

# **City of Brady**

**Master Plan for  
Development, Operation and Maintenance of  
Parks, Recreational Facilities and Open Space**

**2006 - 2016**

**Jesse McAnally, Mayor  
Merle Taylor, City Manager**

**Adopted May 2006**

## TABLE OF CONTENTS

I.	INTRODUCTION.....	1
II.	GOALS AND OBJECTIVES.....	6
III.	PLAN DEVELOPMENT PROCESS.....	9
IV.	AREA AND FACILITY CONCEPTS AND STANDARDS.....	11
V.	INVENTORY OF AREAS AND FACILITIES .....	18
VI.	NEEDS ASSESSMENT AND IDENTIFICATION .....	21
VII.	PRIORITIZATION OF NEEDS .....	26
VIII.	PLAN IMPLEMENTATION TIMELINE .....	29

## ATTACHMENTS

ATTACHMENT A: MAPS

ATTACHMENT B: PARK AND RECREATION SURVEY FORMS

ATTACHMENT C: LOCAL RESOLUTION OF ADOPTION

In conjunction with the Brady City Council, this document prepared by



2201 Northland Drive • Austin, Texas 78756  
Phone (512) 420-0303 • Fax (512) 420-0302

## I. INTRODUCTION

*Community Profile.* The City of Brady, county seat of McCulloch County, is located on U.S. highways 87, 283, and 190, approximately 115 miles northwest of Austin, near the geographic center of Texas.

When the area was settled in the 1870s, the community was named Brady City after Brady Creek, which runs through town. Henry and Nancy Fulcher, the first settlers on Brady Creek, donated land for the town site in the mid-1870s. The name was shortened to Brady when the town was incorporated in 1906. The City celebrated its centennial on April 20 with festivities held downtown and at other locations throughout the City.

However, there was documented human activity in the area for nearly a century before the town was settled. In 1787-88, Spanish explorer José Mares crossed the creek near the site of present Brady. Nearly a century later, Allison Ogden and his father-in-law, Ben Henton, built a store in 1875. A post office opened in 1876.

After residents of McCulloch County chose Brady as the county seat in May 1876, the town grew fairly quickly. Brady had about 50 residents in 1877. The stone courthouse, which still stands, was completed in 1878. Thomas Maples began weekly publication of the Brady Sentinel in 1880. By 1884, Brady had two churches, a district school, three stores, two hotels, and 300 residents.

Stock raising was the primary occupation in the Brady area before 1900. In the 1870s and 1880s, local ranchers drove their cattle to markets in Kansas. Most other trade was with Brownwood and Lampasas. The number of farms and fences increased with the influx of immigrants in the late 1880s and 1890s. Poultry, sheep, goats, cotton, and pecans joined cattle as important sources of income for area residents.

When the Fort Worth and Rio Grande Railway arrived in 1903, Brady became a principal shipping point for Central Texas. The Gulf, Colorado and Santa Fe Railroads came to Brady in 1912. By 1914, the town had grown to include four churches, two schools, town banks, several processing plants, manufacturing and supply outlets, and 2,660 residents.

In 1926, Brady residents celebrated the building of the 42-acre Richards Park by holding a two-day barbecue on the Fourth of July weekend. It was such a success that the celebration was labeled the "July Jubilee" and became an annual event. Curtis Field airport opened just north of Brady in 1942 as a pilot-training school. Also, during World War II, a German prisoner-of-war camp was built 3 miles east of the town. It housed more than 300 Germans, most of them members of Rommel's Afrika Korps.

Brady grew slowly from the 1920s through the 1950s with population estimates reaching a peak of 5,800 in 1958. In 1959, the Gulf, Colorado, and Santa Fe Railroads abandoned the section of track between Brownwood and Brady, thereby reducing Brady's access to outside markets.

The population fell to 5,338 by 1961 and, subsequently, stabilized and began to grow again later that decade. Brady Lake was completed in 1963 for flood control, municipal and industrial water needs, and recreation.

The Atchison, Topeka and Santa Fe Railroads abandoned the track between Brady and Eden in 1972, leaving the town with only a branch track to connect it to the main line at Lometa, in Lampasas County. The 1970 Census recorded 5,557 residents in Brady.

By the 1980s, Brady's population had returned and exceeded its earlier peak. The 1980 Census counted 5,969 residents. In 1988, the City had an estimated 142 businesses.

Historically, the economy has been centered around farming and ranching. Its early industries included a mohair-combing plant and sand-mining operations. Today, the City is becoming a popular destination for tourists and hunters. The Francis King Art Gallery and Museum houses works by King, a painter and sculptor, and a collection of restored antique cars.

Brady celebrates an annual band festival and goat cook-off every Labor Day, held at Richards Park. The stone courthouse was renovated in 1974. The G. Rollie White Downs opened in late 1989 as one of the first horse racetracks in Texas developed after the passage of pari-mutuel laws earlier that same year. It operated briefly, but was unprofitable and closed by 1990.

Brady's population in 1990 was 5,946. The 2000 Census recorded the population as 5,547 people.

*Demographic Analysis.* Demographic analysis is useful in parks and recreation planning because future planning for community facilities and services depends on the size and rate of the community's growth.

The Texas State Data Center (TSDC) and the Texas Water Development Board (TWDB) periodically issue population estimates and projections for all incorporated places in the state. These agencies calculate their estimates based on several factors including county-level birth and death data, school enrollment, Medicare enrollment, housing figures, and water demands. According to their calculations, Brady's population will increase steadily during the period covered by this plan.

U.S. Census data indicates that Brady's population has steadily increased during the past four decades, going from 5,338 in 1970 to 5,557 in 1980 to 5,969 in 1990 to a 2000

population of 5,547. The current estimated population is 5,593. Several factors, including historic trends, age distribution, and racial distribution, are considered when projecting the growth of the City.

*Table 1* illustrates the population projections for the City over the next 20 years.

**Table 1: Forecasted Population, 2005-2020**

Year	Population
2000	5,547 (adjusted)
2005	5,741
2010	5,941
2015	6,131
2020	6,256

*Source: Texas State Data Center's State Population Estimates and Projections Program combined with .05% migration and 1999-2000 migration cohort-component method calculations.*

Ethnicity of the City's population is detailed in *Table 2*. This table uses data from U.S. Census Reports for 1990 and 2000, and clearly illustrates local racial trends.

**Table 2: Population by Race & Ethnicity, 1990-2015**

Characteristic	1990		2000		2005		2010		2015	
	Number	%								
Total Population	5946	100%	5523	100%	5609	100%	5714	100%	5818	100%
White, not Hispanic	3945	66.3%	3563	64.5%	3881	69.2%	3868	67.7%	3875	66.6%
Black, not Hispanic	147	2.5%	114	2.1%	84	1.5%	91	1.6%	87	1.5%
Hispanic	1840	30.9%	1805	32.7%	1615	28.8%	1726	30.2%	1827	31.4%
American Indian, Alaskan Native	7	0.1%	10	0.2%	0	0.0%	0	0.0%	0	0.0%
Asian or Pacific Islander	7	0.1%	7	0.1%	6	0.1%	6	0.1%	6	0.1%
Other	0	0.0%	24	0.4%	22	0.4%	23	0.4%	23	0.4%

*Source: 1990, and 2000 Censuses of Population and Housing, Summary Population and Housing Characteristics and Summary Social, Economic, and Housing Characteristics.*

Data illustrated in *Table 2* indicates that the City of Brady is following the statewide trend of becoming more racially diverse.

Age distribution also is an important factor in planning for the City's future recreational needs. *Table 3* compares 2000 age distribution data with projected age distribution in 2015.

**Table 3: Population by Age Group, 2000 to 2015**

Age Group	2000		2005		2010		2015	
	Pop.	%	Pop.	%	Pop.	%	Pop.	%
0-4 years	441	8%	449	8%	457	8%	465	8%
5-17 years	1,130	20%	1,122	20%	1,143	20%	1,164	20%
18-44 years	1,715	31%	1,739	31%	1,771	31%	1,804	31%
45-64 years	1,170	21%	1,178	21%	1,200	21%	1,222	21%
65+ years	1,067	19%	1,122	20%	1,143	20%	1,164	20%

Source: 2000 figures – 2000 Census of Population and Housing. Future population estimates based on 2000 Census of Population and Housing, Texas State Data Center's Texas State Population Estimates and Projections Program.

