The Operations and Maintenance Phase Plan for Pease District Park

Austin, Texas

Prepared by Pease Park Conservancy

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ACKNOWLEDGMENTS

Pease Park Conservancy (PPC) is a 501(c)3 non-profit organization whose mission is to celebrate the diverse ecology and history that make Austin's first public park valuable and unique. We work to restore, enhance, and maintain the 84 acres of Pease Park for the sustainable use and enjoyment of all.

The City of Austin is the owner of Pease District Park, bounded roughly by Lamar Boulevard, Kingsbury Street, Windsor Road, Parkway, and West 31st Street.

Kingsbury Commons is the southernmost activity hub in Pease Park, consisting of approximately seven acres that were renovated in the first Park Improvement Area project, "Phase I," completed in partnership with PPC and the City of Austin as a step in the implementation of the Pease Park Vision Plan. The Vision Plan was unanimously approved by Austin City Council in 2014.

This Phase Plan has been developed as an amendment to our Park Operations and Maintenance Agreement (POMA), signed on January 12, 2023, and as an addition to the Pease Park Vision Plan. In accordance with Section 5c of the POMA, this document presents PPC's proposal to assume additional operations and maintenance responsibilities for the park. If the City approves the Phase Plan in accordance with Section 5c, PPC shall have rights currently limited to Kingsbury expand to the entire park (see Section 6c, i-v).

The public benefits of the partnership between PPC and the City of Austin are manifold. The Conservancy relieves some of the APR expense and workload for operations and maintenance of Pease Park. Pease Park visitors enjoy a higher level of service and award-winning park improvements and amenities, undertaken with community input. PPC also prioritizes ecological restoration and land management priorities in the park, working to increase biodiversity, shade, and opportunities to enjoy nature and wildlife. PPC leverages private dollars to improve and maintain Pease Park, which benefits taxpayers and improves our public lands.

This document was created in coordination with PPC Staff and Board of Directors, the Austin Parks and Recreation Department (APR), and the Watershed Protection Department (AWP), and is intended to complement our earlier plans and agreements.

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1.0 INTRODUCTION

1.1 Purpose

This document outlines the process for the transfer of appropriate operations and maintenance of acreage outside of the seven acres of Kingsbury Commons of Pease District Park from Austin Parks and Recreation Department (APR) to Pease Park Conservancy (PPC). Maintenance activities and standards outlined in Section 2.1 of this document apply to PPC operations and are not expectations for municipal entities which have their own standard operating procedures. Section 2.3 outlines the phasing of transfer of responsibilities. Timing of these transfers will be agreed upon on an annual basis between the APR Director and PPC. This plan has been created to be a living document, capable of agreed upon adjustments, and PPC will continue to work in close contact with all appropriate City partners on work conducted.

All current and future PPC operations, capital improvements, and maintenance in parkland will follow applicable City approval processes, code, and regulations. This document retains the general division of responsibilities that has guided the negotiation of the POMA and all subsequent approved O&M plans: that PPC will operate and maintain anything it builds or adds to the park, and that the City will continue to have primary responsibility for the urban forest, built trails, Shoal Creek, and the surrounding park road infrastructure.

1.2 History and Location

Pease Park Conservancy is a 501(c)3 non-profit organization that works in partnership with the City of Austin to set the standard for world-class park management – emphasizing environmental excellence – to improve and care for Pease District Park. Our mission is to celebrate the diverse ecology and history that make Austin's first public park valuable and unique. We work to restore, enhance, and maintain the 84 acres of Pease Park for the sustainable use and enjoyment of all.

Pease District Park lies along Shoal Creek between Kingsbury Street at the southern end and 31st Street at the northern end. It is Austin's oldest park, the first gift of 23 acres having been donated by Governor E. M. Pease and his wife Lucadia in 1875. Pease Park celebrated its Sesquicentennial in 2025. The park was a part of the Pease family's Woodlawn estate, and the creek and woods had long been used by enslaved and emancipated Black people, providing space for community gathering, washing, and foraging. For at least 10,000 years before that, the land that is now Pease Park was stewarded by both nomadic and agricultural tribes of Native Americans, whose arrowheads and artifacts have been found at the site.

Pease Park Conservancy was founded in 2008 by Richard Craig as the volunteer group Trees for Pease to help address erosion and tree decline in the park, and to help bridge the gap between the realistic needs of the park and the available resources for this greenspace. The rapid growth of Austin and the increased visitation at Pease Park have continued to push this maintenance gap wider, creating a need for a formal public-private partnership to address the ever increasing popularity and operations and maintenance needs of the park.

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1.3 Vision and Goals

The Pease Park Vision Plan sets the goals that inform both future capital improvements and daily operations and maintenance.

Preserve and enhance the natural environment

- Restore ecological processes
- Create sustainable landscapes
- Protect and preserve heritage trees
- Instill a sense of stewardship

Preserve and enhance the cultural environment

- Preserve / restore historic and cultural features
- Provide opportunities for public art
- Enhance the visitor experience
- Instill a sense of stewardship

Provide appropriate recreation

- Create opportunities to connect with nature
- Maximize potential of play
- Provide opportunities for physical fitness
- Enhance opportunities for court and field games
- Accommodate special events
- Enhance comfort
- Provide security
- Instill a sense of stewardship

Provide and advocate for infrastructure to support use and access

- Provide safe access to the park
- Provide ADA access to park amenities
- Provide gateways that welcome people to the park
- Manage stormwater
- Provide signage (identity, wayfinding, interpretive, regulatory)
- Provide appropriate information technology and lighting
- Instill a sense of stewardship

1.4 Natural Areas and Urban Forestry

The urban forest and natural areas in Pease Park are central to so many Austinites' experience of Austin as "a City within a park." Like its historical and cultural significance, the ecological importance of the park cannot be overstated. The park, creek, trails, urban forest, and natural areas perform critical ecological services for wildlife and the environment, as well as mental and physical health services for the human population. These include but are not limited to cleaning the air, reducing noise pollution, enhancing water quality, sequestering carbon, intercepting rainfall, mitigating floods, reducing erosion,

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decreasing urban temperatures, shading recreational areas, protecting riparian shoreline, building soil, providing wildlife habitat, providing resources for pollinators, increasing property values, reducing infrastructure costs, and contributing to positive mental and physical health outcomes for all segments of the population. The recommendations in this plan acknowledge the historical, cultural, and ecological significance of the park. The strategy put forward recommends ways to sustain and improve the park visitor experience as well as protect the ecological function of the urban forest, creek, and natural areas through responsible stewardship and proper maintenance.

As stated in the Pease Park Vision Plan and the Pease Park Conservancy Kingsbury Commons Natural Area Management Guidelines, this document also champions the following goals for managing natural areas and the urban forest:

Repair of primary ecological processes
Through soil creation and stabilization, water infiltration and processing, invasive species control, and erosion mitigation;

Preserve existing legacy trees and plant more native trees where possible
Prioritize tree health as an indicator of thriving, both for the ecosystem and the city it supports;

Create healthy, complete plant communities
Through the use of native flora, including trees, understory, and groundcover, to create complete riparian, woodland, and savanna plant communities that are diverse, aesthetically appealing, and provide for rich wildlife habitat in an urban setting;

Create resilient landscapes
That can adapt and withstand drought, heavy use, and other factors;

Enhance the user experience
Through natural landscapes that are aesthetically pleasing, ecologically valuable, and provide opportunities to learn.

1.5 Placemaking

PPC has a successful track record of leading and providing significant support to capital improvements at Pease Park, specifically with the renovation of Kingsbury Commons completed in 2021. This next step in the Vision Plan process will be centered around the strategic outcomes set forth in the POMA; specifically, that PPC will be able to take on more operations and maintenance support further north in Pease Park. Ideas for additional placemaking, community gathering, and engagement projects proposed in the Vision Plan will be considered in tandem with the Conservancy's strategic plan, set to be updated in 2027. We prioritize community enjoyment of the park together with ecological restoration and conservation.

PPC is committed to incorporating creative placemaking through design, art, and culture as a tool for community engagement in the park. In addition, past collaborations with APR and the City's Art in Public Places program (AIPP) include the placement of David Deming's *Mystic Raven* in Lamar Terrace (29th

and Lamar); Patrick Dougherty's Stickwork installation *Yippee Ki Yay!* in Live Oak Meadow south of 24th Street; the repurposing of the 2023 Creek Show pieces *Enter the Dragonfly* in Kingsbury; the Thomas Dambo troll sculpture, *Malin's Fountain*, just north of Kingsbury, and *Peace in Pease*, a mosaic installation near the Tudor Cottage by Aly Winningham. PPC is committed to collaborating with APR, AWP, and AIPP to develop and deliver an Arts and Culture Plan for the park, as well as a Collection Management Agreement with AIPP.

1.6 Community Engagement

PPC has had several successful community engagement experiences, most notably including the creation of the Pease Park interpretive plan in 2019. Working in partnership with APR and specialists from MuseWork and RECLAIM, the organization identified a theme that continues to guide our programming:

> *Pease Park is emblematic of racial and economic injustice in Austin and presents a unique opportunity to acknowledge our history of slavery, segregation, and exclusion in order to create a public space that is welcoming and accessible to all.*

Through this acknowledgement, PPC has continued to work to understand how to best interpret this history for the community and share the stories of Black people whose presence and lives shaped this land. Based on recommendations from Civic Arts in 2022, PPC was able to share stories of Black History in Pease Park through new events, including a Juneteenth Celebration and annual RISE festival with filmmaker / storyteller Funmi Ogurno, as well as Lives Remembered Black History Tours, developed through a City of Austin Heritage Grant and the research of historian Dr. Javier Wallace. This focus has also led to a continued commitment to anti-racism training for our staff and Board.

Looking forward, PPC's community engagement efforts will support an Austin community that is connected to the park, its facilities, and programs. Pease Park will always be public parkland and will always belong to the people. Future capital project and program community engagement will include the following minimum components:

- Three (3) Community Meetings (in person / on site / virtual)
    - Dates approved by APR
    - Public announcements of dates are made four (4) to six (6) weeks in advance, with reminders one (1) to two (2) weeks before
- Small group discussions, if needed, will require a two (2) to six (6) weeks notice.
- One or two surveys will be implemented, and they will be open for at least two (2) weeks– can be used as an event above.
- All engagement efforts are announced through dedicated PPC emails, targeted email lists, social media, site signage, PPC website, APR website, and other appropriate outlets. Other options include direct mailers, community fliers, or large graphic site signage.
- Spanish translation and interpretation will be provided for surveys, social media posts, signage, meeting materials, and virtual meetings.

Coordination and cooperation with APR have been a critical success factor for PPC since the beginning of our partnership. We will continue the practice of directly involving the community in a robust

decision-making process. PPC will seek guidance from and coordinate with the APR Community Engagement Manual and staff when developing our Community Engagement plans. We will prioritize the same principles as APR, including accessibility and inclusion, accountability, collaboration, consistency, respect, and stewardship.

