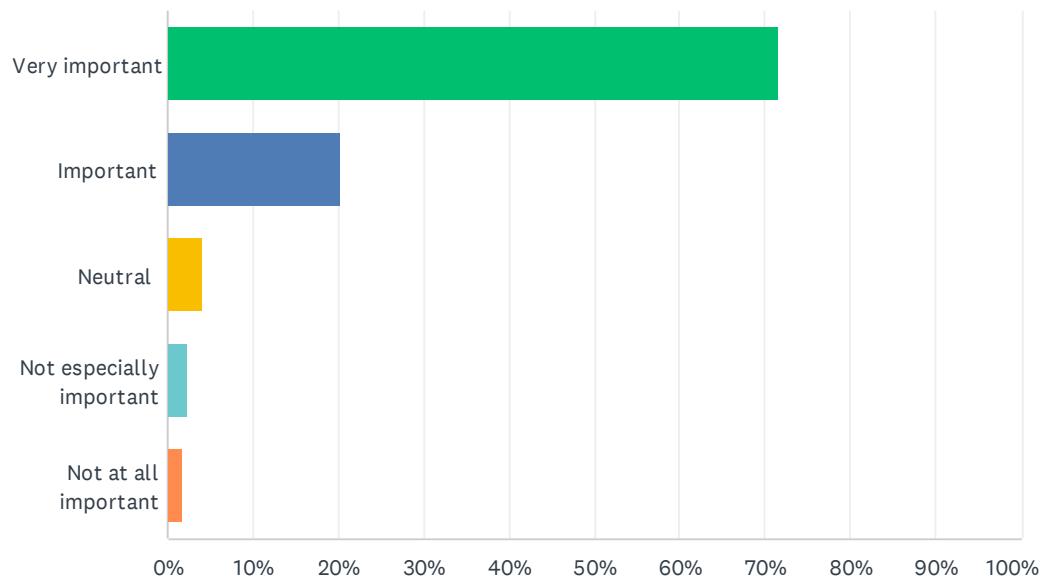
The trail going behind the house along Alligator creek (OAK CREEK ESTATE) Orion Drive. The area often floods as the water from OAK CREEK ESTATE and neighboring area flood quickly. I just want to make sure the flow is not affected by this trail. Also the yellow line to 35 is next to the proposed LOYES TRUCK STOP (which the area is fighting) the path will lead right to our neighborhood.

Community Questionnaire



Q1 How important are parks and trails to your quality of life in New Braunfels? (choose one.)

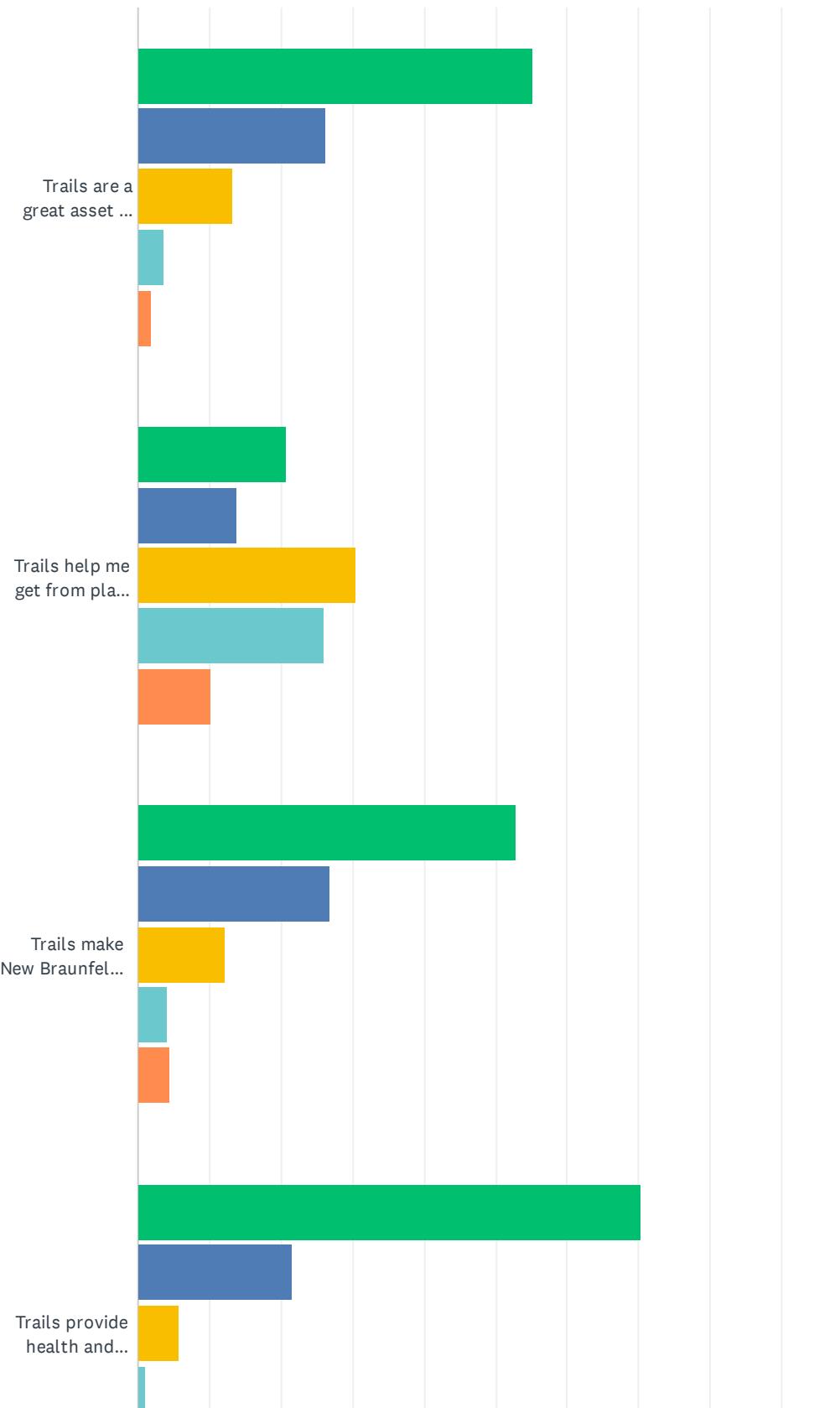
Answered: 297 Skipped: 4



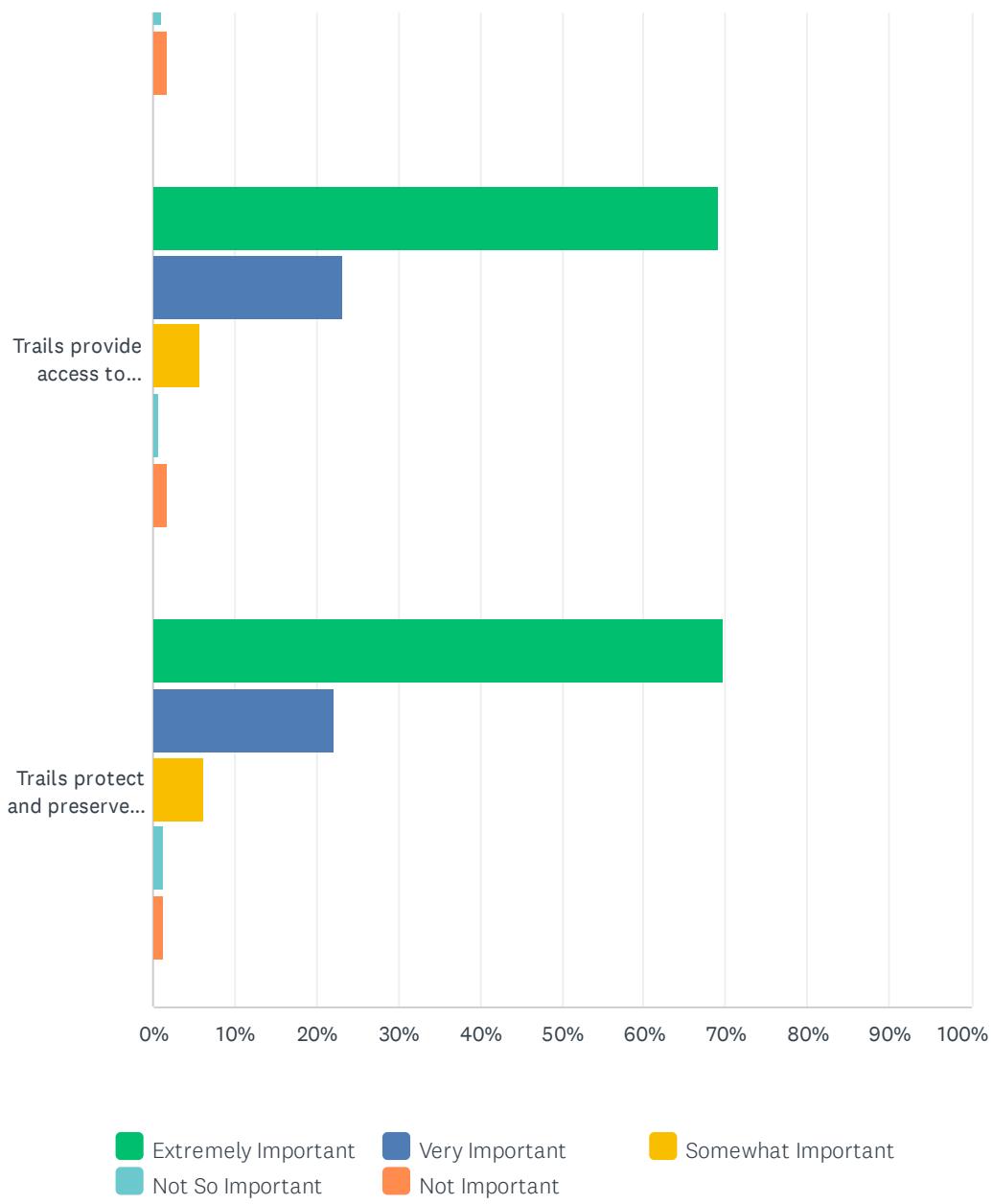
ANSWER CHOICES	RESPONSES	
Very important	71.72%	213
Important	20.20%	60
Neutral	4.04%	12
Not especially important	2.36%	7
Not at all important	1.68%	5
TOTAL		297

Q2 Why are trails important to you?

Answered: 297 Skipped: 4



Community Questionnaire: Alligator Creek Linear Park & Trail

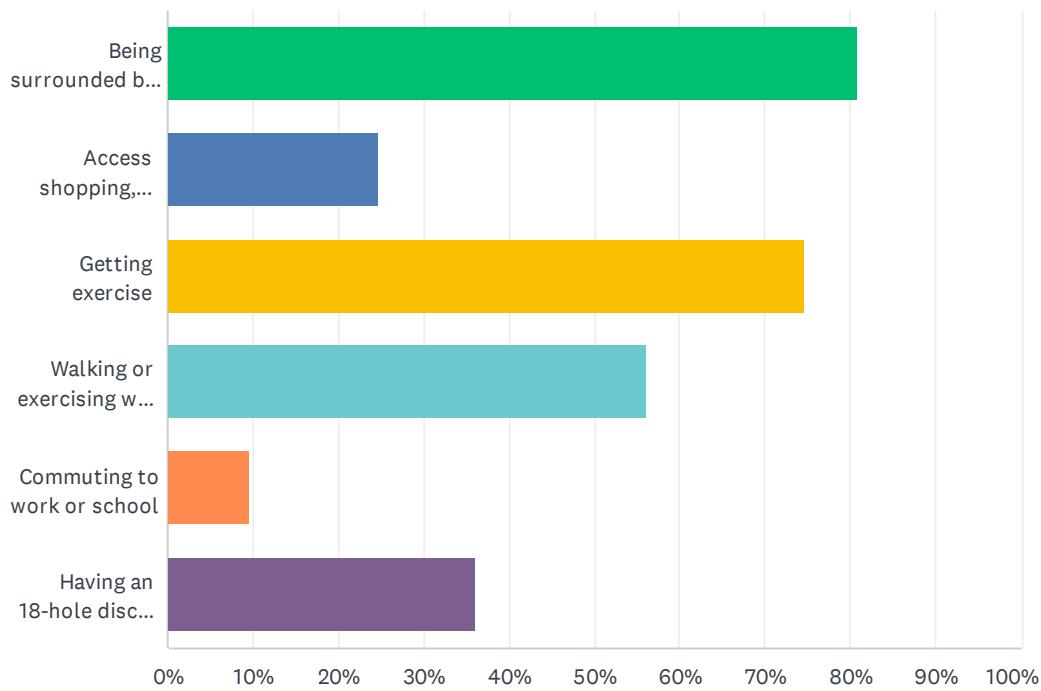


Community Questionnaire: Alligator Creek Linear Park & Trail

	EXTREMELY IMPORTANT	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT SO IMPORTANT	NOT IMPORTANT	TOTAL RESPONDENTS
Trails are a great asset and help me enjoy my leisure time	55.22% 164	26.26% 78	13.13% 39	3.70% 11	2.02% 6	297
Trails help me get from place to place	20.61% 61	13.85% 41	30.41% 90	26.01% 77	10.14% 30	296
Trails make New Braunfels an attractive place to live and work	52.88% 156	26.78% 79	12.20% 36	4.07% 12	4.41% 13	295
Trails provide health and exercise options	70.37% 209	21.55% 64	5.72% 17	1.01% 3	1.68% 5	297
Trails provide access to nature	69.02% 205	23.23% 69	5.72% 17	0.67% 2	1.68% 5	297
Trails protect and preserve creeks and the environment	69.73% 205	22.11% 65	6.12% 18	1.36% 4	1.36% 4	294

Q3 What are the most compelling reasons to have access to a new park and trail? (choose 4)

Answered: 292 Skipped: 9



ANSWER CHOICES	RESPONSES
Being surrounded by trees, plants, and wildlife	80.82% 236
Access shopping, restaurants, or entertainment	24.66% 72
Getting exercise	74.66% 218
Walking or exercising with my pet	56.16% 164
Commuting to work or school	9.59% 28
Having an 18-hole disc golf course	35.96% 105
Total Respondents: 292	

#	OTHER (PLEASE SPECIFY)	DATE
1	Being able to walk / bike SAFELY	10/1/2021 11:16 AM
2	Stocked ponds! Just like at Fischer park.	9/28/2021 8:51 PM
3	It's good for re-sale	9/28/2021 3:04 PM
4	more bikes trails separated from vehicle traffic lanes	9/24/2021 10:30 PM
5	Biking on trails several miles as an activity	9/24/2021 10:10 AM
6	Mountain biking	9/22/2021 9:50 PM
7	A place for families to experience the outdoors, splash pad, basketball court, fun playgrounds, picnic areas, place to put up hammocks and read a book. Prayer walk. Something for the	9/22/2021 12:20 AM

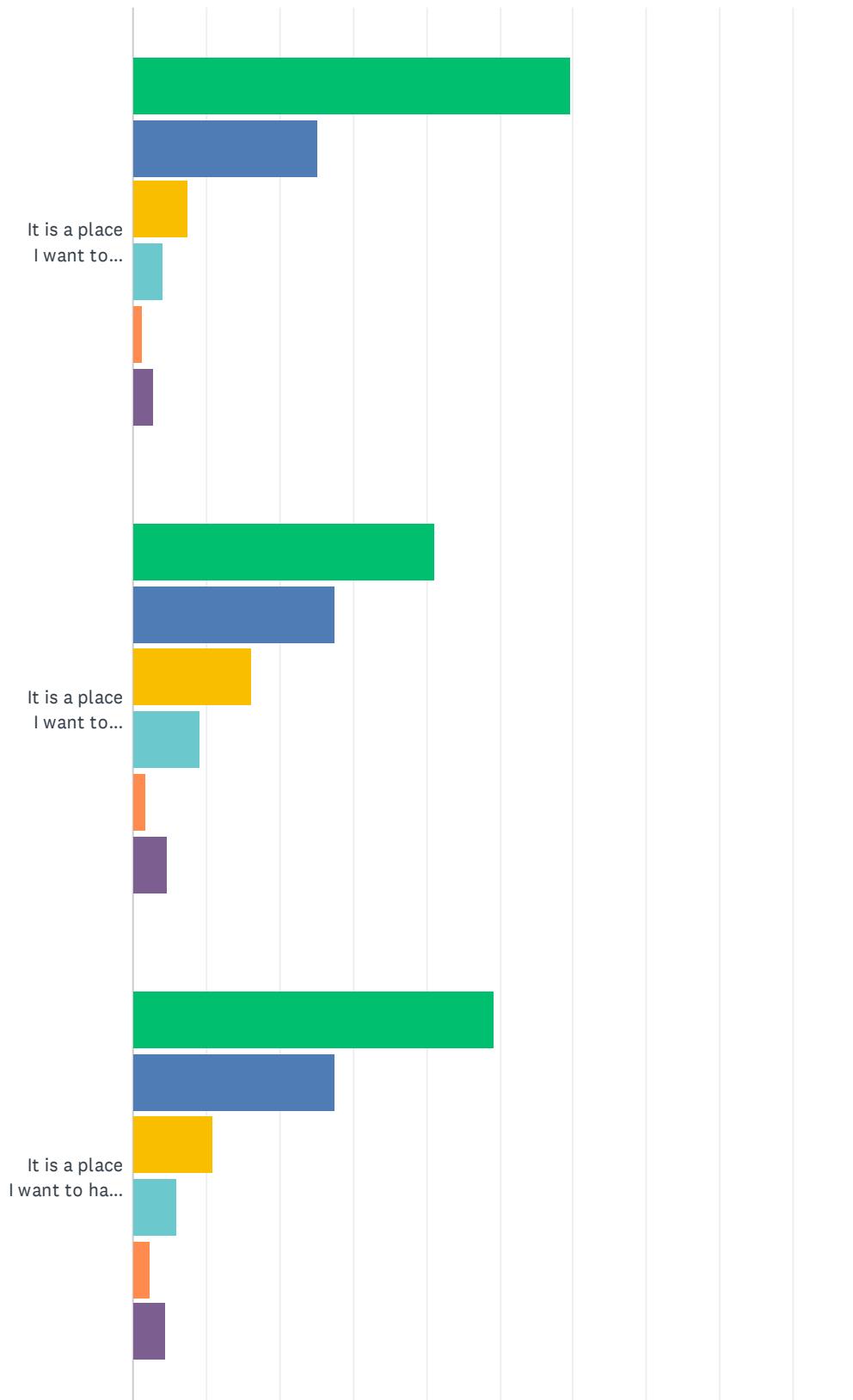
Community Questionnaire: Alligator Creek Linear Park & Trail

teens to enjoy the outdoors.

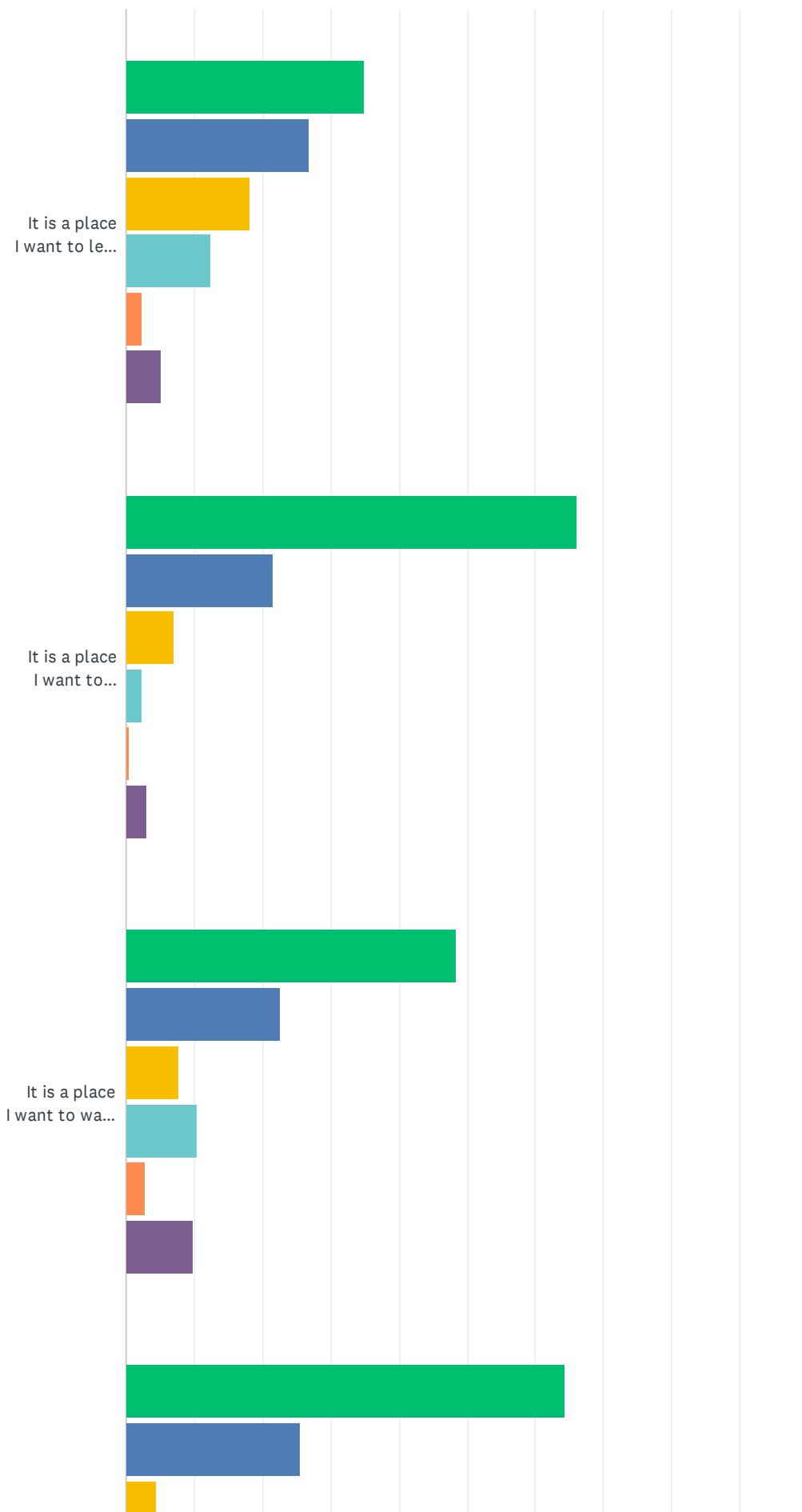
8	There are very few trails in New Braunfels	9/21/2021 9:31 PM
9	Taking kids, strollers, bikes	9/21/2021 8:40 PM
10	The disc golf course would be amazing and bring a lot of folks to town	9/21/2021 7:05 PM
11	Having a 27-hole dg course!	9/21/2021 5:01 PM
12	Disc golf!	9/21/2021 4:24 PM
13	Some alone time	9/21/2021 3:55 PM
14	Walking/hiking with my toddler	9/21/2021 2:46 PM
15	Quiet place to relax	9/21/2021 1:18 PM
16	Safe way to walk my child to school!	9/17/2021 7:25 AM
17	It is important to folks who live in areas where they need to walk to things.	9/16/2021 6:54 PM
18	Ability to access other recreational opportunities in the city without having to drive	9/16/2021 7:21 AM
19	peaceful	9/15/2021 5:44 PM
20	Conservation, low density living	9/15/2021 12:33 PM

Q4 Do you agree or disagree with the following statements about Alligator Creek Linear Park and Trail:

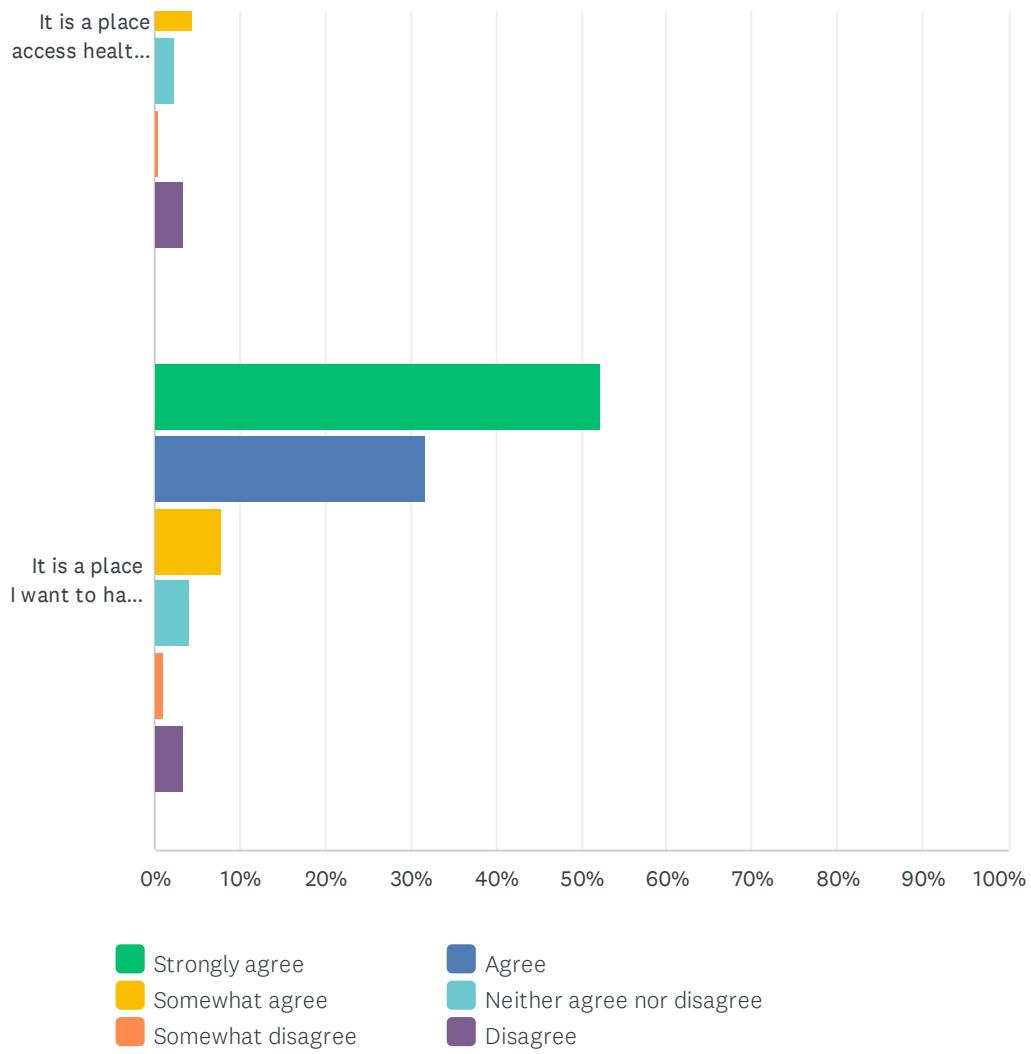
Answered: 298 Skipped: 3



Community Questionnaire: Alligator Creek Linear Park & Trail



Community Questionnaire: Alligator Creek Linear Park & Trail

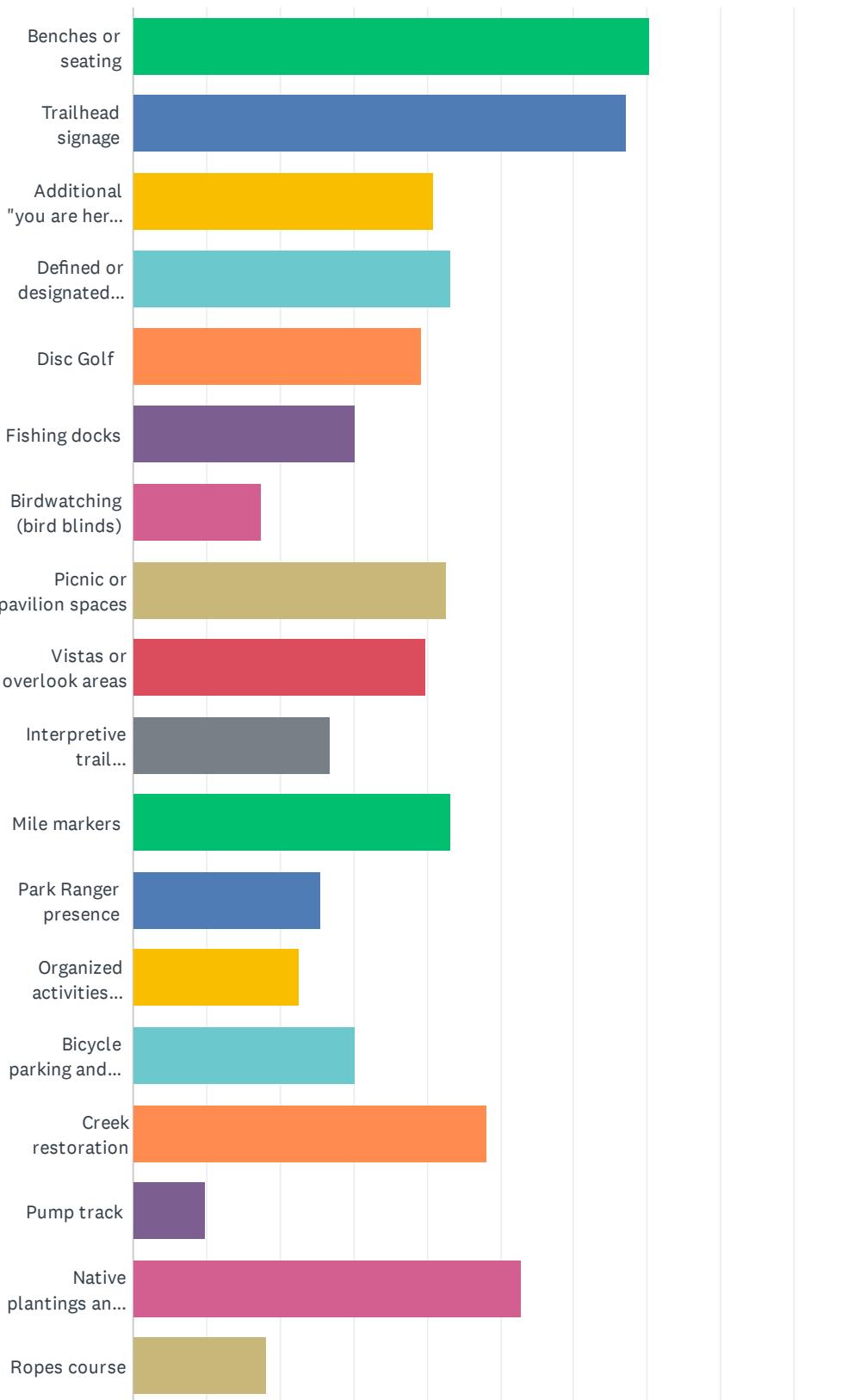


Community Questionnaire: Alligator Creek Linear Park & Trail

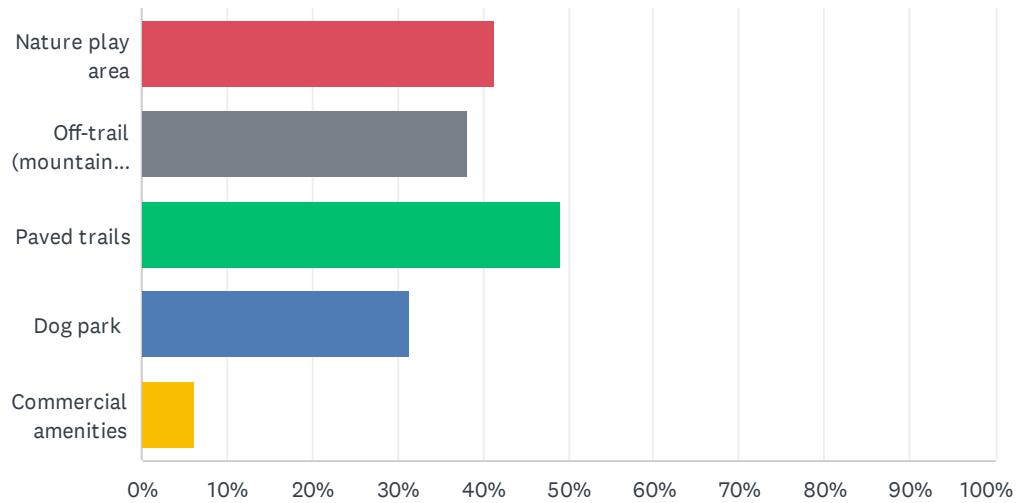
	STRONGLY AGREE	AGREE	SOMEWHAT AGREE	NEITHER AGREE NOR DISAGREE	SOMEWHAT DISAGREE	DISAGREE	TOTAL RESPONDENTS
It is a place I want to connect with nature.	59.73% 178	25.17% 75	7.38% 22	4.03% 12	1.34% 4	2.68% 8	298
It is a place I want to gather with my friends, family and neighbors.	41.08% 122	27.61% 82	16.16% 48	9.09% 27	1.68% 5	4.71% 14	297
It is a place I want to have fun with my friends, family and neighbors.	49.16% 146	27.61% 82	10.77% 32	6.06% 18	2.36% 7	4.38% 13	297
It is a place I want to learn about natural history of the area through the study of nature, plants and animals.	35.02% 104	26.94% 80	18.18% 54	12.46% 37	2.36% 7	5.05% 15	297
It is a place I want to protect and preserve the natural resources (creek, native species, wildlife) for present and the future.	66.11% 197	21.48% 64	7.05% 21	2.35% 7	0.34% 1	3.02% 9	298
It is a place I want to walk, run, or bike from my neighborhood or work place.	48.31% 143	22.64% 67	7.77% 23	10.47% 31	2.70% 8	9.80% 29	296
It is a place access health and exercise options.	64.31% 191	25.59% 76	4.38% 13	2.36% 7	0.34% 1	3.37% 10	297
It is a place I want to have a unique park experience.	52.22% 153	31.74% 93	7.85% 23	4.10% 12	1.02% 3	3.41% 10	293

Q5 What amenities would you like to see included in the design of the linear park and trail? Check all that apply.