In addition, the Census data reflects a growing trend of young adults moving to larger communities where they can pursue higher education and work opportunities. The 1990 Census reported there were 274 residents between the ages of 18 and 21 years. By comparison, there were 248 residents between the ages of 18 and 21 years in 2000.

Of the 266 households responding to the Needs Assessment Survey (discussed in detail in Section VI. Needs Assessment and Identification), 87 percent indicated they contained children 17 years and younger and 6 percent of the respondents were households containing adults aged 65 years and older. These two age groups, school-age children and senior citizens, are the primary users of developed park and recreational facilities.

The City is densely developed, mostly flat terrain with areas covered by heavy brush and small trees. The City drains toward Brady Creek, which winds through the City from northwest to southwest. The climate is moderate, but dry. The area receives only 27.63 inches of rain annually. The January mean minimum temperature is 32.3 and the July mean maximum temperature is 84.5. Soils are black loam to sandy loam.

In developing this Master Plan, the planners considered survey responses as well as cultural and economic condition of Brady's residents. Although employment opportunities are expanding within the region, Census data indicates that the median household income and per capita income of Brady's residents still lags far behind the statewide figures.

Locally, the 2000 Census reported the median annual household income as \$22,961 compared to the statewide figure of just under \$40,000. At the same time, per capita income locally was \$12,607 per year compared to approximately \$20,000 statewide. In 2000, approximately 23.5 percent of the individuals in Brady lived below the poverty level compared to a statewide average of 15.4 percent. This generally was interpreted

to mean that Brady's residents have less disposable income for fee-charging recreational activities than do other Texas residents.

Finally, the planners also considered the facilities currently available in Brady. They do not have easy and open access to sufficient swimming facilities, ball fields, multi-use fields, adequate playground equipment, a walking track, or courts for outdoor sports. There is no public community center. There are no publicly or privately owned indoor recreational facilities such as a bowling alley, skating rink, movie theater, or game room in Brady.

## II. GOALS AND OBJECTIVES

Brady's Master Park Plan provides a foundation for future park and recreation facilities development in Brady. To realize this vision for the future, actions suggested in this plan must relate to specific goals that the citizens of Brady hope to accomplish.

Goals and the objectives that lead to goal implementation were determined through informal surveys of local residents, public hearings related to community development projects, and public meetings held specifically to address parks, recreation and open green space issues.

The following goals have evolved since the City adopted its first master park plan in November 2001. They reflect a continued commitment to the original goals of (1) establishing a vision for the park and recreation system, (2) developing an inventory of existing facilities, (3) providing an achievable implementation plan, (4) identifying local resources to maximize available opportunities, and (5) establishing a tool for coordination between public and private entities interested in recreation in Brady.

*Goal 1: The City of Brady will work to increase the percentage of public parkland available to citizens by providing a system of public parks, recreational facilities, and open space to enhance the aesthetic appeal of the community and the quality of life and mental and physical well-being of Brady's citizens, and to meet local adopted standards.*

Objective A: Develop a land use management standard for acquisition of parkland for new residential developments to ensure availability of adequate parkland with the development of new residential areas. At least 1 acre of park and recreational land per 100 residents will be available for use in the City or its extraterritorial jurisdiction.

Objective B: Purchase or obtain by donation land in every sector of the City to be dedicated in perpetuity for public recreation purposes.

Objective C: Utilize the priority recommendations in this park and recreational space development plan to develop a citywide park system to meet a variety of needs for all citizens and to bring the City into compliance with adopted standards.

Objective D: Preserve open space, natural areas and greenbelts through the dedication and enhancement of abandoned street and/or railroad rights of way and through the improvement of flood hazard areas.

Objective E: Educate citizens about the benefits of private donation of property by means of voluntary gift, bequest, or negotiated sale to be dedicated as parkland, recreational facility, and/or open space.

Objective F: Protect and preserve unique environmental conditions and features by utilizing them to the fullest extend in their natural state and educating citizens of the value of natural resources and native ecosystems.

Objective G: Educate citizens about the benefits of private beautification actions including the proper disposition of household debris and the planting of native trees and vegetation.

*Goal 2: The City of Brady will work to increase the availability of recreational opportunities for all citizens.*

Objective A: Provide outdoor facilities for diverse recreational opportunities including team sports and unstructured play areas.

Objective B: Provide indoor facilities with diverse recreational opportunities including youth activities, elderly activities, team sports, group fitness, and individual leisure areas.

Objective C: Provide facilities for diverse elderly recreational opportunities including areas for dominoes, horseshoe pitching and walking.

Objective D: Provide facilities for water-based recreational opportunities such as swimming facilities as well as lakes, ponds, streams and wetlands for fishing.

Objective E: Provide facilities that preserve the unique aspects of life in Brady to ensure continuity of local history.

Objective F: Ensure that all facilities are constructed to meet adopted standards and provide adequate access to handicapped individuals including restrooms and parking areas as well as recreational spaces and facilities.

Objective G: Provide facilities for young children (playgrounds) within safe walking distance ( $\frac{1}{4}$ -mile) of any concentration of housing (more than 10 units, each of which is located within 50 feet of the closest adjacent unit).

*Goal 3: The City of Brady will seek to implement this plan using both local and outside financial resources and expertise.*

Objective A: Use grant programs, City general revenues, volunteer efforts, private and corporate donations and interlocal agreements to construct recreational facilities according to the prioritized schedule developed in this plan and in compliance with adopted standards.

Objective B: Develop interlocal agreements with the Brady Independent School District, local organizations, state agencies, McCulloch County and private

developers to allow joint use of facilities where feasible and shared maintenance expenses to ensure citizens have access to year-round recreational opportunities.

Objective C: Seek expertise in park design, construction techniques, and project implementation from the Texas Parks and Wildlife Department, the City's engineering firm and other sources of information.

### III. PLAN DEVELOPMENT PROCESS

The City of Brady adopted its first Parks, Recreation and Open Space Plan in November 2001, stemming from a community-wide desire to direct the development of a parks and open space system for the City.

In June of 2001, in order to prepare for the future recreational needs of the citizens of Brady, the City prepared a comprehensive Parks, Recreation and Open Space Master Plan. This plan was developed in collaboration with City and McCulloch County officials, Brady School District, and local citizens. The planning period extended from 2001 to 2010.

As a result of the planning process, the City determined that the priority needs to were expand the hike/bike trail system throughout the City, expand water access, expand picnic facilities, expand open space, enhance existing landscaping, expand youth ball fields and playground facilities, expand camping facilities, and renovate neighborhood park facilities. These needs were determined by a public input through community meetings and a survey conducted in 2001. A total of 174 responses were received.

Following the 2001 adoption of the master plan, the City reviewed its priority needs and objectives in 2003 prior to making application to the Texas Parks and Wildlife Department for outdoor grant funds through the Texas Recreation and Parks Account Program.

At that time, the city determined that the top priorities would be revised to reflect a need to expand the existing golf course facilities. Other new top priorities included expanding the existing Ed Davenport Civic Center, and developing a Youth Activity Center. While the application for funds to expand the golf course facilities was not successful, the City has taken steps to address the other two new priorities.

These actions include making application in April 2006 to the Texas Department of Transportation to provide funds to expand the Civic Center to accommodate a Visitor's Center, and worked with a local church to ensure that their new youth and family life center be available on a limited basis to the public.

Also in 2006, the City decided to undergo a completely new planning effort to identify specific priority needs, goals and implementation actions in anticipation of making application in July 2006 to the Texas Parks and Wildlife Department for funds to construct other outdoor recreational activities including a new swimming complex.

The City Council served as an ad hoc park planning committee and began talking with their constituents and studying the existing recreational opportunities in the area. A survey was conducted in January and February 2006. A total of 313 responses were received which represents a nearly 15% response rate.

The survey asked citizens to identify recreational activities they would like to see available in Brady, where they currently pursue recreational activities, and for the demographic makeup of their family.

Results of the survey, along with feedback from the Mayor and Council drove much of the needs assessment process. Survey results are discussed in Section VI. Needs Assessment and Identification of this plan. A copy of the survey form is included in this master plan as Attachment B.

