



**NOTICE OF A SPECIAL MEETING  
THE BRENHAM COMMUNITY DEVELOPMENT CORPORATION (BCDC) BOARD  
AND  
THE CITY OF BRENHAM PARKS AND RECREATION ADVISORY BOARD  
TO BE HELD IN A JOINT SESSION ON  
WEDNESDAY, JUNE 9, 2021 AT 11:45 A.M.  
THE HISTORIC SIMON THEATER  
111 W. MAIN ST.  
BRENHAM, TEXAS**

**1. Call Meeting to Order**

**WORK SESSION**

**2. Discussion, Presentation and Update by Jones Carter Engineering on the Proposed Brenham Family Park Phase I(a) Design**

**Adjourn**

***CERTIFICATION***

I certify that a copy of the June 9, 2021 agenda of items to be considered by the Brenham Community Development Corporation and the City of Brenham Parks and Recreation Advisory Board was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on Friday, June 4, 2021 at 1:40 P.M.

*Jeana Bellinger, TRMC, CMC*

City Secretary/BCDC Secretary

**Disability Access Statement:** This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested twenty-four (24) hours before the meeting) by calling (979) 337-7567 for assistance.

I certify that the attached notice and agenda of items to be considered by the BCDC and the City of Brenham Parks and Recreation Advisory Board was removed by me from the City Hall bulletin board on the \_\_\_\_\_ day of \_\_\_\_\_, 2021 at \_\_\_\_\_ AM PM.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title



To: BCDC and Parks and Recreation Advisory Board

From: Dane Rau, Director of Public Works  
Crystal Locke, Community Services Specialist

Subject: Discussion, Presentation, and Update on the Proposed Brenham Family Park  
Phase I (a) Design

Date: June 2, 2021

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On August 27, 2020, the Texas Parks and Wildlife Commission approved the grant request for the Brenham Family Park project for \$750,000. The required match comes from the Brenham Community Development Corporation (BCDC) and the City of Brenham.

The total project cost for Brenham Family Park Phase I(a) is \$1.7 million. Proposed developments include a 10-foot wide concrete pedestrian and bike-friendly trail, restrooms, pedestrian bridge, security lighting, native landscaping, picnic facilities, a parking lot, road expansion, lake development, and park signage.

Staff contracted with Jones-Carter for planning, surveying, and civil engineering services in early February and began bi-weekly meetings every other week, mid-March, to discuss park design, grant information, land updates, and project schedules.

At the recent Brenham Community Development Corporation (BCDC) meeting in May, staff secured additional funds of \$265,000 towards the project above the grant amount to assist with costs for Phase I(a). Staff is also working with the City Secretary's Office to author a City Naming Policy. The purpose of this policy is to develop a systematic and consistent approach for the official naming of public facilities in the City that is fair and ensures a worthy and enduring legacy for the City. In addition, the City may seek sponsorship for the naming rights as a method of obtaining funds to aid in their construction, maintenance, and operation.

The Jones-Carter team will present the 30% Design of the Brenham Family Park Phase I(a) and answer questions about this development at the meeting. The agenda for the meeting presentation is on the next page—the tentative project timeline is on page 3.

## Overview of Current Project Status

### General Concept Land Plan

### Drainage Impact Analysis

- Completed the existing condition H&H model
- Completed the proposed condition H&H model
  - Included a phase 1 park plan and ultimate condition model
- Drafted Floodplain & Drainage Impact Analysis Report, in internal review

### Civil Design

- Performed preliminary grading of the main east and west detention/ amenity ponds to understand what the footprint will look like to accommodate the required detention volumes
  - Currently coordinating with city staff and the landscape sub-consultant to finalize exact pond boundary
- Completed 30% civil plan design of the detention/ amenity ponds
- Preliminary cost estimates and comparison to TPWD grant funding

### Next Steps

- Once the pond footprints are finalized, JC will submit the H&H model and report to the City of Brenham for review in mid-June
- JC will continue working towards construction documents and detailed grading and specifications for a July submittal
- Finalize preliminary cost estimates to identify Phase 1 landscape design features, including the restroom, pavilion, trail signage, and the playground

Tentative Project Timeline

	ACTIVITY	TIME FRAME
☑	Commission Approval	August 27, 2020
☑	A project seeking Federal Land and Water Conservation (LWCF) funding	LWCF application for Brenham Family Park prepared and sent to the National Park Service (NPS) for pre-application review late-December 2020
☑	Archeological survey required through the Texas Historical Commission (THC)	The City contracted SWCA Environmental Consultants in early December. A draft report submitted to THC on January 5, 2021
☑	Professional Services Contract	Council approved the planning, surveying, and civil engineering services proposal from Jones Carter at the February 4 Council meeting
☑	Notified by TPWD that NPS no longer allows projects to be submitted without full compliance as they have in years past. Brenham cannot be submitted until after EA is complete.	April 21, 2021
	Environmental Assessment (EA)	Awarded to Wild Associates to begin the week of June 7, 2021; 12–14-week turnaround
	Pending Documentation: <ul style="list-style-type: none"> <li>- Plans &amp; specs (100%)</li> <li>- Texas Department of Licensing and Regulation (TDLR); Accessibility</li> <li>- Texas Commission on Environment Quality (TCEQ) Stormwater Permit</li> <li>- Texas Historical Commission (THC)</li> <li>- Cultural Resources Survey &amp; Clearance</li> <li>- U.S. Army Corps of Engineers (USACE) Permits</li> <li>- TPWD Biological Consultations</li> </ul>	Per TPWD, plans and specs and other pre-construction requirements can be submitted to TPWD in advance of the grant agreement and can be “pre-approved” to start the bid phase and construction as soon as the Local Grant Agreement is signed.
	Submit LWCF application to NPS	December 2021
	Local Grant Agreement Execution with TPWD	March 2022 – Begin 3-year period
	Construction Plan Submission	Within six months of grant agreement date for development only projects
	Bidding Phase	April 2022 (approx. 60 days)
	Begin Construction	June 2022 (Estimated)
	Construction Completed	June 2023 (Estimated)

## Program Element

## Funding Source

10-Foot Wide Concrete Trail	Grant Funding
Restrooms	Grant Funding/ BCDC Funding
Road Extension	Grant Funding
Lake Structures - East Pond	Grant Funding/ BCDC Funding
Pedestrian Bridge	Grant Funding
Security Lighting	Grant Funding
Wildflower Sowing	Grant Funding
Park Signage	Grant Funding
Program Signage	Grant Funding
Utility Infrastructure	Grant Funding
Parking	Grant Funding/ BCDC Funding
Playground	BCDC Funding
Pavillion	TBD
Boat/Kayak Launch	TBD
Educational Elements	TBD
Vehicular Bridge	BCDC Funding