Answered: 293 Skipped: 8



Community Questionnaire: Alligator Creek Linear Park & Trail



Community Questionnaire: Alligator Creek Linear Park & Trail

ANSWER CHOICES		RESPONSES	
Benches or seating		70.31%	206
Trailhead signage		67.24%	197
Additional "you are here" maps		40.96%	120
Defined or designated parking		43.34%	127
Disc Golf		39.25%	115
Fishing docks		30.38%	89
Birdwatching (bird blinds)		17.41%	51
Picnic or pavilion spaces		42.66%	125
Vistas or overlook areas		39.93%	117
Interpretive trail (cultural, nature)		26.96%	79
Mile markers		43.34%	127
Park Ranger presence		25.60%	75
Organized activities (bird or nature classes, art classes, exercise/yoga)		22.53%	66
Bicycle parking and fix-it stations		30.38%	89
Creek restoration		48.12%	141
Pump track		9.90%	29
Native plantings and trees		52.90%	155
Ropes course		18.09%	53
Nature play area		41.30%	121
Off-trail (mountain biking paths)		38.23%	112
Paved trails		49.15%	144
Dog park		31.40%	92
Commercial amenities		6.14%	18
Total Respondents: 293			

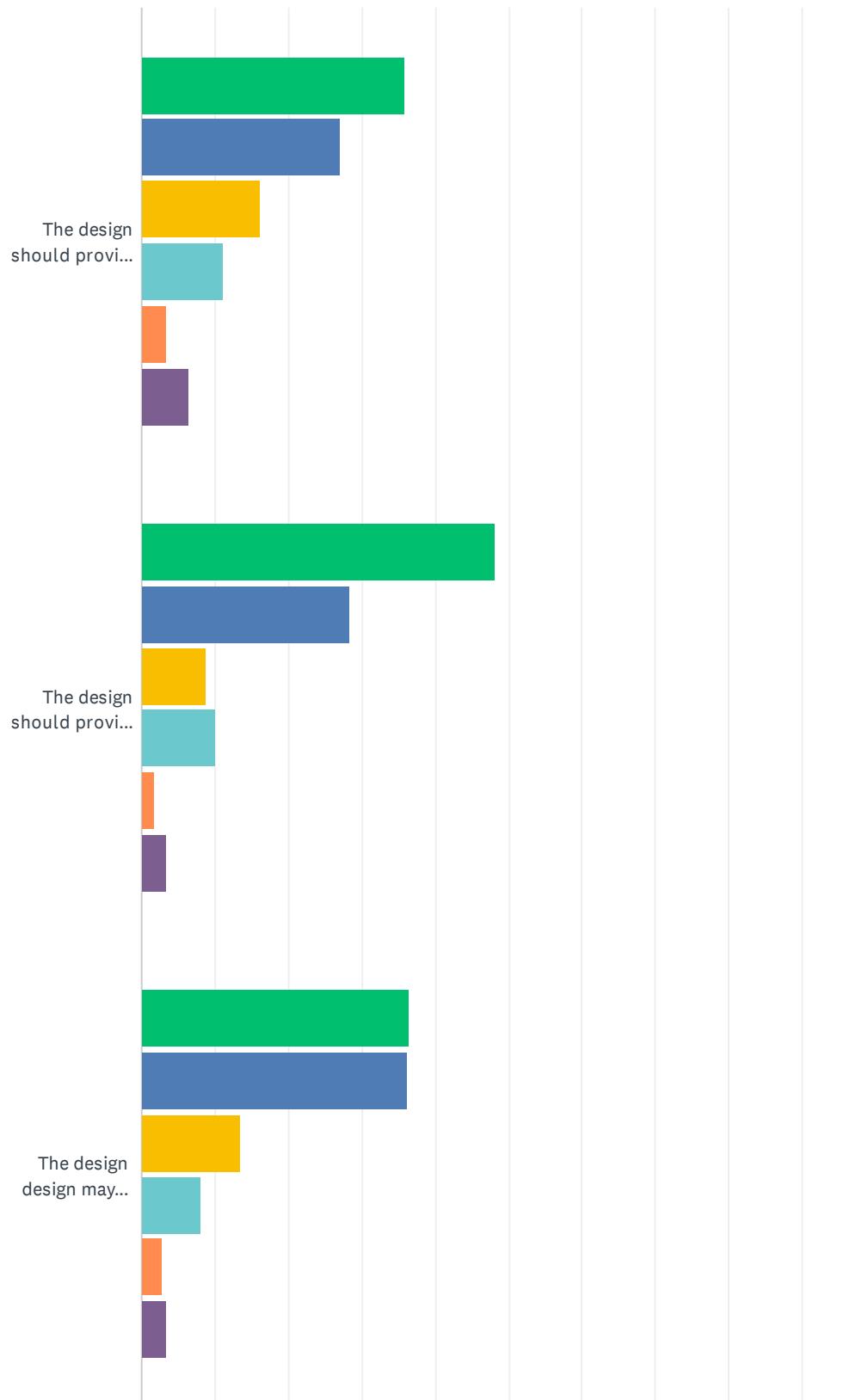
#	OTHER (PLEASE SPECIFY)	DATE
1	I want input on what will be placed where. I live by alligator creek and my biggest concern is I will lose my peace and quiet, people walking there at all hours, my safety people wandering off the trails and again my safety.	10/6/2021 9:08 PM
2	Do not put trails in. It'll attract homeless camps.	10/1/2021 2:26 PM
3	water fountains	10/1/2021 11:16 AM
4	Bathroom facilities	9/29/2021 9:31 AM
5	Would prefer not to include commercial opportunities in this publicly funded project. It's too bad that there is a large loud air-polluting freeway in the middle of this project. We have nicer places to invest in parks. Alligator Creek deserves restoration to help with flood mitigation.	9/24/2021 10:10 AM
6	Bathrooms	9/23/2021 8:39 PM

Community Questionnaire: Alligator Creek Linear Park & Trail

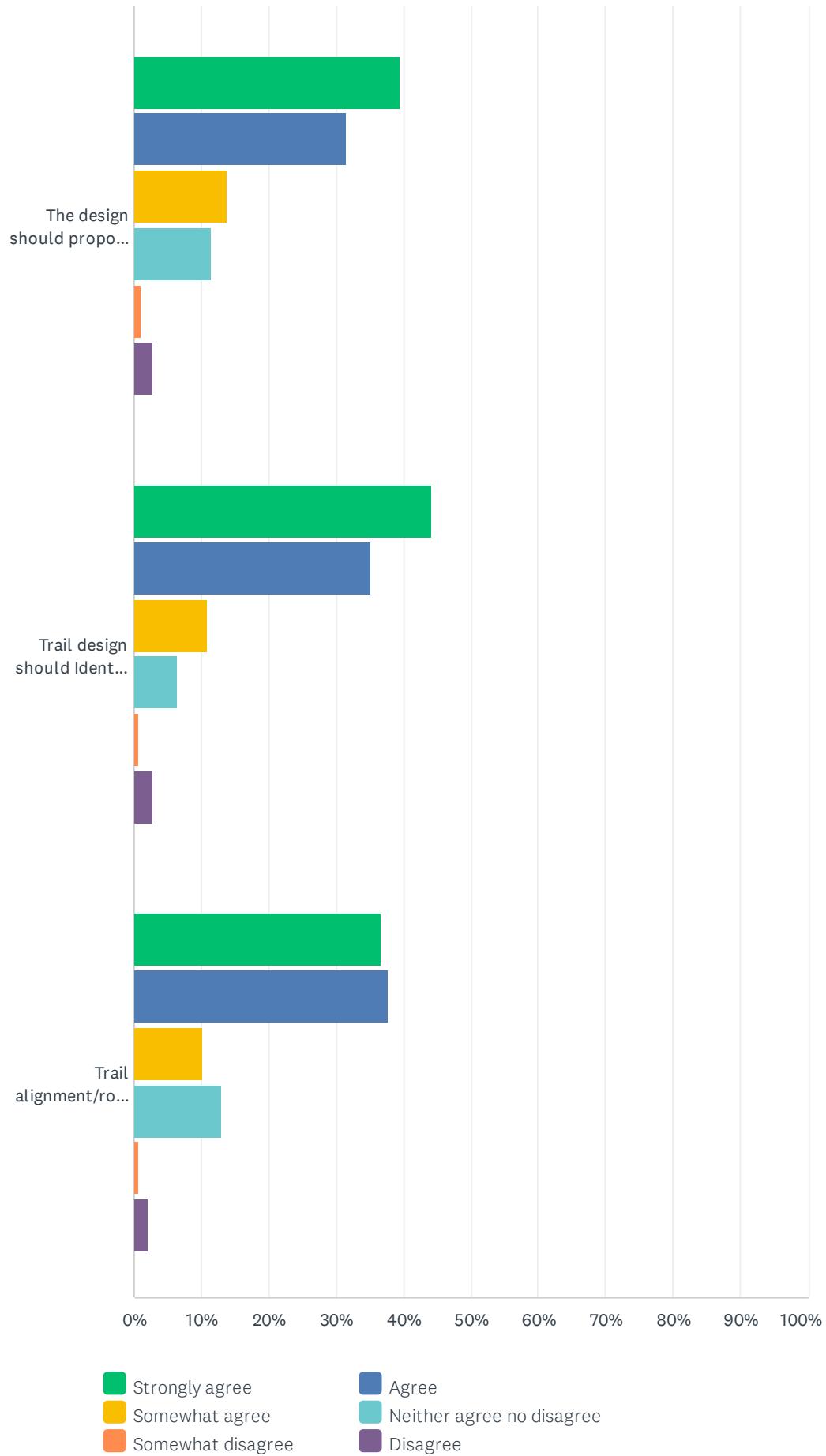
7	The city of Fayetteville has amazing trails that connect and run through apartment complexes and have stops with local businesses. This is amazing we went there specifically to do the bike trails. And spent money on coffee and breakfast on route.	9/23/2021 10:57 AM
8	Crushed granite running trail like 3 mile loop at Houston's memorial park	9/22/2021 10:22 PM
9	Off trail option - no concrete	9/22/2021 4:48 PM
10	multiply bathroom locations	9/22/2021 1:23 PM
11	Splash pad, skate park, sand volleyball,	9/22/2021 12:20 AM
12	Trash cans lots of em	9/21/2021 11:05 PM
13	Things for kids, play areas, history info	9/21/2021 8:40 PM
14	Public Bathroom	9/21/2021 2:45 PM
15	Please no more concrete "trails". We need some real singletrack.	9/21/2021 2:18 PM
16	Water and restroom stations	9/21/2021 1:07 PM
17	Basketball courts	9/21/2021 11:25 AM
18	Workout Stations like situps, pulls etc	9/21/2021 10:49 AM
19	Don't want it	9/16/2021 6:05 PM
20	Excercise stations	9/16/2021 7:49 AM

Q6 Do you agree or disagree with the following statements about the design for Alligator Creek Linear Park and Trail:

Answered: 297 Skipped: 4



Community Questionnaire: Alligator Creek Linear Park & Trail

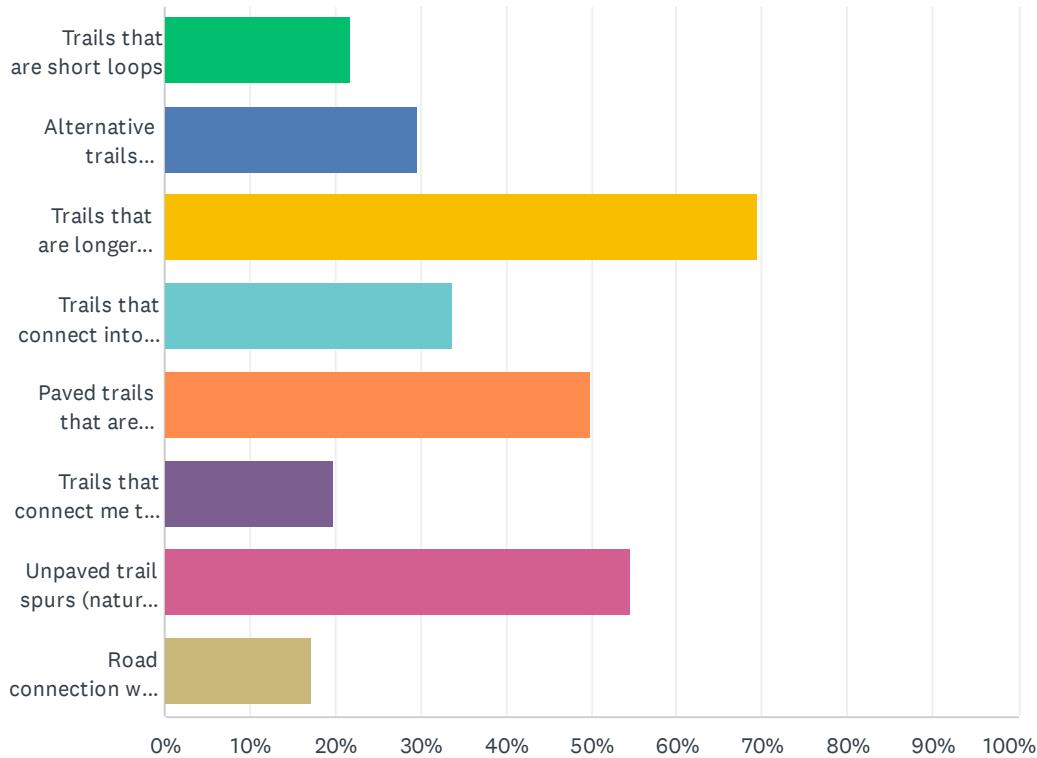


Community Questionnaire: Alligator Creek Linear Park & Trail

	STRONGLY AGREE	AGREE	SOMEWHAT AGREE	NEITHER AGREE NO DISAGREE	SOMEWHAT DISAGREE	DISAGREE	TOTAL RESPONDENTS
The design should provide buffers or barriers from the neighborhoods to prevent access to the private land	35.81% 106	27.03% 80	16.22% 48	11.15% 33	3.38% 10	6.42% 19	296
The design should provide passage under roadway or highway (i.e., Goodwin Lane, IH-35)	48.15% 143	28.28% 84	8.75% 26	10.10% 30	1.68% 5	3.37% 10	297
The design design may include more park space for non-trail recreational activities (pavilion, parking, restrooms, etc)	36.49% 108	36.15% 107	13.51% 40	8.11% 24	2.70% 8	3.38% 10	296
The design should propose connections to regional trails (El Camino Real de los Tejas, Great Springs Project, etc.)	39.46% 116	31.63% 93	13.95% 41	11.56% 34	1.02% 3	2.72% 8	294
Trail design should Identify trailhead locations and parking for public use that enhance a sense of arrival and departure and detract from neighborhood access	44.07% 130	35.25% 104	10.85% 32	6.44% 19	0.68% 2	2.71% 8	295
Trail alignment/route should connect west and east trail segments	36.64% 107	37.67% 110	10.27% 30	13.01% 38	0.68% 2	2.05% 6	292

Q7 What kind of trail type would you want designed and constructed for Alligator Creek?

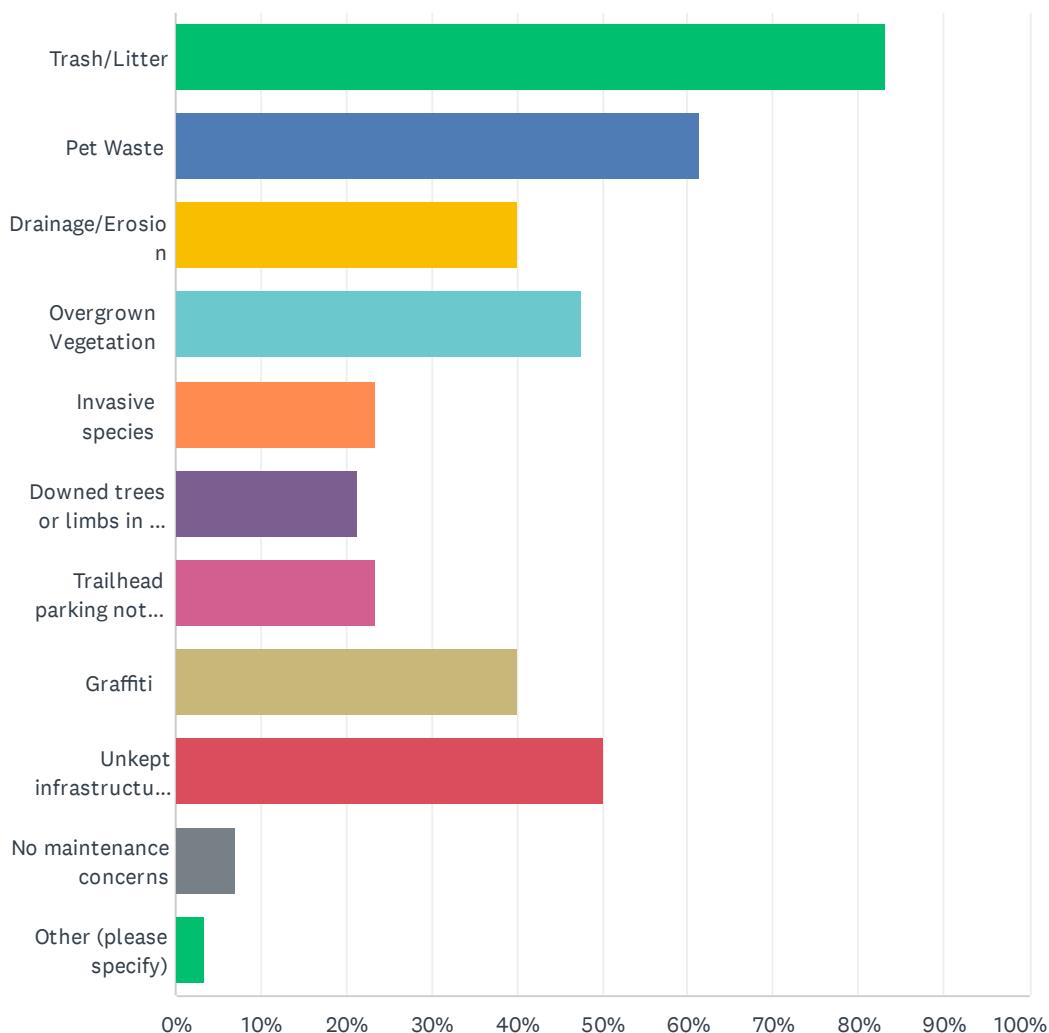
Answered: 291 Skipped: 10



ANSWER CHOICES	RESPONSES	
Trails that are short loops	21.65%	63
Alternative trails surfaces, such as pavers, tinted concrete, permeable concrete	29.55%	86
Trails that are longer distance and connect to other trail networks and parks	69.42%	202
Trails that connect into my neighborhood	33.68%	98
Paved trails that are accessible to strollers, wheelchairs, bicycles, and walking	49.83%	145
Trails that connect me to nearby retail, restaurants, shopping or other activities	19.93%	58
Unpaved trail spurs (nature hiking)	54.64%	159
Road connection with protected bike lane or cycle track	17.18%	50
Total Respondents: 291		

Q8 What maintenance concerns, if any, do you have? Check all that apply.

Answered: 295 Skipped: 6



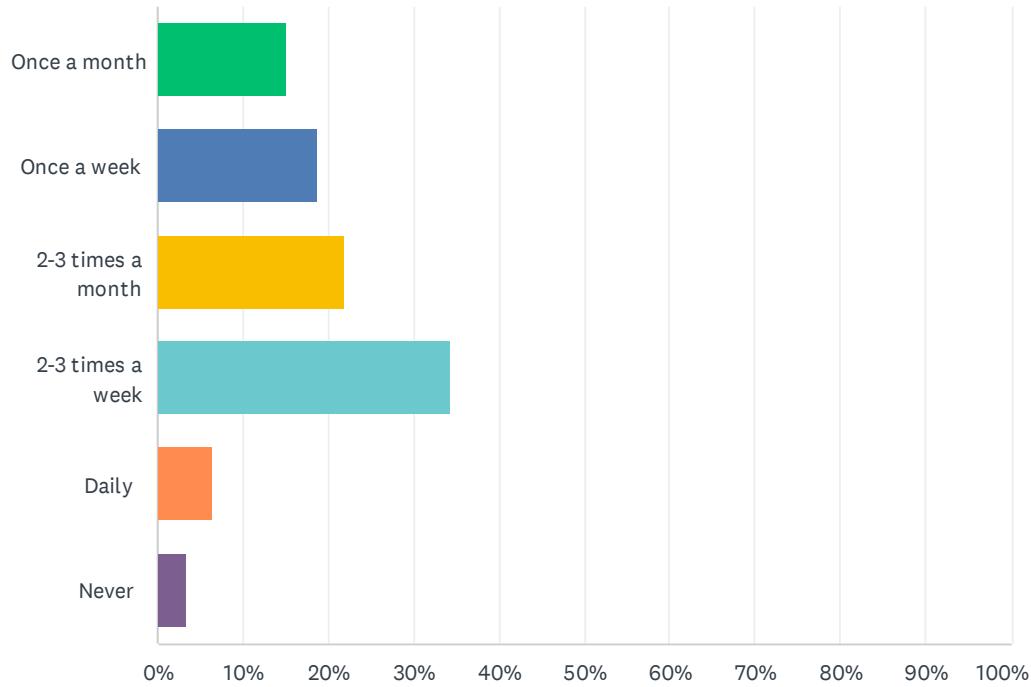
Community Questionnaire: Alligator Creek Linear Park & Trail

ANSWER CHOICES	RESPONSES	
Trash/Litter	83.05%	245
Pet Waste	61.36%	181
Drainage/Erosion	40.00%	118
Overgrown Vegetation	47.46%	140
Invasive species	23.39%	69
Downed trees or limbs in the way	21.36%	63
Trailhead parking not clear	23.39%	69
Graffiti	40.00%	118
Unkept infrastructure (benches, signage, pathways, waste receptacles etc.)	50.17%	148
No maintenance concerns	7.12%	21
Other (please specify)	3.39%	10
Total Respondents: 295		

#	OTHER (PLEASE SPECIFY)	DATE
1	That this will have an impact on housing prices, our privacy in the neighborhoods	10/6/2021 9:08 PM
2	Homeless camps	10/1/2021 2:26 PM
3	ERGV3WGV	10/1/2021 11:19 AM
4	Maintenance of disc golf fairways	9/28/2021 4:50 PM
5	NO HOMELESS TENTS!	9/24/2021 2:34 PM
6	People accessing freeway through unmaintained fencing or barriers	9/24/2021 10:10 AM
7	Increased traffic and visitor parking in local neighborhoods	9/21/2021 11:54 AM
8	W	9/16/2021 8:46 PM
9	Keeping people off private property and/or neighborhoods	9/16/2021 6:54 PM
10	Crime (if connected to highway and nearby truck stop)	9/15/2021 11:20 PM

Q9 If a new Park and Trail were developed along Alligator Creek, how often would you visit the park and trail?

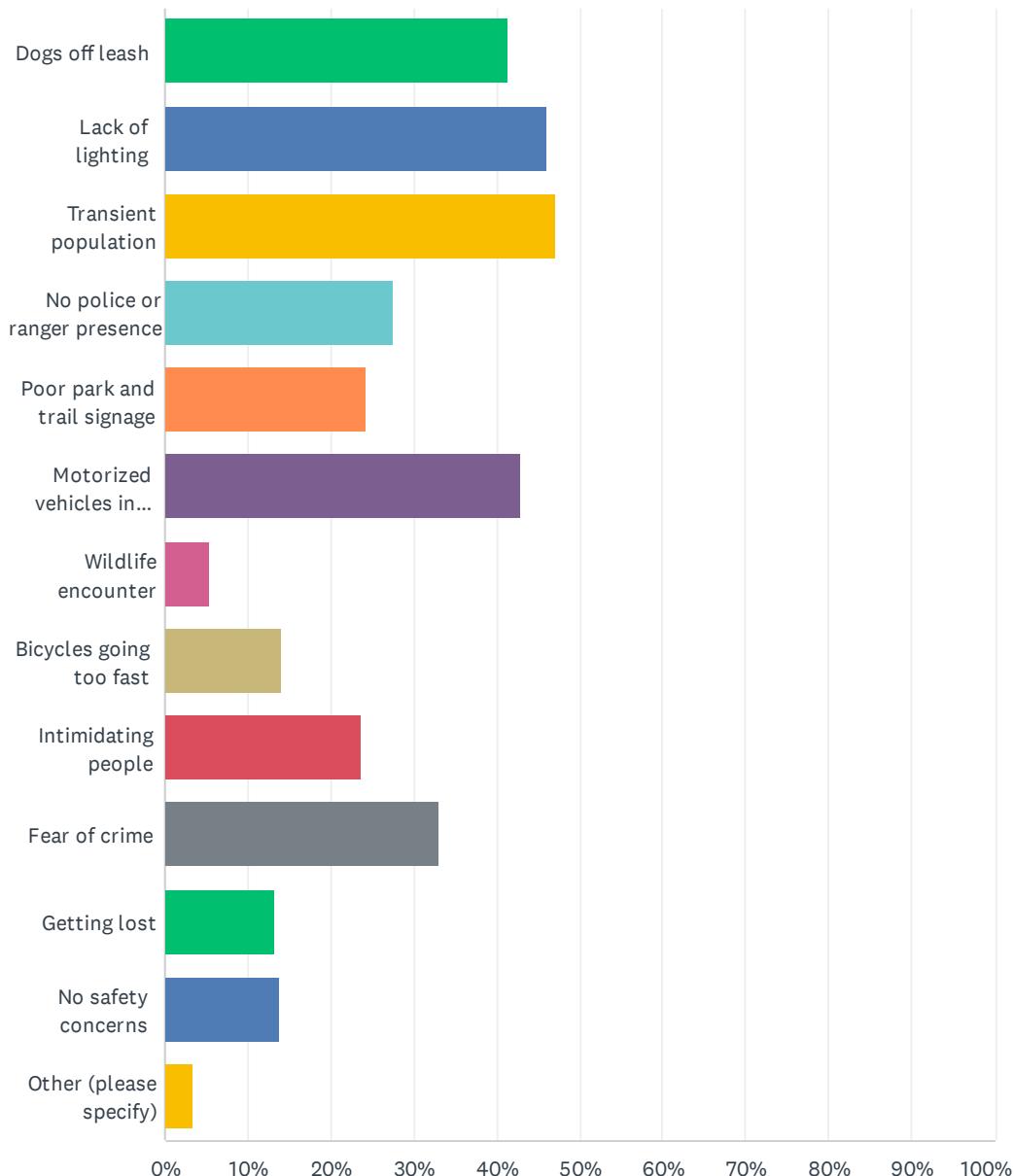
Answered: 297 Skipped: 4



ANSWER CHOICES	RESPONSES	
Once a month	15.15%	45
Once a week	18.86%	56
2-3 times a month	21.89%	65
2-3 times a week	34.34%	102
Daily	6.40%	19
Never	3.37%	10
TOTAL		297

Q10 What may make you feel unsafe when you use the linear park and trail? Check all that apply.

Answered: 297 Skipped: 4



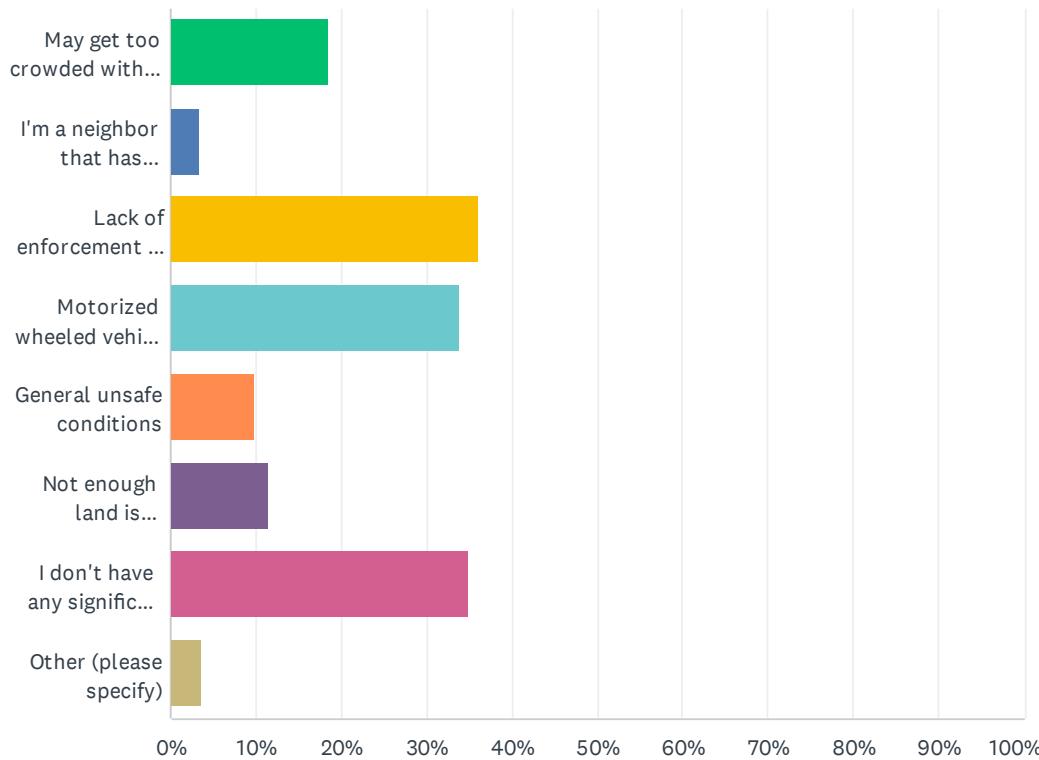
Community Questionnaire: Alligator Creek Linear Park & Trail

ANSWER CHOICES	RESPONSES
Dogs off leash	41.41% 123
Lack of lighting	46.13% 137
Transient population	47.14% 140
No police or ranger presence	27.61% 82
Poor park and trail signage	24.24% 72
Motorized vehicles in park and on trails	42.76% 127
Wildlife encounter	5.39% 16
Bicycles going too fast	14.14% 42
Intimidating people	23.57% 70
Fear of crime	33.00% 98
Getting lost	13.13% 39
No safety concerns	13.80% 41
Other (please specify)	3.37% 10
Total Respondents: 297	

#	OTHER (PLEASE SPECIFY)	DATE
1	As a single person living in neighborhood i really worry about my safety and my pets safety. this neighborhood, w	10/6/2021 9:08 PM
2	Maintaining space between pedestrians and disc golf fairways	9/28/2021 4:50 PM
3	Drug users	9/24/2021 2:34 PM
4	None	9/24/2021 12:42 PM
5	Air and noise pollution from the freeway	9/24/2021 10:10 AM
6	Unkept trails,	9/23/2021 10:57 AM
7	Oh	9/21/2021 4:35 PM
8	Vehicle break ins	9/21/2021 2:46 PM
9	Car Traffic	9/21/2021 1:18 PM
10	Being hit by disc golf disc, weed smoking and drinking by disc golf players	9/16/2021 4:58 PM

Q11 What are the main concerns you have about the Alligator Creek Linear Park and Trail. Check all that apply.