The majority of those who participated in the original planning process cited creation of both indoor and outdoor recreational facilities as equally important. These needs were again reflected in the survey results of the written survey, but were more clearly identified by specific activities.

In general, the survey results showed development of a new swimming facility closer to the population center was the top priority. In addition, parents of school-aged children and elderly residents expressed the need for a safe, clean and accessible environment for a wide variety of outdoor activities not available elsewhere.

Residents also expressed opinions on a variety of community development needs including public safety, public and personal security issues, and personal and family development.

The City Council met April 18 in a public meeting to discuss the survey results. The Council met again on April 19 to establish specific goals and formulate development priorities to be incorporated into this plan. This revised plan was submitted to TPW for review on May 31.

Following adoption of this plan by the City Council, the City's continuing responsibility will be to appoint a formal park committee, identify on-going funding resources and to provide guidance on facility operation and maintenance and on specific park improvement projects. The park committee's responsibilities will include a review of this master plan on a regular basis to ensure its goals and objectives continue to meet the changing needs of Brady's citizens.

Future revisions will be incorporated as necessary.

#### IV. AREA AND FACILITY CONCEPTS AND STANDARDS

There are basic principals that guide successful development of parks and recreational opportunities in communities of all sizes and types. These standards and guidelines provide direction to community leaders who know generally what their community's needs are but require more specific information to guide the planning process.

The City developed local standards by considering population trends, economic conditions, available facilities, and natural resources. The planners also considered Brady's demographics in identifying which facilities would provide participation opportunities to the broadest segments of residents.

To determine facility needs, the City collected public comment and conducted a survey. Later, local information was merged with recommendations stated in the National Recreation and Park Association's (NRPA) *Park, Recreation, Open Space & Greenway Guidelines*.

Some general guidelines include:

- In most cases, active recreation areas should be separated according to the users' ages, primarily to protect younger children from injury. Some areas should be designated for all ages so entire families can enjoy being together.
- Recreational areas should be accessible to the age group they are designed to serve. For example, neighborhood playgrounds usually serve an area with a radius of one-quarter mile which is a safe and reasonable distance for a child to walk. Larger facilities serving all members of a family can be automobile accessible and serve users up to five miles away.
- Combined municipal and school recreational facilities are recommended to serve the needs of the community. If these functions are not coordinated, redundant facilities may be built. If possible, school recreational areas, including parking areas, drinking fountains, and restrooms, should remain open on weekends and during summer months.
- Greenbelts, hike and bike trails, parkways, or paths should be provided to connect large recreational areas, providing access, scenic views, and recreational opportunities. Vehicular routes should be encouraged only when recreational areas are separated by more than one mile; otherwise, walking trails, greenbelts, or other pedestrian routes are desirable.

NRPA standards recommend 30 acres of parkland per 1,000 persons with those acres available as 10 acres of parkland for recreational use, 10 acres in greenbelt areas such as scenic parks, streams, and parkways, and 10 acres in reserve or a natural state.

Using these standards and the City's 2000 population of 5,523 people, the City should contain approximately 184 acres of parkland: 61.3 acres in recreational parks, 61.3 acres in greenbelts, and 61.3 acres in natural state. However, the City of Brady is also

the county seat of McCulloch County and the largest town within the County which means that the City's recreational facilities are utilized by the majority of McCulloch County's entire population of 8,205 people.

The City currently has seven parks totaling 364 acres. The majority of these acres are concentrated at four sites: the 1,800-acre Brady Lake site has approximately 125 acres developed for recreational purposes; the now defunct G. Rollie White Complex for horse racing has approximately 100 acres dedicated as a special use park; the Brady Municipal Golf Course contains 84 acres; and the Richards Park and adjacent Brady Creek Park contain 42 acres and 7 acres, respectively.

While the current inventory indicates that, according to the national standard, the City has sufficient park acreage, arbitrary standards must be viewed in relation to the specific needs and characteristics of the community in which the standards are to be applied. Therefore, the City modified some of the nationally accepted standards to reflect the community's unique circumstances such as the poorly situated location of some of its most popular public recreational opportunities and its rural setting.

**Park Classification System.** NRPA's *Park, Recreation, Open Space & Greenway Guidelines* were used to identify the park facilities that best suit the City's needs:

Type	Use	Service Area	Desirable Size	Acres per 1,000	Desirable Site
Mini-Park	Sites used to address limited, isolated or unique recreational needs.	1/4 mile radius	Between 2,500 s.f. and 1 acre	Varies by site usage	In commercial districts, neighborhoods or centers of civic activity.
Neighborhood	Facilities that serve a specific area of housing development for intense recreation such as field games, court games, playground apparatus, picnicking, etc.	1/4 mile radius	10 acres or less	1.0 to 2.0	Within neighborhoods and in close proximity to apartment complexes. Suited for intense development. Fully accessible school park facilities are suitable.
Community	Area of diverse environmental quality. May include areas suited for intense recreation facilities such as ball fields and swimming pools. May highlight natural qualities for outdoor recreation such as walking, viewing, picnicking or a combination of the above.	2 to 5 mile radius	15 acres or more	5.0 to 8.0 acres	May include natural features such as water bodies and areas suited for intense development. Easily accessible to neighborhoods served.
Greenways and Park or Connector Trails	Area developed for one or more varying modes of recreational travel such as hiking, biking, and pleasure walking. May include active play areas.	N/A	Wide enough to protect the resource and provide maximum use; variable acreage per 1,000		Built or natural corridors such as rights of way, creeks, roads, or vegetation patterns that link recreational areas or community facilities.
Special Park	Areas for specialized or single-purpose recreational activities such as golf courses, nature centers, arenas, athletic complexes, or buildings, sites or objects of historic or archaeological significance.	N/A	Variable depending on desirable size and use type. Acreage per 1,000 also varies.		Within the community, dependent on specific use.

Brady's park needs fit easily within this framework, mainly because the City is the size of a small community in both population and area, and it is fairly isolated from other population centers. The rural setting allows residents to enjoy outdoors activities such as birding, fishing, and hunting year-round, but the location of some of its park facilities prevents many residents from easily participating in popular activities such as swimming.

The size and types of facilities found at a mini-park, neighborhood park or community park are appropriate for a community the size of Brady. Greenbelts are desirable to provide safe passage from park facilities to the various parts of the community because five major highways cross through the City. Special use parks for golf and water-based activities are desirable because of Brady's remote location from other larger population centers where these activities are typically available.

Local standards established by the City and park planners include:

- One community park per 5,000 people. The park should be large enough in size to contain an aquatic center, playing fields (baseball, softball, soccer), sports courts, playground equipment, picnic tables with cooking stoves, a multi-use walk/bike/jog trail, a pavilion suitable for small or large group gatherings, camping sites, a natural area focusing on "visitor-friendly" interactive nature exhibits, and activities pursued by elderly residents such as horseshoe pits or washers.
- One special use park for water-based activities per 5,000 people. The park should be situated on a water body such as the Brady Lake. It should be large enough in size to accommodate fishing, boating, water-skiing, playground equipment, picnic tables with cooking stoves, a multi-use walk/bike/jog trail, a pavilion suitable for small or large group gatherings, camping sites, a natural area focusing on "visitor-friendly" birding and other wildlife observation exhibits, and activities pursued by elderly residents such as horseshoe pits or washers.
- One mini-park per 1,000 people. As was previously mentioned, five major highways intersect in Brady. The volume of traffic on these roadways creates a dangerous situation for non-drivers, therefore, there is a need for mini-parks in each of the town sections divided by the highways. In addition, Brady has a very vibrant downtown area so a mini-park should be developed in the downtown area so that workers have a safe environment in which to take breaks. The mini-parks should contain playground equipment, picnic tables, benches, or passive recreational activities, and, for those in residential areas, basketball half-courts.
- Multiple open spaces and natural areas within comfortable walking distance of residential neighborhoods where residents can pursue individual outdoor leisure-time activities and observe local wildlife in its natural habitat.

- Greenbelts as needed to link recreational destinations with schools, residential neighborhoods, employment centers, municipal offices and shopping areas.