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### BREHAM FAMILY PARK PHASE I - Preliminary Schedule



Date: June 8, 2021

TASKS	Planned Start	Original Finish	Revised Finish	March 2021 1	April 2021 2	May 2021 3	June 2021 4	July 2021 5	August 2021 6	September 2021 7	October 2021 8	November 2021 9	December 2021 10	January 2022 11	February 2022 12	March 2022 13	April 2022 14	May 2022 15	June 2022 16
Conceptual Land Plan	3/22/2021	4/2/2021	5/10/2021	█															
Detention Analysis	3/22/2021	8/19/2021	8/19/2021	█															
Civil Design	4/12/2021	9/2/2021	9/2/2021		█														
Landscape Design	4/12/2021	9/2/2021	9/2/2021		█														
Electrical Design	8/1/2020	1/31/2021	4/30/2021						█										
Environmental Assessment	6/7/2021	11/1/2021	11/1/2021				█												
Grant Funding	11/15/2021	1/15/2022	1/15/2021										█						
Advertising, Bidding, Contracts	9/24/2021	12/26/2021	12/26/2021							█									
Construction	1/25/2022	7/30/2022	7/30/2022											█					

Today



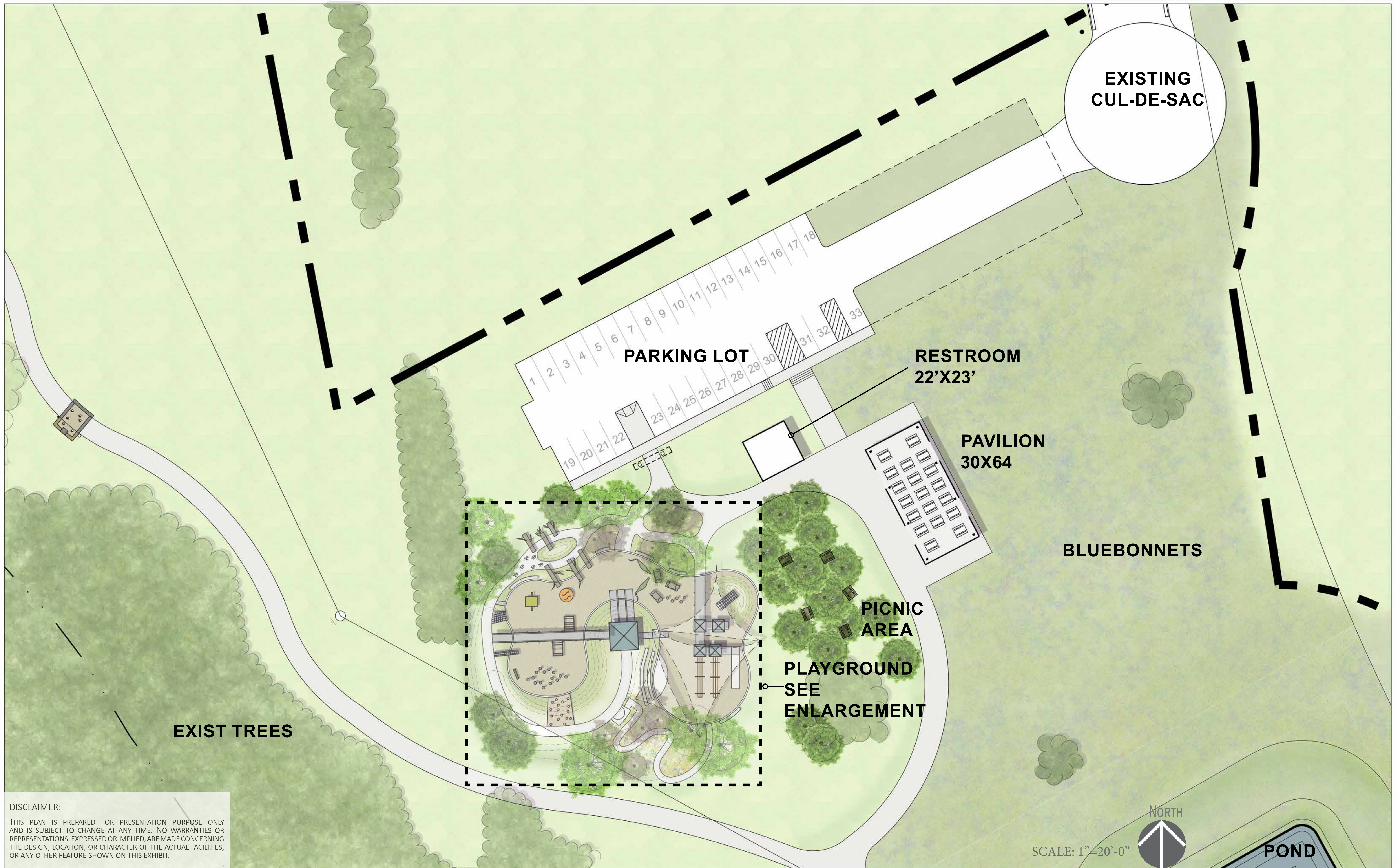
**PROGRAM NOTES:**

- 1. PROPOSED POND
- 2. 10 FT TRAIL
- 3. BLUEBONNETS
- 4. BOARDWALK
- 5. REST AREA
- 6. STREAM CROSSING
- 7. PARKING (30 SPACES)
- 8. RESTROOM BUILDING (23X22, 4 STALLS EA)
- 9. FOREBAY AND WETLANDS PLANTING
- 10. NATURE EXHIBITS
- 11. EXISTING CUL-DE-SAC
- 12. BOAT LAUNCH
- 13. FUTURE PAVILION (30X64)
- 14. NOT USED
- 15. FUTURE PLAYGROUND (SEE ENLARGEMENT)
- 16. FUTURE PHASES