1.7 Overview of Recommendations

The areas described in this Phase Plan include the 84 acres of land that are a part of Pease District Park, divided into 16 connected "zones" in the 2014 Vision Plan. Three of these zones, aggregating approximately seven acres, are already included in the O&M plan for Kingsbury– Kingsbury Commons, Big Field, and Hillside– and these areas were the focus of the initial capital renovation project, "Phase I," completed in 2021. One zone, the East Bank, consisting of approximately ten acres of land on the east side of North Lamar Boulevard (including the APR annex), has been excluded from the POMA and Phase Plan. That leaves 12 zones / approximately 67 acres as the subject of this Phase Plan. We imagine a series of additional improvement phases over the next 15-20 years to continue execution of the 2014 Vision Plan.

As shorthand, some of these zones are referred to as "rooms" or "activity hubs" in the Vision Plan. Here these rooms are also referred to as "maintenance zones." PPC already conducts land management and conservation activities throughout the entire park; the POMA in 2023 made PPC responsible for specific O&M tasks and programs within the seven acres of Kingsbury Commons. The transition of primary responsibility in additional maintenance zones / rooms / activity hubs will be phased over multiple years while PPC builds capacity to increase staff, resources, and funding to scale O&M. The timeline for each room is staggered to accommodate organizational growth (*see Section 2.5 Maintenance Zones / Rooms / Activity Hubs.*)

2.0 RECOMMENDATIONS

As a long-existing public greenspace, Pease Park has been historically maintained at levels that accommodate a limited municipal operations budget, sometimes resulting in high capital expenses to replace or repair damages that could have been prevented through an investment in maintenance or mitigation. It must be noted that excessive maintenance budgets are not always fiscally sustainable and must be balanced against capital replacement costs. The maintenance recommendations described below represent strategic adjustments to land management practices and standards of care which aim to simultaneously limit increases in annual operations spending and reduce capital replacement budgets over time. These activities and standards apply only to PPC operations and are not expectations for municipal entities which have their own standard operating procedures.

2.1 PPC Maintenance Activities and Standards

The maintenance standards described in this document represent the recommended PPC requirements for each activity per maintenance cycle or visit. The goals of maintenance are to ensure that Pease Park is safe, clean, attractive, and provides a high-quality visitor experience. Those staff who perform maintenance at Pease Park take pride in their work, understand how the park is used and operated, and have the necessary training and skills to perform their job at the highest level. High quality maintenance is

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essential to protect long term capital investments and to achieve the goals set forth in the Pease Park Vision Plan (*see above, Section 1.3*).

The frequency of cycles recommended for maintenance activity differs across maintenance zones / rooms / activity hubs, and are designated by the "Level of Service"(*see below, Section 2.2*). Level of Service designations are based on intensity of use.

For the purposes of this Phase Plan, the City will retain primary responsibility for the urban forest, built trails, Shoal Creek, and the surrounding park road infrastructure.

As part of its annual Operations and Maintenance plan, PPC will develop Standard Operating Procedures (SOPs) for managed physical assets and mechanical systems, as well as for any proposed new O&M work. These SOPs will be reviewed annually as part of the conversation around the timing and transfer of responsibilities. SOPs will include a description of the assets, maintenance procedures, maintenance timeline, and any manufacturer-related manuals and warranty information. Existing SOPs are called out in the Phase Plan; new and needed SOPs will be created in conjunction with annual O&M plans.

PPC maintenance activities can be categorized into the following three resource categories:

Category	Description
Hardscapes / Built Assets	Activities which address appearance, function, safety, and sanitary condition of built elements, including facilities, structures, trails, and furnishings
Softscapes / Natural Assets	Activities which address stewardship of natural resources and health and function of natural areas, the urban forest, manicured landscapes, green infrastructure, and turf areas.
Special Assets	Non-public facilities and equipment maintenance, along with seasonal or special-event maintenance

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The phasing of responsibility for these features is summarized in the following chart:

Austin Parks and Recreation (APR)	
Pease Park Conservancy (PPC)	
Austin Watershed Protection (AWP)	
Third party	

Item	Zone	Origin	Phase 1		Phase 2		Notes
			Primary	Secondary	Primary	Secondary	
Trails (nature, decomposed granite, and paved)	All	APR-built			No change	No change	PPC will provide a supporting role to APR in the minor repair of the east and west DG trails. For major repairs or replacements, PPC will consider capital improvements in accordance with the POMA.
	All	PPC-built			No change	No change	
Tree canopy	All	APR planted			No change	No change	PPC will provide a supporting role to APR for the overall tree canopy of the urban forest.
	All	PPC planted			No change	No change	
Plantings	All	APR planted			No change	No change	
	All	PPC planted			No change	No change	

Item	Zone	Origin APR-built	Phase 1		Phase 2		Notes
			Primary	Secondary	Primary	Secondary	
Graffiti mitigation	Kingsbury Commons	APR-built			No change	No change	PPC will remove graffiti from any asset except the historic bridges at 24th and 29th streets.
	Kingsbury Commons	PPC-built			No change	No change	
	All other zones	APR-built					
	All other zones	PPC-built					
Picnic tables	All zones	APR-built					
	All zones	PPC-built			No change	No change	
Sand volleyball courts	All zones	APR-built					Currently only APR-built in Polecat Meadow.
	All zones	PPC-built	N/A	N/A			
Play structures	All zones	APR-built			No change	No change	
	All zones	PPC-built			No change	No change	Currently only PPC-built in Kingsbury.

Item	Zone	Origin	Phase 1		Phase 2		Notes
			Primary	Secondary	Primary	Secondary	
Split rail fence at the Kissing Tree	Live Oak Meadow	APR-built					
	Live Oak Meadow	PPC-built	N/A	N/A			
Mystic Raven sculpture	Lamar Terrace	Third-party built					The Contemporary has primary responsibility for maintenance of this piece. PPC will take on secondary responsibility, and APR will have tertiary responsibility.
Peace in Pease mosaic	Kingsbury Commons	PPC-built			No change	No change	
Art installations, permanent	All zones	APR-built	N/A	N/A	No change	No change	
	All zones	PPC-built			No change	No change	ACME/AIPP will be involved in all potential art projects in the park.
Art installations, temporary	All zones	APR-built	N/A	N/A	No change	No change	
	All zones	PPC-built			No change	No change	ACME/AIPP will be involved in all potential art projects in the park.

Item	Zone	Origin	Phase 1		Phase 2		Notes
			Primary	Secondary	Primary	Secondary	
Grow Zones	All zones	AWP built			No change	No change	Primary maintenance responsibility for Grow Zones is split between APR and AWP per separate COA documentation.
Bioswales – overall function	Live Oak Meadow	AWP built		N/A	No change	No change	Routine maintenance eliminates potential for woody growth. AWP responds to drainage-related maintenance (i.e. outfall, sediment); APR mows.
Bioswales – routine maintenance	Live Oak Meadow	AWP built					APR will continue to coordinate Bioswales maintenance with AWP.
Hardscape: water features/ splash pads	Kingsbury Commons	APR-built	N/A	N/A	No change	No change	
	Kingsbury Commons	PPC-built			No change	No change	Currently only PPC-built in Kingsbury.
	All other zones	APR-built	N/A	N/A	No change	No change	
	All other zones	PPC-built					
Hardscape: restrooms	Kingsbury Commons	APR-built	N/A	N/A	No change	No change	
	Kingsbury Commons	PPC-built			No change	No change	Currently only PPC-built in Kingsbury.
	All other zones	APR-built	N/A	N/A	No change	No change	
	All other zones	PPC-built			No change	No change	

Item	Zone	Origin	Phase 1		Phase 2		Notes
			Primary	Secondary	Primary	Secondary	
Hardscape: Drainage infrastructure	Kingsbury Commons	APR-built	N/A	N/A	No change	No change	
	Kingsbury Commons	PPC-built			No change	No change	
	All other zones	APR-built			No change	No change	
	All other zones	PPC-built			No change	No change	
Hardscape: Drinking fountains and refill stations	Kingsbury Commons	APR-built	N/A	N/A	No change	No change	
	Kingsbury Commons	PPC-built			No change	No change	Currently only PPC-built in Kingsbury.
	All other zones	APR-built	N/A	N/A	No change	No change	
	All other zones	PPC-built			No change	No change	
Hardscape: Lighting	Kingsbury Commons	APR-built			No change	No change	
	Kingsbury Commons	PPC-built			No change	No change	
	All other zones	APR-built	N/A	N/A	No change	No change	
	All other zones	PPC-built			No change	No change	

Item	Zone	Origin	Phase 1		Phase 2		Notes
			Primary	Secondary	Primary	Secondary	
Hardscape: Fencing and walls	Kingsbury Commons	APR-built			No change	No change	
	Kingsbury Commons	PPC-built			No change	No change	
	All other zones	APR-built			No change	No change	
	All other zones	PPC-built			No change	No change	
Hardscape: Signage	Kingsbury Commons	APR-built			No change	No change	
	Kingsbury Commons	PPC-built			No change	No change	
	All other zones	APR-built			No change	No change	
	All other zones	PPC-built					Comprehensive signage planning undertaken by PPC (with collaboration/approval from APR) will align all signs under consistent branding and materials.
Hardscape: Leisure games	Kingsbury Commons	APR-built	N/A	N/A	No change	No change	
	Kingsbury Commons	PPC-built			No change	No change	Currently only PPC-built in Kingsbury (Bocce, cornhole).
	All other zones	APR-built	N/A	N/A	No change	No change	
	All other zones	PPC-built			No change	No change	

Item	Zone	Origin	Phase 1		Phase 2		Notes
			Primary	Secondary	Primary	Secondary	
Hardscape: Basketball courts	Kingsbury Commons	APR-built	N/A	N/A	No change	No change	
	Kingsbury Commons	PPC-built			No change	No change	Currently only PPC-built in Kingsbury.
	All other zones	APR-built	N/A	N/A	No change	No change	
	All other zones	PPC-built			No change	No change	
Hardscape: Parking lots	Kingsbury Commons	APR-built	N/A	N/A	No change	No change	
	Kingsbury Commons	PPC-built			No change	No change	
	All other zones	APR-built	N/A	N/A	No change	No change	Current APR-built parking includes Gaston Green and Live Oak Meadow. ATPW (Austin Transportation and Public Works) will advise on changes or additions to parking lots/spaces.
	All other zones	PPC-built			No change	No change	
Hardscape: Park roads	Kingsbury Commons	APR-built			No change	No change	
	Kingsbury Commons	PPC-built	N/A	N/A	No change	No change	
	All other zones	APR-built			No change	No change	
	All other zones	PPC-built	N/A	N/A	No change	No change	

Item	Zone	Origin	Phase 1		Phase 2		Notes
			Primary	Secondary	Primary	Secondary	
Hardscape: nature play areas	Kingsbury Commons	APR-built	N/A	N/A	No change	No change	
	Kingsbury Commons	PPC-built			No change	No change	Currently only PPC-built in Kingsbury.
	All other zones	APR-built	N/A	N/A	No change	No change	
	All other zones	PPC-built			No change	No change	
Softscape: Lawn and turf care	Kingsbury Commons	APR planted	N/A	N/A	No change	No change	
	Kingsbury Commons	PPC planted			No change	No change	
	All other zones	APR planted			No change	No change	
	All other zones	PPC planted			No change	No change	
Softscape: Display garden plantings	Kingsbury Commons	APR planted	N/A	N/A	No change	No change	
	Kingsbury Commons	PPC planted			No change	No change	
	All other zones	APR planted	N/A	N/A	No change	No change	
	All other zones	PPC planted			No change	No change	