The NRPA Standards do not address indoor recreation standards. However, because of the relatively hot summers when temperatures reach 100 or more degrees, park planners decided that at least one indoor facility is needed to provide recreational opportunities to citizens year-round. Indoor facilities should meet the following standard:

- One City-owned indoor recreational facility per community of less than 10,000 people. The facility should be large enough to accommodate a variety of activities including a youth visiting area, family games area, elderly gathering area, community meeting rooms, kitchen facilities suitable for banquets, several multi-purpose rooms suitable for aerobics and/or educational training sessions, weight training and cardio-vascular fitness areas, and rooms for cultural and/or arts-and-crafts activities.

**Facility Standards.** The City has determined that the NRPA standards regarding park and recreational facilities shown on the charts on the following two pages are in use at successful parks across the nation and are the result of years of research and implementation. Therefore, the City adopts these standards with minor modifications for use in all of its park and recreational facilities.

Most facilities listed in the NRPA Standards specify service area populations far greater than that of Brady. The City has modified these standards to reflect local priorities, especially the popularity of soccer, baseball, walking, biking, and picnicking.

Many facilities, such as swimming pools, football fields, golf courses, and running tracks are typically found on school campuses or in larger communities. The nearest metropolitan centers where these facilities are found include Abilene, approximately 110 miles north; Austin, approximately 115 miles southeast; San Angelo, approximately 80 miles west; and San Antonio approximately 150 miles south. Because these cities are beyond easy access for non-drivers, the City has developed these facilities in Brady.

The NRPA Standards do not set guidelines for playground equipment, picnic uses, skateboarding/rollerblading, and/or more passive activities such as horseshoe pits, washers or shuffleboard courts. The City of Brady feels that these are important activities and should meet the following standards: 1 playground area per mini-park, neighborhood park and/or community park; 1 picnic table per 250 residents clustered in dedicated parks, 1 skateboard/roller blade facility per community, a variety of passive activities in each park, and at least 1 water feature per community park. Some of the picnic tables should be placed under a covered pavilion to shield picnickers from rain and hot summer sun.

**Building and Construction Standards.** The City has determined that a set of building and construction standards will be followed for all future park construction. Building and construction specifications will be developed for each individual park development

project that will specify standards for items such as multi-use pathways, specific-use and multi-use sports courts, specific-use and multi-use fields, sand volleyball courts, multi-activity play units, pavilions, and others. Standards will also be developed for site amenities such as restroom/concession buildings, lighting, parking areas, bleachers, picnic tables, trash containers, drinking fountains, and cooking stoves. The *Americans with Disabilities Act (ADA)* specifications will also be met or exceeded wherever they apply as related to these facilities.

## NRPA Suggested Outdoor Facility Development Standards

Activity/ Facility	Space Requirements	Size and Dimensions	Orientation	Units per Capita	Service Radius	Notes
Basketball Court	2,400-3,036 SF	46' – 50' x 84'	Long axis N-S	1 per 500	1/4-1/2 mile	Usually in school, recreation, or church facility. Safe walking or bike access. Outdoor courts in neighborhoods and community parks and active recreation areas in other parks.
Tennis Court	Minimum of 7,200 SF per court (2 acres for complex)	36' x 78' with 12' clearance on both sides.	Long axis N-S	1 per 2,000	1/4-1/2 mile	Best in batteries of 2-4. Located in community or neighborhood park or near schools.
Volleyball Court	Minimum of 4,000 SF	30' x 60' with 6' clearance on all sides.	Long axis N-S	1 per 1,000	1/4-1/2 mile	Same as other court activities.
Adult Baseball	3.0 to 3.85 acres	Baselines – 90' Pitching distance – 60 1/2' Foul lines – 320' Center field – 400'	Locate home plate so pitcher throws across sun and batter not facing sun. Line from home plate to pitcher's mound runs east northeast.	1 per 1,000	1/4-1/2 mile	Part of neighborhood park. Lighted field part of community park.
Little League	1.2 acres	Baselines – 60' Pitching distance – 46' Foul lines – 200' Center field – 200-250'				
Football	1.5 acres	160' x 360' with 6' clearance on all sides	Fall season, long axis NW-SE. For longer periods, N-S.	1 per 20,000	15-30 minutes travel time	Usually part of a baseball, football, soccer complex in a community park or near high school.
Soccer	1.7 to 2.1 acres	195-225' x 330-360'	Same as football	1 per 500 (youth) 1 per 1,000 (adult)	1-2 miles	Number of units depends on popularity. Youth soccer on smaller fields near schools.
1/4-mile running track	4.3 acres	Overall width – 276' Length – 600' Track width for 8 lanes is 32'	Long axis in sector from N-S to NW-SE with finish line at northerly end.	1 per 20,000	15-30 minutes travel time	Usually part of a high school or in community park complex.

## NRPA Suggested Outdoor Facility Development Standards (cont.)

Activity/ Facility	Space Requirements	Size and Dimensions	Orientation	Units per Capita	Service Radius	Notes
Softball	1.5 to 2.0 acres	Baselines – 60' Pitching distance – 46' or 40' for women Fast pitch field radius from plate – 225' between foul lines. Slow pitch – 275' or 250' for women.	Same as baseball.	1 per 1,000 if also used for youth baseball.	1/4-1/2 mile	Slight difference in dimensions for 16" slow pitch. May also be used for youth baseball.
Multiple Recreation Court	9,984 SF	120' x 80'	Long axis of courts with primary use is N- S	1 per 10,000	1-2 miles	Use for basketball, volleyball, and tennis.
Trails	N/A	Well-defined head maximum 10' wide, maximum average grade of 5% not to exceed 15%.	N/A	1 system per region.	N/A	Capacity: rural trail – 40 hikers per day per mile; urban trail – 90 hikers per day per mile.
Golf	50 acres min.	Avg. length – 2,250 yds.	Majority of holes on N-S axis.	1 per 25,000	1/2-1 hour travel time	Accommodates 350 people per day.
9-hole	110 acres min.	Avg. length – 6,500 yds.		1 per 50,000		Accommodates 500-550 people per day.
18-hole						
Swimming Pool	Varies with size of pool and amenities. Usually 1/2 to 2 acres.	Teaching – min. of 25 yards x 45' even depth of 3-4 feet. Competitive – minimum of 25 x 16 m, minimum of 27 SF of water surface per swimmer. Deck to water ratio 2:1.	None, although care should be taken in locating lifeguard stations relative to afternoon sun.	1 per 20,000 (pools should accommodate 3- 5% of the total population at a time).	15-30 minutes travel time.	Pools for general community use should be planned for teaching, competitive, and recreational purposes with enough depth (3.4m) to accommodate 1m and 3m diving boards. Located in community parks or school sites.

## V. INVENTORY OF AREAS AND FACILITIES

Currently, the City of Brady park system includes seven parks total 364 acres which includes open spaces (Brady Lake Park) and green belts (Brady Creek Hike/Bike Trail). The Brady District provides a limited amount of playground and outdoor recreational equipment for use by students during school hours, but the outdoor facilities do not remain open for after-school use. There are no privately owned or operated outdoor recreational facilities in Brady, but one church has established a Family Life Center where residents can enjoy fellowship time together. Many homes have large grassy yards, and a few of these families have installed limited individual-use play equipment for their children.

**Richards Park:** Richards Park is a community park owned by the City, located northwest of Brady on Brady Creek and State Highway 87. The park is 42 acres bordered on the west, south and east by Brady Creek. Access is to the north by Memory Lane to SH 87 and to the south by a bridge that crosses the creek and connects to 6<sup>th</sup> Street. This park is covered with mature pecan trees, and is a major park for community special events. It is fully of playground equipment, picnic tables, barbecue grills, 85 RV camp sites, five lighted ball fields, a lighted rodeo arena, a lighted 40' by 50' pavilion with a concrete floor and a 150' by 80' dirt floor pavilion, and restrooms and showers. This park has grown and developed over the years without a master plan. The park is in need of renovations and updated facilities and a management plan.

**Brady Creek Park:** Brady Creek Park is a community park, owned and maintained by the City. It is located south of Richards Park and continues as a linear park northward along Brady Creek to the Elm Street low water crossing which is on the northeast side of Brady. The park is 7 acres. It includes 1 mile of trail along Brady Creek. In 1992, 2 soccer fields (1 lighted), 2 lighted tennis courts, restroom/concession stand and a hiking trail were built by donations, city funds, and a \$144,428 grant from the Texas Parks and Wildlife Department. The 1-mile Brady Creek trail included two footbridges which washed away during the November 2000 flood and have not yet been replaced. The linear park goes under SH 87 and State Highway 377 bridges and is an attractive asset to the community. The land was acquired by the City in 1990.