SCALE: 1"=100'-0" NORTH



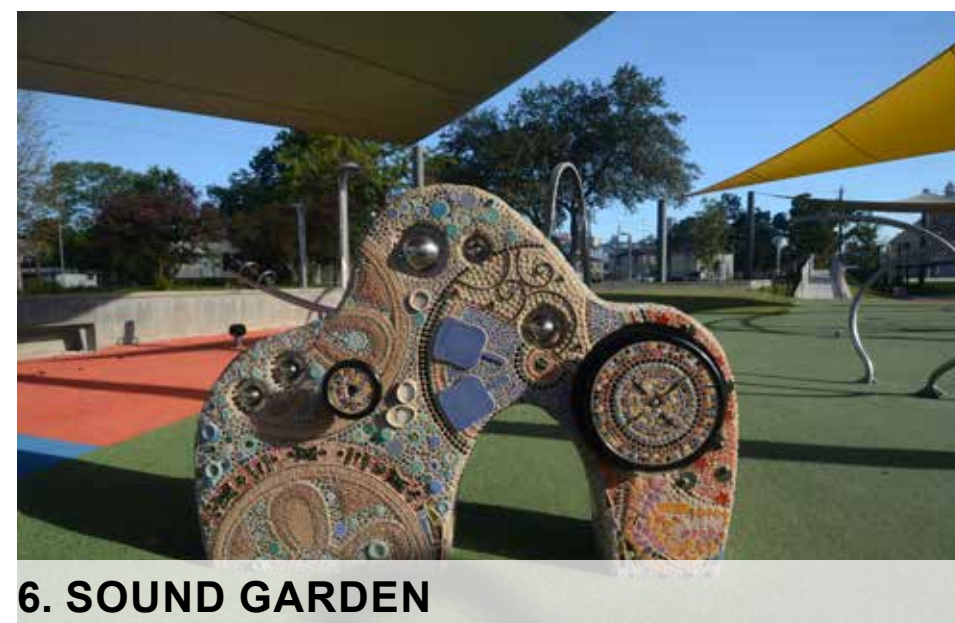
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1. ADA SWING