Answered: 295 Skipped: 6



ANSWER CHOICES	RESPONSES
May get too crowded with many user types	18.64% 55
I'm a neighbor that has problem with trail users	3.39% 10
Lack of enforcement of regulations and trail etiquette	35.93% 106
Motorized wheeled vehicle use	33.90% 100
General unsafe conditions	9.83% 29
Not enough land is available for non-trail recreational activities	11.53% 34
I don't have any significant concerns	34.92% 103
Other (please specify)	3.73% 11
Total Respondents: 295	

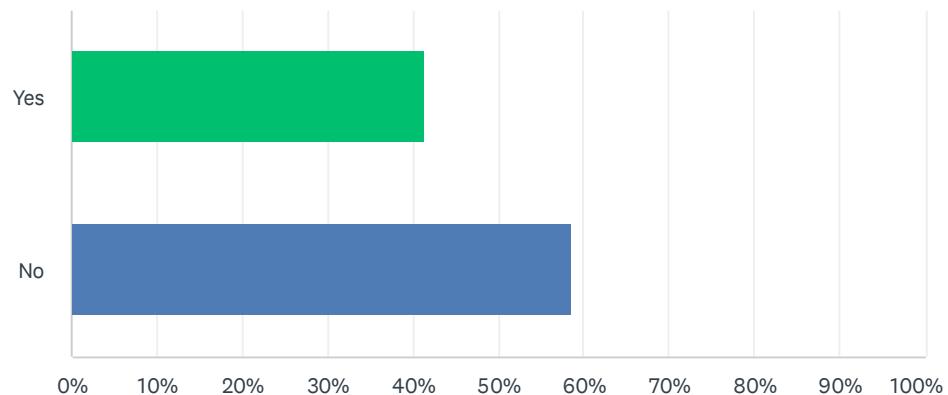
#	OTHER (PLEASE SPECIFY)	DATE
1	Homeless camps	10/1/2021 2:26 PM
2	MAINTAINING	10/1/2021 11:19 AM
3	push back from neighbors who don't want public money spent on anything	10/1/2021 11:16 AM

Community Questionnaire: Alligator Creek Linear Park & Trail

4	We back up to Greenbelt in Oak Creek, new section, and it is full of water this morning from rain last night. Map shows trail crossing and looping out there. How is that possible when water is everywhere?	9/29/2021 8:16 AM
5	Transients and drug addicts	9/24/2021 2:34 PM
6	Vagrants	9/22/2021 3:11 PM
7	na	9/22/2021 7:23 AM
8	The disc golf course not getting enough space or not being designed by a professional course designer	9/21/2021 4:43 PM
9	it will do nothing but increase the crime rate in this area making a easy access in and out for criminals. I've experienced enough crime on my proper. Do not think about putting any park or trail close to my property.	9/21/2021 2:00 PM
10	Never seeing it actually happen. We don't have parks on this side of town.	9/16/2021 8:15 PM
11	Crime and transient population if connected to highway I-35.	9/15/2021 11:20 PM

Q12 Do you live within a 1-mile radius of Alligator Creek?

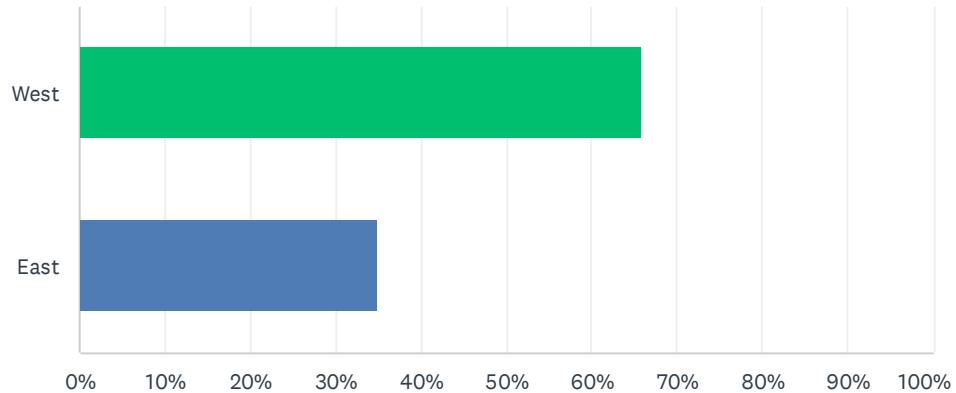
Answered: 295 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	41.36%	122
No	58.64%	173
Total Respondents: 295		

Q13 Based on the map, do you live or work closer to west or east Alligator Creek?

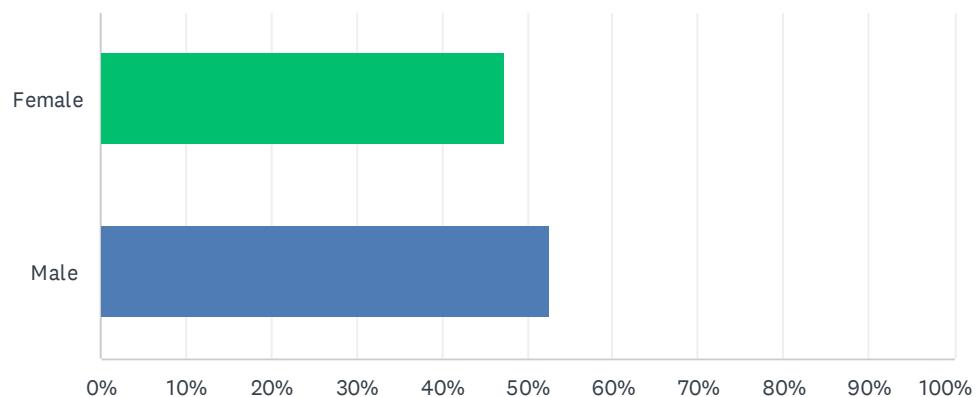
Answered: 294 Skipped: 7



ANSWER CHOICES	RESPONSES	
West	65.99%	194
East	35.03%	103
Total Respondents: 294		

Q14 Tell us your gender.

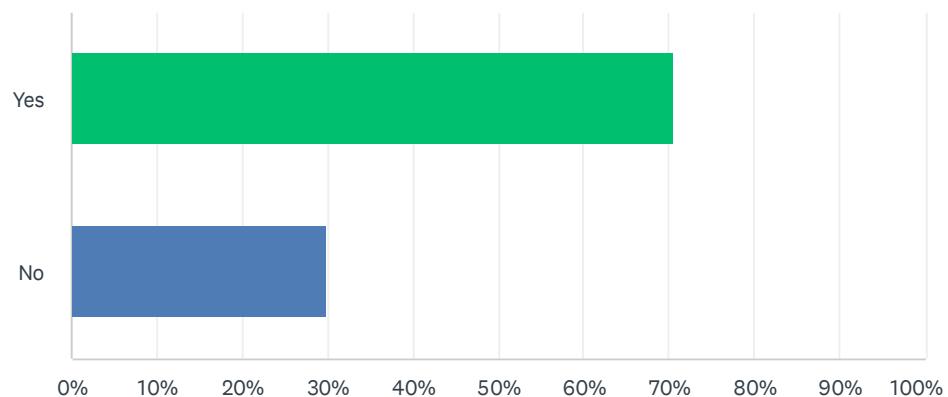
Answered: 294 Skipped: 7



ANSWER CHOICES	RESPONSES	
Female	47.28%	139
Male	52.72%	155
TOTAL		294

Q15 Are you a dog owner?

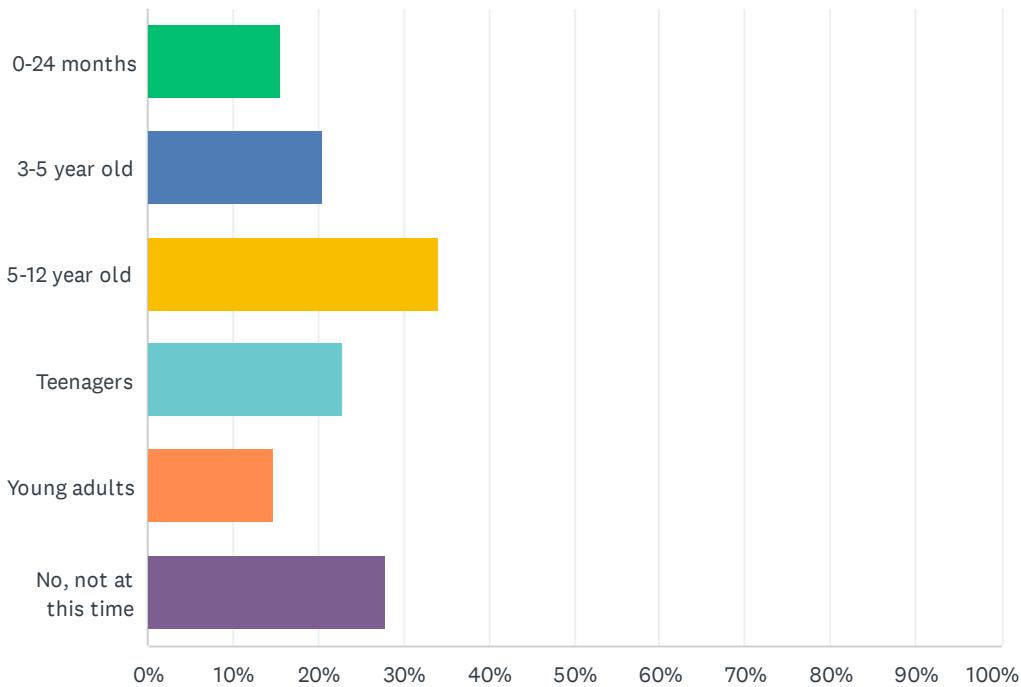
Answered: 292 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes	70.55%	206
No	29.79%	87
Total Respondents: 292		

Q16 Do you have children that live or visit your home?

Answered: 294 Skipped: 7



ANSWER CHOICES	RESPONSES	
0-24 months	15.65%	46
3-5 year old	20.41%	60
5-12 year old	34.01%	100
Teenagers	22.79%	67
Young adults	14.63%	43
No, not at this time	27.89%	82
Total Respondents: 294		

Q17 Tell us your age

Answered: 288 Skipped: 13

#	RESPONSES	DATE
1	27	10/11/2021 8:33 PM
2	61	10/6/2021 9:08 PM
3	45	10/4/2021 10:51 AM
4	33	10/4/2021 6:59 AM
5	45	10/2/2021 2:44 PM
6	38	10/2/2021 7:05 AM
7	50	10/1/2021 9:49 PM
8	77	10/1/2021 6:33 PM
9	52	10/1/2021 4:56 PM
10	58	10/1/2021 3:51 PM
11	66	10/1/2021 3:44 PM
12	40	10/1/2021 3:38 PM
13	60	10/1/2021 3:20 PM
14	42	10/1/2021 2:26 PM
15	74	10/1/2021 1:14 PM
16	60	10/1/2021 1:11 PM
17	34	10/1/2021 12:22 PM
18	55	10/1/2021 11:57 AM
19	46	10/1/2021 11:37 AM
20	45	10/1/2021 11:36 AM
21	42	10/1/2021 11:32 AM
22	39	10/1/2021 11:19 AM
23	52	10/1/2021 11:16 AM
24	60+	10/1/2021 11:12 AM
25	29	10/1/2021 7:56 AM
26	36	9/30/2021 9:41 PM
27	65	9/29/2021 8:10 PM
28	60	9/29/2021 2:06 PM
29	45	9/29/2021 9:31 AM
30	66	9/28/2021 11:50 PM
31	42	9/28/2021 11:00 PM
32	36	9/28/2021 10:31 PM
33	47	9/28/2021 10:23 PM

Community Questionnaire: Alligator Creek Linear Park & Trail

34	54	9/28/2021 10:04 PM
35	61	9/28/2021 9:19 PM
36	33	9/28/2021 8:51 PM
37	41	9/28/2021 8:39 PM
38	56	9/28/2021 4:50 PM
39	55	9/28/2021 3:56 PM
40	65	9/28/2021 3:46 PM
41	39	9/28/2021 3:08 PM
42	40	9/28/2021 2:58 PM
43	49	9/28/2021 2:51 PM
44	30	9/28/2021 2:44 PM
45	53	9/28/2021 1:48 PM
46	43	9/28/2021 1:23 PM
47	41	9/28/2021 1:21 PM
48	36	9/28/2021 1:03 PM
49	39	9/28/2021 1:00 PM
50	60	9/28/2021 12:56 PM
51	38	9/28/2021 12:53 PM
52	30	9/28/2021 11:12 AM
53	45	9/28/2021 11:11 AM
54	39	9/28/2021 10:22 AM
55	42	9/28/2021 8:53 AM
56	54	9/28/2021 8:27 AM
57	28	9/25/2021 1:30 PM
58	26	9/25/2021 8:46 AM
59	47	9/24/2021 6:22 PM
60	38	9/24/2021 3:10 PM
61	54	9/24/2021 2:34 PM
62	36	9/24/2021 12:42 PM
63	39	9/24/2021 12:08 PM
64	65	9/24/2021 10:10 AM
65	46	9/24/2021 7:30 AM
66	53	9/23/2021 11:19 PM
67	31	9/23/2021 9:18 PM
68	62	9/23/2021 8:39 PM
69	36	9/23/2021 6:44 PM
70	32	9/23/2021 5:22 PM
71	39	9/23/2021 2:41 PM

Community Questionnaire: Alligator Creek Linear Park & Trail

72	28	9/23/2021 1:04 PM
73	65	9/23/2021 12:59 PM
74	55	9/23/2021 12:06 PM
75	32	9/23/2021 10:57 AM
76	23	9/23/2021 6:41 AM
77	39	9/23/2021 1:05 AM
78	37	9/22/2021 10:22 PM
79	44	9/22/2021 9:50 PM
80	38	9/22/2021 9:23 PM
81	55	9/22/2021 6:02 PM
82	23	9/22/2021 4:57 PM
83	40	9/22/2021 4:48 PM
84	25	9/22/2021 4:15 PM
85	38	9/22/2021 4:02 PM
86	45	9/22/2021 3:11 PM
87	28	9/22/2021 2:35 PM
88	31	9/22/2021 2:00 PM
89	40	9/22/2021 1:23 PM
90	42	9/22/2021 1:01 PM
91	36	9/22/2021 12:18 PM
92	60	9/22/2021 11:18 AM
93	33	9/22/2021 10:24 AM
94	35	9/22/2021 8:41 AM
95	31	9/22/2021 8:40 AM
96	31	9/22/2021 8:33 AM
97	37	9/22/2021 8:27 AM
98	26	9/22/2021 7:30 AM
99	48	9/22/2021 7:23 AM
100	32	9/22/2021 6:54 AM
101	43	9/22/2021 5:14 AM
102	45	9/22/2021 2:36 AM
103	21	9/22/2021 2:13 AM
104	30	9/22/2021 2:12 AM
105	38	9/22/2021 12:20 AM
106	57	9/22/2021 12:04 AM
107	63	9/22/2021 12:02 AM
108	50	9/21/2021 11:54 PM
109	42	9/21/2021 11:48 PM

Community Questionnaire: Alligator Creek Linear Park & Trail

110	25	9/21/2021 11:34 PM
111	49	9/21/2021 11:12 PM
112	24	9/21/2021 11:05 PM
113	43	9/21/2021 10:51 PM
114	43	9/21/2021 10:12 PM
115	40	9/21/2021 10:01 PM
116	55	9/21/2021 9:59 PM
117	44	9/21/2021 9:55 PM
118	39	9/21/2021 9:38 PM
119	68	9/21/2021 9:25 PM
120	33	9/21/2021 9:25 PM
121	35	9/21/2021 9:10 PM
122	43	9/21/2021 8:47 PM
123	33	9/21/2021 8:44 PM
124	35	9/21/2021 8:40 PM
125	41	9/21/2021 8:33 PM
126	37	9/21/2021 8:18 PM
127	40	9/21/2021 8:03 PM
128	38	9/21/2021 7:43 PM
129	49	9/21/2021 7:39 PM
130	45	9/21/2021 7:18 PM
131	45	9/21/2021 7:12 PM
132	26	9/21/2021 7:08 PM
133	59	9/21/2021 7:06 PM
134	25	9/21/2021 7:05 PM
135	31	9/21/2021 7:05 PM
136	25	9/21/2021 7:03 PM
137	60	9/21/2021 7:01 PM
138	42	9/21/2021 6:37 PM
139	32	9/21/2021 6:35 PM
140	21	9/21/2021 6:32 PM
141	27	9/21/2021 6:11 PM
142	33	9/21/2021 5:58 PM
143	35	9/21/2021 5:53 PM
144	73	9/21/2021 5:50 PM
145	42	9/21/2021 5:36 PM
146	70	9/21/2021 5:34 PM
147	45	9/21/2021 5:33 PM

Community Questionnaire: Alligator Creek Linear Park & Trail

148	43	9/21/2021 5:27 PM
149	32	9/21/2021 5:27 PM
150	33	9/21/2021 5:08 PM
151	62	9/21/2021 5:01 PM
152	34	9/21/2021 4:59 PM
153	46	9/21/2021 4:48 PM
154	36	9/21/2021 4:43 PM
155	39	9/21/2021 4:37 PM
156	46	9/21/2021 4:35 PM
157	40	9/21/2021 4:32 PM
158	38	9/21/2021 4:24 PM
159	36	9/21/2021 4:23 PM
160	42	9/21/2021 4:22 PM
161	44	9/21/2021 4:18 PM
162	32	9/21/2021 4:11 PM
163	33	9/21/2021 3:56 PM
164	54	9/21/2021 3:55 PM
165	42	9/21/2021 3:37 PM
166	43	9/21/2021 3:36 PM
167	26	9/21/2021 3:28 PM
168	36	9/21/2021 3:24 PM
169	39	9/21/2021 3:14 PM
170	53	9/21/2021 3:13 PM
171	24	9/21/2021 2:55 PM
172	48	9/21/2021 2:52 PM
173	30	9/21/2021 2:46 PM
174	65	9/21/2021 2:45 PM
175	46	9/21/2021 2:43 PM
176	30	9/21/2021 2:39 PM
177	31	9/21/2021 2:27 PM
178	29	9/21/2021 2:18 PM
179	44	9/21/2021 2:15 PM
180	35	9/21/2021 2:08 PM
181	28	9/21/2021 2:08 PM
182	31	9/21/2021 2:01 PM
183	65	9/21/2021 2:00 PM
184	31	9/21/2021 1:59 PM
185	34	9/21/2021 1:59 PM

Community Questionnaire: Alligator Creek Linear Park & Trail

186	26	9/21/2021 1:56 PM
187	33	9/21/2021 1:54 PM
188	28	9/21/2021 1:52 PM
189	29	9/21/2021 1:45 PM
190	32	9/21/2021 1:43 PM
191	56	9/21/2021 1:35 PM
192	35	9/21/2021 1:31 PM
193	35	9/21/2021 1:27 PM
194	40	9/21/2021 1:26 PM
195	30	9/21/2021 1:25 PM
196	28	9/21/2021 1:24 PM
197	31	9/21/2021 1:23 PM
198	46	9/21/2021 1:18 PM
199	38	9/21/2021 1:18 PM
200	66	9/21/2021 1:07 PM
201	33	9/21/2021 1:04 PM
202	68	9/21/2021 1:04 PM
203	39	9/21/2021 1:02 PM
204	46	9/21/2021 1:02 PM
205	30	9/21/2021 12:54 PM
206	30	9/21/2021 12:53 PM
207	33	9/21/2021 12:23 PM
208	45	9/21/2021 12:16 PM
209	38	9/21/2021 12:16 PM
210	52	9/21/2021 12:04 PM
211	50	9/21/2021 11:54 AM
212	48	9/21/2021 11:33 AM
213	41	9/21/2021 11:31 AM
214	43	9/21/2021 11:25 AM
215	44	9/21/2021 11:12 AM
216	42	9/21/2021 11:08 AM
217	41	9/21/2021 10:49 AM
218	41	9/21/2021 10:40 AM
219	38	9/21/2021 10:32 AM
220	35	9/21/2021 10:28 AM
221	39	9/21/2021 10:25 AM
222	43	9/21/2021 10:25 AM
223	41	9/21/2021 10:07 AM

Community Questionnaire: Alligator Creek Linear Park & Trail

224	55	9/21/2021 10:07 AM
225	32	9/21/2021 10:05 AM
226	47	9/21/2021 10:00 AM
227	54	9/21/2021 9:41 AM
228	46	9/21/2021 9:30 AM
229	72	9/21/2021 9:18 AM
230	56	9/19/2021 11:43 PM
231	40	9/19/2021 5:18 PM
232	43	9/19/2021 4:14 PM
233	65	9/19/2021 11:52 AM
234	42	9/19/2021 10:14 AM
235	35	9/19/2021 3:20 AM
236	55	9/18/2021 5:37 PM
237	33	9/18/2021 11:02 AM
238	45	9/18/2021 10:30 AM
239	49	9/18/2021 10:20 AM
240	39	9/18/2021 9:20 AM
241	44	9/17/2021 7:01 PM
242	63	9/17/2021 8:23 AM
243	46	9/17/2021 8:18 AM
244	35	9/17/2021 7:25 AM
245	40	9/17/2021 6:55 AM
246	44	9/16/2021 10:37 PM
247	44	9/16/2021 10:24 PM
248	53	9/16/2021 10:16 PM
249	35	9/16/2021 9:23 PM
250	Not Applicable	9/16/2021 9:23 PM
251	39	9/16/2021 8:46 PM
252	45	9/16/2021 8:17 PM
253	38	9/16/2021 8:15 PM
254	63	9/16/2021 6:57 PM
255	35	9/16/2021 6:55 PM
256	54	9/16/2021 6:54 PM
257	39	9/16/2021 6:48 PM
258	32	9/16/2021 6:45 PM
259	70	9/16/2021 6:32 PM
260	66	9/16/2021 6:19 PM
261	74	9/16/2021 6:18 PM

Community Questionnaire: Alligator Creek Linear Park & Trail

262	41	9/16/2021 6:05 PM
263	34	9/16/2021 5:49 PM
264	36	9/16/2021 5:45 PM
265	No lol	9/16/2021 5:43 PM
266	42	9/16/2021 5:40 PM
267	35	9/16/2021 5:38 PM
268	34	9/16/2021 5:35 PM
269	39	9/16/2021 5:34 PM
270	60	9/16/2021 5:13 PM
271	56	9/16/2021 5:02 PM
272	36	9/16/2021 4:58 PM
273	29	9/16/2021 4:55 PM
274	43	9/16/2021 4:51 PM
275	32	9/16/2021 4:18 PM
276	39	9/16/2021 7:49 AM
277	58	9/16/2021 7:21 AM
278	37	9/15/2021 11:20 PM
279	30	9/15/2021 10:29 PM
280	43	9/15/2021 10:18 PM
281	42	9/15/2021 10:01 PM
282	38	9/15/2021 9:46 PM
283	25	9/15/2021 6:25 PM
284	32	9/15/2021 6:17 PM
285	47	9/15/2021 6:12 PM
286	31	9/15/2021 5:44 PM
287	34	9/15/2021 12:33 PM
288	33	9/15/2021 11:48 AM

Q18 Do you have any other comments, questions, or concerns?

Answered: 163 Skipped: 138

#	RESPONSES	DATE
1	I would love to see a disc golf course in this area	10/11/2021 8:33 PM
2	I am worried about our safety . That this could turn into "housing" for homeless, vandalism, the reason I bought this home is because I was assured this area would not be developed. Now, my back yard will be open to anyone who uses the trail. I have lots of concerns.	10/6/2021 9:08 PM
3	Please make the pathway wide enough for people to pass each other without one being forced off the path.	10/4/2021 10:51 AM
4	This does not need to be a place where more homeless people and congregate.	10/4/2021 6:59 AM
5	No	10/2/2021 7:05 AM
6	Thank you for making our community more exercise/health friendly.	10/1/2021 3:38 PM
7	The money would be better spent on reducing traffic congestion, especially with all the new housing/commerce on 306.	10/1/2021 3:20 PM
8	Please do not put in trails that connect large areas of the city. It brings in transients	10/1/2021 2:26 PM
9	Great plan. I hope the city can follow through despite any setbacks. As Nike says "Just do it."	10/1/2021 1:14 PM
10	None	10/1/2021 11:37 AM
11	None	10/1/2021 11:36 AM
12	TRAILS WILL PROBABLY BE MAINTAIN AS WELL AS THE SIDEWALK DOWN 306	10/1/2021 11:19 AM
13	I love the idea of this trail, and would like to see it built as soon as possible so my kids can enjoy it before moving away for college.	10/1/2021 11:16 AM
14	More trail systems are always welcome but would like to see more north/south connections which would enable walkable paths to major retail areas in town, namely; Creekside, Gruene, Marketplatz, Downtown, Walnut.	9/29/2021 9:31 AM
15	No	9/28/2021 11:00 PM
16	No	9/28/2021 10:31 PM
17	Excited about the possibilities!	9/28/2021 10:04 PM
18	Don't want it right behind my house along the fence.	9/28/2021 9:19 PM
19	No	9/28/2021 8:39 PM
20	Parking, water, and bathrooms are very important for the success of a park or disc golf course	9/28/2021 4:50 PM
21	Will the trail be within 15 to 20 ft of people's backyard?	9/28/2021 3:08 PM
22	We are very excited to have park and trail space near our neighborhood and in this part of the city.	9/28/2021 2:58 PM
23	I'm all for it	9/28/2021 2:51 PM
24	No	9/28/2021 2:44 PM
25	No	9/28/2021 1:48 PM
26	no	9/28/2021 12:56 PM
27	no	9/28/2021 12:53 PM
28	Please add more unpaved trails in New Braunfels. Paved trails increase runoff and do not	9/28/2021 10:22 AM

Community Questionnaire: Alligator Creek Linear Park & Trail

promote a natural experience. Remember that fallen limbs are important to keep in the creek riparian zone. They slow down flood waters, trap sediment (improve water quality), and provide critical habitat for critters.

29	No	9/28/2021 8:53 AM
30	No	9/25/2021 1:30 PM
31	Connecting the trails in New Braunfels will add great value to New Braunfels! This is a great city and the emphasis on the outdoor recreation is one of the main reasons I moved here! Y'all are doing a great job! Don't stop expanding on the outdoor things! I'm also very interested in a trail connecting Seguin road and county to a safe way under 35 connecting to the trails west of 35. Thank you!	9/25/2021 8:46 AM
32	N/A	9/24/2021 6:22 PM
33	We are excited about this. My name is Natalie Powers and my husband is the Pastor of River City Church. We just bought the land with Alligator Creek on it off 1101. (38 acres) We'd love to partner with the city in this and make it accessible to the community!! Please contact me at Npowers@rcnb.org.	9/24/2021 3:10 PM
34	Keep our parks safe, clean, desirable to use. Keep out homeless, transients, drug addicts, gangs, etc.	9/24/2021 2:34 PM
35	Please put an 18 hole disc golf course in.	9/24/2021 12:42 PM
36	No	9/24/2021 12:08 PM
37	I feel that neighborhoods near the park area should provide their own buffer zone/barriers to public access from the park. Their residents' property is enhanced greatly by proximity to a nice park.	9/24/2021 10:10 AM
38	No	9/24/2021 7:30 AM
39	None	9/23/2021 11:19 PM
40	I am just slightly out of the 1 mile radius (Saengerhalle)	9/23/2021 9:18 PM
41	Please have a professional disc golf course designer assist with the design of the disc golf course.	9/23/2021 8:39 PM
42	The trail of built for bikes should have lanes for left and right traffic. This will help with flow and also whine should be allowed on trails.	9/23/2021 10:57 AM
43	No	9/23/2021 6:41 AM
44	Many cities around New Braunfels are developing mountain bike trails that are widely used and appreciated. People of all ages and genders are seeking out trails for exercise and well being. New Braunfels should use this opportunity to develop Alligator Creek into a Mountain biking trail, for residents and visitors alike.	9/22/2021 9:50 PM
45	Not related to this project, but I live off Oak Run Pkwy by HEB #2. It would be amazing to have more trails that are accessible and safe in the area. We sidewalks being put in on Loop 337, but the loop and hwy 46 have heavy traffic and not many people feel safe walking on the them even with sidewalks.	9/22/2021 9:23 PM
46	Alternative surfaces to concrete would be great. Cushed granite, single track trail, etc. Thanks for adding more trail to the area! We need it!	9/22/2021 4:48 PM
47	No	9/22/2021 4:15 PM
48	I would love a disc golf course here please.	9/22/2021 2:35 PM
49	I want these trails for mountain biking..... I hate going places where the trails are only for hikers. My kids are young a need good trails for mountain biking. We love going to purgatory in San Marcos but I hate how many lose dogs there are and unmarked trails. Would love a good trail system in New Braunfels.	9/22/2021 1:23 PM
50	No	9/22/2021 1:01 PM
51	No	9/22/2021 12:18 PM

Community Questionnaire: Alligator Creek Linear Park & Trail

52	No	9/22/2021 10:24 AM
53	Disc golf brings people together. I think having trails and disc golf baskets would make for an awesome park. Disc golfers help pick up parks also. As we always do at solms also.	9/22/2021 8:41 AM
54	No	9/22/2021 8:40 AM
55	No	9/22/2021 8:33 AM
56	Please, more unpaved, true nature trails are needed in NB.	9/22/2021 8:27 AM
57	no	9/22/2021 7:23 AM
58	Main concern is having the trail be safe for solo visitors from crime	9/22/2021 6:54 AM
59	No	9/22/2021 5:14 AM
60	No	9/22/2021 2:36 AM
61	Another outdoor dog friendly place or dog park on the creekside area of New Braunfels is definitely needed. The dog park we currently have is over crowded and not well kept.	9/22/2021 2:13 AM
62	no	9/21/2021 11:54 PM
63	An additional park sounds like a great addition to NB. However, please, please, please don't destroy as many trees / natural habitat as has been and continues to be demolished at Fischer Park.	9/21/2021 11:12 PM
64	Dosc golf!	9/21/2021 11:05 PM
65	None	9/21/2021 10:51 PM
66	How is age relevant to this survey?	9/21/2021 9:59 PM
67	Disc golf	9/21/2021 8:47 PM
68	Would love stroller friendly trails and kid friendly activities. Mostly concerned about crime/safety. Can a single woman with kids feel safe.	9/21/2021 8:40 PM
69	No	9/21/2021 8:33 PM
70	Would love to see a new disc golf course for my son and I to play!	9/21/2021 8:18 PM
71	No	9/21/2021 8:03 PM
72	no	9/21/2021 7:18 PM
73	We need a disc golf course there please	9/21/2021 7:12 PM
74	If the disc golf course is applied can there please be signs indicating that there's Flying Disc in the area. That is one of the best things that a lot of other courses have to allow warnings. As well as have benches for people to be able to relax on and enjoy the area they are in. As well as availability for trash cans and recycle cans.	9/21/2021 7:05 PM
75	No	9/21/2021 7:05 PM
76	No	9/21/2021 7:01 PM
77	Please build this trail and mission hills park as fast as you can	9/21/2021 6:11 PM
78	No	9/21/2021 5:58 PM
79	No	9/21/2021 5:36 PM
80	No	9/21/2021 5:34 PM
81	Please include the disc golf course. There are a lot of people in the community that would really enjoy a place to play away from the heavy tuber traffic of prince Solms	9/21/2021 5:08 PM
82	I love disc golf, so that is my #1 driver here. DG is a great way for us old guys to get exercise.	9/21/2021 5:01 PM
83	I'd love to have an 18 hole disc golf course with a hiking trail in the new braunfels area	9/21/2021 4:59 PM
84	Please give the disc golf course 30+ acres to work with. It should also be in the woods. It has	9/21/2021 4:43 PM

Community Questionnaire: Alligator Creek Linear Park & Trail

a low environmental impact, is cheap to put in as compared to any sort of baseball or soccer field and can be enjoyed by people of all ages.