**The Brady Municipal Golf Course:** The golf course park is a special use park, owned and maintained by the City. It is located northwest of town on SH 87. The park is 84 acres bordered by private property. This park is a true asset to the community. The park includes the only public swimming pool which was built in the 1960s. The pool is in need of repair and renovation, but because it is somewhat remote from the main population centers, the City is seriously considering relocating the pool to a possible site adjacent to Richards Park. The park also includes a 9-hole golf course, driving range, pro shop, and the Ed Davenport Civic Center.

**Willie Washington Park:** This is a neighborhood park, maintained by the City. It is located in east Brady on East 11<sup>th</sup> Street and South Hackberry Street. The park is surrounded by residential neighborhoods. The 4-acre park includes a playground, seven picnic tables, five barbecue grills, two benches, four basketball goals on a concrete slab, a 15' by 20' pavilion, restroom, and baseball backstop with four benches. The park includes large shade trees and a dry creek bed. It is heavily used by neighborhood residents. The park has access from several directions and experiences some vandalism.

**Stanburn Park:** This is a neighborhood park, maintained by the City. It is located on South Pine on the south side of the City. It is surrounded by single-family residential. The 2-acre park includes a playground, two lighted tennis courts, two basketball goals, and two covered benches. The park includes mature oak trees and is popular with neighborhood residents.

**Brady Lake:** The lake was built, owned, and operated by the City since 1969. The facility is a special use park with regional significance. The lake is located 3 miles west of town on FM 2028, and can be accessed on the north side by Lake Road or FM 3022. The lake includes 2,000 acre feet of water, 25 miles of shoreline, and 1,800 acres of land. Approximately 125 acres are developed recreational parks. There are three pocket parks on the north side of the lake with primitive camping facilities. Water service has not been available to the north side, but a new water plant will soon provide service to this area. The developed parks are on the east and south side of the lake. There is a 12-acre park near the dam with a designated swimming beach area, a 20' by 40' pavilion, playground equipment, two sand volleyball courts, restrooms, and seven picnic tables with grills. Another pocket lake park includes a 40' by 80' lighted pavilion, restrooms, and playground and individual picnic units. This area is heavily used by community groups and for family reunions. Southwest of the lake is a park that is contracted to a concessionaire. It includes 20 enclosed cabanas with electric and water service, barbecue grills, marina, concession stand and 20 full service RV camp sites. The lake and parks should be studied further to determine their ultimate economic impact to the City. Texas Parks and Wildlife Department participated in the development of these facilities in 1969 with a \$120,506 grant. One City land adjacent to the backside of the dam is the Kenneth Medlock Gun Range, which is the home of the Texas Muzzle Loaders Association.

**G. Rollie White Complex:** This 100-acre special use facility is owned and maintained by the City. It was constructed in 1989 as one of Texas' first horse racetracks. It closed in 1990 due to its unprofitable status. It has been converted to a rodeo arena and is contracted to host several regional and state events.

**School Parks:** **North Ward**, 500 Victoria Street, is a pre-school and kindergarten campus located on the north side of the City. The .5 acre playground is available the public after school hours.

**Brady Elementary**, 205 W. China, is for grades first through fifth. The campus grounds would qualify as a neighborhood school park. This park is about 4 acres, owned and maintained by the Brady ISD, but made available to the public. This school park services the southern part of the City. It includes two playgrounds, benches, outdoor basketball court and open play area. The gymnasium and cafeteria are available to community groups per approval of the ISD board. This park is utilized year-round and after school by children and a large portion of the community residents.

**Brady Middle School**, 2301 Menard Highway, is for sixth through eight grades. This campus would qualify as a neighborhood school park. The park is owned by maintained by the Brady ISD. It contains about 6 acres, and is made available to the public. This park area also services the southern part of the City. It includes open play fields. The gymnasium and cafeteria are available to community groups with the approval of the ISD board. This park is utilized year-round and after school by children and a large portion of the community residents.

**Brady High School**, 1000 Wall, is for ninth through 12<sup>th</sup> grades. The campus grounds would qualify as a community school park. This park is about 4 acres, owned and maintained by the ISD, and also made available to the public. This park includes lighted tennis courts, a 1/4-mile lighted track, football practice field, baseball field and football stadium. The two gymnasiums and weight room are available to the public during specified hours.

**Other BISD facilities** include the South Ward Cafeteria which is currently used as a central cooking kitchen, but is available as a rental facility to the public and the BISD board room which the ISD makes available for public meetings. The board room will accommodate 50 people.

## VI. NEEDS ASSESSMENT AND IDENTIFICATION

The City used the three needs assessment techniques (demand, standards, and resource) suggested by the Texas Parks and Wildlife Department in developing this section.

- The demand-based approach relies on information gathered at public hearings and the results of a written survey to indicate the desires of local residents for park and recreational facilities and services.
- The standards-based approach uses established NRPA and City standards to determine the number and types of facilities and the amount of park area needed to meet the City's needs.
- The resource-based approach identifies assets and resources that could be used for open space, parks, and recreation facilities.

### Demand-based approach

To gather local input regarding the development of a variety of recreational opportunities, City officials and park planners conducted public hearings at the Brady City Hall in 2001, 2003, and 2006. A park needs survey was conducted in 2001 and a second survey was conducted in Spring 2006.

Comments received during the community meetings regarding outdoor activities centered on the need to relocate the swimming pool from its present site at the Golf Course park to a location more easily accessible by non-drivers. Other comments received during the meetings focused on the need to improve the ball fields and the trail along Brady Creek to provide off-street transportation for pedestrians and bicyclists.

Citizens participating in the public hearings also stressed the need for an indoor recreation center to provide year-round recreational opportunities. Citizens expressed belief that an indoor center would also help curb a growing concern about juvenile delinquency by providing a controlled gathering place for teens and young adults.

Although there are ample public facilities, most respondents indicated that they pursue their recreational activities at the local schools or in their own homes and yards. Children are most likely to pursue recreational activities at school facilities.

When asked what recreational activities they would most like to have in Brady, survey respondents indicated that cross-generational activities were the most desired improvements. This can be seen in both the priority listing and the frequency with which the activities were requested. For example, swimming, walking/jogging/biking trails, skateboard and playground areas were the four most requested activities.

**Outdoor Recreational Activities:** When asked what outdoor recreational activities they would most like to have in Brady, survey respondents indicated that swimming, multi-use trails, skateboard facilities, playground areas, and basketball courts were the most requested. These were followed by water access for fishing and bird watching, sand volleyball courts, baseball fields, picnic areas, and golf facilities.

The outdoor activities ranked by the frequency with which the activity was listed is shown below:

Priority Ranking	#1 Priority	#2 Priority	#3 Priority	#4 Priority	#5 Priority	Total Citations
Swimming	64	38	43	31	12	188
Hike/Bike/Jog Trail	14	20	30	13	15	92
Skateboard Facilities	19	25	26	6	15	91
Playground Areas	24	13	15	17	13	82
Basketball Courts	19	11	18	15	12	75
Water Activities (fishing)	6	9	6	13	23	57
Sand Volleyball Courts	4	11	10	13	16	54
Baseball Fields	10	14	11	11	6	52
Picnic Areas	4	9	12	8	13	46
Golf Course	17	9	5	9	4	44
Football Fields (youth)	13	4	8	7	11	43
Soccer	2	9	7	7	8	33
Tennis Courts	4	7	4	14	3	32
Softball Fields	8	7	4	4	6	29
Pavilion	1	2	3	9	4	19
Horseshoe Pits	0	2	4	4	8	18
Open Fields	0	0	3	6	5	14

The requested outdoor activities ranked by #1 Priority are listed below:

Priority Ranking	#1 Priority	#2 Priority	#3 Priority	#4 Priority	#5 Priority	Total Citations
Swimming	64	38	43	31	12	188
Playground Areas	24	13	15	17	13	82
Skateboard Facilities	19	25	26	6	15	91
Basketball Courts	19	11	18	15	12	75
Golf Course	17	9	5	9	4	44
Hike/Bike/Jog Trail	14	20	30	13	15	92
Football Fields (youth)	13	4	8	7	11	43
Baseball Fields	10	14	11	11	6	52
Softball Fields	8	7	4	4	6	29
Water Activities (fishing)	6	9	6	13	23	57
Sand Volleyball Courts	4	11	10	13	16	54
Picnic Areas	4	9	12	8	13	46
Tennis Courts	4	7	4	14	3	32
Soccer	2	9	7	7	8	33
Pavilion	1	2	3	9	4	19

Horseshoe Pits	0	2	4	4	8	18
Open Fields	0	0	3	6	5	14
<b>Other Outdoor Activities</b>						
Skeet Shooting	1	0	0	0	1	2
Equestrian Trail	1	0	0	0	0	1
Rodeo Facilities	0	0	0	1	0	1
4-Wheeler/Motocross	0	3	0	0	0	3
Paintball/Laser Tag	0	0	1	0	0	1
Miniature Golf	0	1	0	0	0	1

**Indoor Recreational Activities:** Temperatures can approach nearly 100 degrees or higher during the summer. These conditions can seriously impact young children and the elderly, the two most frequent users of outdoor park facilities. The heat forces residents to stay indoors. As a result, the desire for indoor recreation activities is very strong in Brady.