6. SOUND GARDEN



7. ADA SPINNER



8. LOG TRAIL



9. BERM TUNNEL



10. BERMS ± 6'-8'



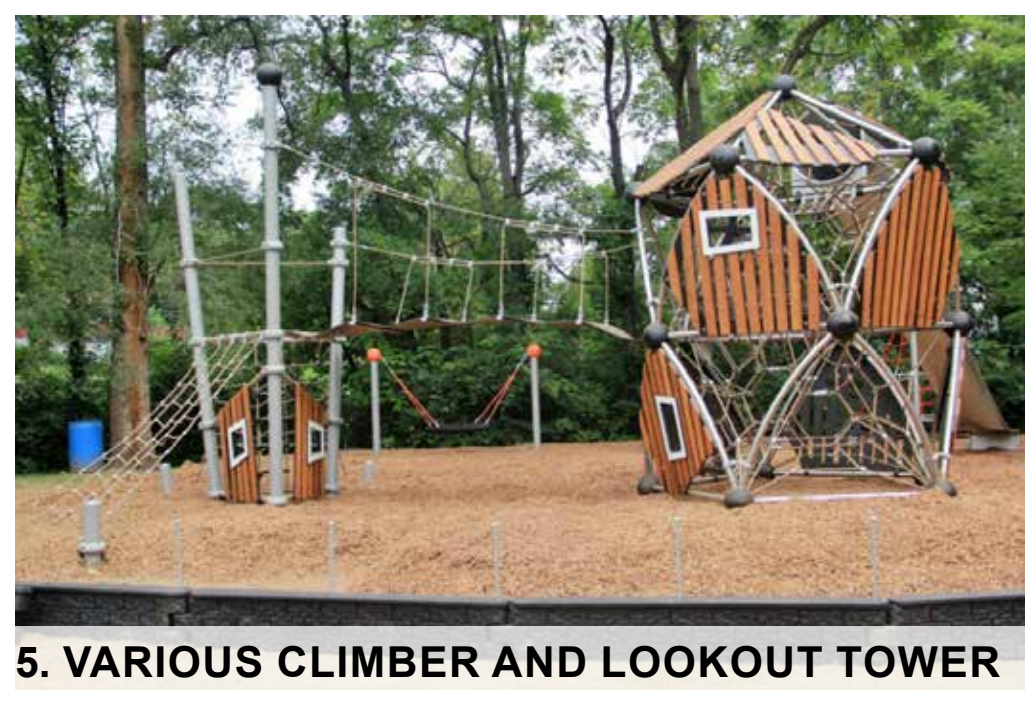
2. SIDE SLOPE PLAY



3. BAMBOO JUNGLE



4. SLANTED CLIMBING WALL



5. VARIOUS CLIMBER AND LOOKOUT TOWER



11. WILDLIFE PLAY



12. LOG TUNNELS



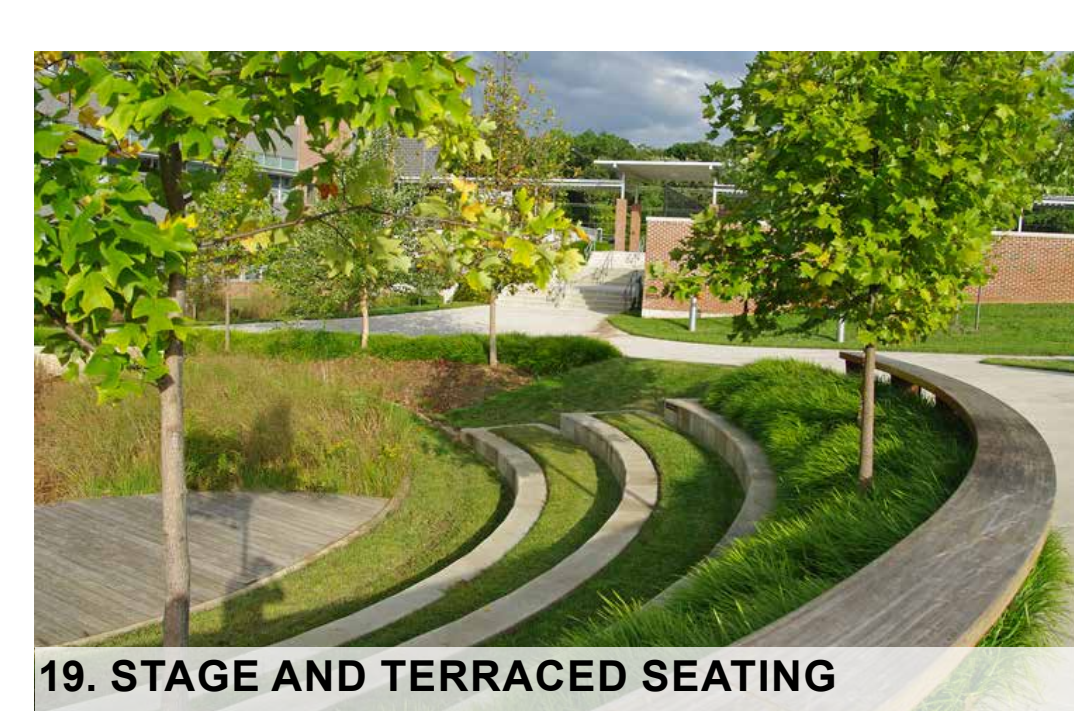
13. TOWERS/ ELEVATED WALKWAYS



14. GRASS SLOPE W/ ROPE CLIMBER



16. SLIDES



19. STAGE AND TERRACED SEATING



11. WILDLIFE PLAY



18. ANIMAL PRINTS



15. TRACK SLIDES

17. NATURE EXHIBITS

# PLAYGROUND ENLARGEMENT PLAN



1. ADA SWING



6. SOUND GARDEN



7. ADA SPINNER



8. LOG TRAIL



9. BERM TUNNEL



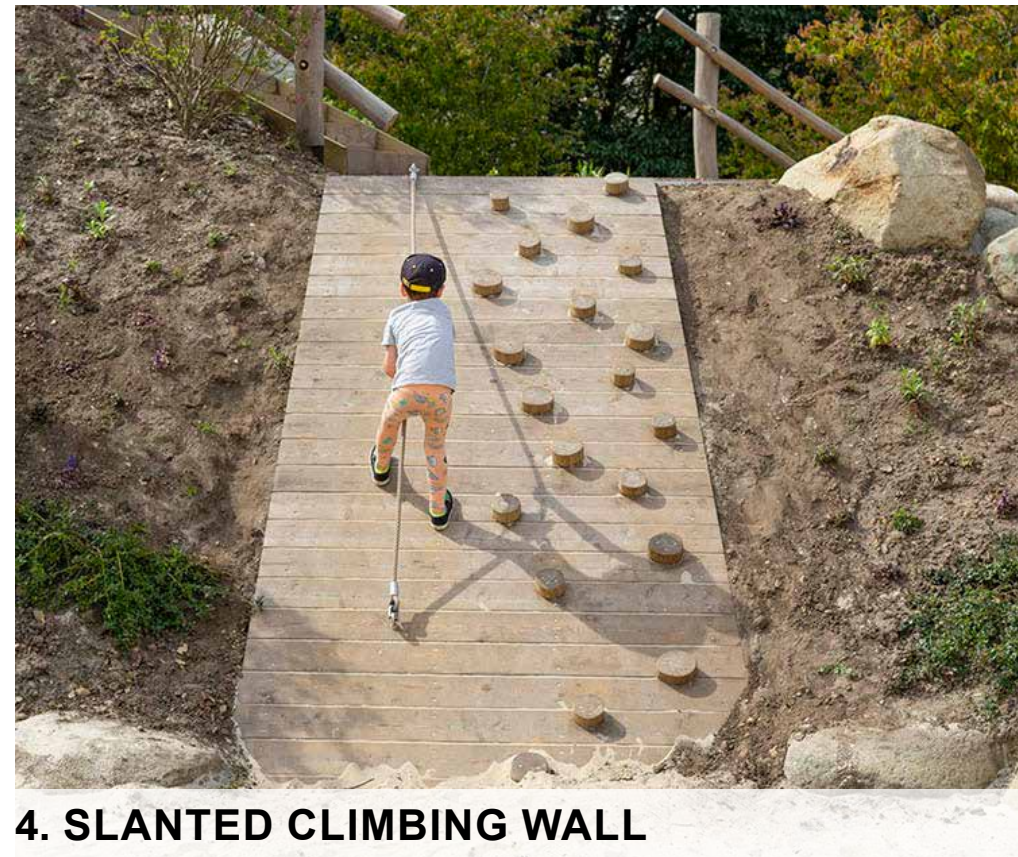
10. BERMS ± 6'-8'