Item	Zone	Origin	Phase 1		Phase 2		Notes
			Primary	Secondary	Primary	Secondary	
Softscape: Green Infrastructure (GSI)	Kingsbury Commons	APR-built	N/A	N/A	No change	No change	
	Kingsbury Commons	PPC-built			No change	No change	
	All other zones	APR-built	N/A	N/A	No change	No change	Excludes Live Oak Meadow bioswales.
	All other zones	PPC-built			No change	No change	
Softscape: Irrigation	Kingsbury Commons	APR-built	N/A	N/A	No change	No change	
	Kingsbury Commons	PPC-built			No change	No change	
	All other zones	APR-built			No change	No change	Existing irrigation heads at Live Oak Meadow and Gaston Green are not currently functional.
	All other zones	PPC-built			No change	No change	

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Peace in Pease, 2025

Hardscapes / Built Assets: Maintenance Standards

General Maintenance and Safety Hazards

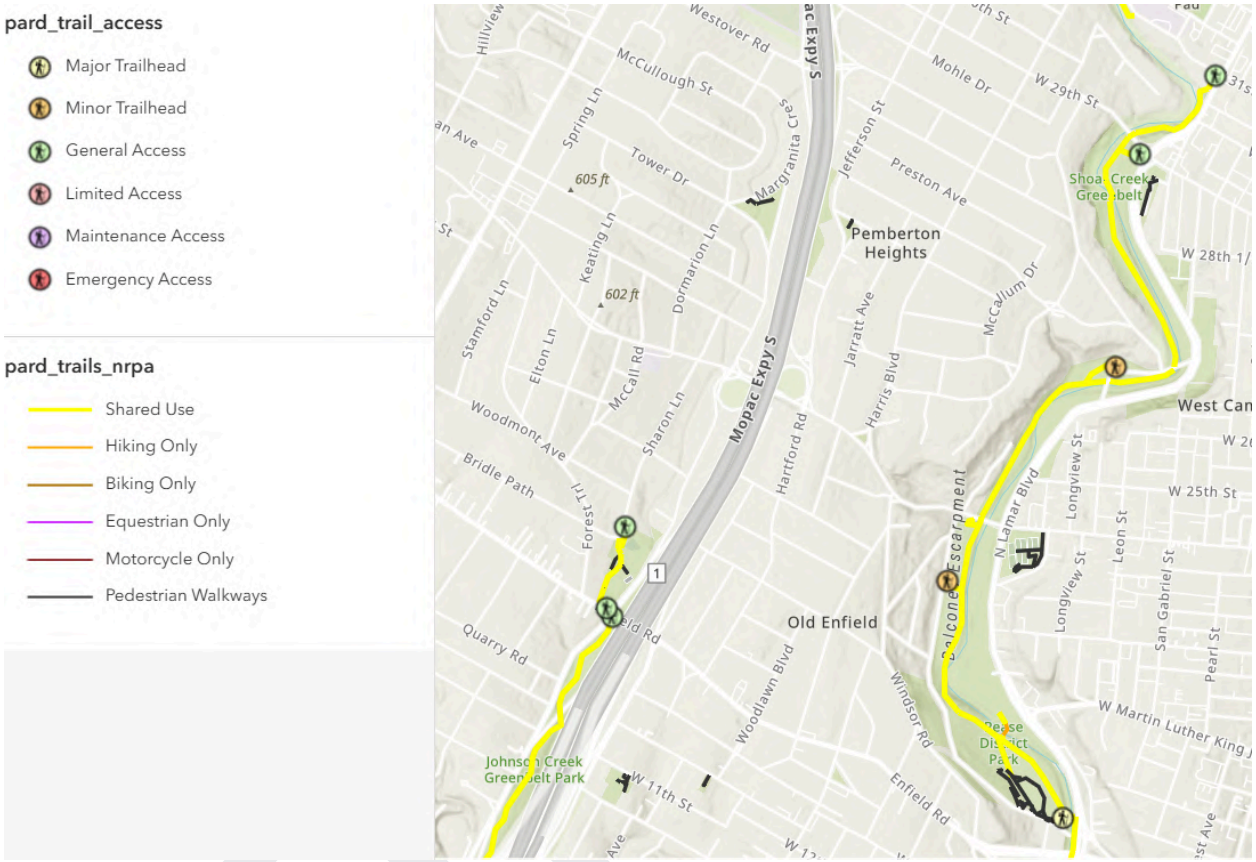
Pease Park includes a variety of assets that range in use, maintenance requirements, and repair cost. Regardless of the asset type and the differences in conditions assessments or maintenance schedules, all documented safety and hazard concerns should be addressed in an appropriate, timely manner. As a part of the regular maintenance for each asset type, inspections should include conditions assessments and reporting of safety hazards.

- Report safety hazards in an appropriate, timely manner to PPC Director of Park Operations
- Document and report safety hazards to APR
- Secure hazard zones using appropriate signage, barricades, and / or traffic safety devices
- Address safety hazards and maintenance concerns as determined by the PPC Director of Park Operations
- The method and scope of maintenance repairs should be based on the severity and extent of a hazard, the long-term efficacy of the method, and cost
- Cleaning and maintenance products should be the least-toxic / environmentally sensitive options available, following APR's adopted Integrated Pest Management Plan (IPM)
- Regularly document and track maintenance activities, making recurring maintenance issues easy to identify (*see Section 4.2 Maintenance Reporting*)
- Give special consideration to repair and maintenance methods that are sustainable, incorporate green infrastructure practices, and / or improve ecological function

Trail surface and Infrastructure

The two-mile Shoal Creek Trail from 15th Street to 31st Street is primarily a soft surface trail constructed with decomposed granite. Sections of the trail have been reinforced and repaired with stabilized decomposed granite, concrete, or pervious concrete. Additionally, the trail is connected to the hard-surfaced Janet Fish Bridge that provides trail users with a low water crossing across Shoal Creek. Any new trails constructed as a part of a future Park Improvement Agreement would be considered part of capital improvements funded by PPC, depending upon funding potential and budget constraints. Major trail repairs or replacements would be negotiated in accordance with the POMA.

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The frequent transitions between hard and soft surfaces, including sewer access covers, are a maintenance concern. The impacts of heavy daily use and intense, seasonal rain also contribute significantly to the maintenance load. Lastly, 80% of Pease Park and almost all of the trail between 15th and 31st Streets is located within the 100-year floodplain, making them vulnerable to catastrophic flood events.

With these conditions in mind, PPC would remain a secondary responsible party for the existing trail. PPC maintenance staff should regularly assess trails for safety hazards. Regular maintenance should:

- Assess trail at regular, frequent intervals (*refer to Section 2.2, Levels of Service*) and within 24 hours of heavy rain events. Share assessments with APR
- Identify safety hazards and maintenance concerns, including but not limited to uneven surfaces, trip hazards, damaged infrastructure, pooling water, debris deposition, and excessive vegetation. Share assessments and concerns with APR
- Coordinate with the City to assess any large infrastructure maintenance
- Remove accumulated debris, soil and leaf matter from trail surface
- Manage excessive vegetation at trail edge to avoid impediments to trail usage

Parking

In addition to the small lot (19 spaces) and parallel spots (5) at Kingsbury Commons, there is parking available at Gaston Green (33 spaces) and Live Oak Meadow (5 spaces, with potential for more formalized parallel parking). In partnership with APR and ATPW, PPC will endeavor to create a strategic parking plan for Pease Park, and will continue to encourage and subsidize off-site parking for park visitors, currently at the ACC Rio Grande parking garage. With this in mind, PPC would remain a secondary responsible party for park road infrastructure.

Drainage Infrastructure (e.g., culverts, drainage pipes, concrete channels, etc.)

Heavy seasonal rain events bring high velocity stormwater flows from Shoal Creek through parkland and trails. Hard armored surface drainage structures, including drainage pipes and culverts, are installed around trails in Pease Park to manage the impact of stormwater. Regular conditions assessment and maintenance of these structures can prevent expensive damage. Regular maintenance should:

- Assess drainage infrastructure at regular, frequent intervals (*refer to Section 2.2, Levels of Service*) and within 24 hours of heavy rain events. Share assessments with APR
- Clear drainage structures of debris, silt, or overgrown vegetation that may impede the intended flow of water
- Assess adjacent areas for potential impacts to the drainage structure function. Grading adjustment, vegetation management, and soil removal / replacement may be required. Share assessments with APR
- Assess drainage inlets / outlets for erosion. Energy dissipation methods may be required to reduce water velocity coming into or out of the drainage structure. Share assessments with APR
- Coordinate repairs with Watershed Protection and / or APR Trails depending on the location and function of the infrastructure

Gathering Areas (e.g., seating areas, picnic areas, etc.)

Parkland improvement projects built in Pease Park are typically designed to function as attractive, accessible places for people to gather. To that end, these places incorporate hardscape elements and landscape features that can typically accommodate heavy foot traffic and use. Examples include but are not limited to the splash pad, picnic areas, hard-surfaced seating areas constructed from limestone blocks, nature play areas, and concrete-edged gravel gathering areas. While these elements are designed and constructed for durability, they require regular maintenance and inspection. Regular maintenance should:

- Patrol and assess safety hazards and maintenance concerns, including but not limited to trip hazards, uneven surfaces, broken or damaged features, vandalism including graffiti, litter accumulation, and general cleanliness
- Keep areas free of litter and debris
- Sweep out or use blowers on structures and surfaces, and clean picnic tables needed
- Remove unwanted vegetation growth from hardscape areas including cracks, seams, and expansion joints

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- Assess and repair wooden structures with replacement lumber as needed. Monitor wood surface finish for reapplication or reconditioning
- Assess brick paver areas for uneven or shifting bricks and repair / replace as needed. These areas are regularly swept and / or cleared of dirt with a blower to prevent surface accumulation along the brick seams
- Wash surfaces following periods of high use or in areas where food and beverages are regularly consumed. Surfaces may be power washed with a fan-tipped nozzle to prevent damage, or cleaned with a stiff-bristle broom
- Spot clean structures as needed, as determined by inspections

Trash and Recycling

The regular servicing of trash and recycling stations is necessary to provide the public with a positive park experience. Additionally, recycling is promoted in Pease Park and PPC supports sustainable approaches to waste reduction. The regular maintenance cycle should:

- Assess trash and recycling receptacles and dog waste stations; manage the accumulation of litter
- Keep trash and recyclable items separate when possible. Items to be recycled include aluminum, plastic, paper, cardboard, and glass (prohibited, but recycled). Trash and recycling are removed from receptacles when bins are more than half full
- Collect and remove trash or debris in the immediate area around the receptacle
- Install bin liners in receptacles
- Dispose of trash and recycling at City-owned, designated dumpsters at Kingsbury
- Monitor the park and adjacent trails for trash accumulation and report to the Director of Park Operations
- Coordinate volunteers to help with the removal of excessive trash and debris beyond the scope of a regular maintenance cycle

Partitioned responsibilities: APR provides solid waste and recycling contracts and PPC provides all labor to bring trash and recycling from bins to the dumpsters, as well as maintenance of the bins. Future park improvement projects may require additional dumpsters further north in the park; such additions would be discussed in the planning phase for said improvements.