When asked what indoor activities they would most like to have in Brady, survey respondents indicated that an area where teen residents can gather is the greatest need. This was followed by a recreation center with indoor games and play areas, area for fitness activities, senior activity center, and an arts-and-crafts center.

The requested facilities and the number of survey respondents indicating their relative importance are listed below:

Priority Ranking	#1 Priority	#2 Priority	#3 Priority	#4 Priority	#5 Priority	Total Citations
Teen Center	31	32	21	25	19	128
Recreation Center	18	17	15	12	19	81
Aerobics Center	8	14	10	14	6	52
Senior Activity Center	5	5	6	7	9	32
Arts and Crafts Areas	0	2	3	5	10	20
<b>Other Indoor Activities</b>						
Movie Theater	2	3	2	1	6	14
Bowling Alley	0	3	0	5	3	11
Rollerskating Rink	2	1	2	1	2	8
Climbing Wall	1	2	0	0	0	3
Indoor Shooting Range	1	0	0	0	0	1
Twirling Center	0	1	0	0	0	1
Family Life Center	0	0	0	0	1	1
Shopping Mall	4	1	0	0	0	5
Science Fair	0	0	0	0	1	1
Animal Shelter	0	0	1	0	0	1
Candy Shop	0	0	1	1	0	2

## Standards-based approach

As was fully identified in Section IV (4). Area and Facility Concepts and Standards earlier in this plan, the City should contain approximately 184 acres of parkland: 61.3 acres in recreational parks, 61.3 acres in greenbelts, and 61.3 acres in natural state. The City currently has seven parks totaling 364 acres. Development of additional park land is not required, but maintenance, upgrading of facilities and exploring the highest and best use of existing parkland is important.

Based on local and NRPA standards, the following information was considered in analyzing the type and amount of recreational facilities needed as opposed to those that are available:

### **PARK LANDS**

Classification	Area/1000	Size Range	Pop. Served	Service Area	Available
Mini-park	N/A	2,500 sf - 1 ac.	500-2,500	Neighborhood	1
Neighborhood	2.5 ac.	1 - 10 ac.	1,000-10,000	up to .5 mi.	4
Community	2.5 ac.	15-plus ac.	1,000-50,000	.5 - 3 mi.	3

### **OUTDOOR RECREATIONAL FACILITIES**

Facility	Standard*	Presently Available†	Presently Needed‡
1. Basketball	2 to 1,500 Pop.*	4	2
2. Tennis	1 to 2,000 Pop	4	0
3. Outdoor Sand Volleyball	1 to 2,500 Pop.*	2	2
4. Baseball (Youth)	1 to 1,000 Pop.	6	2
5a. Soccer (Youth)	1 to 1,000 Pop.*	2	6
5b. Soccer (Adult)	1 to 1,000 Pop.*	0	6
6. Football (Youth)	1 to 5,000 Pop.*	0	1
7. Trails	1 system per area	0	1
8. Playgrounds	1 per park area	7	2
9. Picnic Tables w/ Grills	1 to 100 Pop.*	52	28
10. Large Pavilion	1 to 5,000 Pop.*	5	0
11. Softball (and Adult baseball)	1 to 2,500 Pop.	0	3
12. Swimming Pool	1 per 20,000 Pop.	1 (relocation needed)	1
13. Golf – 18 Hole	1 per 50,000 Pop.	1 (9-holes available)	0
14. Fishing	1 per park area*	1	0
15. Water Activity	1 per park area*	1	0

Standards based on NPRA and industry guidelines.

\* – Local Standards set by demand.

† – Identified by survey of existing facilities.

‡ – Identified with input from local citizens and city officials.

### **INDOOR RECREATIONAL FACILITIES**

Classification	Area/1000	Size Range	Pop. Served	Service Area	Available
Indoor Center	N/A	3,000-10,000 sf	1,000-10,000	City limits	1

A review of public hearing comments, survey results and established standards clearly indicates the need for the City to relocate the swimming pool from its remote location to a site closer to the population center, renovate its community parks, develop one multi-

purpose indoor recreation center, and upgrade a greenbelt trail system to link neighborhoods with the school campus, parks, and the commercial center.

### **Resource-based approach**

Finally, the resource-based assessment considered financial feasibility and identified the following resources that could be developed or redeveloped to satisfy the City's parks and recreational needs:

<b>Land Resource Type</b>	<b>Location/Area</b>	<b>Condition</b>
Existing City Parks	Scattered throughout all service sectors of the City.	Mostly in good condition. However, the swimming pool is in poor condition and should be renovated or abandoned. The baseball fields at Richards Park are in need of upgrading and expansion. A site is available at Richards Park suitable for baseball expansion.
9 acres of privately owned land adjacent to Richards Park	Western sector of the City.	Vacant land suitable for development of a new swimming pool complex.
Privately owned vacant lots throughout the City	Scattered through City	Condition varies. Suitable for development as neighborhood mini-parks.
Floodplain areas in City	Scattered through City	Undeveloped land. Suitable for development as open space with limited trails to serve greenbelt needs.

Needs identified by survey and standards assessment may reflect public desires, however, park planners also considered financial and infrastructure resources currently available to the City in establishing realistic development priorities.

The City's current financial condition would allow only a small amount of cash (less than \$10,000) to be dedicated each year from its general fund for park maintenance and improvements. This lack of available cash seriously limits the types of activities that can be undertaken at any one time. However, the City has the opportunity to obtain regular grants from the Texas Parks and Wildlife Department which are used for park construction.

In addition, McCulloch County, the Brady Independent School District, the Brady Youth Sports Association, and other non-profit groups can be a source of volunteer labor.

## VII. PRIORITIZATION OF NEEDS

Park planners realized that establishing priorities based solely on the public's numerical ranking of activities may not give appropriate consideration to the most logical and efficient use of limited available cash and land-value resources, and it may not provide the widest range of activities to the broadest possible target audience.

For example, when considering the total survey responses, development of an indoor teen activity center was identified as the second highest priority. Development of other indoor recreation facilities for family and fitness activities were also among the Top 15 most desired facilities. However, planners and City officials determined it is unrealistic for the City to focus immediately on developing an indoor recreation because of a lack of financial resources required to purchase or construct, staff, operate, and maintain such facilities. Therefore, the City has determined that it will reconsider development of a multi-purpose indoor recreation center when this plan is re-evaluated in the future.

In addition, survey respondents also indicated that a skateboard facility was the fourth most requested activity. However, the cost to construct, operate and maintain a skateboard complex would far exceed the City's financial resources. Therefore, the City will begin looking for a suitable site within the service area for development of a skateboard park at some point in the future.

Park planners considered the findings of the three assessment methods and determined that development of a new swimming facility would be the most practical and cost-effective action to begin addressing the updated park needs. The City currently has suitable land adjacent to Richards Park proposed for donation which would easily house a new aquatic complex. The public ranked swimming facilities as the highest priority by a wide margin, therefore, construction of a multi-purpose aquatic facility has been determined to be the top development priority.