85	No	9/21/2021 4:35 PM
86	Disc Golf please	9/21/2021 4:32 PM
87	Please make a nice disc golf course	9/21/2021 4:24 PM
88	No	9/21/2021 4:22 PM
89	None	9/21/2021 4:18 PM
90	Keep up the good work!	9/21/2021 3:56 PM
91	Looking for more Disc golf courses so all families and ages can play.	9/21/2021 3:55 PM
92	The quality of disc golf being designed	9/21/2021 3:28 PM
93	We need the disc golf course!!	9/21/2021 3:14 PM
94	No	9/21/2021 3:13 PM
95	Maybe include a mix of some short trails and some long trails. Plenty of trash cans/dog waste areas	9/21/2021 2:55 PM
96	Disc golf is the fastest growing sport in the world. Having a beautiful disc golf course will bring in another source of revenue for our city, year round.	9/21/2021 2:45 PM
97	Disc golf please	9/21/2021 2:39 PM
98	No	9/21/2021 2:27 PM
99	Natural surface please, no more concrete "trails".	9/21/2021 2:18 PM
100	Why you asking for private citizens to fund the disc golf course? Use the bond money for this. We already pay taxes. Plus it's clear, with tens of thousands of local disc golfers the need and demand is there. Plus, disc golf coexists with trails and other park facilities extremely well. Don't miss this opportunity to make this a real destination for disc golf.	9/21/2021 2:15 PM
101	I would love to have a park that has natural trails along with paved trails. A few parks in San Antonio, Eisenhower and Friedrich Park, are perfect examples of this.	9/21/2021 2:01 PM
102	Quit wasting taxpayer money on pet projects such as this. People are tired of all the pork barrel projects that increase our taxes. There are plenty of parks elsewhere that people can enjoy.	9/21/2021 2:00 PM
103	Please build a disc golf course	9/21/2021 1:59 PM
104	Iam looking forward to the disc golf course that is going in on the property	9/21/2021 1:59 PM
105	Disc golf would be great to have in the park! Local clubs could help be responsible for picking up litter and keeping an eye on less walked areas of the park!	9/21/2021 1:56 PM
106	Disc golf	9/21/2021 1:54 PM
107	Please give New Braunfels residents an 18 hole Disc Golf Course	9/21/2021 1:52 PM
108	I would love to see beautiful trails for my children to enjoy that are well maintained with no transient population	9/21/2021 1:45 PM
109	Please include discgolf	9/21/2021 1:43 PM
110	It seems like a great place for a disc golf course!	9/21/2021 1:35 PM
111	We need a Discgolf 28 hole Discgolf course that is close.	9/21/2021 1:26 PM
112	Avid disc golfer, the sport is growing very fast and regional popularity for the sport, even faster. Communication with the community is imperative. If this is a real project and something moving forward, this is a great opportunity to create something special for the disc golf and regular community here in New Braunfels	9/21/2021 1:24 PM
113	No	9/21/2021 1:18 PM

Community Questionnaire: Alligator Creek Linear Park & Trail

114	In past years, I've enjoyed hiking in the San Marcos area trails and Landa, Fischer Parks in New Braunfels. The Alligator Creek trail area is much closer to my home so I would probably use it more. And with the additional new housing in the area, there will be a huge need for something like this.	9/21/2021 1:07 PM
115	None	9/21/2021 1:04 PM
116	no	9/21/2021 1:04 PM
117	I would really love to see disc golf more in the community.	9/21/2021 1:02 PM
118	No	9/21/2021 12:54 PM
119	Very excited about a running trail with long route options!	9/21/2021 12:53 PM
120	No. Excited to see more trails coming to town!	9/21/2021 12:16 PM
121	I can't wait to have more trails for running	9/21/2021 12:04 PM
122	In favor of pedestrian crossing at Hwy 46 in Clear Springs. Access to Alligator Creek trail from the river side of Hwy 46 to the trail at FM 758 or Mary Blvd/Sangerhalle.	9/21/2021 11:33 AM
123	We need more parks where kids can play, basketball courts.	9/21/2021 11:25 AM
124	No	9/21/2021 11:12 AM
125	Nope	9/21/2021 11:08 AM
126	No	9/21/2021 10:40 AM
127	Our town needs better hiking and biking trails... Really looking forward to this if we get a trail system here in New Braunfels! More people need to get outdoors	9/21/2021 10:25 AM
128	No	9/21/2021 9:41 AM
129	Should invest in maintaining current parks and sidewalks.	9/21/2021 9:18 AM
130	No	9/19/2021 11:43 PM
131	No	9/19/2021 11:52 AM
132	This would be AMAZING for our community. And for some of us, it would help relieve traffic in our area. If people could have easy walking access to areas of the city, that could be awesome. Like connecting to Creekside Shopping.	9/19/2021 3:20 AM
133	No	9/18/2021 11:02 AM
134	We need trails for exercise and outdoor activities. It's better to have it done now rather than later.	9/18/2021 10:20 AM
135	No	9/18/2021 9:20 AM
136	N/A	9/17/2021 7:01 PM
137	Na	9/17/2021 6:55 AM
138	No	9/16/2021 10:16 PM
139	Let's work on traffic control before parks.	9/16/2021 9:23 PM
140	Excited to see this project come to fruition! This trail/park would run along my back yard. 311 Lillianite	9/16/2021 8:46 PM
141	Willing to help in any capacity to see this happen! Sean Mahaffey sean.mahaffey@gmail.com	9/16/2021 8:15 PM
142	Personally I believe that NB should be spending more time on taking care of many other issues. Example Road infrastructure, controlling growth so that we can grow at a responsible rate just to mention 2 of many.	9/16/2021 6:54 PM
143	None	9/16/2021 6:45 PM
144	Not at this time.	9/16/2021 6:19 PM
145	Why are we building so much in one area, this is going to cause traffic issues that are worse	9/16/2021 6:05 PM

Community Questionnaire: Alligator Creek Linear Park & Trail

than they are now, safety issues for residents

146	No	9/16/2021 5:49 PM
147	No	9/16/2021 5:45 PM
148	None	9/16/2021 5:43 PM
149	No	9/16/2021 5:40 PM
150	No	9/16/2021 5:38 PM
151	No	9/16/2021 5:13 PM
152	My in-laws love to walk. I think they would love a trail as long as it's no to crowded.	9/16/2021 5:02 PM
153	No	9/16/2021 4:58 PM
154	Would be all for the trail if there is clear separation from the surrounding neighborhoods and guaranteed guardrails in place to avoid an increase of crime/strangers in close proximity to my home with small children	9/16/2021 4:55 PM
155	We need green space, parks, trails and playground areas on this side of town.	9/16/2021 4:51 PM
156	This needs to be a priority.	9/16/2021 7:21 AM
157	We really need more city parks/green space on the north side of town!	9/15/2021 11:20 PM
158	Not at this time	9/15/2021 10:18 PM
159	Definitely not happy about having people walking in the woods behind my home.	9/15/2021 10:01 PM
160	I think this project would be excellent for New Braunfels and keep people outside and active. I see so many people already out walking and a new trail like this would be such a benefit to the community.	9/15/2021 6:17 PM
161	Recently bought first house in the area and my main concern when moving here was the lack of parks/ nature trails near my neighborhood. Super excited to see this park under consideration and would love to see it become a reality. I would even volunteer some time to help work on the trail creation connecting my neighborhood.	9/15/2021 5:44 PM
162	Stop spot zoning and building high density, and low lot line builds!!!!	9/15/2021 12:33 PM
163	Would love to have access to trails from Arroyo Verde neighborhood	9/15/2021 11:48 AM

Q19 Can we email you information or updates about the project?

Answered: 166 Skipped: 135

ANSWER CHOICES	RESPONSES	
Name	98.80%	164
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	98.80%	164
Phone Number	0.00%	0

#	NAME	DATE
1	Rebecca Greenwood	10/6/2021 9:08 PM
2	Gabbie Hiller	10/4/2021 6:59 AM
3	JD	10/2/2021 2:44 PM
4	Amanda	10/2/2021 7:05 AM
5	F. Gaus	10/1/2021 3:44 PM
6	Pat Fletcher	10/1/2021 1:14 PM
7	Morgan Ferry	10/1/2021 1:11 PM
8	Carol Schumm	10/1/2021 11:57 AM
9	Anthony Vela	10/1/2021 11:36 AM
10	Cindy	10/1/2021 11:16 AM
11	Lynda Smith	10/1/2021 11:12 AM
12	Kyle Jankowski	9/30/2021 9:41 PM
13	Angie Hales	9/29/2021 8:10 PM
14	Charlotte Black	9/29/2021 8:16 AM
15	Lynn Thompson	9/28/2021 11:50 PM
16	Bharathi	9/28/2021 11:00 PM
17	Dena Rathbun	9/28/2021 10:23 PM
18	Theresa	9/28/2021 10:04 PM
19	Jon Barger	9/28/2021 8:51 PM
20	Cameron Hausman	9/28/2021 8:39 PM

Community Questionnaire: Alligator Creek Linear Park & Trail

21	Mike Meyer	9/28/2021 4:50 PM
22	Richard Rock	9/28/2021 3:56 PM
23	Cathy Mashy	9/28/2021 3:46 PM
24	Amanda Stewart	9/28/2021 2:58 PM
25	Jeanette	9/28/2021 2:51 PM
26	Aimee Coleman	9/28/2021 1:23 PM
27	James Arnold	9/28/2021 1:21 PM
28	Jose torres	9/28/2021 1:03 PM
29	Debbie Schott	9/28/2021 12:56 PM
30	Jaclyn Cartier	9/28/2021 12:53 PM
31	Jenna Walker	9/28/2021 10:22 AM
32	Kristen Carden	9/28/2021 8:53 AM
33	Tanner	9/25/2021 8:46 AM
34	Ronica Urias	9/24/2021 6:22 PM
35	Natalie Powers	9/24/2021 3:10 PM
36	Ken Leasure	9/24/2021 2:34 PM
37	Trent blackwell	9/24/2021 12:42 PM
38	Penny Acut	9/24/2021 12:08 PM
39	Troy Oldbury	9/23/2021 11:19 PM
40	Shauna	9/23/2021 9:18 PM
41	George Gonzales	9/23/2021 8:39 PM
42	Kay Brady	9/23/2021 12:59 PM
43	Gordon Kelley	9/23/2021 12:06 PM
44	Paul Dubiel	9/23/2021 10:57 AM
45	Jeremy	9/23/2021 6:41 AM
46	Mandi	9/23/2021 1:05 AM
47	Amy	9/22/2021 9:50 PM
48	Emily	9/22/2021 9:23 PM
49	Dirk Davidek	9/22/2021 6:02 PM
50	Jackson	9/22/2021 4:57 PM
51	Austin Buck	9/22/2021 4:48 PM
52	Jonathan	9/22/2021 2:35 PM
53	Andrew Reche	9/22/2021 2:00 PM
54	Karrie Itz-Thompson	9/22/2021 1:23 PM
55	Brian butler	9/22/2021 1:01 PM
56	Lindsey	9/22/2021 12:18 PM
57	Austin	9/22/2021 8:41 AM
58	Russell	9/22/2021 8:40 AM

Community Questionnaire: Alligator Creek Linear Park & Trail

59	Kelli	9/22/2021 8:33 AM
60	Alex	9/22/2021 7:30 AM
61	sheri kracht	9/22/2021 7:23 AM
62	Brittany	9/22/2021 6:54 AM
63	Sarah Bading	9/22/2021 5:14 AM
64	Emily	9/22/2021 2:13 AM
65	Karisa Burton	9/22/2021 12:20 AM
66	K Schwind	9/22/2021 12:02 AM
67	mike pearson	9/21/2021 11:54 PM
68	Reid Fisher	9/21/2021 11:48 PM
69	John Peyton	9/21/2021 11:05 PM
70	Shanna Dowling	9/21/2021 10:51 PM
71	Patricia Benavides	9/21/2021 9:59 PM
72	Heather Engler	9/21/2021 9:55 PM
73	John burrow	9/21/2021 9:10 PM
74	Whitney	9/21/2021 8:40 PM
75	Phillip Quast	9/21/2021 8:33 PM
76	Charles Chapman	9/21/2021 7:39 PM
77	Becky	9/21/2021 7:18 PM
78	Giovanni Valero	9/21/2021 7:05 PM
79	Grant Powell	9/21/2021 7:05 PM
80	Michael Gordon	9/21/2021 7:01 PM
81	Neal kucinski	9/21/2021 6:11 PM
82	Kimi	9/21/2021 5:58 PM
83	Linda Gober	9/21/2021 5:50 PM
84	William Turner	9/21/2021 5:34 PM
85	Steven Sawyer	9/21/2021 5:33 PM
86	Jessie Johnson	9/21/2021 5:27 PM
87	Andy Hack	9/21/2021 5:08 PM
88	Steve Circeo	9/21/2021 5:01 PM
89	Samuel	9/21/2021 4:59 PM
90	Kevin Monahan	9/21/2021 4:43 PM
91	Chris coble	9/21/2021 4:35 PM
92	David	9/21/2021 4:22 PM
93	Robert Wagner	9/21/2021 4:18 PM
94	Bradedup@gmail.com	9/21/2021 3:56 PM
95	Josh Elkin	9/21/2021 3:14 PM
96	Daniel Rettele	9/21/2021 3:13 PM

Community Questionnaire: Alligator Creek Linear Park & Trail

97	Tristan Edgar	9/21/2021 2:55 PM
98	Dan castle	9/21/2021 2:39 PM
99	Kyle	9/21/2021 2:27 PM
100	Ian	9/21/2021 2:18 PM
101	Brittany	9/21/2021 2:01 PM
102	Charles Hohensee	9/21/2021 2:00 PM
103	Jordan Knowles	9/21/2021 1:59 PM
104	Andrew Jauregui	9/21/2021 1:56 PM
105	Tyer	9/21/2021 1:52 PM
106	Carolina	9/21/2021 1:45 PM
107	Amy Monahan	9/21/2021 1:27 PM
108	Phillip Herrera	9/21/2021 1:26 PM
109	Jacob Reyes	9/21/2021 1:24 PM
110	Stephanie McClure	9/21/2021 1:18 PM
111	D S Russell	9/21/2021 1:07 PM
112	Rita Armstrong	9/21/2021 1:04 PM
113	Alan	9/21/2021 1:02 PM
114	Christine Koepp	9/21/2021 1:02 PM
115	Keith Wilson	9/21/2021 12:16 PM
116	Rachel	9/21/2021 12:16 PM
117	Michelle Blomstedt	9/21/2021 12:04 PM
118	Brandon Cornell	9/21/2021 11:33 AM
119	No	9/21/2021 11:08 AM
120	Kim Gibbins	9/21/2021 10:25 AM
121	Mona	9/21/2021 10:25 AM
122	Nancy	9/21/2021 10:07 AM
123	Karen	9/21/2021 9:41 AM
124	Diane Torres	9/19/2021 11:43 PM
125	Kristin	9/19/2021 4:14 PM
126	Maureen Weiss	9/19/2021 11:52 AM
127	Christian Busch	9/19/2021 10:14 AM
128	Mark Weiss	9/19/2021 3:20 AM
129	Laura Brown	9/18/2021 5:37 PM
130	Kelsey Adams	9/18/2021 11:02 AM
131	Josh Robertson	9/18/2021 10:30 AM
132	Dorian and Holly	9/18/2021 10:20 AM
133	N/a	9/18/2021 9:20 AM
134	Maria	9/17/2021 7:01 PM

Community Questionnaire: Alligator Creek Linear Park & Trail

135	Jay Hogue	9/17/2021 8:23 AM
136	Holly Schmidt	9/17/2021 8:18 AM
137	Sara Cisneros	9/17/2021 6:55 AM
138	Jacob	9/16/2021 10:37 PM
139	No	9/16/2021 9:23 PM
140	Shannon sobas	9/16/2021 8:46 PM
141	Sean Mahaffey	9/16/2021 8:15 PM
142	Eilene white	9/16/2021 6:57 PM
143	Jennifer Weiss	9/16/2021 6:55 PM
144	Crystal Hoelker	9/16/2021 6:32 PM
145	Casey Hales	9/16/2021 6:19 PM
146	Bobbie Starr	9/16/2021 6:18 PM
147	Aimee Bearden	9/16/2021 5:49 PM
148	Mitch Ray	9/16/2021 5:45 PM
149	Roxane Fox	9/16/2021 5:43 PM
150	Christina Mueller	9/16/2021 5:35 PM
151	Ron Savage	9/16/2021 5:13 PM
152	John Gonzalez	9/16/2021 5:02 PM
153	Mollie	9/16/2021 4:55 PM
154	Patricia Pinon	9/16/2021 4:51 PM
155	Cristine Barger	9/16/2021 4:18 PM
156	Chris Patin	9/16/2021 7:49 AM
157	Andres Lopez	9/15/2021 10:18 PM
158	Kristina Hanney	9/15/2021 10:01 PM
159	Crystal Barajas	9/15/2021 9:46 PM
160	Jesus Valero	9/15/2021 6:25 PM
161	Michelle Mexquitic	9/15/2021 6:17 PM
162	Andres Sobrevilla	9/15/2021 6:12 PM
163	James Edling	9/15/2021 5:44 PM
164	Iana Jeppesen	9/15/2021 11:48 AM
#	COMPANY	DATE
	There are no responses.	
#	ADDRESS	DATE
	There are no responses.	
#	ADDRESS 2	DATE
	There are no responses.	
#	CITY/TOWN	DATE
	There are no responses.	
#	STATE/PROVINCE	DATE

Community Questionnaire: Alligator Creek Linear Park & Trail

There are no responses.

#	ZIP/POSTAL CODE	DATE
		There are no responses.
#	COUNTRY	DATE
		There are no responses.
#	EMAIL ADDRESS	DATE
1	blfrisch60@gmail.com	10/6/2021 9:08 PM
2	bruski00@aol.com	10/4/2021 6:59 AM
3	joeldstevens@hotmail.com	10/2/2021 2:44 PM
4	amanda.vasek@gmail.com	10/2/2021 7:05 AM
5	fgaus99@hotmail.com	10/1/2021 3:44 PM
6	Fletchertexas@gmail.com	10/1/2021 1:14 PM
7	hbsilversurfer@hotmail.com	10/1/2021 1:11 PM
8	cschumm66@gmail.com	10/1/2021 11:57 AM
9	tonyvela1@att.net	10/1/2021 11:36 AM
10	chooper04@gmail.com	10/1/2021 11:16 AM
11	lyndamarie98@yahoo.com	10/1/2021 11:12 AM
12	ktj02a@acu.edu	9/30/2021 9:41 PM
13	angelakhales@gmail.com	9/29/2021 8:10 PM
14	black1949@outlook.com	9/29/2021 8:16 AM
15	lynn.thompson1954@gmail.com	9/28/2021 11:50 PM
16	bharathibabucps@gmail.com	9/28/2021 11:00 PM
17	Denarathbun@gmail.com	9/28/2021 10:23 PM
18	the7esa@gmail.com	9/28/2021 10:04 PM
19	jonathanwbarger@gmail.com	9/28/2021 8:51 PM
20	hausman.sailing@gmail.com	9/28/2021 8:39 PM
21	mmeyer3702@gmail.com	9/28/2021 4:50 PM
22	rockrj@yahoo.com	9/28/2021 3:56 PM
23	cathrynmashy@sbcglobal.net	9/28/2021 3:46 PM
24	cmjstewart@gmail.com	9/28/2021 2:58 PM
25	jeanetteis1derf@yahoo.com	9/28/2021 2:51 PM
26	aecpharmd@gmail.com	9/28/2021 1:23 PM
27	james.arnold.pa@gmail.com	9/28/2021 1:21 PM
28	jt1453@yahoo.com	9/28/2021 1:03 PM
29	debbieschott.nb@gmail.com	9/28/2021 12:56 PM
30	jaclyn.cartier@gmail.com	9/28/2021 12:53 PM
31	jj1433@txstate.edu	9/28/2021 10:22 AM
32	k.carden@hotmail.com	9/28/2021 8:53 AM

Community Questionnaire: Alligator Creek Linear Park & Trail

33	thaag11@yahoo.com	9/25/2021 8:46 AM
34	ronnie.urias@gmail.com	9/24/2021 6:22 PM
35	npowers@rcnb.org	9/24/2021 3:10 PM
36	klesure5458@att.net	9/24/2021 2:34 PM
37	tblackwell85@gmail.com	9/24/2021 12:42 PM
38	pennyk70@hotmail.com	9/24/2021 12:08 PM
39	finneran.jane@gmail.com	9/24/2021 10:10 AM
40	tsoldbury@gmail.com	9/23/2021 11:19 PM
41	shaunapatek@yahoo.com	9/23/2021 9:18 PM
42	geosources@aol.com	9/23/2021 8:39 PM
43	kay.brady@gmail.com	9/23/2021 12:59 PM
44	gordomk@yahoo.com	9/23/2021 12:06 PM
45	rd1183@icloud.com	9/23/2021 10:57 AM
46	jcoots123@yahoo.com	9/23/2021 6:41 AM
47	Mandirw@yahoo.com	9/23/2021 1:05 AM
48	Girlonthemoon19@gmail.com	9/22/2021 9:50 PM
49	emilyapina@gmail.com	9/22/2021 9:23 PM
50	dirkdavidek@gmail.com	9/22/2021 6:02 PM
51	jackgim97@gmail.com	9/22/2021 4:57 PM
52	austin@copilotcreative.com	9/22/2021 4:48 PM
53	jonathanr_52@yahoo.com	9/22/2021 2:35 PM
54	arwche34@gmail.com	9/22/2021 2:00 PM
55	karrieitzthompson@yahoo.com	9/22/2021 1:23 PM
56	butlersmith21@gmail.com	9/22/2021 1:01 PM
57	lindsch@hotmail.com	9/22/2021 12:18 PM
58	austin282005@yahoo.com	9/22/2021 8:41 AM
59	rdmonroe12@yahoo.com	9/22/2021 8:40 AM
60	kelli.miller916@gmail.com	9/22/2021 8:33 AM
61	jat6795@gmail.com	9/22/2021 7:30 AM
62	sherikracht@yahoo.com	9/22/2021 7:23 AM
63	texasbsd@gmail.com	9/22/2021 6:54 AM
64	sbading1@gmail.com	9/22/2021 5:14 AM
65	emilyyoung2001@gmail.com	9/22/2021 2:13 AM
66	burton.karisa@outlook.com	9/22/2021 12:20 AM
67	txschwinds@gmail.com	9/22/2021 12:02 AM
68	mikemhp@gmail.com	9/21/2021 11:54 PM
69	reid_a_fisher@hotmail.com	9/21/2021 11:48 PM
70	johndpeyton@hotmail.com	9/21/2021 11:05 PM

Community Questionnaire: Alligator Creek Linear Park & Trail

71	shandowling@icloud.com	9/21/2021 10:51 PM
72	pazluzamor@gmail.com	9/21/2021 9:59 PM
73	hablin@yahoo.com	9/21/2021 9:55 PM
74	jburrow281@gmail.com	9/21/2021 9:10 PM
75	whitneywilliams04@yahoo.com	9/21/2021 8:40 PM
76	phillipquast@gmail.com	9/21/2021 8:33 PM
77	charlesechapman@hotmail.com	9/21/2021 7:39 PM
78	pumkin1375@gmail.com	9/21/2021 7:18 PM
79	gvalero15@gmail.com	9/21/2021 7:05 PM
80	gpowell14@hotmail.com	9/21/2021 7:05 PM
81	michaelgordon1776@gmail.com	9/21/2021 7:01 PM
82	neal.kucinskitx@gmail.com	9/21/2021 6:11 PM
83	no	9/21/2021 5:58 PM
84	linda.gober@att.net	9/21/2021 5:50 PM
85	wjoeturner@icloud.com	9/21/2021 5:34 PM
86	steven@mydreamhometexas.com	9/21/2021 5:33 PM
87	jessie.johnson527@gmail.com	9/21/2021 5:27 PM
88	andyhack@ymail.com	9/21/2021 5:08 PM
89	steve@maxcreative.com	9/21/2021 5:01 PM
90	cham13cham@yahoo.com	9/21/2021 4:59 PM
91	pxnno15@yahoo.com	9/21/2021 4:43 PM
92	captain1ear@yahoo.com	9/21/2021 4:35 PM
93	oomouseoo@hotmail.com	9/21/2021 4:22 PM
94	robertgwagner@live.com	9/21/2021 4:18 PM
95	bradedup@gmail.com	9/21/2021 3:56 PM
96	jjelkin@gmail.com	9/21/2021 3:14 PM
97	DRTTL101@gmail.com	9/21/2021 3:13 PM
98	triatan.edgar@gmail.com	9/21/2021 2:55 PM
99	chefjdc91@gmail.com	9/21/2021 2:39 PM
100	3dgfan90@gmail.com	9/21/2021 2:27 PM
101	ianmogab@gmail.com	9/21/2021 2:18 PM
102	bnrine1123@gmail.com	9/21/2021 2:01 PM
103	cdhohensee@yahoo.com	9/21/2021 2:00 PM
104	Jknoww2108@yahoo.com	9/21/2021 1:59 PM
105	jauregui49@gmail.com	9/21/2021 1:56 PM
106	tvassar66@yahoo.com	9/21/2021 1:52 PM
107	cherrera92@live.com	9/21/2021 1:45 PM
108	amypaulson08@gmail.com	9/21/2021 1:27 PM

Community Questionnaire: Alligator Creek Linear Park & Trail

109	pjherrera28@yahoo.com	9/21/2021 1:26 PM
110	jreyes1207sa@outlook.com	9/21/2021 1:24 PM
111	namaste2u_2003@yahoo.com	9/21/2021 1:18 PM
112	srmac22@gmail.com	9/21/2021 1:07 PM
113	ritaarmstrong53@yahoo.com	9/21/2021 1:04 PM
114	alanjanzen@gmail.com	9/21/2021 1:02 PM
115	ckoeppl974@gmail.com	9/21/2021 1:02 PM
116	keithaidan@gmail.com	9/21/2021 12:16 PM
117	Raha22@yahoo.com	9/21/2021 12:16 PM
118	nbonfoot@gmail.com	9/21/2021 12:04 PM
119	bc_cornell@icloud.com	9/21/2021 11:33 AM
120	kim.gibbins@gmail.com	9/21/2021 10:25 AM
121	dearmona@gmail.com	9/21/2021 10:25 AM
122	nancybtenn@yahoo.com	9/21/2021 10:07 AM
123	kirving007@aol.com	9/21/2021 9:41 AM
124	gammadt17@gmail.com	9/19/2021 11:43 PM
125	kristincallaghan@yahoo.com	9/19/2021 4:14 PM
126	mauweis@hotmail.com	9/19/2021 11:52 AM
127	conn520081@yahoo.com	9/19/2021 10:14 AM
128	mark.weiss.bus@hotmail.com	9/19/2021 3:20 AM
129	laura_brown8999@yahoo.com	9/18/2021 5:37 PM
130	kels1306@gmail.com	9/18/2021 11:02 AM
131	josh5488@live.com	9/18/2021 10:30 AM
132	Dorian.schmidt.im@gmail.com	9/18/2021 10:20 AM
133	N/a	9/18/2021 9:20 AM
134	sertness@yahoo.com	9/17/2021 7:01 PM
135	jhogue4@yahoo.com	9/17/2021 8:23 AM
136	Hollyschmidt17@gmail.com	9/17/2021 8:18 AM
137	Athlete2320@yahoo.com	9/17/2021 6:55 AM
138	jacobendsley@ymail.com	9/16/2021 10:37 PM
139	s_sobas@hotmail.com	9/16/2021 8:46 PM
140	sean.mahaffey@gmail.com	9/16/2021 8:15 PM
141	eilenewhite@sbcglobal.net	9/16/2021 6:57 PM
142	daddyslittleprincessme@hotmail.com	9/16/2021 6:55 PM
143	Chaelker25@gmail.com	9/16/2021 6:32 PM
144	caseyhales@gmail.com	9/16/2021 6:19 PM
145	bobbie.starr@gmail.com	9/16/2021 6:18 PM
146	aimeelbearden@gmail.com	9/16/2021 5:49 PM

Community Questionnaire: Alligator Creek Linear Park & Trail

147	mitchray.ray@gmail.com	9/16/2021 5:45 PM
148	rox69fox@gmail.com	9/16/2021 5:43 PM
149	christinamueller19@gmail.com	9/16/2021 5:35 PM
150	rsavage001@satx.rr.com	9/16/2021 5:13 PM
151	jgon203@comcast.net	9/16/2021 5:02 PM
152	mollie.lastovica@gmail.com	9/16/2021 4:55 PM
153	patriciapinon@satx.rr.com	9/16/2021 4:51 PM
154	cristine.barger@gmail.com	9/16/2021 4:18 PM
155	cpatin@hotmail.com	9/16/2021 7:49 AM
156	bowens06@gmail.com	9/15/2021 11:20 PM
157	drelopez78@hotmail.com	9/15/2021 10:18 PM
158	kristinahanney@hotmail.com	9/15/2021 10:01 PM
159	crystalannbarajas@gmail.com	9/15/2021 9:46 PM
160	valerojv1430@gmail.com	9/15/2021 6:25 PM
161	michellejaninem@gmail.com	9/15/2021 6:17 PM
162	andres.sobrevilla@gmail.com	9/15/2021 6:12 PM
163	jedling@ifratelli.net	9/15/2021 5:44 PM
164	alannamarie@live.com	9/15/2021 11:48 AM
#	PHONE NUMBER	DATE

There are no responses.