The frequency and spacing of trash and recycling receptacles will depend on several factors, including the usage of the space and length of each trail section. Within this Phase Plan, PPC's purpose is to service all of APR's existing trash and recycling receptacles and document the volume to determine the best location for future receptacle placement in the areas between Live Oak Meadow and Lamar Terrace. Additionally, PPC will use the information from PlacerAI to assess foot traffic patterns and length of stay within each area of the park to assist in determining the number of receptacles and placement. PPC would appreciate information from the City about best practices for waste receptacle placement and location.

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Restrooms

Currently, the restroom facilities in Kingsbury Commons are the only such facilities in the park and are thus subject to significant impact from high use. Their maintenance is discussed in the annual Kingsbury O&M plan.

For any future restrooms, we will follow the maintenance schedule below. Restrooms will remain closed and locked during the park curfew hours of 10pm to 5am. Regular and frequent maintenance cycles will help keep the restrooms open and available to the public. All purchases of cleaning and maintenance products must be safe for the environment, ground water, sewer systems, and not harmful to people in accordance with city codes and ordinances and the APR IPM plan.

The regular maintenance cycle should:

- Assess proper function of lights, ventilation system, sinks, toilets, stall doors, locks, hand dryers and other features
- Clean floors, walls, and stalls
- Empty trash receptacles
- Wipe down and sanitize surfaces, including toilets, sinks, fixtures, and mirrors
- Replenish toilet paper, paper towels, and / or soap as appropriate
- Report vandalism, graffiti, damage, or maintenance issues to the Park Operations Director with photos as needed
- Winterize restrooms before significant freezes

Drinking Fountains

Currently, the drinking fountains and water refill station at Kingsbury are the only ones present in the park. Their maintenance is covered in the Kingsbury Annual O&M plan.

For future drinking fountains, regular maintenance should:

- Clean and wipe down fountains daily
- Check for damage, water flow, and remove any debris that clogs drains
- Assess for the need to descale, adjust valve taps, and repair leaks, and schedule repairs as needed
- Winterize fountains before significant freezes

Lighting

Other than public right-of-way street lighting, the only supplemental lighting in the park is at Kingsbury. Its maintenance is covered in the annual Kingsbury O&M plan. For any future lighting projects, regular assessment, maintenance, and repairs should be completed by a licensed electrician and should:

- Assess all area and security lighting regularly, completed when light conditions are low enough to accurately assess the conditions of the lighting feature – before sunrise, after sunset

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- Check electrical systems and components for function and compliance with applicable building codes
- Check lamps for function and report outages to the Park Operations Director for replacement plan
- Check for exposed electrical conduction wires and report to the Park Operations Director
- Check proper installation of ballast boxes and components
- Adjust lights for uniform coverage on facilities and fixtures and to eliminate dark or blind areas and reduce glare and over-lighting
- Secure fixture and poles according to manufacturer's specifications
- Assess poles and fixtures after major wind, ice, or hailstorm events
- Assess lighting which is damaged to the point of no longer meeting "full cut off" requirements, and repair to standards
- Report damaged or vandalized lights and / or bulb outages as soon as possible

Fencing and Walls

Fencing and limestone walls are used in Pease Park to either limit foot traffic or prevent access. Examples of this include the split-rail cedar fencing in Live Oak Meadow and limestone walls at Gaston Green, Ramble Scramble, and Lamar Terrace. These structures are relatively low maintenance but regular assessment and as-needed repair can extend their longevity. Regular maintenance should:

- Assess for damage, loose connections, broken pieces, shifted limestone (walls), and evidence of trespassing / vandalism. Fencing assessments can occur during trail surface inspections
- Replace and repair broken split-rail fence timbers as needed
- Repair and replace damaged limestone walls / blocks as needed (some of which may be historically designated and require coordination with APR)

Furnishings (e.g., picnic tables, benches, bike racks, etc.)

There are several types of furnishings throughout Pease Park, including but not limited to benches (both APR memorial and PPC donor benches), picnic tables, bike racks, and other assets. Regular assessment of these furnishings is needed to determine maintenance or replacement needs. Regular maintenance should:

- Assess furnishings for damage, broken pieces, and graffiti
- Check benches and picnic tables for loose seating connections or unstable surfaces; repair and replace as needed
- Power washing may be needed in areas where food and beverages are consumed

In accordance with the POMA, the City agrees to suspend its memorial bench program in the park, and any future benches will be installed by PPC in accordance with its donor recognition program. PPC and APR will coordinate a bench program in the park consistent with the design and donor recognition standards previously established in Kingsbury.

Partitioned responsibilities: APR maintains previously installed memorial benches; PPC maintains all newly installed benches. PPC would like information about the agreements made with memorial bench

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donors re: timing and duration of agreements. Assessment of assets for plans for end of life replacement or removal will be addressed in tandem with Comprehensive Signage Planning. *See section 2.4.7*.

Play Features

There are a variety of play features in Kingsbury. Play features include both stationary and interactive equipment. These items are included in the annual Kingsbury O&M plan.

Polecat Hollow includes three sand volleyball courts. SOPs will be included with the relevant O&M plan, but general, regular maintenance should:

- Rake the sand routinely to remove any debris, and if large quantities of sand have become displaced or if the court looks particularly uneven
- Clear trash, obstructions, and any other debris from a three-to-four foot wide perimeter around the court
- Nets should be routinely inspected and adjusted as needed. Service life of nets will vary based on use and weather conditions

Exercise Equipment

A variety of exercise equipment exists in Pease Park, including both stationary and interactive equipment. The exercise equipment in Kingsbury was newly installed in 2021, is in good condition, and is included in the annual Kingsbury O&M plan.

Exercise equipment near Ramble Scramble / Lamar Terrace is dated and likely near the end of its useful life. Prior assessments by APR and PPC determined the equipment to be in the critical root zones of nearby legacy trees, making replacement of the Lamar Terrace equipment problematic; therefore, PPC does not commit to replace this equipment. This equipment should be removed when determined to be at the end of its useful life. Until then, regular maintenance should:

- Assess all equipment and areas for safety, cleanliness, operating condition, and surfacing that is free and clear of hazards
- Visually assess nails, bolts, or screws to ensure they are well connected, flush with surfaces, and undamaged
- Mechanically inspect features to ensure there is no damage to any components
- Wipe down and clean equipment as needed
- Assess lumber components for replacement due to damage or rot
- Check equipment for unwanted animals, such as wasps, rodents, and birds

Interactive Water Feature (Splash Pad)

The only interactive water feature is in Kingsbury and is covered in the annual Kingsbury O&M plan.

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Public Art Installations (temporary and permanent)

Pease Park plays host to a variety of both temporary and semi-permanent (5-10 years) public art installations. These assets sometimes require unique maintenance based on the elements of the installation. Maintenance staff should coordinate special care standards with the associated designer, artist, or consultant associated with the installation. Regular maintenance should:

- Regularly check installations for safety and visual appearance
- Consider repairs and maintenance to be unique to each individual piece, depending on its location, material construction, and purpose; coordinate with the artist or consultant
- A separate maintenance plan should be created for individual pieces for optimal care

Signage

Wayfinding, interpretive, and regulatory signs are all represented in Pease Park. Additionally, individual projects and park areas may be designated with location name or donor signage. Many other signage types also occur and include but are not limited to maps, mile markers, informational kiosks, bulletin boards, and temporary signage. Regular maintenance should:

- Regularly check signage which can be done during trash / recycling removal
- Check that park identification and wayfinding signs are in good condition, secured, and properly installed
- Check that disabled parking signs are secure, visible, and installed to code
- Check that park rules signs are secure and properly installed at the appropriate location
- Check that restroom signs are secure and visible
- Check that directional and regulatory signs are clean, painted, and free of protrusions and graffiti, and are in the appropriate locations
- Repair and recondition donor signage as needed
- Remove temporary signage as needed

PPC and APR will work together on permanent signage in the park in accordance with the POMA. For 2026-27, PPC proposes to undergo the process to extend and expand the Comprehensive Signage Plan that was developed for Kingsbury for the rest of the park. This project will also address other existing assets, such as non-memorial benches, potential future donor recognition, and PPC bench style / locations. *See Section 2.4.7*.

Graffiti

PPC commits to the APR standard of responding to graffiti within 48 hours, and responding to offensive or profane graffiti immediately. PPC maintenance staff will regularly check all built assets for graffiti and will report signs of graffiti or vandalism to the Park Operations Director. For any graffiti on the historically designated bridges at 24th and 29th streets, the Park Operations Director will report any graffiti to APR for APR to mitigate. If there is offensive or profane graffiti on a historically designated bridge, PPC will report it to APR immediately and remove or cover it immediately if feasible. For any

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other graffiti in the park, the Park Operations Director will coordinate with PPC staff to remove or cover any offensive or profane graffiti immediately and to mitigate any other graffiti as promptly as possible.

Softscapes / Natural Assets: Maintenance Standards

Pease Park contains many types of softscapes / natural assets as described in the Vision Plan, the Land Management Plan, and the annual Kingsbury O&M plan. In general:

- Invasive species removal will prove to be the most important and time-consuming task in ensuring healthy natural areas
- Park use will determine the level of maintenance and the type of work needed. A higher level of maintenance is needed in areas with high use, such as pathway edges or in and around buildings, picnic areas, and play areas
- Temporary fencing should be used to fence off areas undergoing renovation and / or restoration, or that need rest
- As much as possible, maintenance work will be performed when landscapes are dry to avoid unnecessary compaction and damage to wet soils
- In areas where mulch is applied, a 3-inch depth will be maintained

Lawn and Turf Care

The 2.5 acre Great Lawn at Kingsbury Commons is currently the only activity hub lawn with irrigation. It accommodates both everyday passive / recreational use and occasional larger special events, including Eeyore's Birthday Party. Care must be taken to ensure the lawn is rested after each large event. The care and maintenance of the Great Lawn at Kingsbury is included in the annual Kingsbury O&M plan.

Pease Park includes four non-irrigated lawn areas in the activity hubs at Live Oak Meadow, Polecat Hollow, Gaston Green, and Lamar Terrace, each representing an important location for recreation, special events, and community gatherings. Mowing cycles in these areas are determined by visitation, growing season, and rainfall totals.