By resolution of the City Council, the following development priorities are established:

### Outdoor construction-related priorities

- Priority 1: Provide water-based recreational opportunities including swimming pools, spray pools, pulsating fountains, and/or showers.
- Priority 2: Provide of multi-use walk/jog/bike trails with exercise/rest stations.
- Priority 3: Provide playgrounds with activities grouped for specific ages as population increases.
- Priority 4: Provide activities pursued by elderly residents such as horseshoes, shuffleboard, and/or domino/cards game tables where none currently exist.
- Priority 5: Provide outdoor basketball courts as needed.
- Priority 6: Provide sand volleyball courts as needed.
- Priority 7: Provide baseball facilities suitable for T-ball, Little League, Minor League, and adult league play.
- Priority 8: Provide picnic areas including non-covered tables and tables under open-air canopies for use in small-group gatherings. Install cooking stoves at the majority of these picnic areas.

- Priority 9: Provide golf course facilities.
- Priority 10: Provide multi-use pavilions that can be used for large group gatherings.
- Priority 11: Provide multi-use fields suitable for soccer and youth football.
- Priority 12: Provide outdoor tennis courts.
- Priority 13: Provide softball facilities suitable for youth and adult league play.
- Priority 14: Provide community-cooking facilities in an area suitable for large community gatherings.
- Priority 15: Provide skateboard facilities.
- Priority 16: Provide water fountains and restrooms at public park facilities.
- Priority 17: Provide improved camping areas suitable for recreational vehicles and tent camping.
- Priority 18: Provide permanent exhibits at park facilities to highlight heritage, notable events, culture, and prominent individuals.
- Priority 19: Provide exhibits at park facilities to foster nature appreciation and to educate visitors about local flora, fauna, and geology.
- Priority 20: Dedicate open space to preserve wildlife habitat and encourage wildlife viewing.
- Priority 21: Dedicate natural areas or wetlands to ensure areas are preserved.
- Priority 22: Encourage development of other outdoor activities typically operated by private businesses such as skeet shooting ranges, equestrian facilities, miniature golf, bicycle motocross, and paintball.
- Priority 23: Provide greenbelts to provide safe passage between parks, schools, residential neighborhoods, and commercial centers.
- Priority 24: Provide mini-parks to provide recreational activities within walking distance of residential neighborhoods and commercial centers.

#### Indoor construction-related priorities

- Priority 1: Develop a teen center.
- Priority 2: Develop a recreation center with areas for multiple use including aerobics/fitness, arts-and-crafts, and community banquets.
- Priority 3: Develop/expand activities targeted towards elderly residents.
- Priority 4: Encourage development of other indoor activities typically operated by private businesses such as a movie theater, bowling alley, rollerskating rink, and twirling center.

#### Ongoing non-construction priorities

- Action Item 1: Continue to budget sufficient funds for on-going facility development.
- Action Item 2: Continue to budget sufficient funds for an aggressive maintenance program.
- Action Item 3: Establish a voluntary park donation fund for maintenance, repair, upgrade of City parks and neighborhood mini-parks and play lots. Solicitation could be added to City water bill.
- Action Item 4: Develop policy to educate public regarding benefits of private donation of land to be used for parks, greenbelts, and open space.
- Action Item 5: Develop a shared-resources plan with school district to ensure all available area facilities can be utilized year-round.

Action Item 6: Coordinate with other local agencies to develop cultural events, after-school and summer youth programs at all City parks. Enlist community involvement in the development and implementation of recreational activities to be conducted at parks. Use individuals, churches, Brady ISD, and other volunteer organizations wherever possible to assist in this task. The City's involvement should be limited to that of catalyst. Activity cost will vary and be absorbed by the participants.

Action Item 7: Establish "community work day" at the park to accomplish a portion of park development using volunteer labor. Tasks can include site preparation, clean-up and preliminary construction tasks. Seek volunteers from local citizens, City staff, community service workers, inmate labor force, chamber of commerce, school district, youth baseball and soccer associations, and civic groups.

Action Item 8: Establish a community festival or "fun day" at City parks. These events can highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.

Action Item 9: Schedule biennial reviews of Park Master Plan to update inventory and priority needs lists. Solicit new public input every five years.

## VIII. PLAN IMPLEMENTATION

This plan is designed to be implemented during a 10-year period commencing with the current fiscal year (FY 2006) and ending with Fiscal Year 2016.

The plan addresses the full spectrum of the City's new construction, maintenance and operation needs to ensure the highest quality park, recreation, and open space opportunities are available for its citizenry. The following implementation plan sets forth the most reasonable development timeline assuming funding resources are available. The items are identified as Construction (C) priorities or as non-construction (NC) action items. Outdoor activities are identified as OC. Indoor activities are identified as IC.

Potential methods of funding for these projects are identified. These potential sources include local general funds, general obligation bonds, certificates of obligation (CO's), sales tax revenue, local in-kind labor, in-kind labor provided by McCulloch County (McCo), Brady Independent School District (BISD), Brady Youth Sports Association (BYSA) and/or other local sports associations, and non-profit foundations; donations of land, cash, materials and/or labor from private individuals; forfeiture of land for failure to pay taxes; and grants from Texas Parks & Wildlife Department (TPW) through the outdoor, indoor, and small community programs, and the TPW Community Outdoor Outreach Program (COOP).

### FY 2006 (10/1/05 to 9/30/06)

Implementation Item	Action Item	Estimated Cost	Funding Source
Submit application for funding to develop a new aquatic complex in a centrally located area. Construct priority need activities and those not currently available. Ensure all facilities are handicap accessible and that public recreational needs are met.	OC 1-5	\$500,000 to \$1 million or more	Local funds, land and cash donations, in-kind labor from City, BISD, BYSA, McCo, TPW,
Budget sufficient funds for an aggressive maintenance program at existing parks.	NC 2	\$10,000	Local funds
Develop policy to educate public regarding benefits of private donation of land to be used for parks, greenbelts, open space, and/or natural areas.	NC 4	Less than \$1,000	Local funds
Develop shared-resources plan with Brady ISD to ensure all available area facilities can be utilized year-round.	NC 5	Less than \$1,000	Local funds
Coordinate with local agencies to develop cultural events and after-school and summer youth programs at school facilities and City parks.	NC 6	Vary with programs	Local funds, BISD and COOP grants, participant fees

**FY 2007 (10/1/06 to 9/30/07)**

Implementation Item	Action Item	Estimated Cost	Funding Source
Begin development of a new aquatic complex in a centrally located area. Construct priority need activities and those not currently available. Ensure all facilities are handicap accessible and that public recreational needs are met.	OC 1-5	\$500,000 to \$1 million or more	Local funds, land and cash donations, in-kind labor from City, BISD, BYSA, McCo, TPW,
Begin earmarking a portion of local revenue for development of indoor center.	NC 1	To be determined	Local funds, sales tax revenues
Budget sufficient funds for maintenance program at existing parks.	NC 2	\$10,000	Local funds
Establish a voluntary park donation fund for repair and upgrade of park facilities.	NC 3	Less than \$1,000	Local funds
Coordinate with local agencies to develop cultural events and after-school and summer youth programs at school facilities and City parks.	NC 6	Vary with programs	Local funds, BISD and COOP grants, participant fees
Establish "community work day" at parks to accomplish a portion of development using volunteer labor.	NC 7	Less than \$1,000	Local funds, private donations of refreshments

**FY 2008 (10/1/07 to 9/30/08)**

Implementation Item	Action Item	Estimated Cost	Funding Source
Establish a committee to begin identifying site(s) for a multi-purpose indoor recreation center.	NC 1,	Less than \$1,000	Local funds, private donations
Budget sufficient funds for maintenance.	NC 2	\$15,000	Local funds
Develop additional cultural events and after-school and summer youth programs at school facilities and City parks.	NC 6	Vary with programs	Local funds, BISD and COOP grants, participant fees
Continue "community work day" at parks to accomplish a portion of development using volunteer labor.	NC 7	Less than \$1,000	Local funds, private donations of refreshments
Organize "kite-flying contest" at Richards Park utilizing open space area.	NC 8	Less than \$500	Local funds, participant fees
Schedule biennial review of master plan.	NC 9	Less than \$500	Local funds