Cost Estimates

West Alligator Creek Phase 1, Phase 2A, Phase 2B, and Future Estimated Construction Costs

January 21 2021

BASE BID CONSTRUCTION COST ESTIMATE SUMMARY					\$ 2,822,102.84		Total Concrete	Total Nature
Phase 1 Construction Estimate		\$ 919,068.48	Trail Length	Proposed Trail	0.3	miles	Trail	Trail
Total		\$ 919,068.48			0.55	miles	0.3	0.25
Phase 2A Base Bid Construction Estimate		\$ 720,544.04	Trail Length	Proposed Trail	0.63	miles	0.63	
Phase 2B Base Bid Construction Estimate		\$ 718,052.28	Trail Length	Proposed Trail	0.62	miles	0.62	
Total		\$ 1,438,596.32			1.25	miles		
Future Phase Base Bid Construction Estimate		\$ 464,438.04	Existing Concrete Trail Length		0.14	miles	0.14	
			Proposed Concrete Trail Length		0.31	miles	0.31	
			Proposed Nature Trail Length		0.35	miles		0.35
Total Base Bid Construction Estimate		\$ 464,438.04			0.8	miles	2.25	0.35 miles

ALTERNATE BID CONSTRUCTION COST ESTIMATE SUMMARY

Phase 2 Alternate: Neighborhood Fencing /gates	\$ 86,028.00
Future Phase Alternate: Pit Improvements	\$ 323,532.00
Future Phase Alternate: Trailhead Parking Expansion	\$ 180,607.68
Future Phase Alternate: Creek Restoration	\$ 33,000.00
Alternate Total	\$ 623,167.68

PHASE 1 (in progress) CONSTRUCTION ESTIMATE SUMMARY

Phase 1 Construction Estimate	\$ 983,083.20	Trail Length	Proposed Trail	0.3	miles	Total Concrete	Total Nature
		Trail Length	Existing Trail	0.25	miles	Trail	Trail
	\$ 983,083.20			0.55	miles		

PHASE 1 (in progress) Construction Estimate Breakdown

Bid Item Description	Units	Qty	Unit Price	Amount
Trail (Estimated .30 miles, proposed trail length only)				
Excavation	CY	296	\$ 29.00	\$ 8,584.00
Fine grading	SY	1,778	\$ 2.00	\$ 3,556.00
10' wide Concrete trail	SY	1,778	\$ 75.00	\$ 133,350.00
Subtotal				\$ 145,490.00
Trail Amenities				
Rest Area Flagstone Paving (total 4 rest areas)	SF	600	\$ 25.00	\$ 15,000.00
Rest Area Limestone Boulder Seats (2 seats per area)	EA	8	\$ 500.00	\$ 4,000.00
Mutt Mitt	EA	1	\$ 1,500.00	\$ 1,500.00
Trash-recycle receptacles	EA	1	\$ 1,500.00	\$ 1,500.00
Kiosk	EA	1	\$ 8,500.00	\$ 8,500.00
Wayfinding Signage at rest areas	EA	3	\$ 1,400.00	\$ 4,200.00
Low water Signage	EA	3	\$ 350.00	\$ 1,050.00
Trail rules/Etiquette sign	EA	2	\$ 1,500.00	\$ 3,000.00
Mile marker	EA	1	\$ 500.00	\$ 500.00
Subtotal				\$ 39,250.00
Low Water Crossings				
Low water crossing bridges	EA	3	\$ 4,600.00	\$ 13,800.00
Subtotal:				\$ 13,800.00
Trail Landscaping				
Tree Protection	LS	1	\$ 25,000.00	\$ 25,000.00
Subtotal:				\$ 25,000.00
Site Irrigation				
NBU Fees (1" Meter)	LS	1	\$ 20,000.00	\$ 20,000.00
Site Irrigation	LS	1	\$ 49,500.00	\$ 49,500.00
Subtotal				\$ 69,500.00
Parking Lot for 30 vehicles				
Excavation	CY	300	\$ 29.00	\$ 8,700.00
Permeable Paving (LID)	SF	8100	\$ 13.00	\$ 105,300.00
Concrete curb	LF	288	\$ 23.00	\$ 6,624.00
Wheel stops	EA	2	\$ 150.00	\$ 300.00
Removable bollard	EA	1	\$ 1,000.00	\$ 1,000.00
Handicap Sign	EA	2	\$ 350.00	\$ 700.00
Subtotal:				\$ 122,624.00
Trailhead				
Group pavilion	EA	1	\$ 50,000.00	\$ 50,000.00
Picnic pavilion	EA	2	\$ 10,500.00	\$ 21,000.00
Pavilion, sidewalk Concrete Paving	SF	1500	\$ 7.00	\$ 10,500.00
Cut Limestone bench	EA	2	\$ 800.00	\$ 1,600.00
Bike Repair	EA	1	\$ 800.00	\$ 800.00
Mutt Mitt	EA	1	\$ 800.00	\$ 800.00
bike rack	EA	1	\$ 1,300.00	\$ 1,300.00
Picnic table	EA	5	\$ 2,500.00	\$ 12,500.00
Kiosk	EA	1	\$ 8,500.00	\$ 8,500.00
Subtotal:				\$ 107,000.00
Trailhead MEP				
Parking Lot Lighting	LS	1	\$ 5,000.00	\$ 5,000.00
Electrical Service	LS	1	\$ 7,500.00	\$ 7,500.00
NBU Fees (1.5" Meter w/ Sewer)	LS	1	\$ 56,000.00	\$ 56,000.00
Portable Water line	LS	1	\$ 4,000.00	\$ 4,000.00
Sanitary Sewer	LS	1	\$ 6,000.00	\$ 6,000.00
Subtotal:				\$ 78,500.00

Trailhead and Parking Landscaping						
Native Grass Planting	LS	1	\$ 6,000.00	\$	6,000.00	
Mulch	LS	1	\$ 600.00	\$	600.00	
Shade trees	EA	10	\$ 500.00	\$	5,000.00	
Subtotal:				\$	11,600.00	
Trail Monument Sign						
Monument Signage	EA	1	\$ 5,000.00	\$	5,000.00	
Subtotal:				\$	5,000.00	
Trailhead MEP						
Parking Lot Lighting	LS	1	\$ 5,000.00	\$	5,000.00	983083
Electrical Service	LS	1	\$ 7,500.00	\$	7,500.00	48496
NBU Fees (1.5" Meter w/ Sewer)	LS	1	\$ 56,000.00	\$	56,000.00	934587
Portable Water line	LS	1	\$ 4,000.00	\$	4,000.00	
Sanitary Sewer	LS	1	\$ 6,000.00	\$	6,000.00	
Subtotal:				\$	78,500.00	
Subtotal				\$	696,264.00	
Mobilization	LS	1	4%	\$	27,850.56	
Insurance & Bond	LS	1	3%	\$	20,887.92	
SW3P Plan	LS	1	3%	\$	20,887.92	
Subtotal:				\$	765,890.40	
20% Contingency:				\$	153,178.08	
Total 1 (In Progress)				\$	919,068.48	

PHASE 2 (46 acre parcel) CONSTRUCTION ESTIMATE BREAKDOWN

Phase 2A Base Bid Construction Estimate	\$ 720,544.04	Trail Length	0.63	miles
Phase 2B Base Bid Construction Estimate	\$ 718,052.28	Trail Length	0.62	miles
Total Base Bid Construction Estimate	\$ 1,438,596.32		1.25	miles

Phase 2 Alternate: Neighborhood Fencing /gates \$ 86,028.00

PHASE 2A Construction Estimate

Bid Item Description	Units	Qty	Unit Price	Amount
Trail (Estimated 0.63 miles)				
Excavation	CY	605	\$ 29.00	\$ 17,530.50
Fine grading	SY	3,696	\$ 2.00	\$ 7,392.00
10' wide Concrete trail	SY	3,696	\$ 75.00	\$ 277,200.00
Subtotal				\$ 302,122.50
Trail Amenities				
Rest Area Flagstone Paving (total 2 rest areas)	SF	300	\$ 25.00	\$ 7,500.00
Mutt Mitt	EA	2	\$ 1,500.00	\$ 3,000.00
Trash-recycle receptacles	EA	1	\$ 1,500.00	\$ 1,500.00
Kiosk	EA	1	\$ 8,500.00	\$ 8,500.00
Wayfinding Signage at rest areas	EA	2	\$ 1,400.00	\$ 2,800.00
Low water Signage	EA	4	\$ 350.00	\$ 1,400.00
Trail rules/Etiquette sign	EA	2	\$ 1,500.00	\$ 3,000.00
Mile marker	EA	0	\$ 500.00	\$ -
Subtotal				\$ 29,700.00
Low Water Crossings				
Low water crossing bridges	EA	2	\$ 4,600.00	\$ 9,200.00
Subtotal:				\$ 9,200.00
Trail Landscaping				
Wildflower Seeding	LS	1	\$ 12,519.20	\$ 12,519.20
Mulch	LS	1	\$ 325.00	\$ 325.00
Shade trees	LS	1	\$ 18,500.00	\$ 18,500.00
Tree Protection	LS	1	\$ 12,500.00	\$ 12,500.00
Subtotal:				\$ 43,844.20
Site Irrigation				
NBU Fees (1" Meter)	LS	1	\$ 20,000.00	\$ 20,000.00
Site Irrigation	LS	1	\$ 141,000.00	\$ 141,000.00
Subtotal:				\$ 161,000.00
Subtotal				\$ 545,866.70
Mobilization	LS	1	4%	\$ 21,834.67
Insurance & Bond	LS	1	3%	\$ 16,376.00
SW3P Plan	LS	1	3%	\$ 16,376.00
Subtotal:				\$ 60,533.37
20% Contingency:				\$ 120,090.67
Total Phase 2A Construction Estimate				\$ 720,544.04

PHASE 2B Construction Estimate

Bid Item Description	Units	Qty	Unit Price	Amount
Trail (Estimated .62 miles)				
Excavation	CY	604	\$ 29.00	\$ 17,516.00
Fine grading	SY	3,559	\$ 2.00	\$ 7,118.00
10' wide Concrete trail	SY	3,559	\$ 75.00	\$ 266,925.00
Subtotal				\$ 291,559.00
Trail Amenities				
Rest Area Flagstone Paving (total 3 rest areas)	SF	450	\$ 25.00	\$ 11,250.00
Rest Area Limestone Boulder Seats (2 seats per area)	EA	6	\$ 500.00	\$ 3,000.00
Mutt Mitt	EA	1	\$ 1,500.00	\$ 1,500.00

Trash-recycle receptacles	EA		\$ 1,500.00	\$ -	
Kiosk	EA		\$ 8,500.00	\$ -	
Wayfinding Signage at rest areas	EA	3	\$ 1,400.00	\$ 4,200.00	
Low water Signage	EA	1	\$ 350.00	\$ 350.00	
Trail rules/Etiquette sign	EA	2	\$ 1,500.00	\$ 3,000.00	
Mile marker	EA	1	\$ 500.00	\$ 500.00	
Subtotal:				\$ 23,800.00	
Low Water Crossings					
Low water crossing bridges	EA	3	\$ 4,600.00	\$ 13,800.00	
Subtotal:				\$ 13,800.00	
Trail Landscaping					
Wildflower Seeding	LS	1	\$ 12,500.00	\$ 12,500.00	
Mulch	LS	1	\$ 325.00	\$ 325.00	
Shade trees	LS	1	\$ 18,500.00	\$ 18,500.00	
Tree Protection	LS	1	\$ 12,495.00	\$ 12,495.00	
Subtotal:				\$ 43,820.00	
Site Irrigation				\$ -	
Site Irrigation	LS	1	\$ 141,000.00	\$ 141,000.00	
Subtotal:				\$ 141,000.00	
Disc Golf Course					
Course Construction	LS	1	\$ 30,000.00	\$ 30,000.00	
Subtotal:				\$ 30,000.00	
Subtotal				\$ 543,979.00	
Mobilization	LS	1	4%	\$ 21,759.16	
Insurance & Bond	LS	1	3%	\$ 16,319.37	
SW3P Plan	LS	1	3%	\$ 16,319.37	
Subtotal:				\$ 598,376.90	
20% Contingency:				\$ 119,675.38	
Total Phase 2B Construction Estimate				\$ 718,052.28	
Total Phase 2 Base Bid Construction Estimate				\$ 1,438,596.32	

PHASE 2 ALTERNATE

Phase 2 Alternate: Neighborhood Buffers/Fencing

Neighborhood Buffers/Fencing					
Ornamental Fencing	LF	800	\$ 80.00	\$ 64,000.00	
Pedestrian Gates with keypad	EA	3	\$ 1,000.00	\$ 3,000.00	
Subtotal:				\$ 67,000.00	
Mobilization	LS	1	4%	\$ 2,680.00	
Insurance & Bond	LS	1	3%	\$ 2,010.00	
Subtotal:				\$ 71,690.00	
20% Contingency:				\$ 14,338.00	
Alternate Total:				\$ 86,028.00	

FUTURE PHASE (15 acre parcel and nature trail in Wasser Ranch Parcel) Construction Estimate Summary

Future Phase Base Bid Construction Estimate	\$ 464,438.04	Existing Concrete Trail Length	0.14 miles
		Proposed Concrete Trail Length	0.31 miles
Proposed Nature Trail Length			0.22 miles
Total Base Bid Construction Estimate	\$ 464,438.04		

Future Phase Alternates

Future Phase Alternate: Pit Improvements	\$ 323,532.00
Future Phase Alternate: Trailhead Parking Expansion	\$ 180,607.68
Future Phase Alternate: Creek Restoration	\$ 33,000.00
Alternate Total	\$ 537,139.68

FUTURE PHASE (15 acre parcel) Construction Estimate

Bid Item Description	Units	Qty	Unit Price	Amount
Trail				
Excavation	CY	262	\$ 29.00	\$ 7,598.00
Fine grading	SY	1,889	\$ 2.00	\$ 3,778.00
Proposed 10' wide Concrete trail	SY	1,889	\$ 75.00	\$ 141,675.00
6' Wide Nature Trail	SY	1266	\$ 56.00	\$ 70,896.00
Subtotal				\$ 223,947.00
Trail Amenities				
Rest Area Flagstone Paving (total 2 rest areas)	SF	300	\$ 25.00	\$ 7,500.00
Rest Area Limestone Boulder Seats (2 seats per area)	EA	4	\$ 500.00	\$ 2,000.00
Mutt Mitt	EA	1	\$ 1,500.00	\$ 1,500.00
Trash-recycle receptacles	EA	1	\$ 1,500.00	\$ 1,500.00
Kiosk	EA	1	\$ 8,500.00	\$ 8,500.00
Wayfinding Signage at rest areas	EA	2	\$ 1,400.00	\$ 2,800.00
Low water Signage	EA	4	\$ 350.00	\$ 1,400.00
Trail rules/Etiquette sign	EA	2	\$ 1,500.00	\$ 3,000.00
Mile marker	EA	1	\$ 500.00	\$ 500.00
Subtotal				\$ 28,700.00
Low Water Crossings				
Low water crossing bridges	EA	2	\$ 4,600.00	\$ 9,200.00
Subtotal:				\$ 9,200.00

Trail Landscaping						
Wildflower Seeding	LS	1	\$ 15,000.00	\$	15,000.00	
Tree Protection	LS	1	\$ 25,000.00	\$	25,000.00	
Subtotal:				\$	40,000.00	
Site Irrigation						
NBU Fees (1" Meter)	LS	1	\$ 20,000.00	\$	20,000.00	
Site Irrigation	LS	1	\$ 30,000.00	\$	30,000.00	
Subtotal				\$	50,000.00	
Subtotal				\$	351,847.00	
Mobilization	LS	1	4%	\$	14,073.88	
Insurance & Bond	LS	1	3%	\$	10,555.41	
SW3P Plan	LS	1	3%	\$	10,555.41	
Subtotal:				\$	387,031.70	
20% Contingency:				\$	77,406.34	
Total Future Phase Estimated Construction Estimate				\$	464,438.04	
Total Future Phase Base Construction Estimate				\$	464,438.04	

FUTURE PHASE ALTERNATES

Future Phase Alternate: Pit Improvements

Pit Improvements						
Pond Construction	LS	1	\$ 120,000.00	\$	120,000.00	
Fishing Piers	EA	2	\$ 36,830.00	\$	73,660.00	
Tree Plantings	LS	1	\$ 37,000.00	\$	37,000.00	
Native Grass	Acre	1	\$ 3,000.00	\$	3,000.00	
Temporary Site Irrigation	LS	1	\$ 10,000.00	\$	10,000.00	
Subtotal:				\$	243,660.00	
Mobilization	LS	1	4%	\$	10,380.00	
SW3P Plan	LS	1	3%	\$	7,785.00	
Insurance & Bond	LS	1	3%	\$	7,785.00	
Subtotal:				\$	269,610.00	
20% Contingency:				\$	53,922.00	
Alternate Total:				\$	323,532.00	

Future Phase Alternate: Trailhead Parking Lot Expansion

Parking Lot Expansion						
Excavation	CY	300	\$ 29.00	\$	8,700.00	
Permeable Paving (LID)	SF	8100	\$ 15.00	\$	121,500.00	
Concrete curb	LF	288	\$ 23.00	\$	6,624.00	
Subtotal:				\$	136,824.00	
Mobilization	LS	1	4%	\$	5,472.96	
SW3P Plan	LS	1	3%	\$	4,104.72	
Insurance & Bond	LS	1	3%	\$	4,104.72	
Subtotal:				\$	150,506.40	
20% Contingency:				\$	30,101.28	
Alternate Total:				\$	180,607.68	

Future Phase Alternate: Creek Restoration

Creek Restoration						
Creek Restoration	LS	1	\$ 25,000.00	\$	25,000.00	
Subtotal:				\$	25,000.00	
Mobilization	LS	1	4%	\$	1,000.00	
SW3P Plan	LS	1	3%	\$	750.00	
Insurance & Bond	LS	1	3%	\$	750.00	
Subtotal:				\$	27,500.00	
20% Contingency:				\$	5,500.00	
Alternate Total:				\$	33,000.00	

East Alligator Creek

PHASE 1 CONSTRUCTION ESTIMATE

Hike and Bike Connections and Pavement Enhancements at Creek/FM 1101 to West Village

Excavation	CY	120	\$ 13.00	\$	1,560.00
10' wide Concrete trail	SY	37	\$ 75.00	\$	2,775.00
Existing Trail widening with perme	SF	17200	\$ 15.00	\$	258,000.00
Mile marker	EA	2	\$ 1,800.00	\$	3,600.00
Subtotal:				\$	265,935.00

Minor Trailheads at Key Street Intersections on FM 1101

Flagstone paving (at 4 rest areas)	SF	1600	\$ 25.00	\$	40,000.00
Limestone boulder seat (at rest are	EA	6	\$ 500.00	\$	3,000.00
Wayfinding Signage at rest areas	EA	3	\$ 1,400.00	\$	4,200.00
Mutt Mitt	EA	2	\$ 1,500.00	\$	3,000.00
Trees (5 trees per location)	EA	20	\$ 500.00	\$	10,000.00
Mulch	CY	40	\$ 50.00	\$	2,000.00
Native Planting	SF	300	\$ 0.20	\$	60.00
Subtotal				\$	333,260.00

Landscaping along Hwy 1101

Grass	SF	35,000	\$ 0.20	\$	7,000.00
Mulch	CY	140	\$ 50.00	\$	7,000.00
Shade trees (100' planted on-centre)	EA	70	\$ 500.00	\$	35,000.00
Subtotal:				\$	49,000.00

Hike and Bike Trail Construction from West Village at Creekside drainage and connect to Solms Landing

Excavation	CY	667	\$ 13.00	\$	8,671.00
10' wide Concrete trail	SY	2,111	\$ 75.00	\$	158,325.00
Short bridge over Detention Spillw	EA	3	\$ 5,000.00	\$	15,000.00
Shade trees (Plant both sides of trai	LS	38	\$ 500.00	\$	19,000.00
Native Grass (both sides of trail)	SF	19000	\$ 0.20	\$	3,800.00
Mulch	CY	76	\$ 50.00	\$	3,800.00
Subtotal				\$	208,596.00

Phase 1 Site Irrigation

Site Irrigation (for all Phase 1)	LS	1	\$ 271,000.00	\$	271,000.00
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Construction Subtotal

Mobilization	LS	1	4%	\$	34,271.64
Insurance & Bond	LS	1	3%	\$	25,703.73
SW3P Plan	LS	1	3%	\$	25,703.73

Subtotal				\$	942,470.10
20% Contingency:				\$	188,494.02

PHASE 1 CONSTRUCTION ESTIMATE

PHASE 2 CONSTRUCTION ESTIMATE

Hike and Bike Trail (floodplain behind Town Center to Hwy 1101)

Excavation	CY	2,364	\$ 13.00	\$	30,732.00
10' wide Concrete trail	SY	7,093	\$ 75.00	\$	531,975.00
Low Water Crossing	EA	5	\$ 4,600.00	\$	23,000.00
Long Bridge over Detention Spillw	EA	2	\$ 360,000.00	\$	720,000.00
Subtotal:				\$	1,305,707.00

Hike and Bike Trail Landscape (floodplain behind Town Center to Hwy 1101)

Grass	LS	1	\$ 5,000.00	\$	5,000.00
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Mulch	CY	104	\$ 50.00	\$ 5,200.00
Shade trees (tree planted on both)	EA	52	\$ 500.00	\$ 26,000.00
Subtotal:				\$ 322,200.00

Hike and Bike Trail (Utility Easement from Solm Landing to Alligator Creek)

Excavation	CY	2,222	\$ 13.00	\$ 28,886.00
10' wide Concrete trail	SY	6,667	\$ 75.00	\$ 500,025.00
Subtotal:				\$ 528,911.00

Hike and Bike Trail Landscape (Utility Easement from Solm Landing to Alligator Creek)

Grass	SF	60,000	\$ 0.20	\$ 12,000.00
Mulch	CY	240	\$ 50.00	\$ 12,000.00
Shade trees (tree planted on both)	EA	120	\$ 500.00	\$ 60,000.00
Subtotal:				\$ 84,000.00

Mid-Block Trailheads, Signage and Crossings (along Hike and Bike Trail with Utility Easement to Alligator Creek)

Flagstone paving	SF	2000	\$ 25.00	\$ 50,000.00
Limestone Chop Block seat	EA	12	\$ 800.00	\$ 9,600.00
Wayfinding Signage	EA	6	\$ 1,400.00	\$ 8,400.00
Mutt Mitt	EA	6	\$ 1,500.00	\$ 9,000.00
Grass	SF	1,000	\$ 0.20	\$ 200.00
Mulch	CY	12	\$ 50.00	\$ 600.00
Shade trees (2 trees per location)	EA	6	\$ 500.00	\$ 3,000.00
Street Crossing Markings	LS	1	\$ 100.00	\$ 100.00
Mutt Mitt	EA	7	\$ 1,500.00	\$ 10,500.00
Subtotal:				\$ 91,400.00

Trail Signage

Wayfinding Signage	EA	8	\$ 1,400.00	\$ 11,200.00
Bridge signage	EA	18	\$ 350.00	\$ 6,300.00
Trail rules/Etiquette sign	EA	8	\$ 350.00	\$ 2,800.00
Mile marker	EA	4	\$ 1,800.00	\$ 7,200.00
Subtotal:				\$ 27,500.00

Phase 2 Site Irrigation

Site Irrigation (for all of Phase 2)	LS	1	\$ 286,000.00	\$ 286,000.00
Subtotal:				\$ 286,000.00

Construction Subtotal

Mobilization	LS	1	4%	\$ 94,388.72
Insurance & Bond	LS	1	3%	\$ 70,791.54
SW3P Plan	LS	1	3%	\$ 70,791.54
Subtotal				\$ 2,595,689.80
20% Contingency:				\$ 519,137.96

PHASE 2 CONSTRUCTION ESTIMATE \$ 3,114,827.76

PHASE 3 CONSTRUCTION ESTIMATE

Trailhead

Group pavilion	EA	1	\$ 50,000.00	\$ 50,000.00
Picnic pavilion	EA	2	\$ 10,500.00	\$ 21,000.00
Pavilion, sidewalk Concrete Paving	SF	1500	\$ 7.00	\$ 10,500.00
Cut Limestone bench	EA	2	\$ 800.00	\$ 1,600.00
Bike Repair	EA	1	\$ 800.00	\$ 800.00
Mutt Mitt	EA	1	\$ 800.00	\$ 800.00
bike rack	EA	1	\$ 1,300.00	\$ 1,300.00
Picnic table	EA	5	\$ 2,500.00	\$ 12,500.00
Kiosk	EA	1	\$ 8,500.00	\$ 8,500.00

Subtotal:					\$	107,000.00
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Trailhead and Parking Landscaping

Native Grass Planting	SF	5,000	\$	0.05	\$	250.00
Mulch	LS	1	\$	600.00	\$	600.00
Shade trees	EA	10	\$	500.00	\$	5,000.00

Subtotal:					\$	21,850.00
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Parking Lot for 30 vehicles

Excavation	CY	300	\$	29.00	\$	8,700.00
Permeable Paving (LID)	SF	8100	\$	13.00	\$	105,300.00
Concrete curb	LF	288	\$	18.00	\$	5,184.00
Wheel stops	EA	2	\$	80.00	\$	160.00
Removable bollard	EA	1	\$	1,000.00	\$	1,000.00
Handicap Sign	EA	2	\$	350.00	\$	700.00

Subtotal:					\$	121,044.00
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Trail Monument Sign

Monument Signage	EA	1	\$	5,000.00	\$	5,000.00
Subtotal:					\$	5,000.00

Trailhead MEP

Parking Lot Lighting	LS	1	\$	2,500.00	\$	2,500.00
Electrical Service	LS	1	\$	7,500.00	\$	7,500.00
Portable Water line	LS	1	\$	4,000.00	\$	4,000.00
Sanitary Sewer	LS	1	\$	6,000.00	\$	6,000.00

Subtotal:					\$	20,000.00
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Restroom

Restroom	EA	1	\$	200,000.00	\$	200,000.00
Subtotal:					\$	200,000.00

Phase 3 Site Irrigation

Site Irrigation	LS	1	\$	16,000.00	\$	16,000.00
Subtotal:					\$	16,000.00

Construction Subtotal					\$	474,894.00
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Mobilization	LS	1	4%	\$	18,995.76
Insurance & Bond	LS	1	3%	\$	14,246.82
SW3P Plan	LS	1	3%	\$	14,246.82

Subtotal					\$	522,383.40
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20% Contingency:					\$	104,476.68
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PHASE 3 CONSTRUCTION ESTIMATE					\$	626,860.08
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East Alligator Creek Base Bid Cost Estimate					\$	4,872,651.96
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East Alligator Creek Alternates
Alternate 1:
Creek Restoration

Creek Restoration	LS	1	\$	25,000.00	\$	25,000.00
Subtotal					\$	25,000.00
Mobilization	LS	1	4%	\$	1,000.00	
SW3P Plan	LS	1	3%	\$	750.00	
Insurance & Bond	LS	1	3%	\$	750.00	

Subtotal:				\$	27,500.00
20% Contingency:				\$	5,500.00
Alternate 1 Total:				\$	33,000.00

Alternate 2:

Parking Lot Expansion

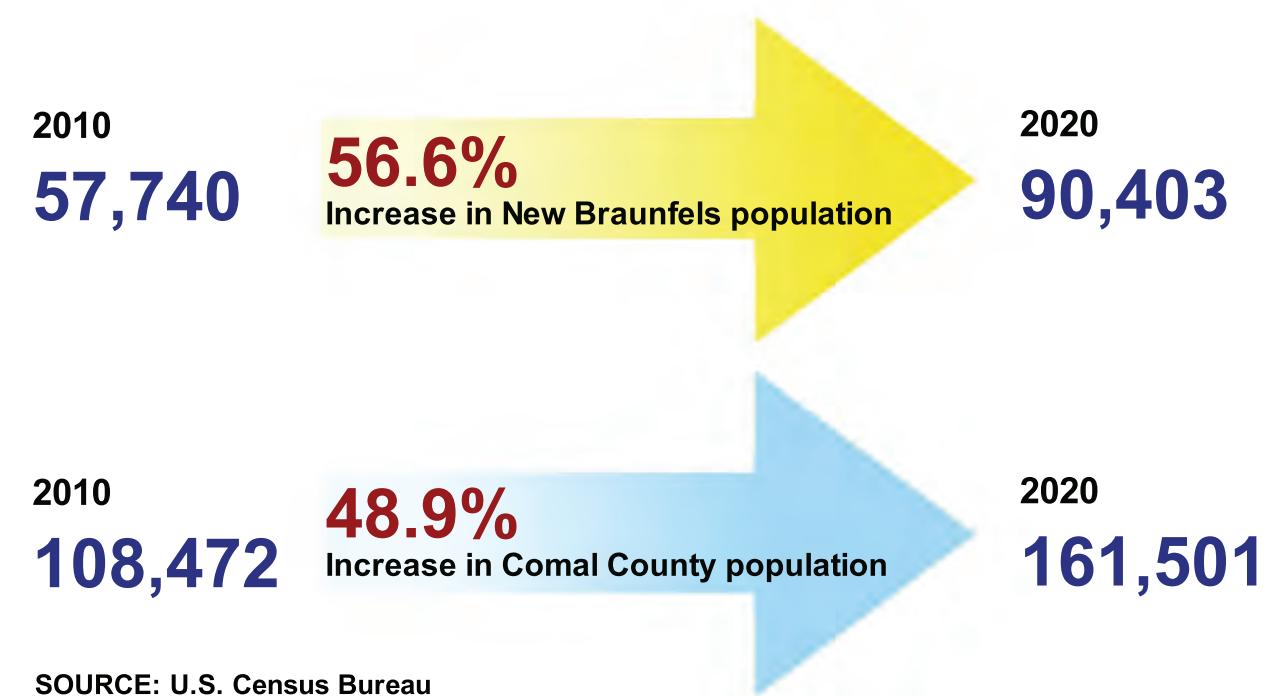
Excavation	CY	300	\$	29.00	\$	8,700.00
Permeable Paving (LID)	SF	8100	\$	15.00	\$	121,500.00
Concrete curb	LF	288	\$	18.00	\$	5,184.00
Subtotal:					\$	135,384.00
Mobilization	LS	1		4%	\$	5,415.36
SW3P Plan	LS	1		3%	\$	4,061.52
Insurance & Bond	LS	1		3%	\$	4,061.52
Subtotal:					\$	148,922.40
20% Contingency:					\$	29,784.48
Alternate 2 Total:					\$	178,706.88

Overview

Regional Context:

It is likely that demand for trails, parkland and outdoor recreation will continue to increase as New Braunfels and Comal County grows. According to the U.S. Census the New Braunfels Population increased 56.6% from 2010 to 2020, with the increase in Comal County at 48.9%. Population in 2010 was 57,740 and as of April 2020 is 90,403. With this new population context, it is important to balance growth and parkland to help meet demand. Luckily, the City of New Braunfels has been working with local development to help set aside land for parks and trails. Earlier this year, DR Horton donated 46-acre greenbelt along Alligator Creek to the City to be sued for linear park and trail. Additionally, another local developer will be dedicating another 15 acres upstream to the linear park and trail.