APR is currently the primary responsible party for mowing outside of Kingsbury. In the event that PPC irrigates an activity hub lawn area as part of a future Parkland Improvement Agreement, PPC would then become the primary responsible party for mowing the newly irrigated lawn area. (*See Section 2.3 Roles and Responsibilities.*)

Display Garden Plantings

Display garden planting areas, aka "celebratory beds," play a significant role in both the aesthetics of the space and its ecological function, focusing on native plants and their importance. These areas consist of a mix of evergreen and deciduous shrubs, flowering perennials, and ornamental native plants. These areas are intended to be showy and will be maintained to promote the health, visibility, color, and variety of native species. This planting type is in heavy-use areas and is expected to be the most maintenance-intensive of the non-turf plantings. Plant replacement, when needed, is to be accomplished

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in both spring and fall, especially along bed edges with a high potential for damage from foot traffic. Occasional deadheading may be needed for flowering plants to encourage continuous bloom. A focus on invasive removal and weeding is needed to allow low growing plants to thrive. A layer of mulch will help to retain moisture and suppress weeds; the mulch layer will be maintained to a 3-inch depth. Supplemental hand watering will be provided as needed during establishment or during periods of heat and drought.

As a part of all Parkland Improvement Agreements led by PPC, native planting areas play a significant role in both the aesthetics of the space and its ecological function. Planting beds will be maintained to promote the health, visibility, natural colors, and variety of native species. Regular maintenance should:

- Perform general maintenance (pruning, weeding, trimming, etc.) with an increase in the maintenance cycle occurring during the months of March / April and September / October
- Trim groundcovers to prevent encroachment onto walkways
- Regularly prune plants to best accommodate the growth habit of each species
- Remove nuisance and invasive plant species using mechanical methods. Chemical herbicides are not used in the planting areas
- Fertilize planting areas with plant-based products
- Add mulch to planting beds once a year or as needed
- Assess planting areas for replanting needs. Special consideration should be given to incorporating volunteers in these efforts

Woody shrubs and other understory plantings are to be pruned by hand with pruners or lopping shears; hedge shears are not to be used. Shrubs are encouraged to retain their natural appearance, with pruning to be done only on an “as-needed” basis. Shrubs should never be pruned into geometric shapes. Remove old seed heads and dead wood to encourage new growth.

Hillside Woodland Restoration Planting

Hillside woodland restoration areas consist of a mix of native evergreen and deciduous trees, understory shrubs, and an herbaceous ground cover layer. Due to heavy use and trampling, these areas have suffered from compaction, erosion, poor tree health, declining biodiversity, and a lack of healthy understory vegetation. Because of these issues, a restoration plan and the allocation of long-term management resources is needed that includes soil revitalization, mitigation of erosion issues, invasive species control, trail improvements, and seeding and planting to heighten biodiversity.

Woodland and understory planting

Woodland and understory planting areas are similar to the hillside woodland restoration areas, with a similar mix of native evergreen and deciduous shrubs, flowering perennials, and sedges. However, woodland and understory planting areas are located in more prominent areas that see heavier use. These areas are treated as “display woodlands,” and kept tidy and maintained, with organic debris and materials removed. The maintenance approach is more intense than in hillside woodland restoration planting areas, despite similar planting types. For example, invasive species removal would be the most intensive and

frequent task for woodland areas, accomplished biweekly between April and October. Some perennials may require deadheading and trimming to encourage blooms throughout the season. Replant will be undertaken as needed.

Riparian Woodland Planting

The riparian woodland planting areas are located between the Shoal Creek Trail and Shoal Creek throughout the park. This landscape type has the potential to encourage wildlife habitat. Its dense vegetation will shade out invasive species, provide shade, and improve overall park user experience. Additionally, the riparian woodlands will help stabilize the slopes and improve water quality.

Bioswales / Rain Gardens / Arroyos / Grow Zones

The bioswales serve as stormwater management features and are located at Live Oak Meadow and Polecat Hollow. Additionally, all bioswales / Rain Gardens / Arroyos are part of the AWP Grow Zone Program that allow for natural restoration of native vegetation, improve water quality, and help avoid erosion. AWP built the Grow Zones in the park and has primary responsibility for their maintenance. Species selected can thrive in dry conditions and tolerate occasional inundation by heavy rains. Maintenance activities outside of debris removal and seasonal pruning of vegetation will be coordinated with APR and AWP. The areas require some regular care, such as inspection for scouring, erosion, sediment, and debris accumulation, blockage and water infiltration, as well as horticultural maintenance. While stormwater management features are low maintenance, invasive species removal will be an ongoing task. Seeds are likely to be deposited into soil beds from floods and wildlife and will require continuous removal to ensure these features do not become overrun with invasives. While regular watering is not necessary for these areas, some spot watering may be needed during extended dry periods and extreme heat. Additionally, these planting areas require regular inspections, particularly before and after storms and rain events. PPC coordinates with Watershed Protection and APR for maintenance activities in the Live Oak Meadow and Polecat Hollow stormwater management areas.

Per City regulation, fertilizer of any kind (both synthetic and organic) cannot be used in bioswales and rain gardens. However, these planted areas can benefit from a fresh layer of mulch at the beginning of spring. Mulch can soak up pollutants before they reach the soil and helps reduce weed growth. We will apply a 2-3” layer of mulch in spring, taking care to not bury the plants.

Vine Edges and Trail Edge Vegetation

Vines are used around buildings and trained over structures to create “green walls.” During the establishment period, vines need to be trained to grow as desired toward these features. While vines are encouraged to “roam” throughout the structure, some trimming is required to keep them tidy, and to remove dead leaves during the growing season. At the beginning of spring and in late fall, a severe pruning will be done to remove dead wood. Some plant replacement or replanting may be needed to fill in bare areas. Wind- blown debris may get trapped in planting beds or structures and will need to be removed.

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Vegetation growing along the edge of the trail plays an important ecological role in stabilizing the soil, providing habitat, filtering and slowing stormwater, and numerous other ecological benefits. Regular maintenance should include assessment of trail edge vegetation, including consideration of clearance with park benches, trash / recycling bins, signage, bridges, and gathering areas. Removal of nuisance and invasive plant species should be done in coordination with PPC, APR, and AWP staff to ensure successful reduction of nuisance and invasive plant population.

Due to the proximity of park trails to sensitive riparian habitat along Shoal Creek, it is important for all maintenance staff to receive training in plant identification. Additionally, the establishment of Grow Zone areas help preserve the function of these spaces.

Green Stormwater Infrastructure (GSI)

Green stormwater control systems could be future improvements in the park and would be designed to help mitigate and control stormwater during rainfall events by reducing downstream flooding, erosion, and filtering pollutants from water. They can be designed in many forms, but GSI practices used near Shoal Creek are usually restricted to rain gardens and vegetated buffer strips. Around Pease Park, potential future GSI systems would be an important amenity, for which regular maintenance should:

- Assess features regularly and within 24 hours after a heavy rain event
- Manage such that vegetation does not exceed 18 inches in height
- Care for special plantings as appropriate to support plant health
- Regularly remove trash, debris, and sediment build-up after rain events
- Provide corrective maintenance when a GSI feature does not drain properly
- Repair any deterioration or damage to concrete and stone elements as needed
- Replant non-vegetated or washed-out areas as soon as possible to minimize erosion
- Remove nuisance and invasive plant species
- Coordinate maintenance efforts and repairs with AWP

Urban Forestry and General Tree Maintenance

The thousands of trees that grow in Pease Park represent one of the most important natural resources in the City of Austin. In general, all maintenance activities should aim to best promote the long-term health of the urban canopy while providing a safe experience for visitors. Managing the urban forest will require regular inspections, new plantings, pruning, and other forestry-related activities to support healthy trees. The City carries primary responsibility for the urban canopy.

PPC will provide a supporting role to APR for the overall care of the tree canopy. PPC will work in collaboration with APR Forestry to assess the highest priority needs and develop a management approach that considers public safety, canopy cover, tree diversity, overall tree health, and available budgets. PPC will follow the standard APR process for any requests for tree maintenance.

For new tree plantings, PPC will provide a planting plan to APR Forestry for review and feedback, and an establishment plan consisting of watering and mulching for a period of two years. An ISA Certified

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Arborist will ensure that planting, care, and establishment of new trees is performed in accordance with ANSI standards.

For all tree maintenance activities contracted to a third-party tree care company, PPC will ensure that the contracted party has obtained a Public Tree Care Permit from APR Forestry. All work must be supervised by an ISA Certified Arborist, must follow ANSI A300 Standards for Tree Care Operations and ANSI Z133 Safety Requirements for Arboricultural Operations, and adhere to all applicable Best Management Practices.

Irrigation

Temporary and permanent irrigation systems are used in the park to support Parkland Improvement Agreement projects and to establish trees and native plantings. The current irrigation system in Kingsbury is covered under the annual Kingsbury O&M plan.

Future use of water resources to support the health of trees and other plantings will be done sustainably, and irrigation systems will be designed and maintained to reduce water loss and runoff. Irrigation water sources should come primarily from non-potable sources (if available). Regular maintenance should:

- Check irrigation systems to ensure they are fully operational with complete and uniform coverage
- Check water lines for leaks
- Check backflow prevention devices to ensure they are in place and functioning properly
- Check heads to verify they are installed properly for intended use
- Properly adjust heads with rotations and arcs to reduce water runoff
- Set systems to run at specific times to minimize evaporation and waste
- Ensure that repair excavations are properly compacted, and turf is restored
- Proactively winterize systems to prevent freeze damage

Natural Areas

The natural areas around Pease Park not only provide enjoyment for the human community, they also reduce urban temperatures, improve air and water quality, provide wildlife habitat, and reduce erosion. All plant communities represented in the park are recommended for restoration in such an urban space. More detailed documentation of these areas and restoration recommendations can be found in the Kingsbury Commons Nature Area Management Guidelines, the Pease Park Conservancy Land Management Plan, and Urban Forestry Guidelines. Regular maintenance should:

- Train staff on the importance of protecting, restoring, and expanding the natural areas in the park
- Remove trash and debris when safely accessible with the help of both PPC staff and volunteers
- Assess natural areas for invasive species and plan annual efforts to reduce their impact on natural areas. Invasive species include but are not limited to: Chinaberry (*Melia azedarach*), Chinese tallow (*Triadica sebifera (L.) Small*), several types of ligustrum / privet (*Ligustrum japonicum*), paper mulberry (*Broussonetia papyrifera, syn. Morus papyrifera L*), heavenly Bamboo (*Nandina domestica*), giant reed (*Arundo donax*), Johnson grass (*Sorghum halepense*), hedge parsley

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(*Torilis arvensis*), cat claw vine (*Macfadyena unguis-cati*), Bamboo (*Bambusa vulgaris),* Bermuda grass (*Cynodon dactylon*), and nutsedge (*Cyperus esculentus*). For more detail, see the PPC annual O&M plan, PPC Land Management Plan, and Urban Forestry Guidelines

- Plan annual installation of native herbaceous and woody species. Species selection is based on plant community type and site conditions. These efforts are coordinated with the help of volunteers
- Reseed natural areas with native seed mixes to improve biodiversity as needed. Give special attention to improving and increasing the native wildflower species in savanna areas
- Assess nesting boxes annually and repair as needed

Integrated Pest Management

Pease Park Conservancy will follow the City's Integrated Pest Management Plan (IPM Plan), as well as adhere to additional requirements imposed by SITES designation C8.4 banning the use of all "weed and feed" fertilizers, and requiring that all fertilizer concentrations and frequencies be based on soils test results. Special considerations will be given in the DOLA (Dog Off Leash Area) per the IPM Plan. Products and applications not mentioned within the IPM plan must be approved by APR.