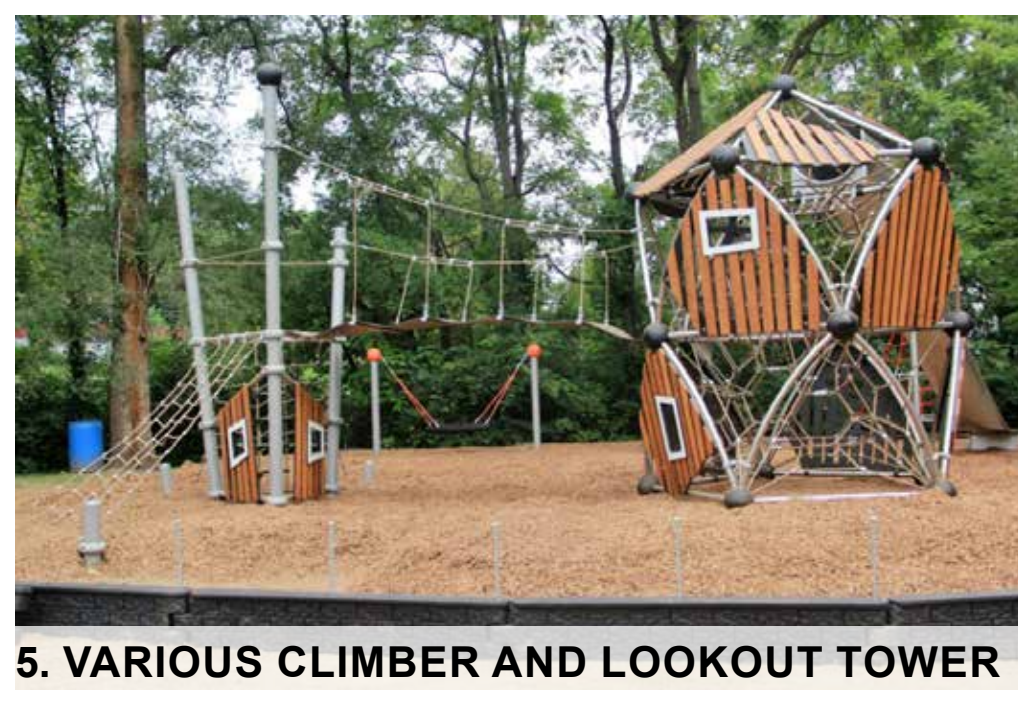
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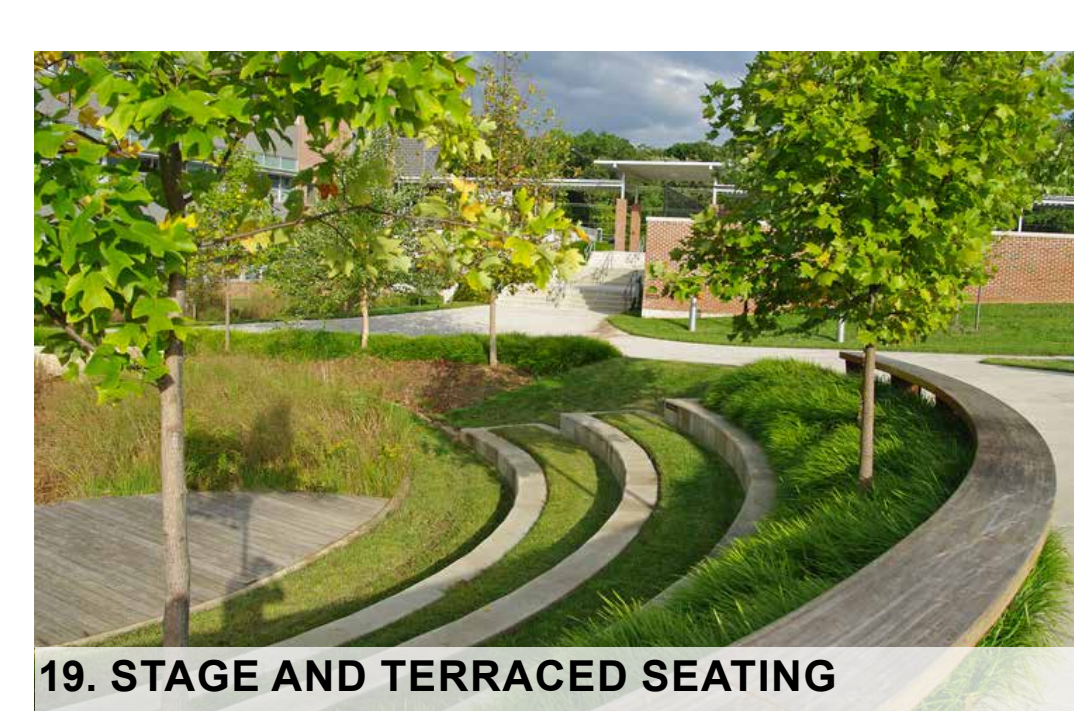
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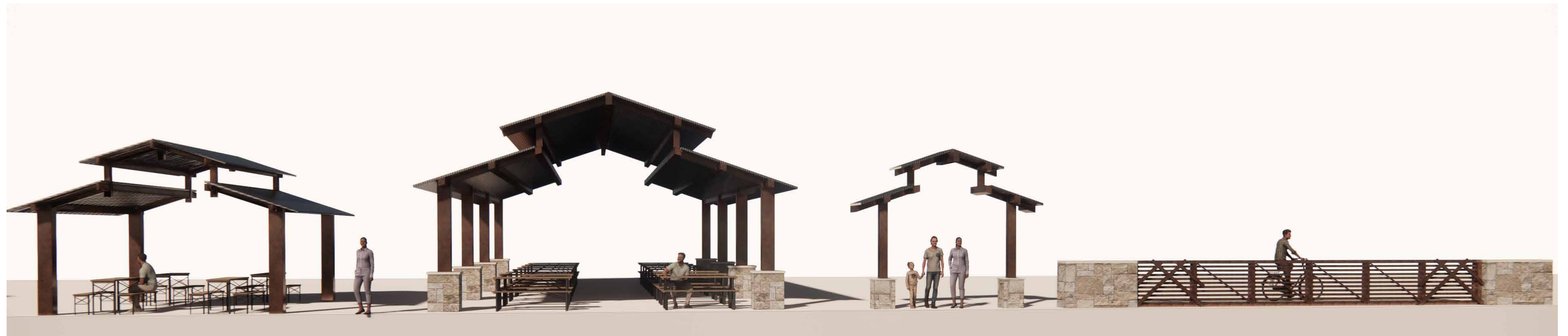
15. TRACK SLIDES