New Braunfels & Comal County Population

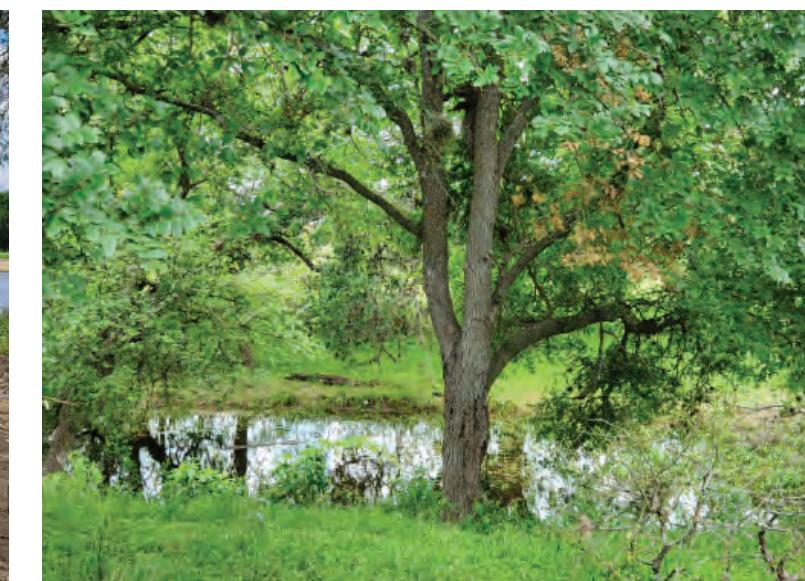
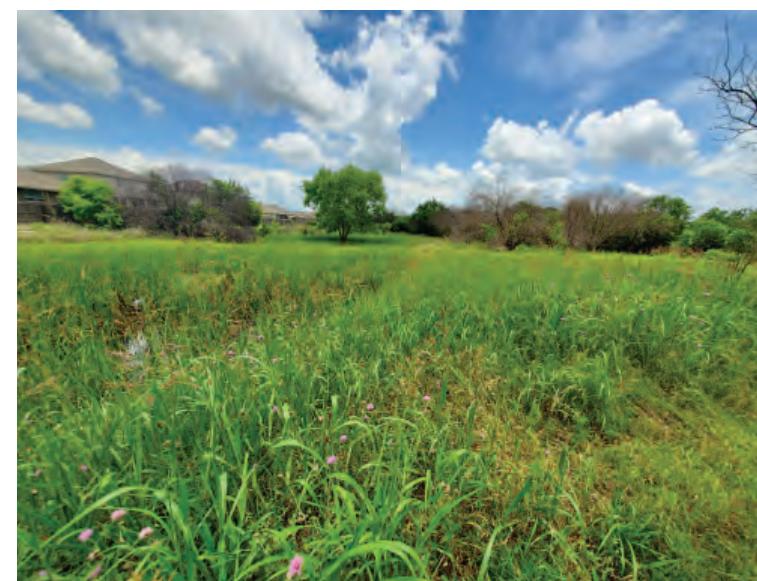


SOURCE: U.S. Census Bureau



Local Context:

The study area is located in north New Braunfels, to the west of IH-35, just outside of Gruene; along FM 306 near residential neighborhoods along Goodwin Lane; and to the east around the Town Center at Creekside to FM 1101. The study area is within the Geronimo-Alligator Creek Watershed by way of Alligator Creek, which leads to Seguin. A significant amount of the core study area is in the floodplain.



Purpose

In 2020, the City updated the citywide Hike and Bike Trail Plan. In that update, "Areas of Opportunity" were identified for study and evaluation. The areas of opportunity were based on previous hike and bike trail planning efforts and new information related to areas with high growth, park master plan, and road projects. Growth, roadway improvements (local and state), and recent park land dedication initiated the preliminary design for Alligator Creek Linear Park and Trail.

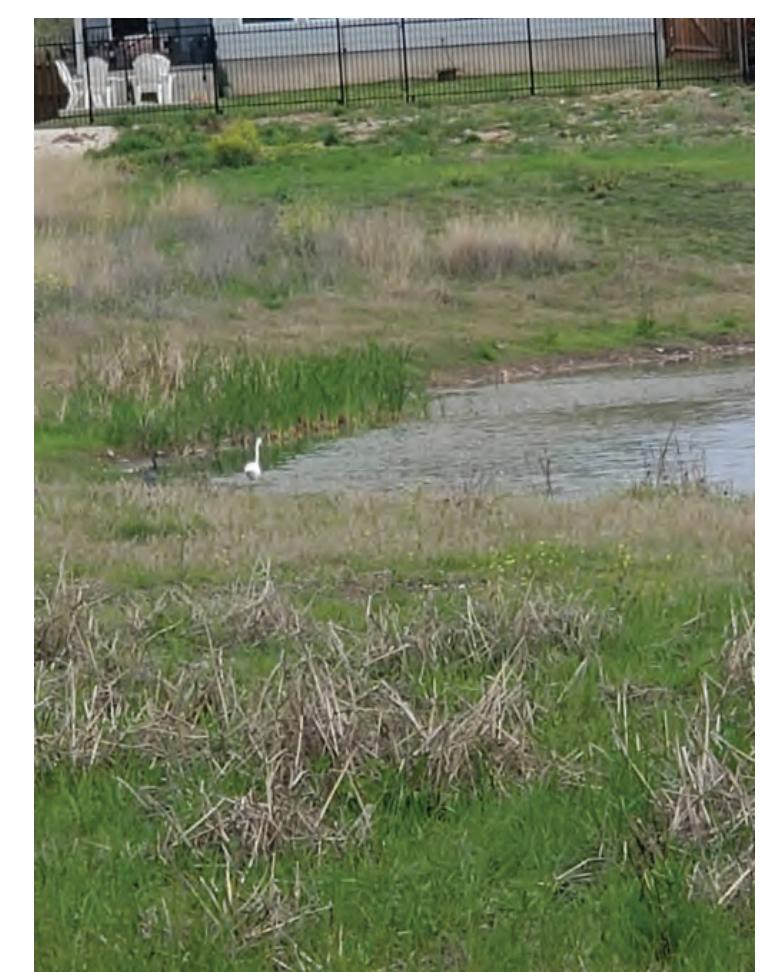
The purpose of the preliminary design is to create a vision for the linear park and trail, to determine opportunities and constraints, and create a schematic design to prepare a cost estimate for construction funding. A volunteer Steering Committee, who represent area neighborhoods, trail advocacy, and recreational, business, and environmental stakeholders, have been working with the City and consultants to evaluate potential trail alignments, park and trail amenities, and concerns, and to communicate to the public about the project.

Alligator Creek Trail Steering Committee:

- Thomas Blagg, Parks and Recreation Advisory Board
- Kristen Carden, NBEDC/4B Board
- Jonathan McJunkin, Oak Creek Estates
- Jenna Walker, Comal Trails Alliance
- Chris Featherson, Wasser Ranch
- Ryan Garcia, Northwest Crossing
- Michael Meyer, Tri-County Disc Golf
- Debra Neumann Howell, Cloud Country
- Dr. Evgenia Spears, Geronimo-Alligator Creek Partnership, TAMU-Ag Ext

The total cost for the preliminary design is \$83,340.78 and will be funded in part with City park development funds (\$25,340.78) and New Braunfels EDC funds (\$58,000). The preliminary design is estimated to take 3-6 months to complete.

For more up-to-date information, visit: <https://www.nbtexas.org/AlligatorCreekTrail>



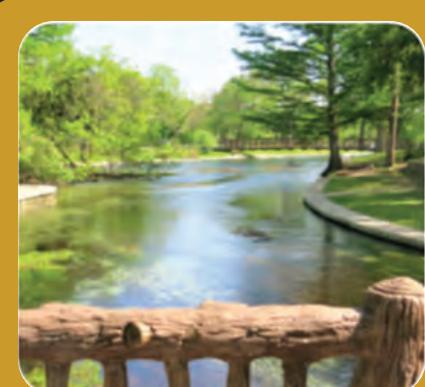
Vision

The Steering Committee met twice over the summer to learn about the preliminary design, educate themselves on the watershed, and provide comments and input on what park and trail improvements would be good options for the community. To that the following vision statement and goals were drafted:

VISION STATEMENT

To create a special park and trail experience that offers family-oriented recreation and park access, supports safe routes to schools/neighborhoods/commercial destinations, educates the community about the Geronimo-Alligator Creek Watershed and preserves the naturalness and function of the creek way.

Goals



RECREATION

- Provide outdoor recreational and health access for households in the area
- Offer appealing amenities with a unique or special experience
- Offer safe and appealing, family-oriented spaces



COMMUNITY

- Respect private property rights within the area
- Value the cultural heritage of the area



ENVIRONMENT

- Increase environmental stewardship of the watershed
- Respect the natural environment

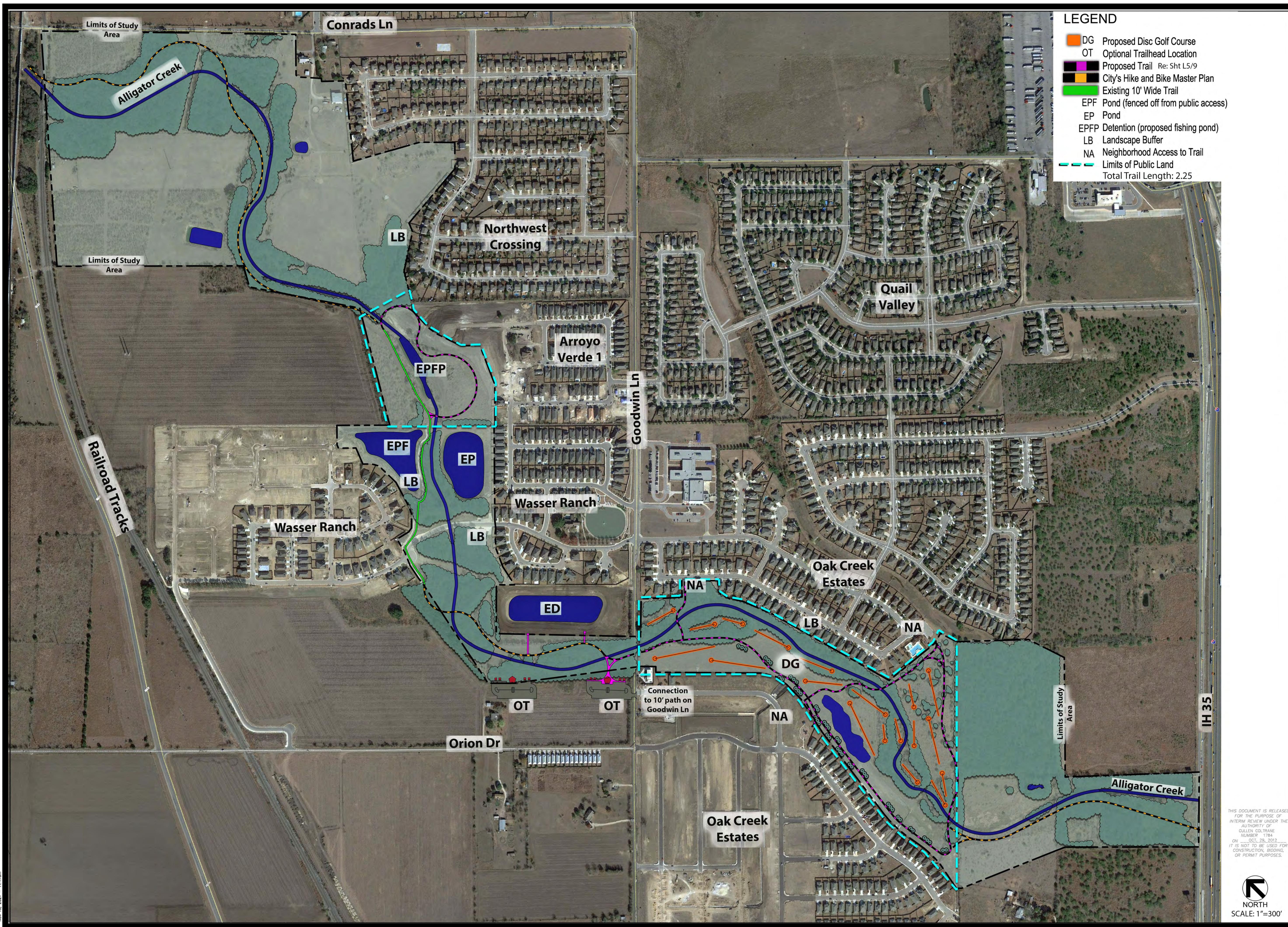


CONNECTIONS

- Create connections to schools/neighborhoods/commercial destinations
- Link to local and regional transportation

West Alligator Creek Trail

Preliminary Trail and Park Study Area



West Alligator Creek Trail

Preliminary Trail and Park Study Area

1 ALLIGATOR CREEK MASTER PLAN
SCALE: 1"=200'

1 LIMESTONE BENCH

2 LOW WATER CROSSING

3 TRAILHEAD SHELTER

4 FISHING PIER

5 DISC GOLF COURSE

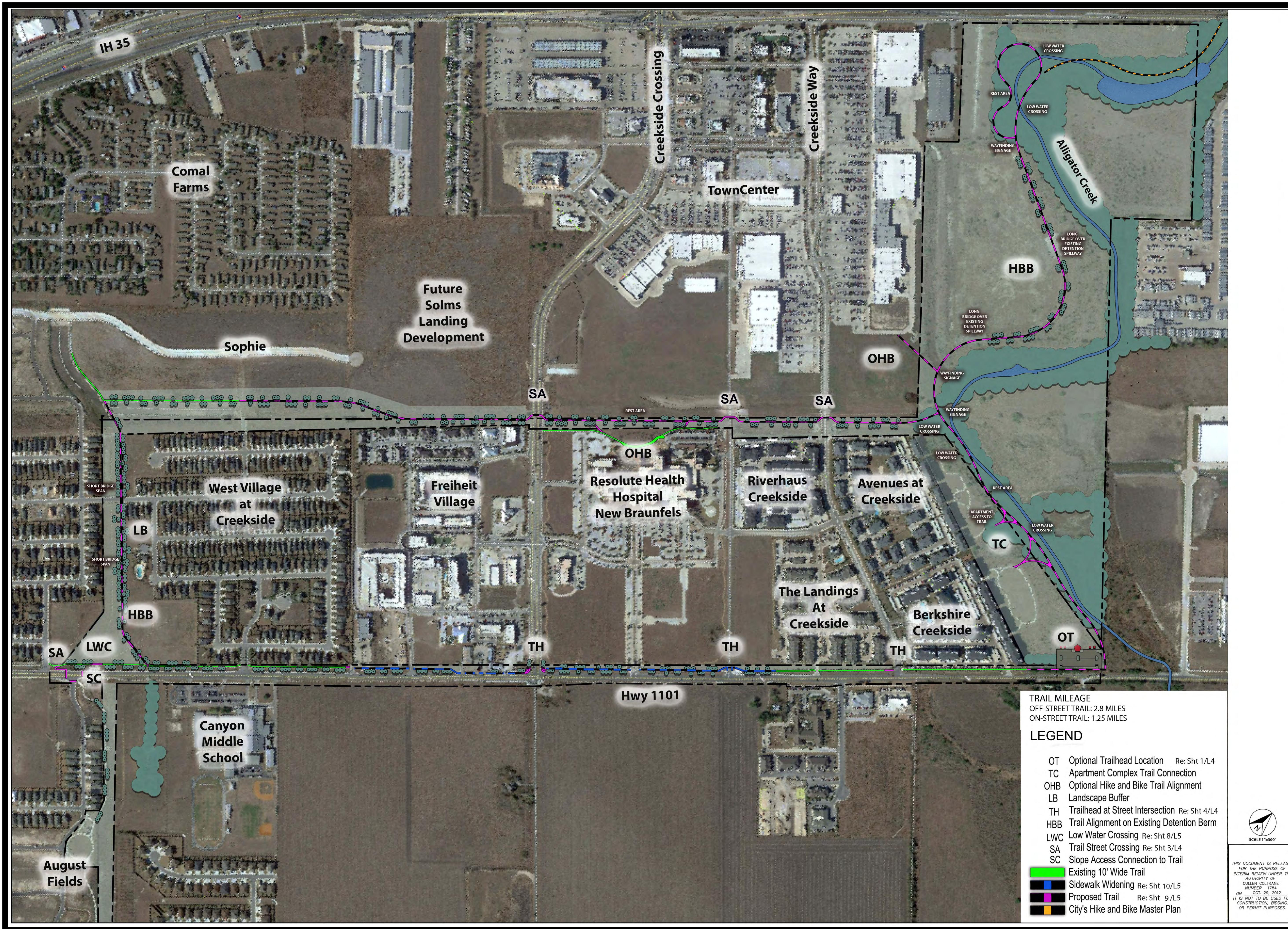
6 CONCRETE 10' WIDE TRAIL

7 WILDFLOWER FIELD

0 100' 200' 400' NORTH

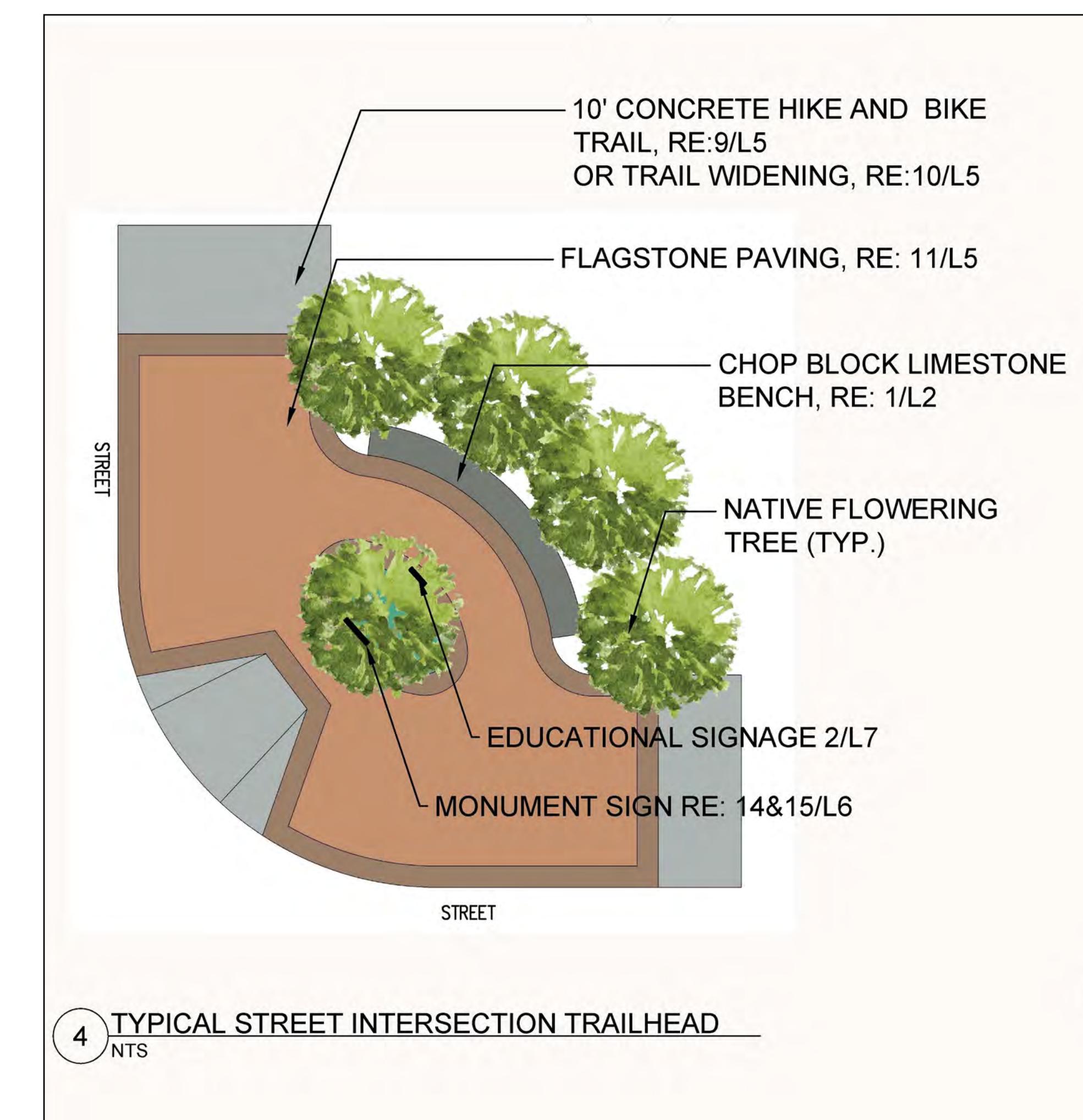
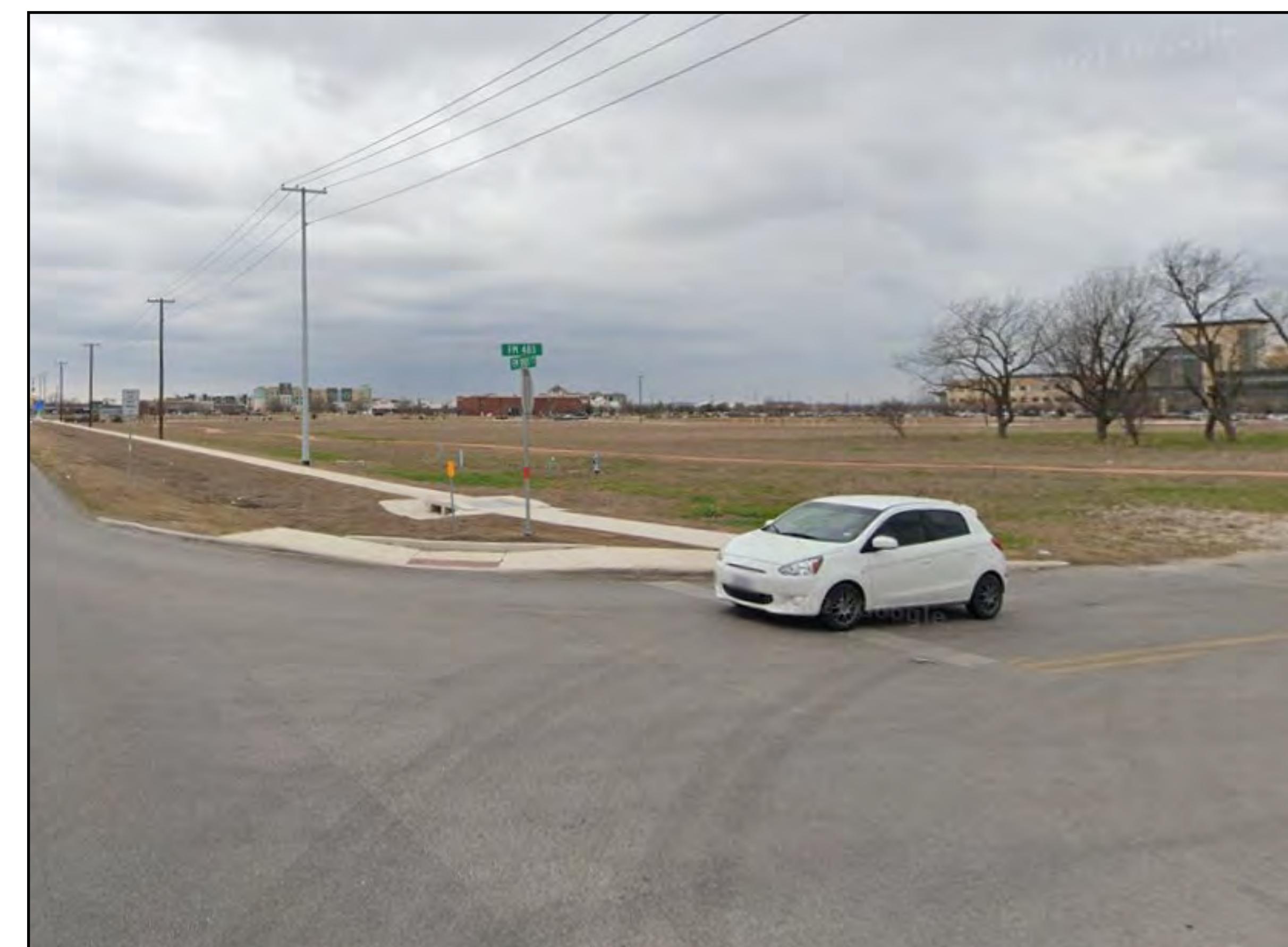
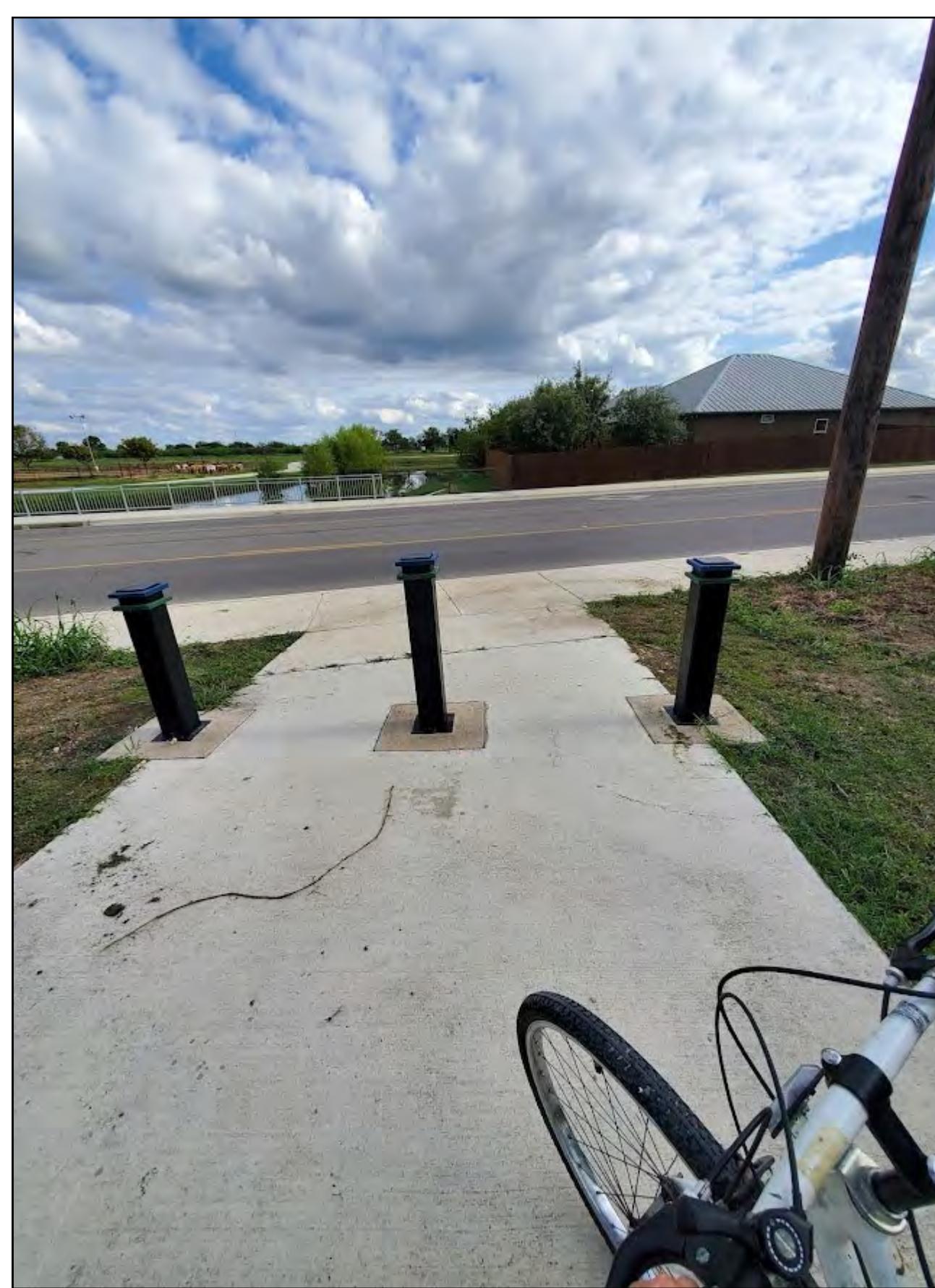
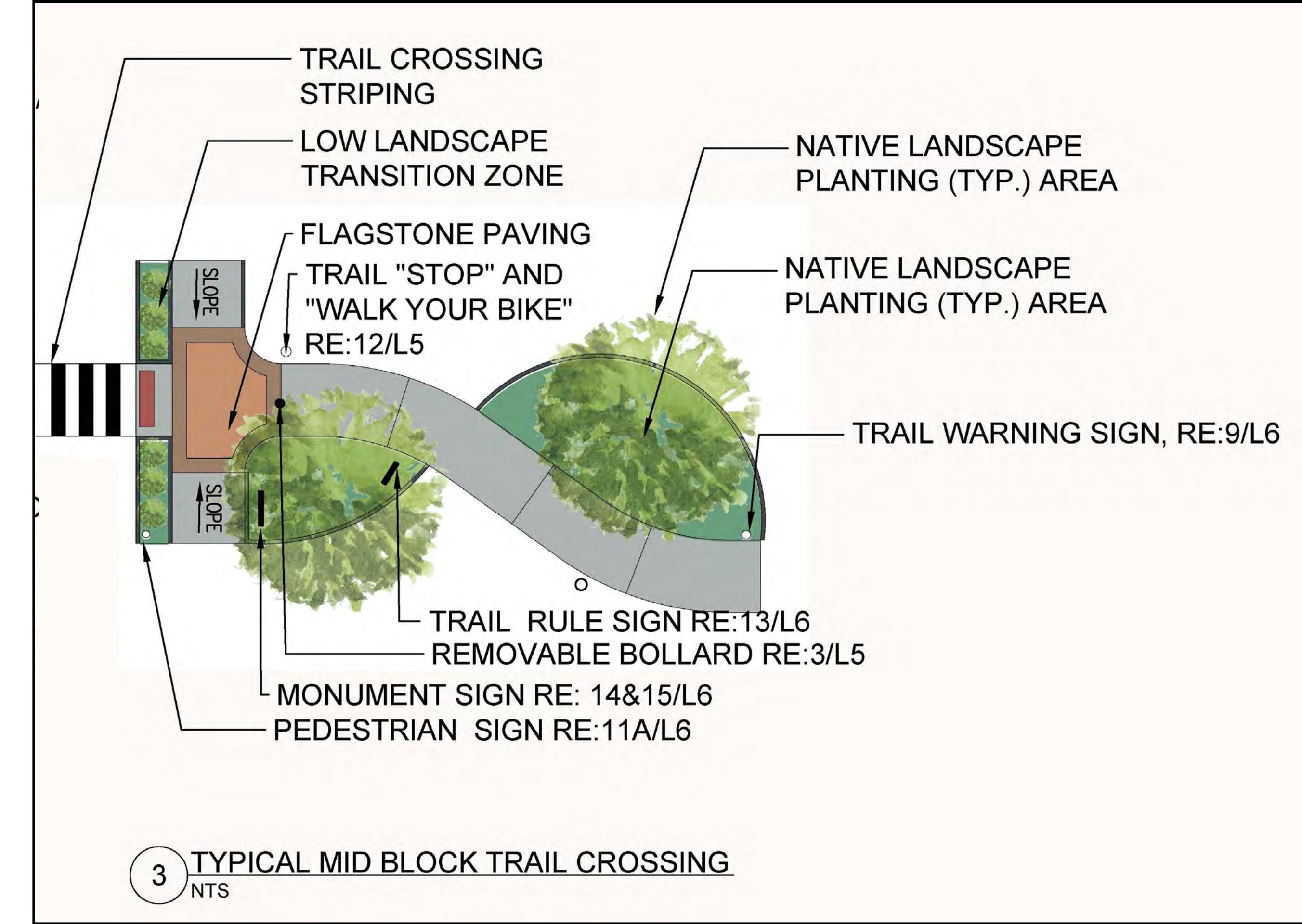
East Alligator Creek Trail