Special Assets: Maintenance Standards

Supplemental Site Security

A third-party contractor (currently Tri Shield Security) provides periodic walk-through visits of Kingsbury between the park curfew hours of 10pm and 5am. The duration of each walk-through is approximately 15 minutes, with four to five visits per night. The security personnel ask any after-hours patrons to leave, lock the restroom door at night and reopen it in the morning, and double-check locks on any closed facilities**.**

PPC will assess the potential need for periodic walk-through visits of the park during park curfew hours and will coordinate any additional visits with APR.

Natural / Man-made Disaster Mitigation

PPC can assist, in partnership with APR and other city departments, in response to any unplanned disaster mitigation efforts. PPC acknowledges a secondary supporting role on these issues and intends to collaborate and support APR with such remediation endeavors. Such events could include:

- Drought Recovery - tree watering program and replacement of dead trees
- Flood Recovery - debris collected, mulched, and reused as mulch
- Fire Recovery - supplemental plantings in affected areas
- Freeze Recovery - supplemental plantings in affected areas, collection of fallen brush

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Organic Matter / Composting

Management of organic matter depends upon the location. For example, some organic material from woodland areas should be left on site unless it poses a safety hazard. In some difficult-to-access areas, removing large debris requires equipment that may damage landscapes. Leaving woody debris in-situ provides nutrients, wildlife habitat, landscape interest, and educational opportunities. Using fallen trees for public education allows visitors to understand the more naturalistic / hands-off management approach taken for these landscapes. Removal of organic materials from the woodland restoration planting areas is only recommended when it poses a public safety hazard (e.g., branches on the verge of falling over or fallen onto trails), is diseased, or if it is an invasive species.

In accordance with SITES requirement C8.3, collected organic material should be composted, except for diseased plants. PPC is working to further develop an on-site green waste composting program. PPC's current program is located at the northern edge of Kingsbury in what is referred to as the resource depot. The resource depot houses two separate organic matter composting areas. One is brush, limbs and more woody debris that is utilized as trail barricades and pedestrian deterrents. The second pile is leafy dead plant matter that is used as mulch to reinforce top soil layers under plantings.

This second pile can be enhanced using a rotating three pile system, along with inputs called 'greens,' such as food scraps and newly made plant waste. Green material is an important nitrogen dense ingredient of compost, and paired with the existing decomposing leaf matter can create nutritious, usable fertilizer for the plants in the park. The three piles in rotation allow the compost to develop in different stages, ensuring that there is material to be used efficiently over time. These piles would be housed near the existing piles near the resource depot, adjacent to the greenhouse so that they can be properly maintained and used for transplants and other nursery activities.

Disposal of Diseased Plants

Diseased shrubs and other vegetation must be completely removed, including roots and surrounding soil. Diseased trees need to be closely monitored but not immediately removed, as many trees can recover over time. An ISA Certified Arborist will evaluate diseased trees and determine how to proceed. Proper practices for diseased plant removal and disposal:

- Do not use / move contaminated soil to other areas. Watch for soil clinging to shovels, boots, stakes, etc.
- Bag and remove soil that surrounds diseased plants
- Avoid planting the same plant or related plants in contaminated areas unless the soil has been completely replaced with uncontaminated soil. It can be difficult to completely eliminate disease organisms from soil
- Bag and dispose of diseased plants, branches, twigs, chips, shavings, root pieces, leaves, flowers, and other infected plant refuse with collected trash; do not compost or recycle these materials as disease-causing organisms may survive
- Remove diseased debris, such as leaves, flowers, or tender shoots as soon as they are noticed. Rake up and destroy diseased debris. Never remove debris in wet weather

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Herbicide and Pesticide Applications

As a general rule of thumb, conventional herbicide and pesticide use is not recommended for the park, but they may be a potential option in situations where other methods have failed and must be used selectively. Conventional use should be the last resort. Proper application will ensure there is no residue that can affect adjacent landscapes and sensitive areas, such as waterways and riparian areas.

PPC will follow the City's IPM Plan, plus adhere to additional requirements imposed by SITES designation C8.4 banning the use of all "weed and feed" fertilizers, and requiring that all fertilizer concentrations and frequencies be based on soils test results.

Restricted Use Herbicides, Pesticides, and Fungicides will be applied by licensed applicators. All applications will adhere to APR's IPM Plan. All applications or registered use chemicals will be applied adhering to the label specifications of each product. Product labels include all safety measures, rates, environmental conditions, and re-entry times for public use. Products and applications not mentioned within the IPM plan must be approved by APR.

Public safety is the highest priority. Small warning flags or fences will be used to keep visitors off of areas after applications of such chemicals, adhering to each product label.

Soils Stewardship

Soils are a critical component in the health of a landscape. Soils contain vital nutrients, impact water infiltration and run-off, and are home to numerous beneficial organisms and the seed bank. Fostering healthy soils is an important aspect of maintaining healthy vegetation.

Where possible, the use of mulch, generated from non-invasive organic material onsite, is preferred over other materials identified in this section.

Organic fertilizers are derived from animal matter, waste, manure, and vegetable matter. Organic fertilizers referenced in this plan refer to nutrients that are usually surface applied to feed plants over an extended period of time. Proper usage of organic fertilizers can be beneficial, with limited environmental impact. Organic fertilizers tend to have a strong odor, which can be unpleasant to park users. Organic fertilizers are best applied during the early morning to avoid high park use, wind, rain, and high temperatures, and to allow odors to dissipate. Application of conventional fertilizers is discouraged.

Soil amendments are additives used to improve soil quality, soil profile, permeability / drainage, moisture retention, and tilth. Examples of soil amendments include bone meal, blood meal, manure, feather meal, fish emulsion, and lime. The additions of soil amendments can increase soil volume.

Application of organic fertilizers and soil amendments will vary depending on the landscape area and soil test results. Organic fertilizers cannot be used in any water quality areas per City regulations.

FINAL

Tree Critical Root Zones

Critical root zones must be managed to protect their integrity. The general rule of thumb for trees (whether existing or planted) is deterioration will become visible at a rate of one year per one inch of diameter (measured at breast height). Because the critical root zones are in established woodlands, the trees are generally larger and visible stress or die back may not occur for five to ten years or more. Post-construction practices may include:

- Monitoring for the health of the woodlands and the larger significant trees, soil conditions (moisture level and compaction), diseases, and invasive species
- Performing work done under the canopy of these trees with equipment that can be carried in and out of the dripline on foot to minimize soil compaction

Tool Sanitation

Tools used for removal of dead or diseased plants can spread disease to other healthy plants. We will use the following practices to eliminate the spread of disease from tools:

- After plant removal, sterilize tools
- Clean boots and tools in contact with soil
- Wash tools with detergent; this not only physically removes diseases / viruses from tools but can neutralize any remaining viruses
- Sanitize tools by dipping them in a diluted bleach solution (three cups of bleach to one gallon of water) or liquid Lysol diluted to 20 percent
- Rinse tools thoroughly and apply oil to prevent rusting
- If hands, gloves, or boots come in contact with diseased plants, wash before using them again

Habitat Management

Some areas, such as the woodlands and areas near Shoal Creek, may be habitat for small animals and native birds. It is critical to monitor these areas for habitat use and to ensure they are healthy, and to record any species that may be nesting in the spring. If threatened or endangered species are present, maintenance practices may need to be altered to limit work on species and their habitat (e.g., timing maintenance activities when nesting birds are not present, usually after June 30).

Additional Management Activities - Land Management

In accordance with the POMA, PPC will undertake land management activities throughout the park described in the Land Management Plan. PPC agrees to invest at least $50,000 per year toward the cost of such annual land management activities.

Future planned projects will be submitted in the Pease Park annual O&M plan.

FINAL

Programming and Special Events

Programming and Special Events are important ways to bring people of all backgrounds, cultures, and experiences together. They attract new users to the park, and by increasing desired positive activities, reduce undesired negative activities.

For purposes of this Plan, Special Events are defined as events that:

- Occur one time or annually and whose primary purpose is to provide access to cultural and educational opportunities
- Primarily use Kingsbury or the park as an event venue
- Have an expected attendance of over 1,000 people and are contingent upon adequate funding
- Can impact Kingsbury or the park and surrounding landscape

In addition to regular programming, the POMA authorizes PPC to host up to five (5) Special Events per calendar year in Kingsbury and up to three (3) Special Events per calendar year for the remainder of the park. All such Special Events are identified and detailed each year in the Annual Programming Plan. PPC will continue to coordinate with APR and all City departments to ensure that the park's event calendar strikes a balance between the benefits provided by Special Events and the long-term sustainability and ecological functioning of Pease Park.

To best promote the resiliency of the natural spaces in the park, standards for use in planning Special Events will be coordinated through the ACE permitting process and will include but not be limited to communication schedule, event maps, security, turf protection, tree protection, multi-modal transportation opportunities, and waste management.

Potential Impact of Special Events

One of the primary impacts of special events is to the Great Lawn, primarily due to overuse and lack of adequate time for resting between events. Constant use of lawn areas can place a heavy burden on the turf, particularly if events are back-to-back. The overuse will result in compacted soil with unhealthy and spotty vegetation growth. Soil compaction is one of the first symptoms of overuse. The presence of vehicles on the lawns accelerates soil compactions. Additionally, park users may spill over into inadequate path systems leading to the site, creating compacted areas through the surrounding landscape and trampling adjacent landscape plantings.

Compacted soil prevents the absorption of rainwater, deprives roots of oxygen, and limits root growth. As a result, turf surfaces lose their durability and anchoring capacity and become increasingly vulnerable to wear and tear. Additionally, trees within the event area are impacted by soil compaction. With continued overuse, the turf surfaces begin to wear thin, exposing the compacted subsoil underneath. Severe runoff can develop as rainwater erodes the exposed topsoil, eliminating any possibility of turf recovery. Damage also occurs during set-up and clean-up. Tractor-trailers, vans, and other vehicles involved in event set-up and removal of stages, sound systems, port-a-potties, barricades, vendor tents, deliveries, and other event support activities frequently drive off paved paths (despite our best prevention efforts), adding to soil compaction and turf or vegetation damage.