17. NATURE EXHIBITS

# PLAYGROUND ENLARGEMENT PLAN

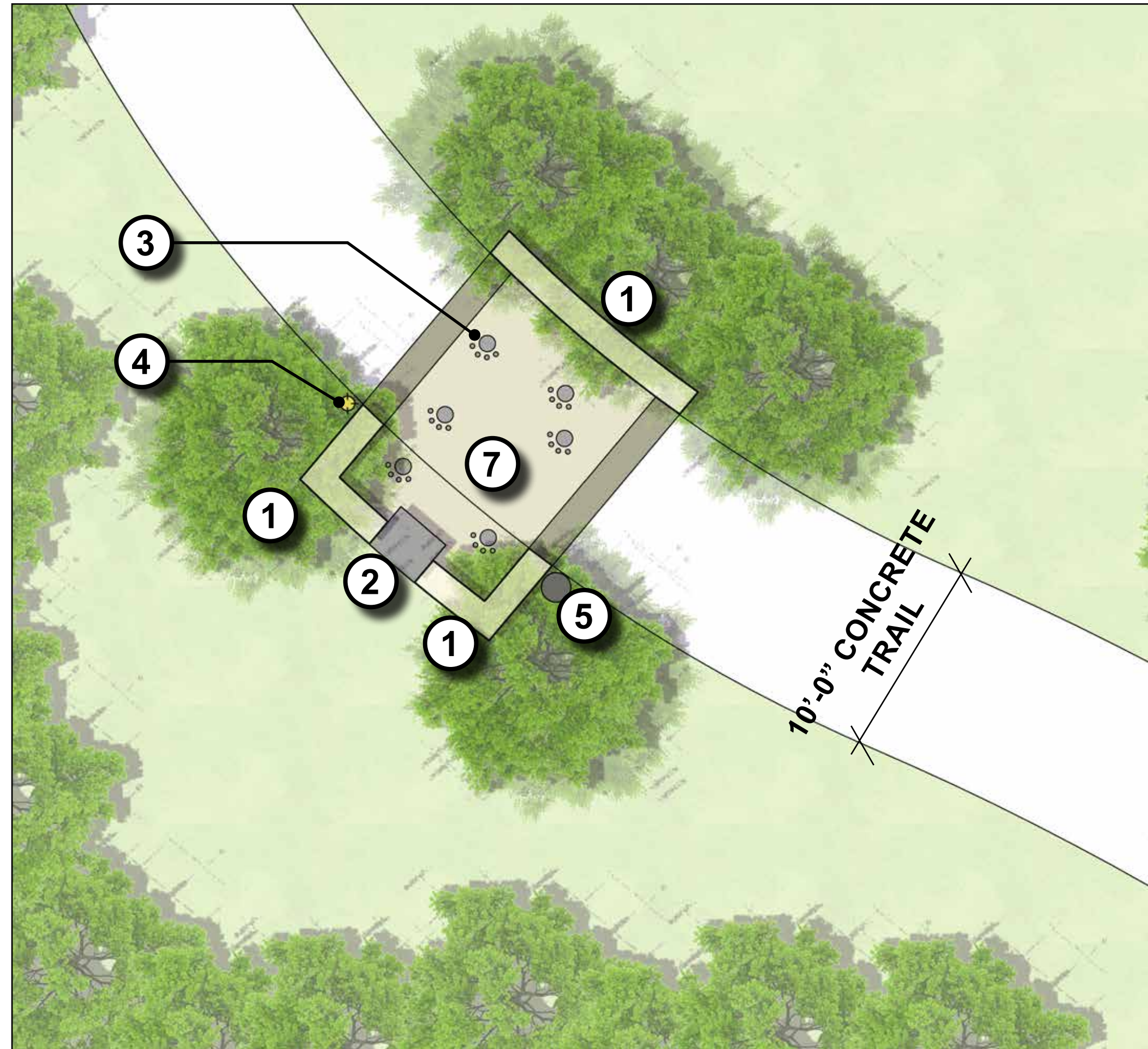


**1** DISTANCE MARKER/  
DIRECTIONAL  
PYLON
 **2** INTERPRETIVE  
SIGNAGE
 **3** TRAIL  
HEAD/MAP
 **4** ENTRANCE  
SIGN (FREEWAY)
 **5** PARK ENTRANCE  
(THRESHOLD)

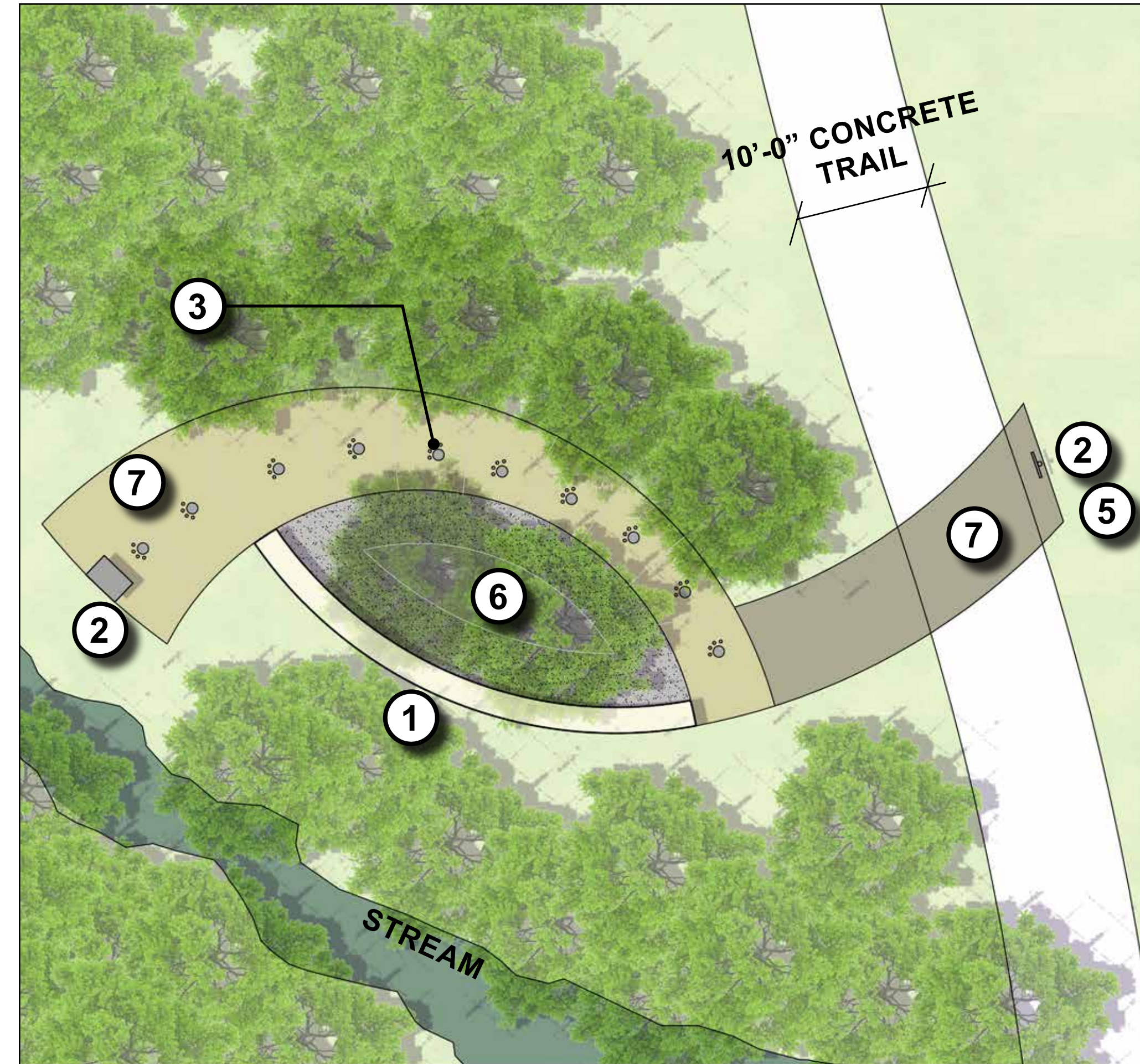
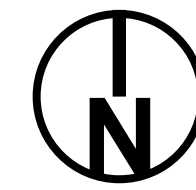


**7** RESTROOM  
FACILITY
 **8** BOARDWALK  
PAVILION
 **9** PICNIC PAVILION
 **6** PLAYGROUND  
GATEWAY
 **10** PEDESTRIAN/  
VEHICULAR BRIDGES