**FY 2009 (10/1/08 to 9/30/09)**

Implementation Item	Action Item	Estimated Cost	Funding Source
Develop additional facilities at Richards Park. Construct priority need activities and renovate existing ball fields.	OC 7, 15	\$400,000 to \$800,000	Local funds or in-kind, BYSA, BISD, McCo, funds or in-kind, TPW, donations
Budget sufficient funds for maintenance.	NC 2	\$15,000	Local funds
Continue "community work day" at parks to accomplish a portion of development using volunteer labor.	NC 7	Less than \$1,000	Local funds, private donations of refreshments

**FY 2010 (10/1/09 to 9/30/10)**

Implementation Item	Action Item	Estimated Cost	Funding Source
Expand golf course to 18 holes.	OC 9	\$500,000	Local funds, private donations, TPW
Begin developing mini-park(s) to serve households in all quadrants of the City.	OC 23	\$40,000 to \$80,000	Local funds, private donations, TPW
Budget sufficient funds for maintenance.	NC 2	\$10,000	Local funds
Continue "community work day" at parks to accomplish a portion of development using volunteer labor.	NC 8	Less than \$1,000	Local funds, private donations of Refreshments
Establish an annual "fun day" at community park(s). Earmark proceeds for park uses.	NC 8	Less than \$5,000	Local funds, private donations

**FY 2011 (10/1/10 to 9/30/11)**

Implementation Item	Action Item	Estimated Cost	Funding Source
Renovate/expand hike-and-bike trail along Brady Creek.	OC 22	\$250,000 to \$500,000	Local funds, private donations, TPW
Budget sufficient funds for maintenance.	NC 2	\$10,000	Local funds
Continue to coordinate with local agencies to develop youth programs at City parks.	NC 6	Vary with programs	Local funds, BISD, COOP grants, fees
Organize "bike-a-thon" at Richards Park utilizing multi-use trail.	NC 8	Less than \$500	Local funds, participant fees
Schedule review of master plan and solicit new public input.	NC 9	Less than \$500	Local funds

**FY 2012 (10/1/11 to 9/30/12)**

Implementation Item	Action Item	Estimated Cost	Funding Source
Begin development of an indoor recreation center. Construct activities not currently available. Ensure all facilities are handicap accessible and that public recreational needs are met.	IC 1-3	\$750,000 to \$1,000,000	Local funds, in-kind labor from City, BISD, BYSA, and McCo; TPW, donations
Budget sufficient funds for maintenance.	NC 2	\$10,000	Local funds
Continue to coordinate with local agencies to develop youth programs at City parks.	NC 6	Vary with programs	Local funds, BISD, COOP grants, fees

**FY 2013 (10/1/12 to 9/30/13)**

Implementation Item	Action Item	Estimated Cost	Funding Source
Acquire easements where possible to continue greenbelts to link parks, schools, shopping and neighborhoods.	OC 22	Vary with cost of easement	Local funds, private donations
Budget sufficient funds for maintenance.	NC 2	\$10,000	Local funds
Continue to coordinate with local agencies to develop youth programs at City parks.	NC 6	Vary with programs	Local funds, BISD, COOP grants, fees

**FY 2014 (10/1/13 to 9/30/14)**

Implementation Item	Action Item	Estimated Cost	Funding Source
Continue development of an indoor recreation center. Construct activities not currently available. Ensure all facilities are handicap accessible.	IC 1-3	\$750,000 to \$1,000,000	Local funds, in-kind labor from City, BYSA, and McCo; TPW, donations
Budget sufficient funds for maintenance.	NC 2	\$10,000	Local funds
Continue to coordinate with local agencies to develop youth programs at City parks.	NC 6	Vary with programs	Local funds, BISD, COOP grants, fees
Schedule review of master plan.	NC 9	Less than \$500	Local funds

**FY 2015 (10/1/14 to 9/30/15)**

Implementation Item	Action Item	Estimated Cost	Funding Source
Continue developing mini-park(s) to serve households in all quadrants of the City.	OC 23	\$40,000 to \$80,000	Local funds, private donations, TPW
Budget sufficient funds for maintenance.	NC 2	\$10,000	Local funds
Continue to coordinate with local agencies to develop youth programs at City parks.	NC 6	Vary with programs	Local funds, BISD, COOP grants, fees

**FY 2016 (10/1/15 to 9/30/16)**

<b>Implementation Item</b>	<b>Action Item</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
Acquire easements where possible to continue greenbelts to link parks, schools, shopping and neighborhoods.	OC 22	Vary with cost of easement	Local funds, private donations
Budget sufficient funds for maintenance.	NC 2	\$10,000	Local funds
Continue to coordinate with local agencies to develop youth programs at City parks.	NC 6	Vary with programs	Local funds, BISD, COOP grants, fees
Schedule review of master plan and solicit new public input.	NC 9	Less than \$500	Local funds

## City of Brady ~ 2006 Park Needs Survey

The City of Brady and Brady Independent School District are asking citizens for their honest opinions, attitudes and preferences regarding parks, recreational opportunities and open space dedication. This information is being solicited as part of the Local Planning Process. Your cooperation and input is very important and much appreciated. **Please complete the survey and return to Your Child's Brady ISD Homeroom Teacher or City Manager Merle Taylor at City Hall by February 21, 2006. Please return only one survey form per household.**

- 1) A. Do you reside within the City of Brady?  Yes  No  
*OR*
- 1) B. Outside the City of Brady limits but attend Brady ISD schools?  Yes  No
- 2) How many people in your household are in the following age groups?  
 age 12 or below  age 13-17  age 18-29  
 age 30-49  age 50-64  age 65 and above
- 3) What types of sports do the children in your family participate in? For each sport listed, give the location where the sport is played.

<i>Example: Baseball</i>	<i>Brady Elementary or High School</i>

- 4) What types of recreational activities do the adults in your family participate in? For each sport listed, give the location where the sport is played.

<i>Example: Horseshoes</i>	<i>Backyard</i>

- 5) Parks in Brady (or Brady school playgrounds) should be developed and/or improved to include additional facilities? (place X in appropriate box)

Strongly Agree	Agree	Disagree	Strongly Disagree	No Response

What improvements are needed? \_\_\_\_\_

If you disagree, please state your reason: \_\_\_\_\_

6) What recreational facilities would you like to have in Brady?

Facility	Very Important	Somewhat Important	Not Important	No Opinion
<i>Example: Playground</i>	X			
Aerobic/Fitness Center				
Arts-and-Crafts Areas				
Baseball Field				
Basketball Courts				
Football Fields (youth or flag)				
Golf Course				
Hike/Jogging/ Bike Trail				
Horseshoe Pits				
Open Fields				
Pavilion				
Picnic Area				
Playground				
Recreation Center				
Sand Volleyball Courts				
Senior Activity Center				
Skateboard Facilities				
Soccer Fields				
Softball Fields				
Swimming Pool				
Teen Activity Center				
Tennis Courts				
Water activities (fishing, birding)				
Other:				

7) Of the activities listed in Question 6, please list the TOP FIVE you would encourage the City to develop in MOST IMPORTANT to LEAST IMPORTANT Priority Order.

Rank	Facility
1	
2	
3	
4	
5	

RESOLUTION 2006- 009

REVISING A MASTER PLAN  
FOR PARKS, RECREATIONAL FACILITIES AND OPEN SPACE

A RESOLUTION OF THE CITY OF BRADY, TEXAS, REVISING PRIORITIES FOR PARKS, RECREATIONAL FACILITIES AND OPEN SPACE; AND ADOPTING A REVISED MASTER PLAN FOR THE DEVELOPMENT, OPERATION AND MAINTENANCE OF PARKS, RECREATIONAL FACILITIES AND OPEN SPACE.

**WHEREAS**, the City of Brady realizes the necessity of having access to suitable recreational opportunities to ensure the mental and physical well-being of its citizens; and

**WHEREAS**, the City of Brady desires to provide the most aesthetically appealing environment for its citizens to pursue a variety of leisure-time pursuits;

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRADY:**

1. That the City revise its specific priorities that provide for parks, recreational facilities and open space utilization; and
2. That the City revise its master plan for the development, operation, improvement and maintenance of parks, recreational facilities and open space.

Introduced, read and passed by the affirmation vote of the City Council of the City of Brady on this 17<sup>th</sup> day of MAY, 2006.

Jesse McAnally

ATTEST:

Signature of Appropriate Official

JESSE McANALLY, MAYOR  
Typed Name and Title

Christi McAnally  
CHRISTI McANALLY, City Secretary