FINAL

Common types of wear and tear from special events include:

- Soil compaction and rutting caused from foot traffic, vehicles, and event equipment such as staging, pallets, tents, and tables. Often this presents itself in damaged turf or “desire lines” that often require a turf amendment of aeration and re-seeding, or re-sodding
- Damaged infrastructure, such as a knocked over lamp post caused by a delivery truck cutting a turn too sharply, a bathroom sink clogged with cooking oil from a food festival vendor, a broken sprinkler head, or a cracked paver from a vehicle
- Damaged horticulture, such as plantings that have been cut back or removed for a view, vegetation erosion by tire rotations, or a tree trunk that has been scraped by an oversized vehicle
- Leftover debris in landscapes, such as metal fittings from dismantled bleachers, “craft service” signs attached to park trees from a film crew, or scattered fliers from a protest or event
- Leftover equipment, such as a shipping container, a forklift, or a stack of barricade fencing
- Trash and recycling left by the event staff for PPC staff to remove
- Organizational reputation, which may be easy to overlook but is critical to consider. Often the public is not aware that the event organizer might be unrelated to the park organization

Recommended Special Event Standards

To best promote the resiliency of the natural resources in Pease Park, the following standards are recommended for use in planning special events:

- Type and Size
    - Consider size, scale, and timing of the event as it relates to the park and its schedule
    - Establish a maximum event capacity based on the landscape and type of event
    - Do not hold events in an area if there are reasons to conclude that the event will attract an audience that will exceed the maximum capacity of that area.
    - Large special events should be reviewed and approved by the APR Director

- Scheduling
    - Allot adequate time between events for event takedown, turf resting, and event set-up
    - Review existing schedules for park construction to determine any interference
    - Coordination with adjacent stakeholders is necessary (e.g., ACC Parking Garage, Neighbors, etc.)

- Time Limits
    - Consider restrictions on the number and length of multi day events including set-up, takedown and clean-up

- Access and Parking
    - Consider the availability of parking and accessibility of the site for staff and attendees

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- Traffic
    - Review the potential impact to local traffic as a result of the event, including set-up and takedown

- Vehicles and Production Trailers
    - Review and determine vehicle and production trailer requirements on an event-by-event basis. Vehicles associated with an event must be permitted and will be limited to those directly associated with the event

- Weather
    - Protect and adjust for weather. In order to prevent damage, lawns may be closed to either recreation or for a special event if the grass is wet

Facilities and Equipment

The importance of having the appropriate equipment to perform maintenance tasks cannot be overstated. Identifying useful new equipment, ensuring that the optimal equipment mix is maintained, and developing an equipment replacement schedule are important issues for park maintenance. Even in cases of a well-equipped fleet and well-maintained equipment, there is the need to always be planning for replacements and experimenting with new, more effective vehicles and equipment.

Small electric or gas-powered vehicles and mini pickups should be purchased for operational effectiveness. This will be a priority as we approach improvement projects further north in the park, e.g., Phase III, and will be purchased as resources allow. Primary use of small ATV vehicles is appropriate for Pease Park, rather than many full-size vehicles for reasons of maneuverability, economy, and ease of maintenance; and they are more user-friendly. The use of full-size vehicles including trucks, tractors, and large mowers should be limited to the extent that they fill needs that cannot be met by smaller, more economical and sustainable vehicles. PPC will prioritize the use of electric equipment as much as possible. Use of floor matting for vehicles to access turf areas are highly recommended.

2.2 Levels of Service

Designations of Level of Service (LOS) should be reconsidered on an annual basis and adjusted based on use. These levels of service apply only to PPC operations and are not expectations for municipal entities, which have their own operational levels of service.

If a future amenity could be anticipated at a location, a brief description is given. If no future amenity is anticipated for Levels 2 or 3, the service goal is not applicable.

FINAL

Pease Park CONSERVANCY

SERVICE LEVEL

	Level 1: Activity Hubs	Level 2: Moderate Use Area	Level 3: Limited Use Area
Service Goal	*Maximum maintenance applied to highly visible activity hub areas in Pease Park, associated with highest levels of use:* • *Kingsbury Commons, Big Field, Hillside* • *Polecat Hollow* • *Live Oak Meadow* • *Gaston Green* • *Lamar Terrace*	*High-quality maintenance to ensure a safe, attractive, and functional site and accommodate moderate levels of visitors:* • *Caswell Shoals* • *Wooten Woods* • *Live Oak Terrace* • *Ramble Scramble*	*Normal level of maintenance associated with more natural areas of Pease Park that experience lower to moderate, but consistent, use:* • *North Ramble* • *Windsor Hillside* • *Lamar Slope* • *Bluffs*

FINAL

Pease Park CONSERVANCY

HARDSCAPES / BUILT ASSETS

	Level 1: Activity Hubs	Level 2: Moderate Use Area	Level 3: Limited Use Area
General Maintenance	Immediate response to all elements of design when problems are discovered	Done whenever safety, function, or appearance is in question	Done whenever safety, function, or appearance is in question
Drainage Infrastructure	Prioritized care, repairs, e.g., clear culverts and improve drainage	Prioritized care, repairs, e.g., clear culverts and improve drainage	Prioritized care, repairs, e.g., clear culverts and improve drainage
Gathering Areas	Kept tidy and clear of debris and are cleaned prior to and after anticipated heavy use. At no time does an accumulation of dirt or leaves distract from the appearance or safety of the area	Kept tidy and clear of debris and are cleaned prior to and after anticipated heavy use. Cleaned regularly. Repaired or replaced when appearances have noticeably deteriorated and when a safety hazard	N/A
Trash and Recycling	Once per day, weekdays and weekends	Minimum of once per day, five days a week	Minimum of once per day, five days per week
Dog Waste Stations	Twice per day, weekdays and weekends	Minimum of once per day, five days per week	Minimum of once per day, five days per week
Restrooms	Closed during park curfew hours of 10pm to 6am. Cleaned and restocked twice per day	N/A	N/A
Drinking Fountains	Kept tidy and clear of debris, cleaned twice per day	N/A	N/A
Lighting	Checked monthly	Checked quarterly	Checked quarterly

FINAL

Pease Park CONSERVANCY

HARDSCAPES / BUILT ASSETS cont'd

	Level 1: Activity Hubs	Level 2: Moderate Use Area	Level 3: Limited Use Area
Fencing	Assess with other maintenance tasks. Inform Director of Park Operations of any damage, issues, etc.	Assess with other maintenance tasks. Inform Director of Park Operations of any damage, issues, etc.	Assess with other maintenance tasks. Inform Director of Park Operations of any damage, issues, etc.
Furnishings	Kept clean and functional. Minimal tolerance of visible wear and tear	Kept clean and functional. Tolerance of minor wear and tear	N/A
Fitness and Play Features	Kept clean and functional. Minimal tolerance of visible wear and tear	N/A	N/A
Water Feature: Splash Pad	Daily water chemistry readings, water balance, filter basket change out, and cleaning of the splash pad service area	N/A	N/A
Installations	Check daily. Clear debris and litter. Contact artist for seasonal cleaning as needed	Assessment frequency determined on a case-by-case basis. Contact artist for seasonal cleaning as needed	Assessment frequency determined on a case-by-case basis. Contact artist for seasonal cleaning as needed
Signage	Checked monthly	Checked quarterly	Checked quarterly
Graffiti* **Any graffiti removal on the historically designated bridges at 24th and 29th streets will be coordinated with APR.*	Report immediately, prioritized removal ASAP	Report immediately, removal ASAP, prioritized before Level 3 and after Level 1	Report immediately, remove as able

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Pease Park CONSERVANCY

SOFTSCAPES / NATURAL AREAS

	Level 1: Activity Hubs	Level 2: Moderate Use Area	Level 3: Limited Use Area
Trail Edge Vegetation	Vegetation managed at least once every month in the growing season. Seeded and planted twice per year	Vegetation managed at least once every quarter. Seeded and planted twice per year	Vegetation managed at least once every quarter. Seeded and planted twice per year
Green Stormwater Infrastructure	Inspected every two weeks and within 24 hours of heavy rainfall. Maintenance cycle every two weeks	Inspected every month and within 24 hours of heavy rainfall. Maintenance cycle every month	Inspected every month and within 24 hours of heavy rainfall. Maintenance cycle every month
Display Garden Plantings (aka “Celebratory beds”)	Maximum care (water, weeding, etc.) is done at minimum once / twice per week in the growing season and once every three weeks / monthly the rest of the year	Plant care (water, fertilizing, weeding, etc.) is done once every two weeks in the growing season and monthly the rest of the year	N/A
Trees along the trail and high usage areas	Annual safety inspection	N/A	N/A
Irrigation	Frequency of use follows rainfall, temperature, etc. Inspected every month	N/A	N/A
“Natural” areas	Monthly care during the growing season (pruning, invasive species control, etc.). Litter removal weekly. Immediate removal of safety hazards	Monthly care during the growing season (pruning, invasive species control, etc.). Litter removal every two weeks. Immediate removal of safety hazards	Quarterly care during the growing season (pruning, invasive species control, etc.). Monthly litter removal. Immediate removal of safety hazards

FINAL

2.3 Roles and Responsibilities

The overall benefit of PPC assuming additional O&M responsibilities within Pease Park is to help provide an enhanced level of service to the public, through land stewardship and ecological improvements, operations and maintenance of amenities, programming, and facilities rentals. Dedicated PPC staff can provide timely on-site response and advanced care and security for park visitors. These effects of our partnership have allowed Pease Park to stand out as the model for a safe, clean, efficient green space in our city.

The POMA that was signed in 2023 following the capital renovation project of Kingsbury Commons initiated Phase I of the projects suggested by the Pease Park Vision Plan.

Phase II, to commence after the adoption of this Phase Plan, assumes that PPC takes over primary responsibility for most O&M outside of Kingsbury Commons, with the exception of primary responsibility for urban forest, built trails, Shoal Creek, and the surrounding park road infrastructure. Partitioned responsibilities for those areas are explained below. Based on the Vision Plan, improvements for Phase III and beyond are sketched in a high-level budget but are currently still in the visioning stage.

Responsibilities for each maintenance task are determined by the type, location, and party that built / installed / manages the item / area (i.e., APR is the primarily responsible party for APR-installed / managed memorial benches; PPC is the responsible party for PPC-installed benches).

Please see a list of existing assets in Exhibit A. For all areas where trash bins exist, PPC will endeavor to add recycling and dog waste stations in future phased improvements to ensure more effective and efficient waste disposal.

PPC engages hundreds of volunteers annually in projects that contribute to our maintenance responsibilities and help clean and beautify the park, including litter pickups, invasive species removal, and mulching and watering trees. PPC proposes to extend the exclusive right to coordinate volunteers beyond Kingsbury Commons into the rest of their POMA area.

The park includes four non-irrigated lawn areas in activity hubs at Live Oak Meadow, Polecat Hollow, Gaston Green, and Lamar Terrace. Mowing cycles in these areas are determined based upon visitor usage, growing season, and rainfall received. APR is currently the primary responsible party for all mowing outside of Kingsbury. In the event PPC irrigates an activity hub lawn area as part of a future improvement project, then PPC would become the primary responsible party for mowing the newly irrigated lawn area.