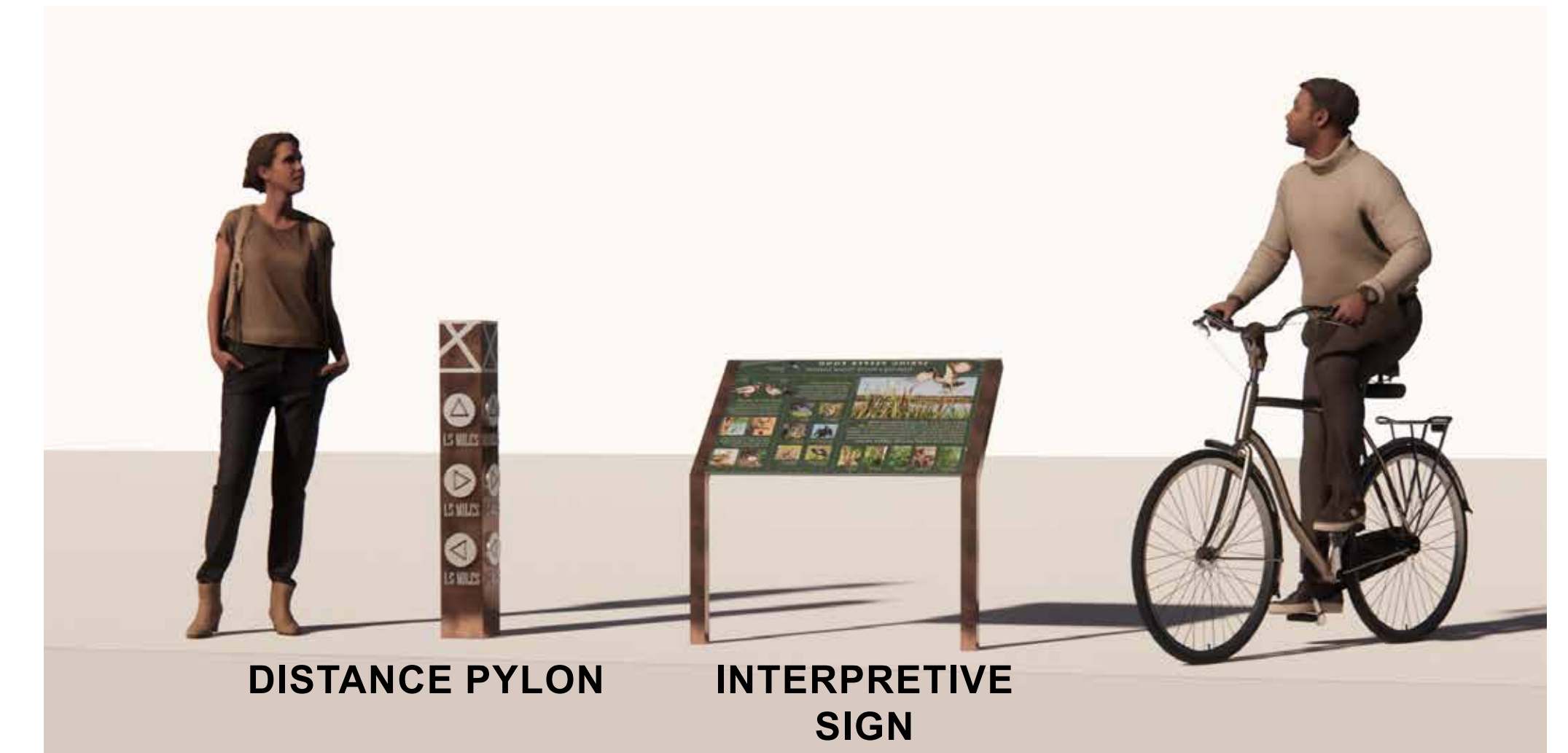
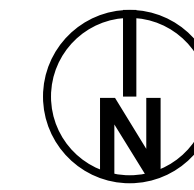
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**OPTION 1 - ALONG TRAIL**  
SCALE: 3/16"=1'-0"



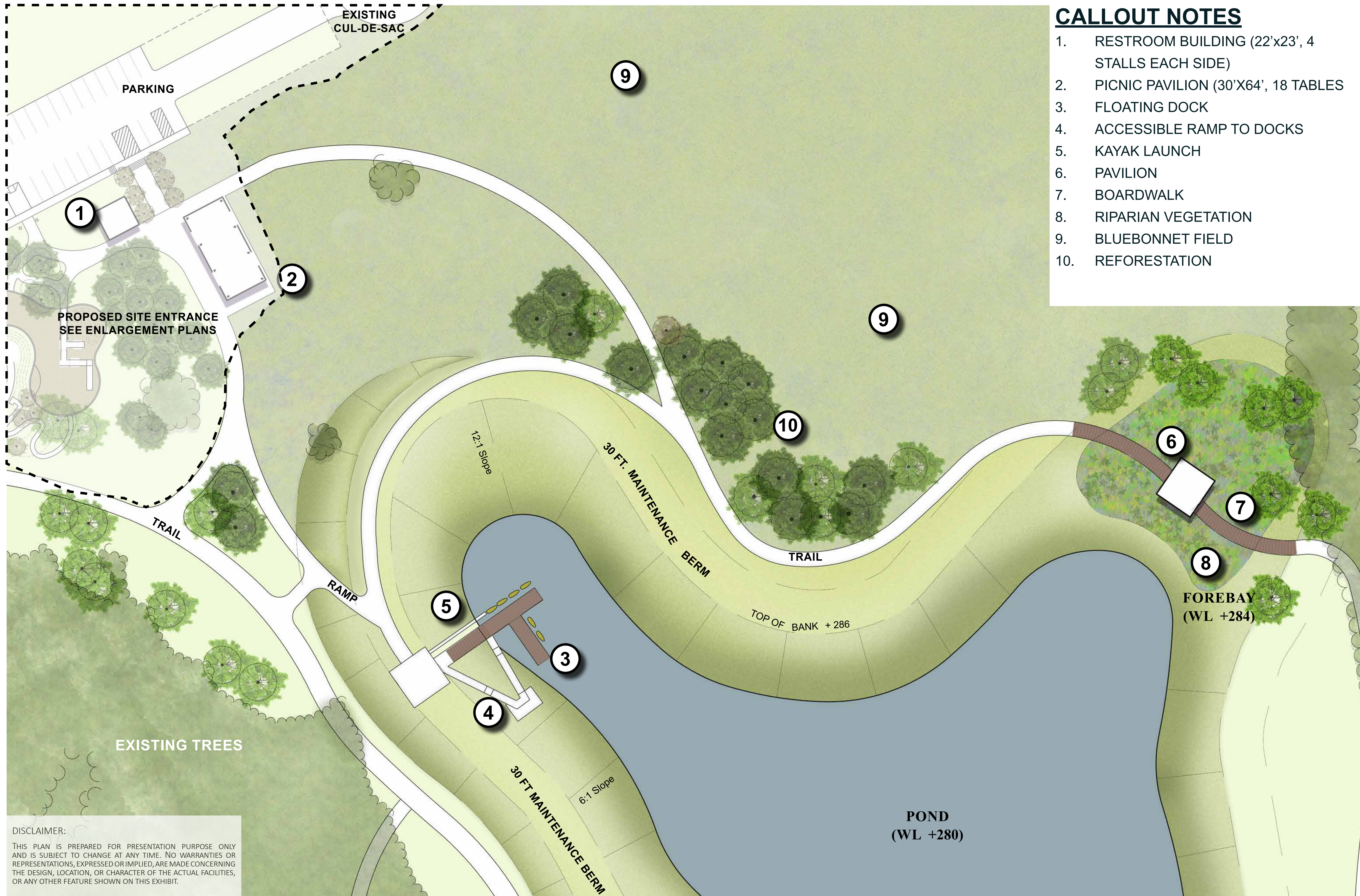
**OPTION 2 - AT STREAM**  
SCALE: 1/8"=1'-0"