Preliminary Trail Design



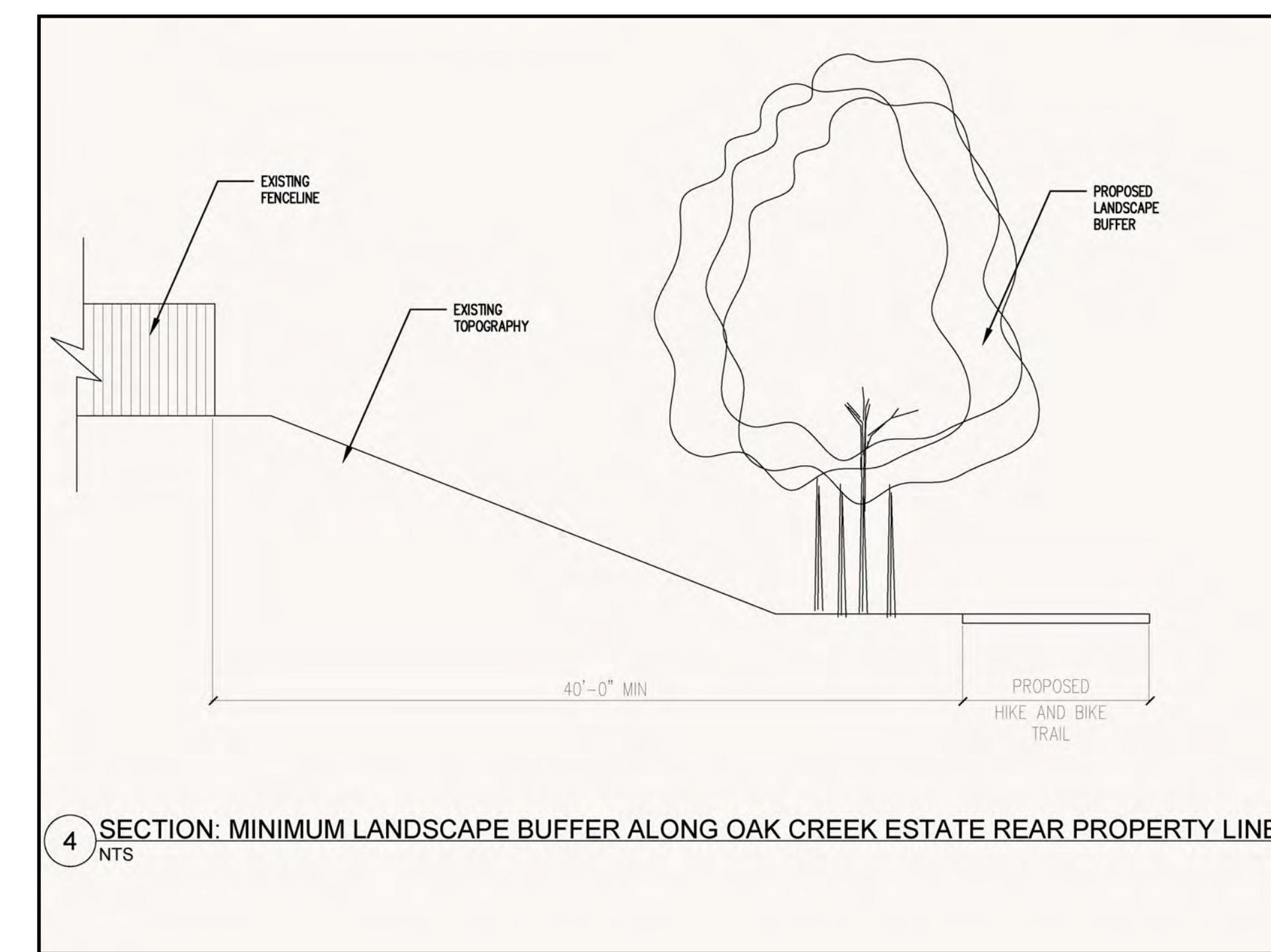
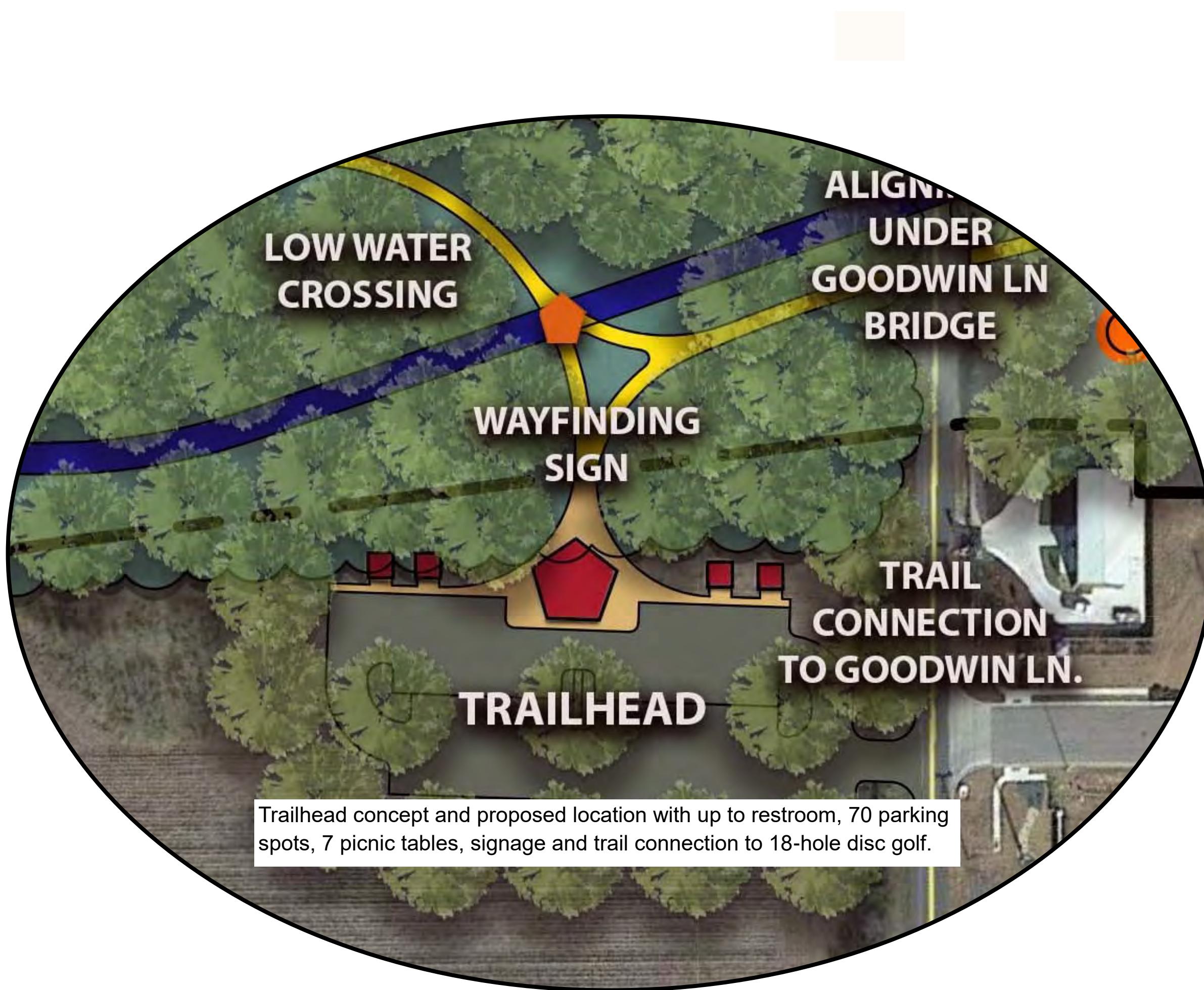
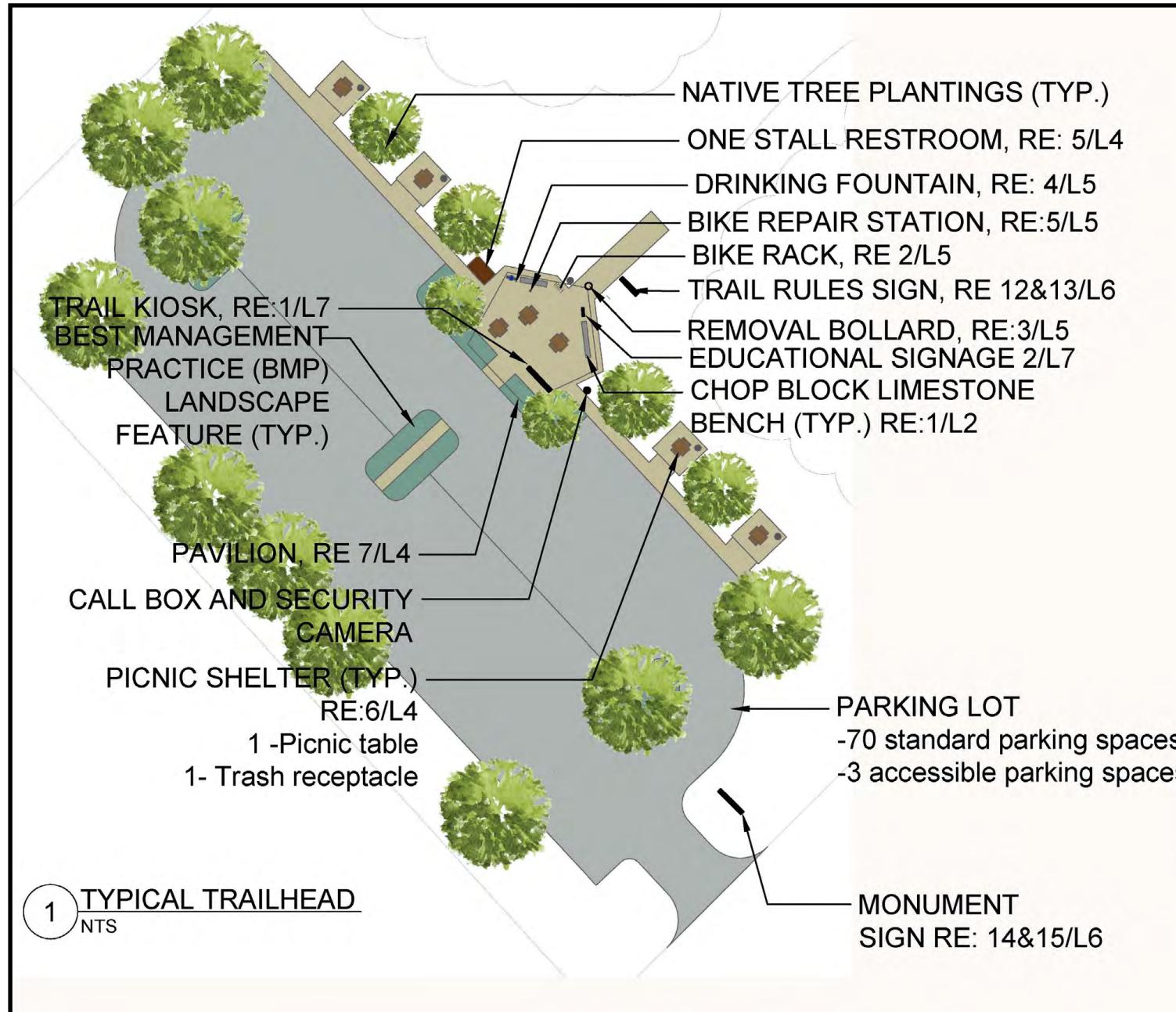
East Alligator Creek Trail

Street Challenges & Solutions



Alligator Creek Trail

Trail and Amenity Details

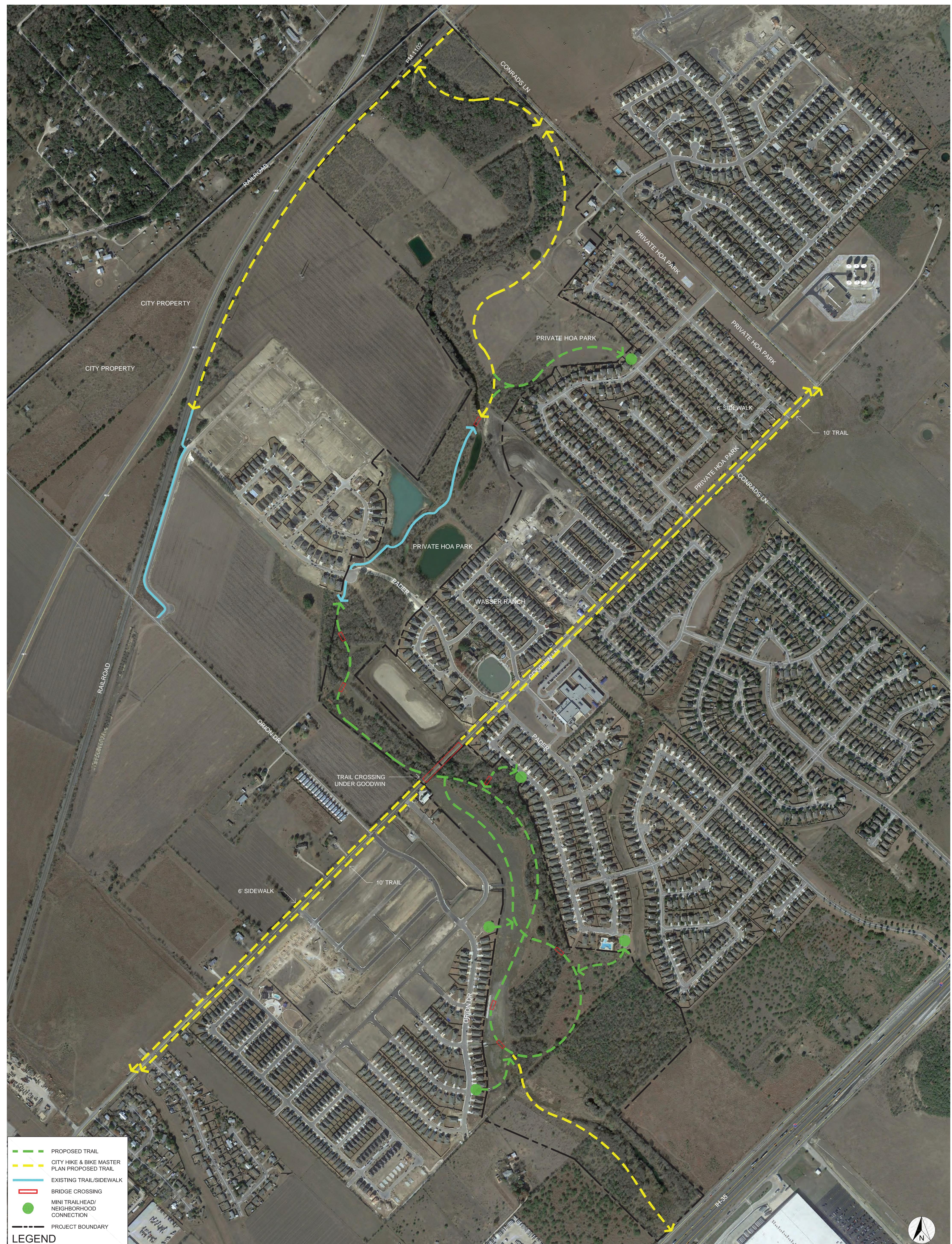




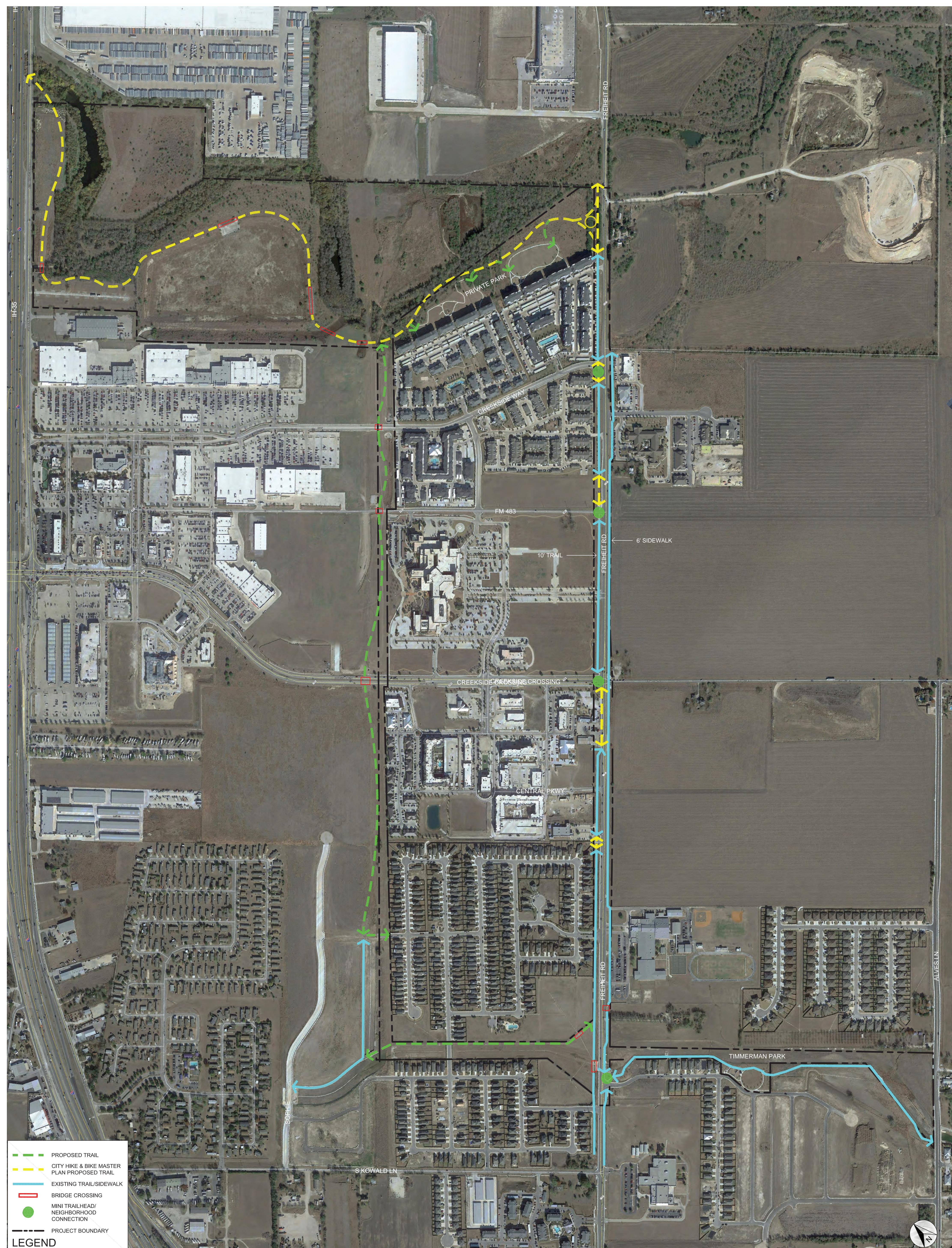
Alligator Creek Overall Trail Alignment



West Alligator Creek Trail Alignment

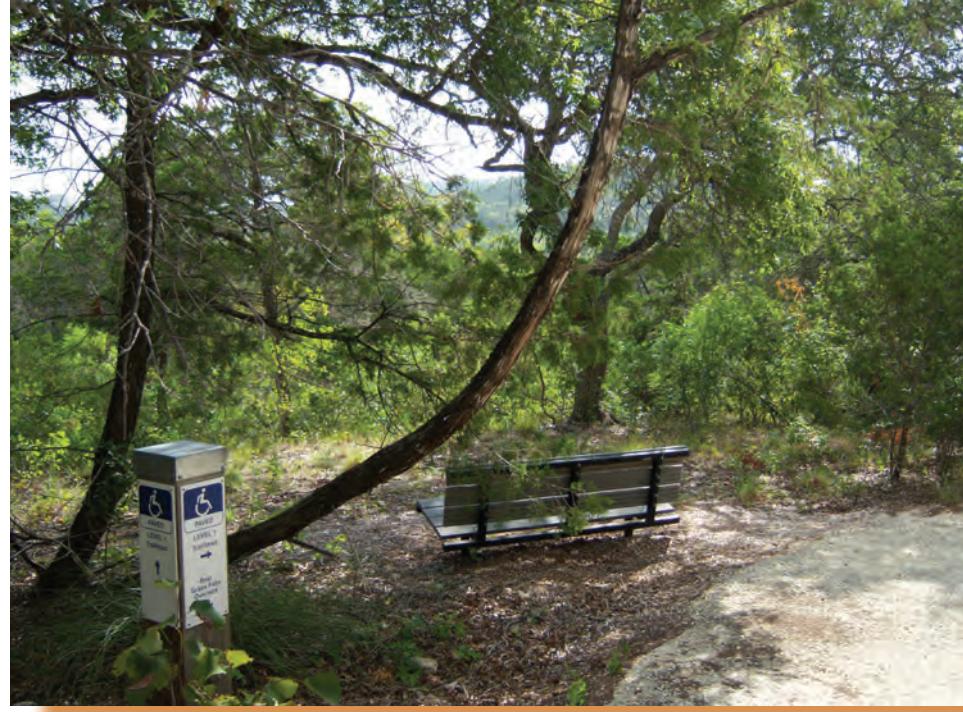


East Alligator Creek Trail Alignment



Important Amenities and Design Features

Benches or Seating



Birdwatching



Trailhead Signage



Picnic or Pavilion Spaces



Defined or Designated Parking



Vistas or Overlook Areas



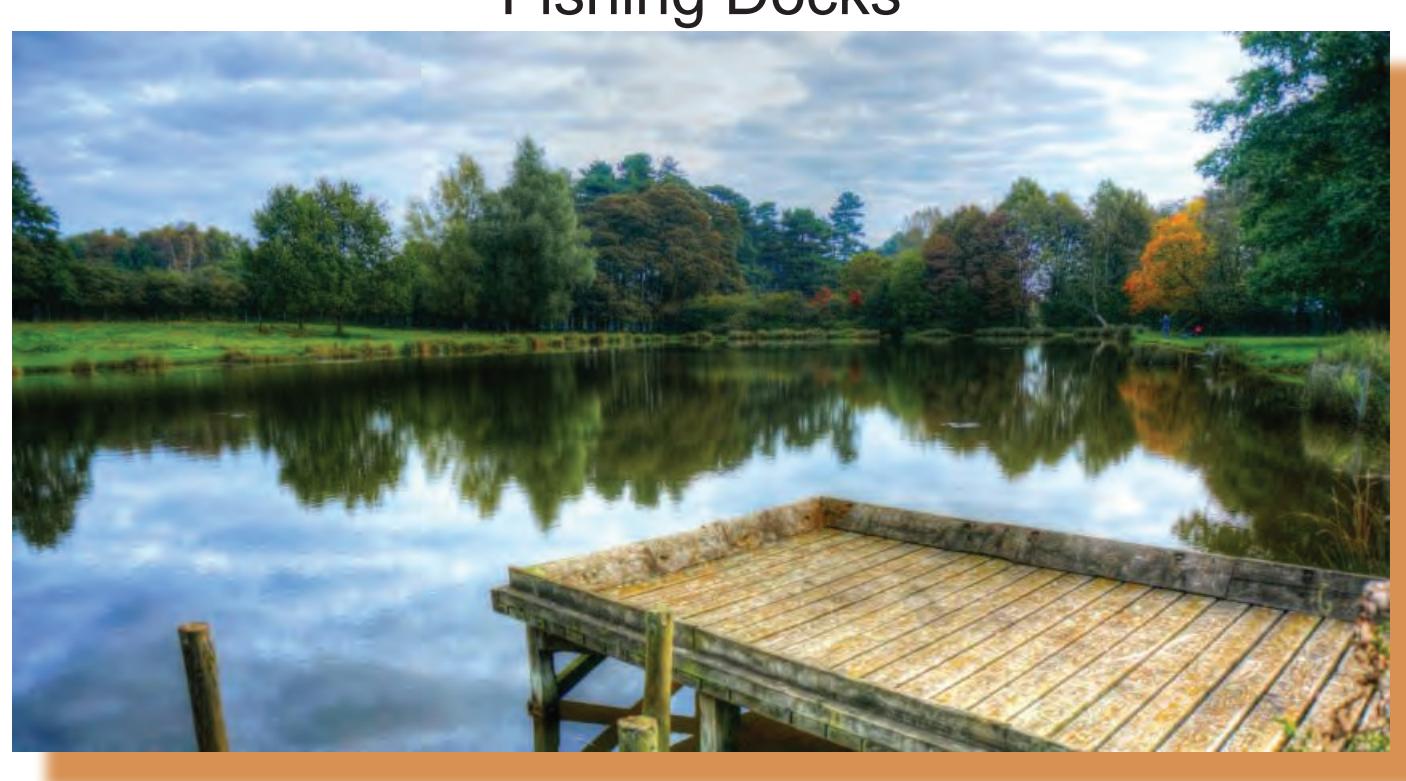
Disc Golf



Interpretive Trail



Fishing Docks

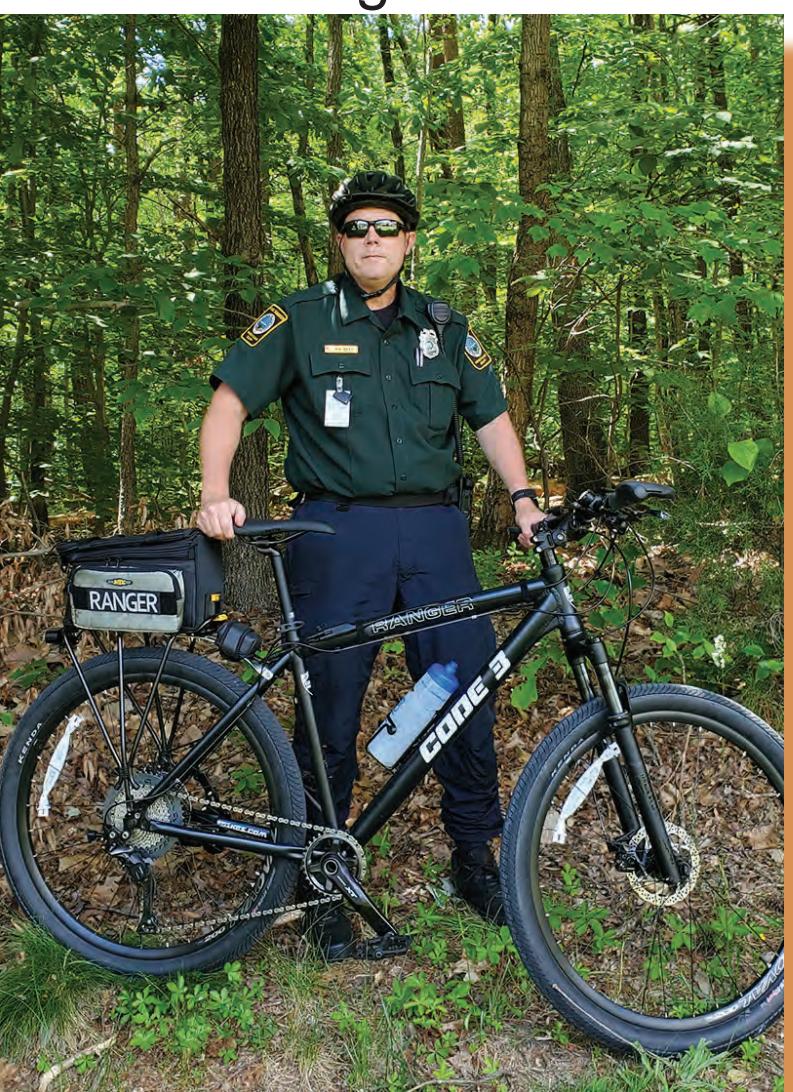


Mile Markers



Important Amenities and Design Features

Park Ranger Presence



Native Planting



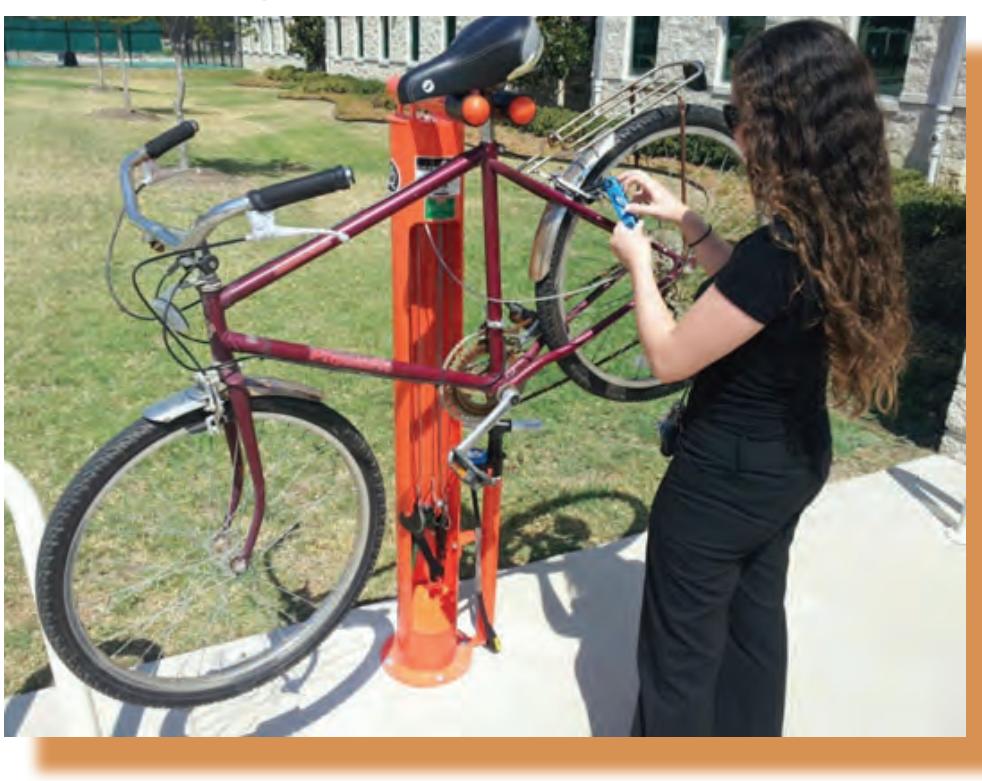
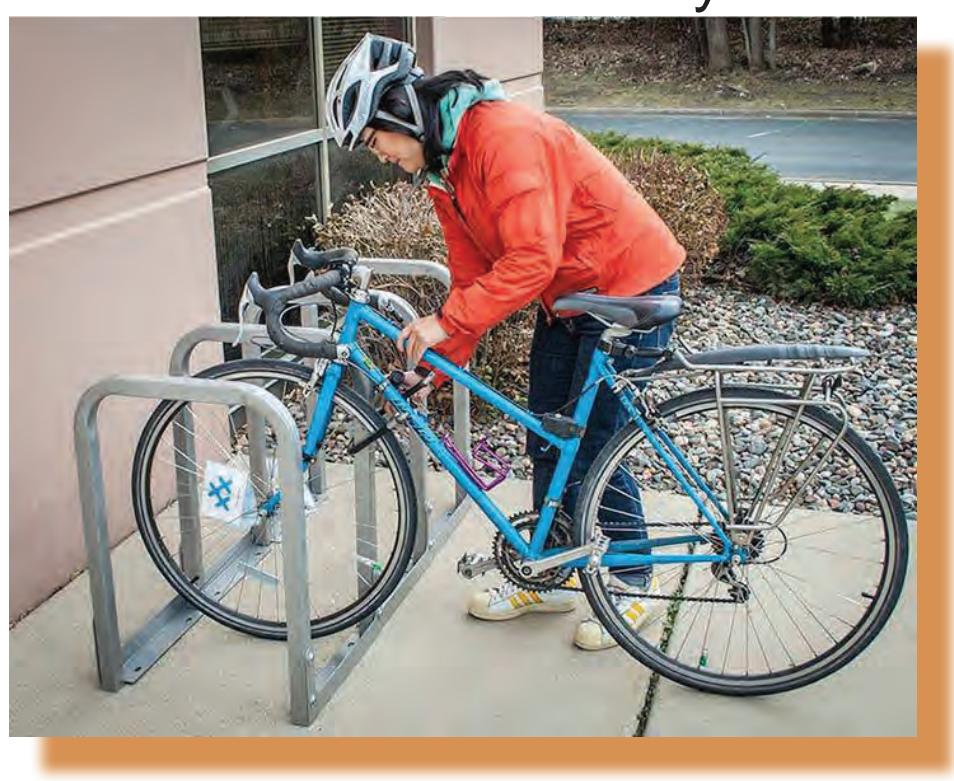
Organized Activities