**SIGNAGE ALONG TRAIL**

- LEGEND**
- 1. SEAT WALL
  - 2. INTERPRETIVE SIGN
  - 3. ANIMAL PRINTS
  - 4. LIGHT
  - 5. TRASH RECEPTACLE
  - 6. AGGREGATE PAVING
  - 7. COLORED CONCRETE

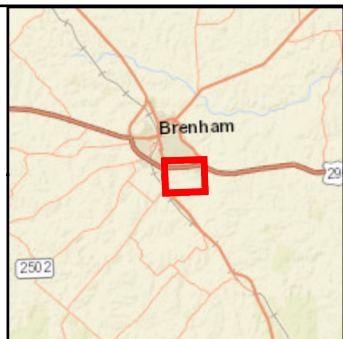
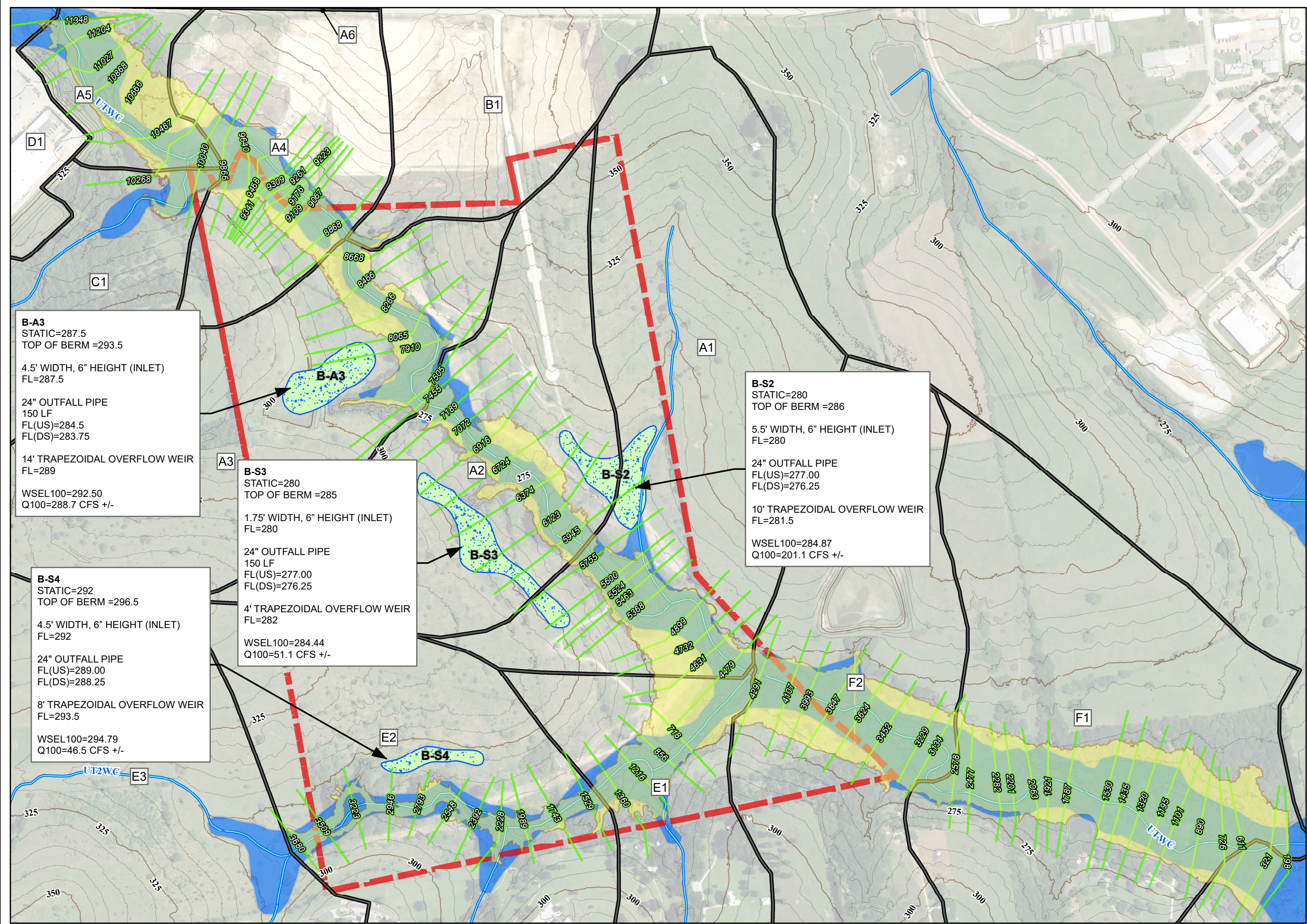
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**CALLOUT NOTES**

- 1. RESTROOM BUILDING (22'x23', 4 STALLS EACH SIDE)
- 2. PICNIC PAVILION (30'X64', 18 TABLES)
- 3. FLOATING DOCK
- 4. ACCESSIBLE RAMP TO DOCKS
- 5. KAYAK LAUNCH
- 6. PAVILION
- 7. BOARDWALK
- 8. RIPARIAN VEGETATION
- 9. BLUEBONNET FIELD
- 10. REFORESTATION

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**VICINITY MAP**  
 1 INCH = 10 MILES

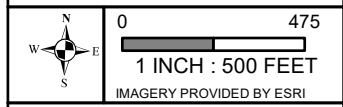
- LEGEND**
- Ponds
  - Atlas-14 100-Year Floodplain
  - Watershed Subbasins
  - Project Limits
  - Cross Sections
  - Stream Flowline

- Effective FEMA Floodplain**
- Zone A
  - Zone AE
  - Zone AE, Floodway
  - Zone X, 0.2 PCT
  - 25ft Contours
  - 5ft Contours

Texas NAIP Imagery 2020  
 Contours derived from  
 Eastern Texas LiDAR 2018

**Exhibit 7:  
 FLOODPLAIN &  
 DETENTION SUMMARY**

**BRENHAM FAMILY PARK**  
 CITY OF BRENHAM, TEXAS



Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones & Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.



Path: K:\B03039\B03039-0033-00 Brenham Family Park\Phase 12 Design\Phase Reports\1481 Report\Attachments\Floodplain and Detention Summary.mxd  
 Date: 06/01/21  
 User Name: JPA  
 Project Number: 00300-0000-00