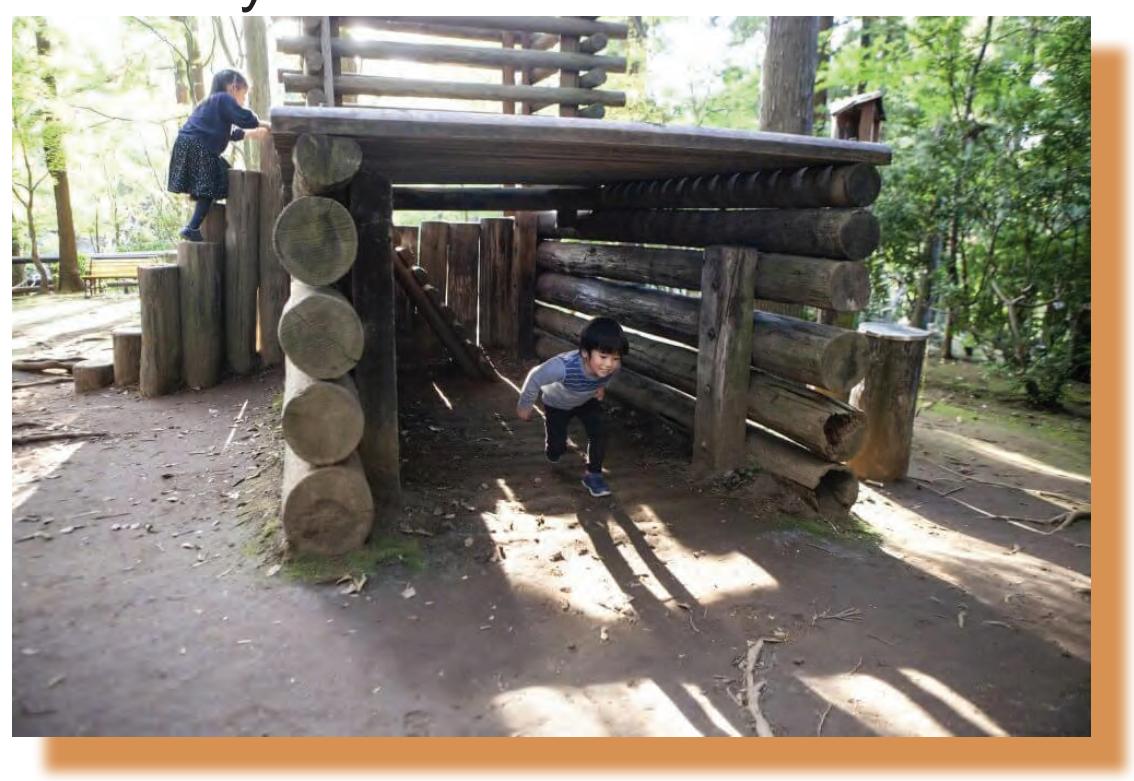
Ropes Course



Bicycle Parking and Fix-It Stations



Kid Play Area



Creek Restoration



Off-Trail (Mountain Biking Paths)



Pump Track

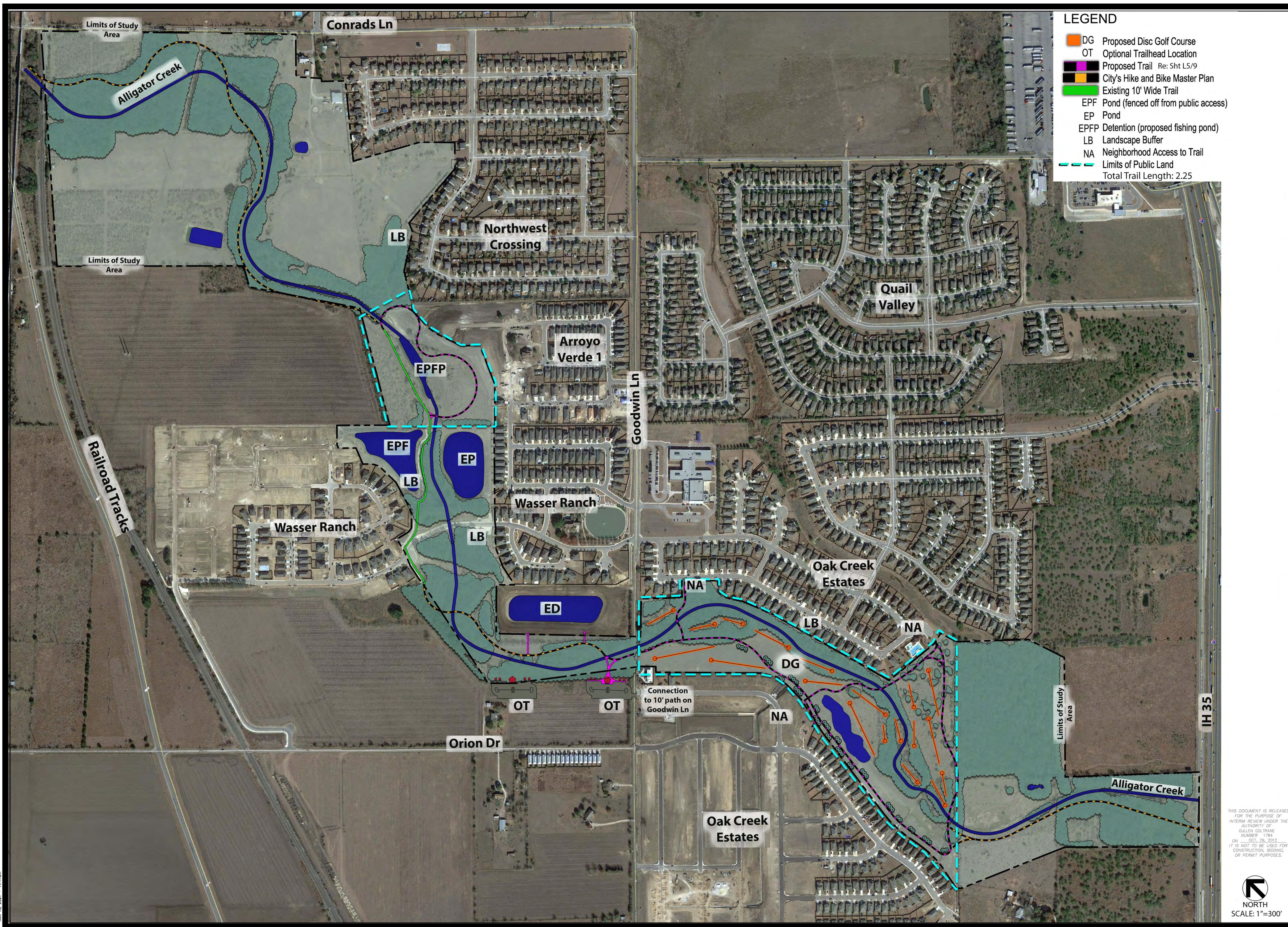


Paved Trails



West Alligator Creek Trail

Preliminary Trail and Park Study Area



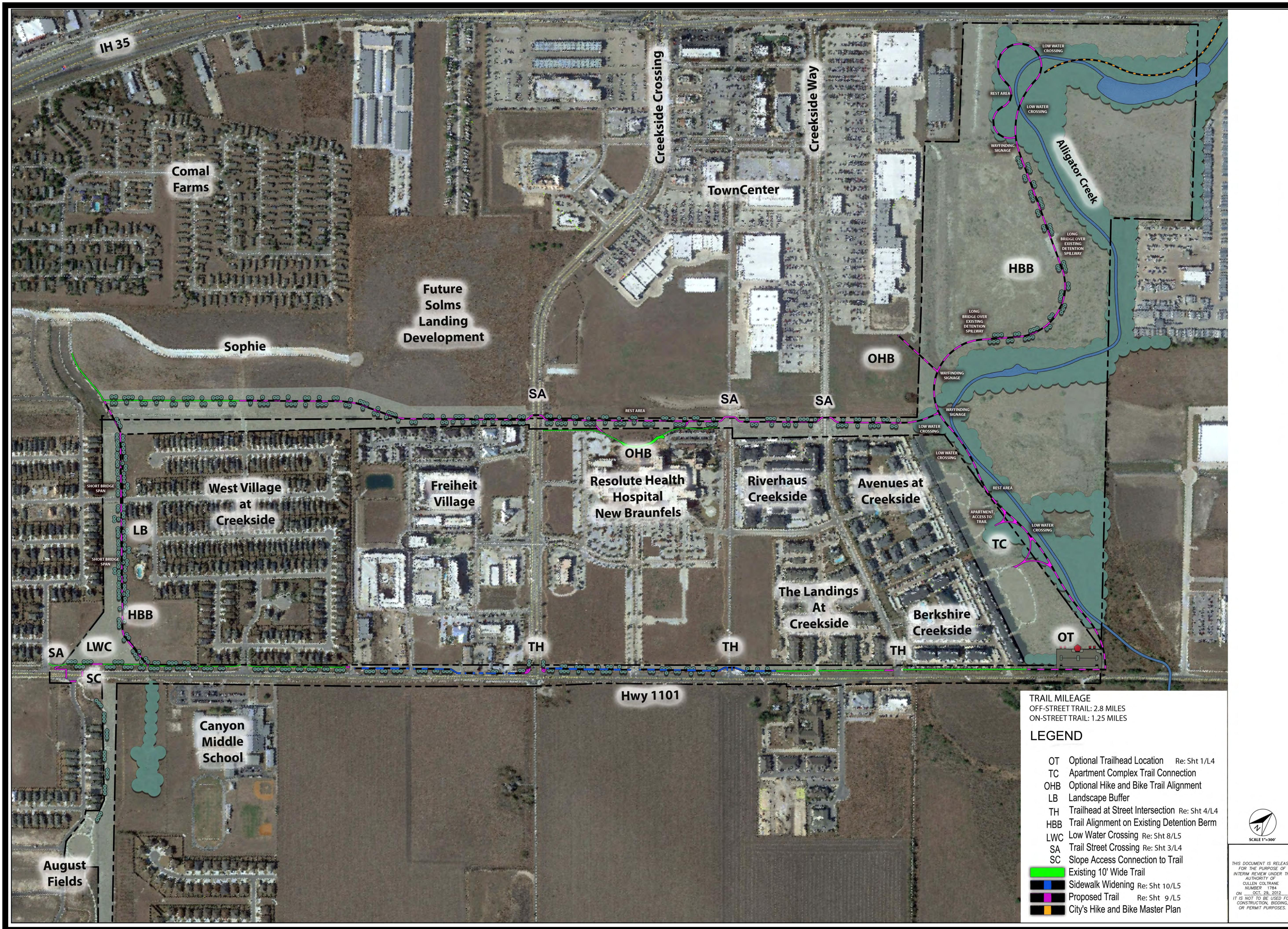
West Alligator Creek Trail

Preliminary Trail and Park Study Area



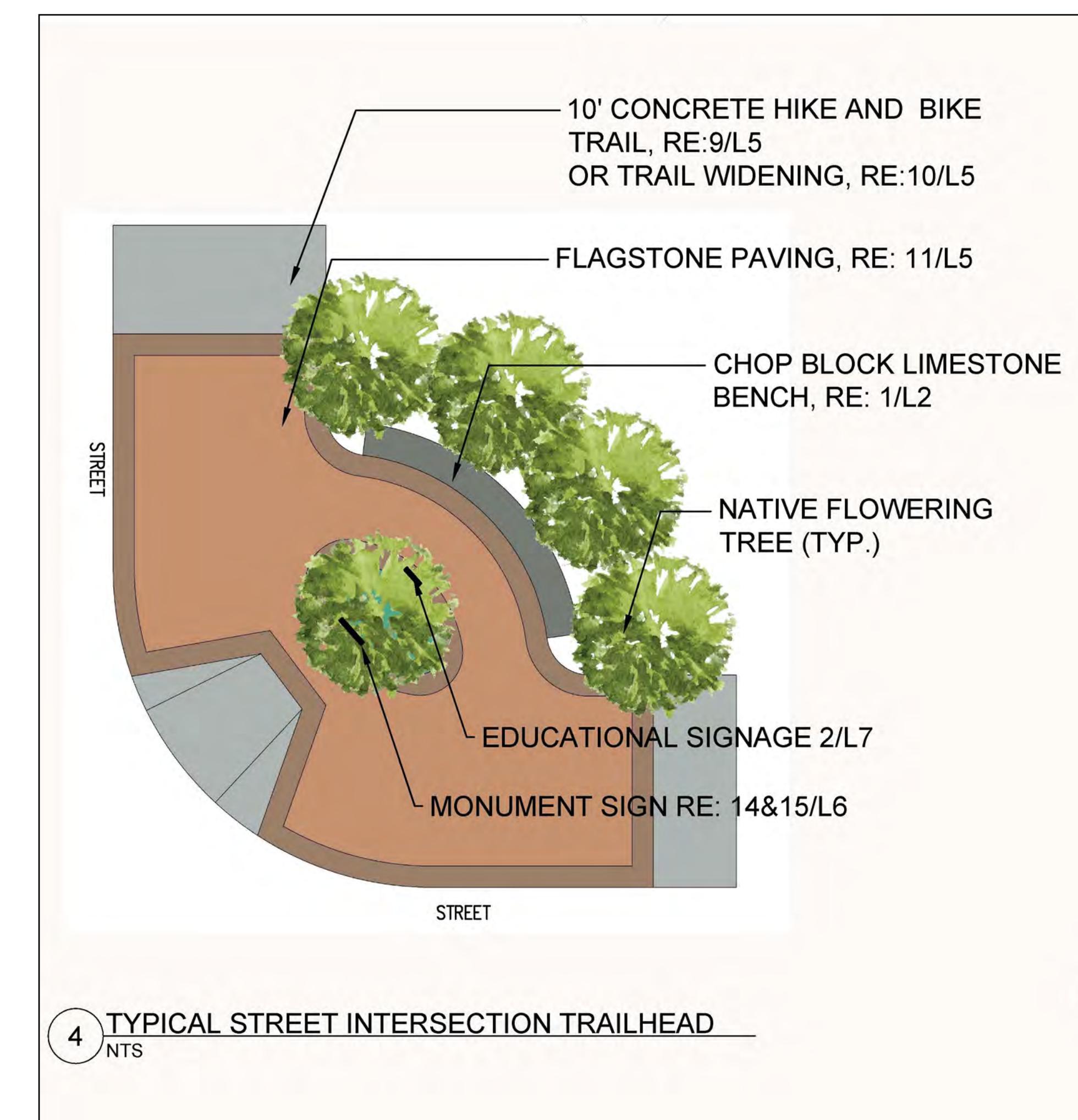
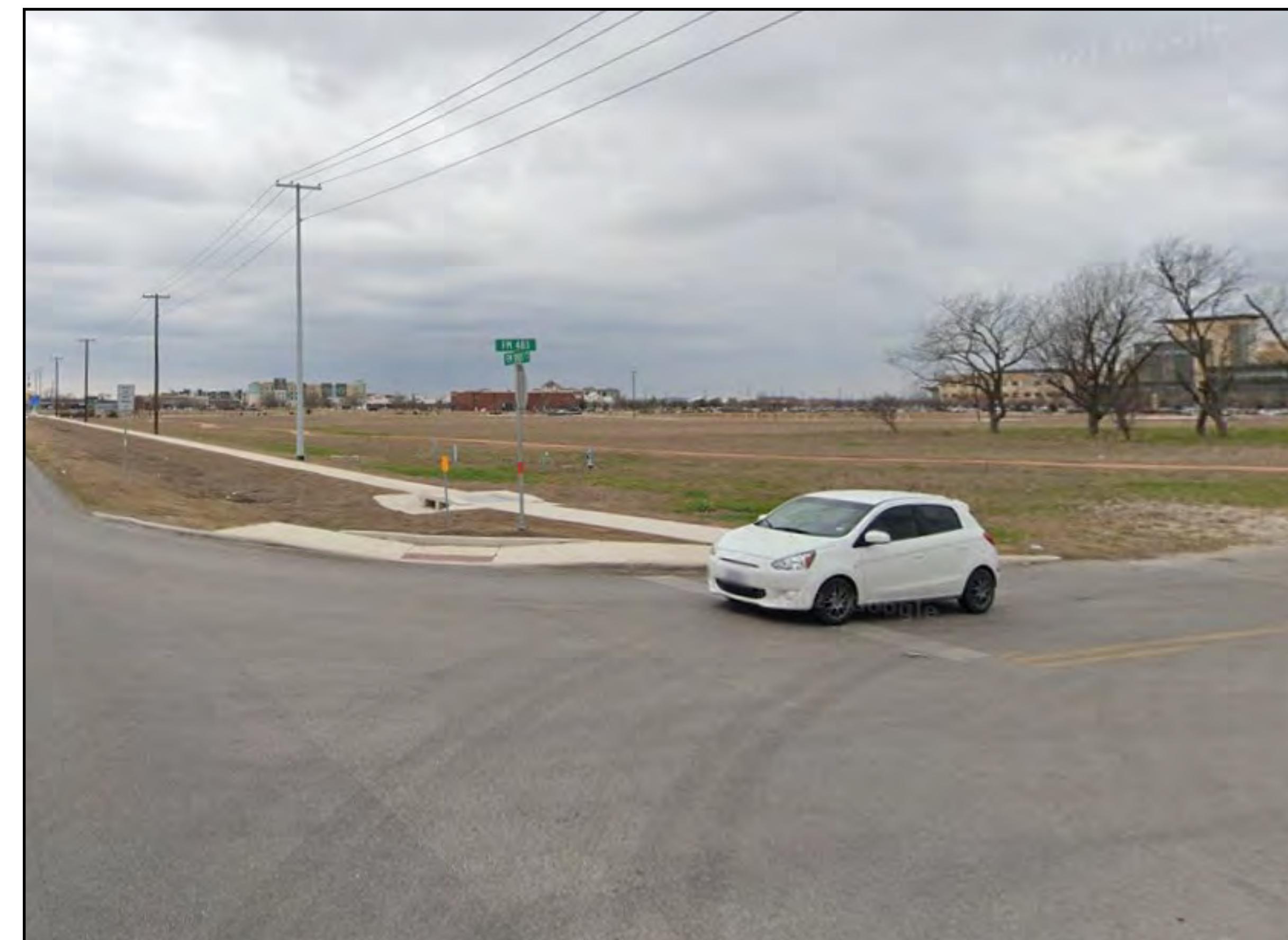
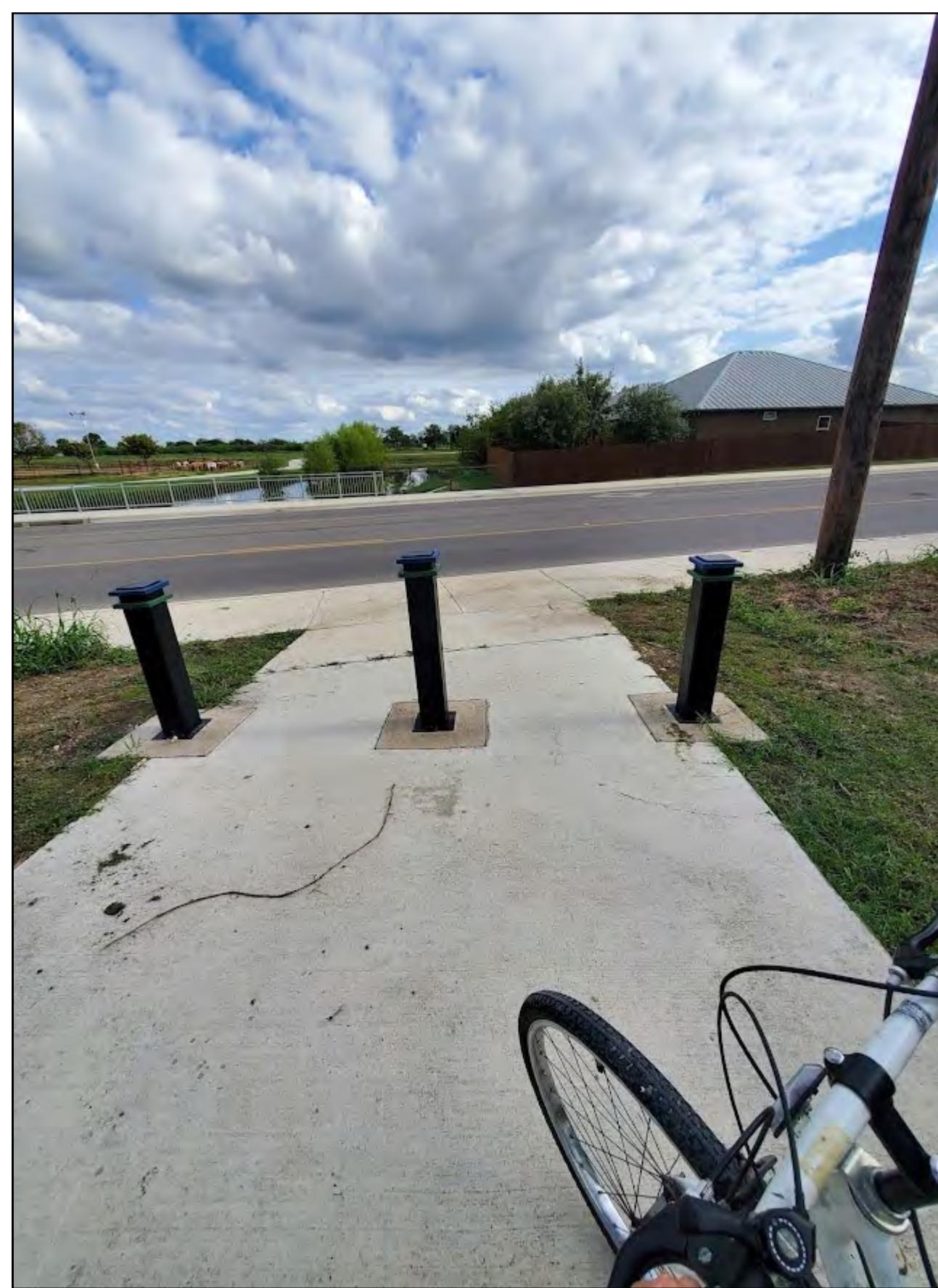
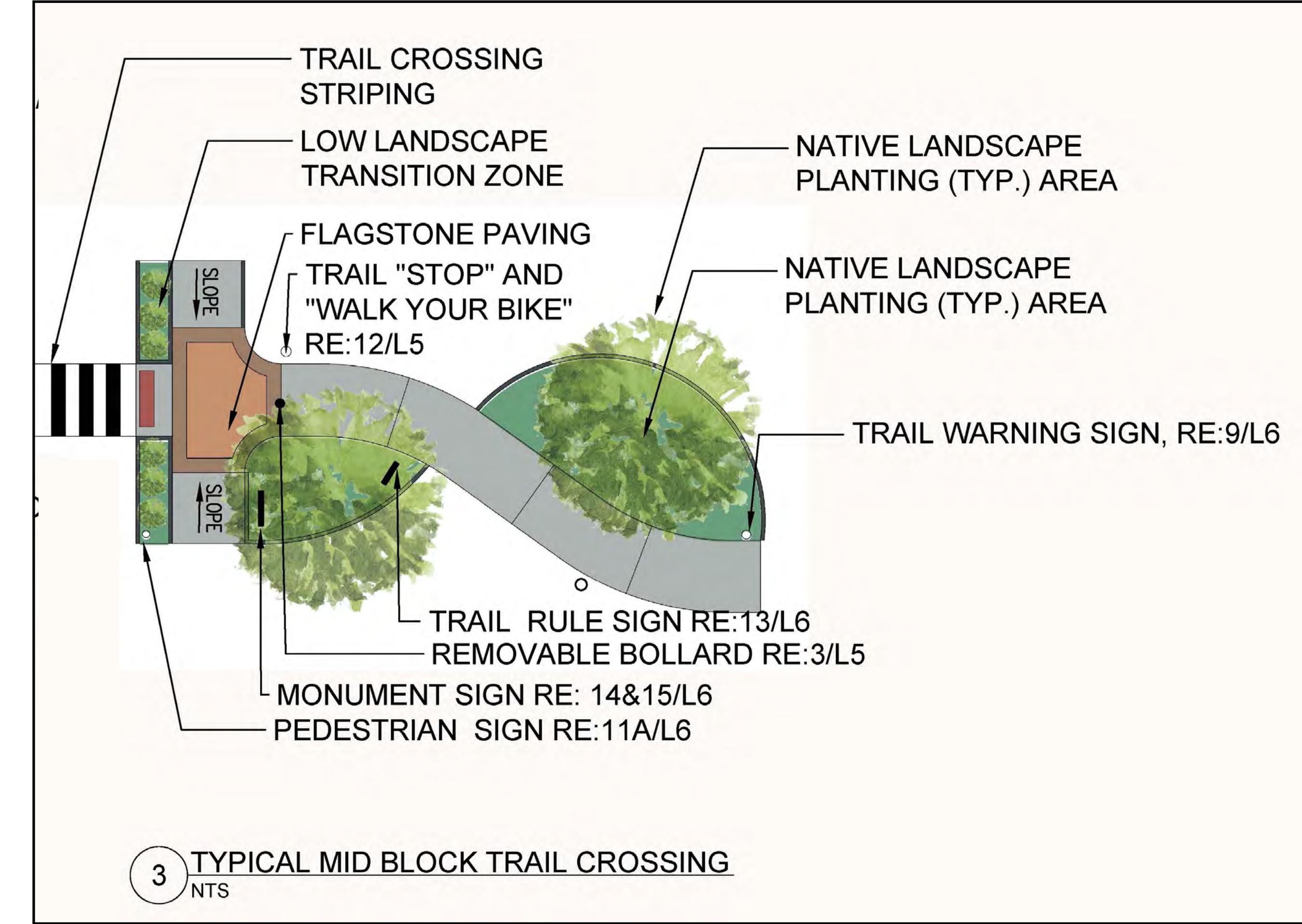
East Alligator Creek Trail

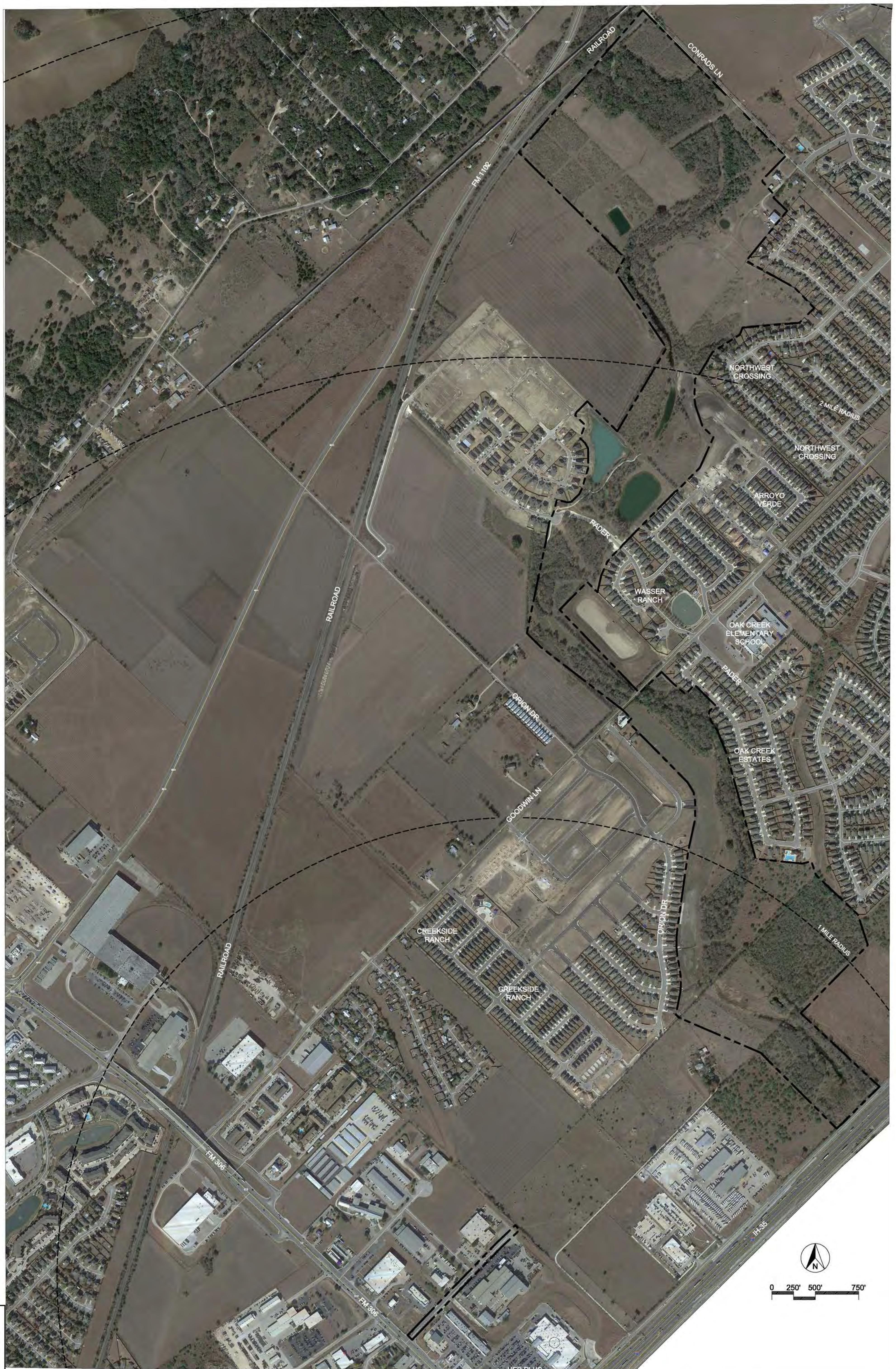
Preliminary Trail Design



East Alligator Creek Trail

Street Challenges & Solutions





PROJ. NO. 100-2306	DATE: 7/7/2021
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1	1
1	1

AERIAL MAP

WEST ALLIGATOR CREEK
New Braunfels, Texas



VICKREY & ASSOCIATES, LLC.

CONSULTING ENGINEERS

CIVIL • LANDSCAPE ARCHITECTURE • SURVEY

12940 Country Parkway San Antonio, TX 78216

Telephone: (210) 349-3271

Firm Registration No: F-159

TBPLS Firm Registration No: 10004100

REVISIONS

1		
2		
3		
4		
△	DESC.	DATE