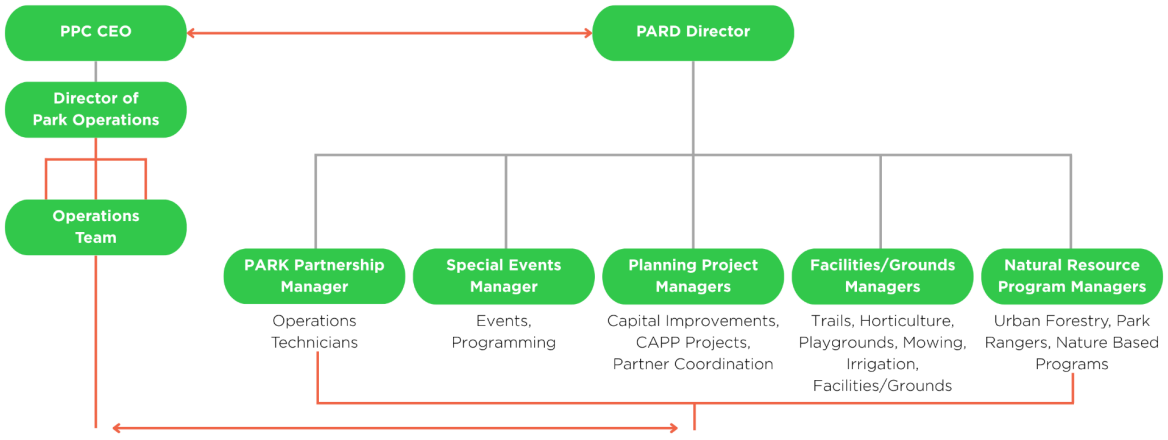
Phase III and all future projects beyond 2026 will be prioritized according to organizational budget projections and usage assessments.

FINAL

2.4 Operations

2.4.1 Communications

Pease Park Conservancy's organizational communication will provide structure for the flow of information both internally and between the organization and city departments, especially between PPC and APR. The flow of communications between the members and individuals of each party need not be strictly formal but should be regularly occurring. Lateral communication between departments and units within the same level of organization is important to maintain smooth operations. The table below shows the appropriate flow of communications as it relates to the existing chain of command within PPC and APR. Note that this chart does not include communication with other City entities including Watershed Protection Department (AWP), ACME (Arts, Culture, Music, and Entertainment), which houses Art In Public Places Department (AIPP), or Transportation and Public Works Department (ATPW), which will continue when applicable.



Organizational Communications

Existing strategies for organizational communication should continue and be improved upon including:

- Weekly informal check-in meetings for all pathways of communication (or bi-weekly, depending on complexity of projects)
- Quarterly POMA meetings with PPC, APR, and other city partners, with additional breakout meetings as needed for further coordination
- Regular site visits coordinated between PPC Directors and APR Managers, as needed
- Monthly formal meeting between PPC CEO and APR Director

External Communications

Contractor Communications

Pease Park Conservancy will regularly communicate with all contractors while they are onsite. Communications with PPC contractors should follow the organizational communications chart above such that if APR staff needs to communicate with PPC contractors, PPC Directors will be contacted first.

Public Notices

Pease Park Conservancy will provide notice to the public in advance of events, meetings, construction, etc. which affect the public. These notices should be made in coordination with APR Public Information Officers and Community Engagement Staff. Depending on the nature of the operation, different timelines of advance notice will be established in coordination with PPC and APR.

Emergency Closures

Either PPC or the City shall have the right to close Kingsbury to the public if either party determines that a condition of the park or park improvements poses an immediate, serious threat to public health or safety. In such circumstances, the closing party will provide the other party with notice of, and the reason for, the closure as soon as is reasonably practicable. PPC will notify the public of the closure via signage, website posting, social media, and / or media advisory.

Non-emergency Closures

Should park improvements require closure in order for PPC to perform repair and maintenance of any park feature, PPC will notify the public of the closure via signage, website posting, and / or social media.

Trail Reroutes

There are times when operations require the temporary closure of a park trail. These may occur due to construction, special events, or emergency response. In the event of a trail reroute, PPC will follow these guidelines:

- Submit a re-route or closure plan to APR Public Information Officer and relevant APR Community Engagement Staff
- Communicate re-route or closure plan with reasonable notice to the public through media outlets
- Provide appropriate signage for re-route or closure
- If necessary, provide staffing to communicate and manage traffic

FINAL

2.4.2 Park Rules

PPC will comply with Chapter 8-1 of the Austin City Code, Parks Administration, and the guidelines and rules established by APR for the use and enjoyment of public parks. Additionally, features and amenities in Kingsbury may be closed outside of the normal hours of operation of the park. This provision is specifically intended to provide for the overnight closure of restroom facilities between the hours of 10pm and 5am.

2.4.3 Encampments

Illegal camping in City parks is the purview of the City of Austin. PPC will follow all current City policies and procedures surrounding encampments. Staff will report associated concerns as service requests through Austin 311. If the issue raises safety concerns or hinders PPC or its contractors' ability to maintain or operate the parkland as outlined in this document, a PPC representative will contact the appropriate person at APR and / or report the issue(s) at the regular operations meetings.

2.4.4 Shared Use Space (non-public)

The sharing of non-public space and / or equipment will be negotiated on a case-by-case basis. This includes but is not limited to parking, storage, office space, construction equipment, etc.

2.4.5 Personnel

Pease Park Conservancy will follow all government mandated fair hiring practices. Additionally, all personnel will undergo a background check before being hired and / or when supervising minors. PPC staff will receive the appropriate training as it relates to their position and opportunities for professional development will be available on an annual basis. All PPC Operations, Conservation, and Horticulture staff will receive the following mandatory training:

- AHA BLS CPR and Heartsaver First Aid
- Bloodborne Pathogen
- OSHA 10 hour General Industry
- Alert Driver Training

2.4.6 Partnerships

In the spirit of community-driven stewardship, PPC acknowledges and embraces its nonprofit partners in Pease Park, including but not limited to Keep Austin Beautiful and Shoal Creek Conservancy. In areas where a partner's mission physically overlaps with PPC, PPC will maintain regular communication regarding maintenance and programming activities and will collaborate with partners on any projects in the overlapping area. PPC proposes to extend the exclusive right to coordinate volunteers into the rest of their POMA area beyond Kingsbury Commons.

2.4.7 Comprehensive Signage Plan

In 2026-27, PPC will be spearheading an effort to create a comprehensive signage plan for Pease Park with input from the City of Austin. The signs developed for Kingsbury Commons will provide the baseline for further review and expansion. This project intends to update existing signage plans for success and opportunities for expansion, increased visibility, and community need. The scope of this project could include inventory, evaluation of opportunities, creation of plans for comprehensive directional / wayfinding signage, updated mile markers, interpretive signage, ecological signage (flora, fauna, natural systems), historical signage, art interpretation signage, and an installation phasing plan.

Additionally, this plan will document and address existing assets including or adjacent to signage, such as kiosks, interpretive signs, potential future donor recognition, existing APR benches (both wood and Memorial), and PPC bench style/ locations. Decisions about replacement of current assets at the end of their useful life will be proposed within this plan. (Non-signage related existing assets, such as exercise equipment and waste bins, are discussed in the relevant sections).

In addition to information about the agreements made with APR memorial bench donors re: timing and duration of agreements, PPC will need to understand City requirements and standards for interpretive signage, purpose and potential changes of locations for existing kiosks.

All signage will be coordinated with City departments to ensure clarity and cohesion, and PPC will undergo appropriate review and permitting processes whenever signage installments are planned. With all parkland signage, PPC is required to follow City codes including the APR Community Parknership Guide to Naming, Onsite Dedication, and Donor Recognition. When the updated APR branding has been approved, all relevant assets will conform to those guidelines.

2.5 Maintenance Zones / Rooms / Activity Hubs

The Pease Park Vision Plan imagined improvements throughout the “rooms” in the 84 acres of Pease Park over 20-30 years. For the purposes of this O&M plan, we consider both the geography (“rooms”) and timing (“phase”) as we consider how to implement additional improvements to the park over time. Each of these areas has Level of Service Recommendations based on usage level. Usage level will be monitored year over year using PlacerAI (or similar system) data to determine changes in Level of Service designation. Commitment to specific projects and their timing will depend on budget feasibility.

The majority of these projects were proposed in the 2022 Land Management plan, based on the 2014 Vision Plan. Because control of invasive species is a never-ending project, that activity is listed in every “room.” Existing CAPP or O&M plan projects are also tagged as such.

FINAL

2.5a Kingsbury Commons (includes Big Field, Hillside)

The annual Operations and Maintenance and Program plans for Kingsbury Commons contain detailed information for these three maintenance zones.

FINAL

2.5b North Ramble

The North Ramble is a Texas ash and Ashe juniper-dominated slope forest that suffers from hillside erosion.

Phase II elements

- Invasive species mitigation / native species planting
- Graffiti removal, except for historically designated bridges at 24th and 29th streets

Major Objectives

- Invasive species mitigation / native species planting

Management Recommendations

- Passive management
- Mitigate invasive species and plant native species

Future Park Improvement Projects

None at this time.

FINAL

2.5c Windsor Hillside

At one of the highest elevations above Shoal Creek, Windsor Hillside typifies the dry-mesic slope forest and woodland of the Edwards Plateau. This upland hillside suffers from an abundance of non-native invasive plants and has been the focus of a long-term restoration project with PPC, Urban Forestry, and Texas Conservation Corps (CAPP 484, "Windsor Hillside restoration project," approved 2023.)

Phase II elements

- Invasive species mitigation / native species planting
- Graffiti removal, except for historically designated bridges at 24th and 29th streets

Major Objectives

- Invasive species mitigation / native species planting

Management Recommendations

- Passive management
- Mitigate invasive species and plant native species

Future Park Improvement Projects

None at this time.

FINAL

2.5d Polecat Hollow

With its open expanse of lawn, mesquite grove, and volleyball courts, Polecat Hollow is arguably the most visible image of Pease Park along Lamar Boulevard. Polecat Hollow is primarily turfed with a riparian edge on the western side and Lamar Blvd to the east. It includes three sand volleyball courts as well as the mesquite grove just north of the intersection of MLK and Lamar Blvd. The Vision Plan calls for substantial changes in user patterns in this area with a formal park entrance from the MLK intersection, an amphitheater, and new pedestrian bridges connecting to Kingsbury Commons and Live Oak Meadow, forming the Pease Park Loop. Natural area management should support the restoration and recreational uses in the area while focusing on the expansion of the riparian zone, display plantings to enhance and define the user experience, creation of formal creek access points, and invasive species monitoring.

Phase II elements

- Invasive species mitigation / native species planting. Ecological restoration projects for this area have been approved in the current O&M plan, section 3.6i.
- Graffiti removal, except for historically designated bridges at 24th and 29th streets
- Trash, Recycling, Dog waste stations
- O&M of existing volleyball courts (3). (*Please see draft SOP in Exhibit B*).
- O&M of existing picnic tables (4)

Major Objectives

- Provide support for AWP plans as necessary
- Transform the western edge of the field into riparian woodland
- Native plantings / ecological improvements where appropriate

Management Recommendations

- Support restoration efforts through additional planting and seeding to increase diversity and further enhance and define the user experience.
- Drought-tolerant, native plants can be used in this area to show their diversity and capacity in more formal settings.
- Maintain and care for the mesquite grove through appropriate pruning and ensure planned swales do not negatively impact the grove.

Future Park Improvement Projects

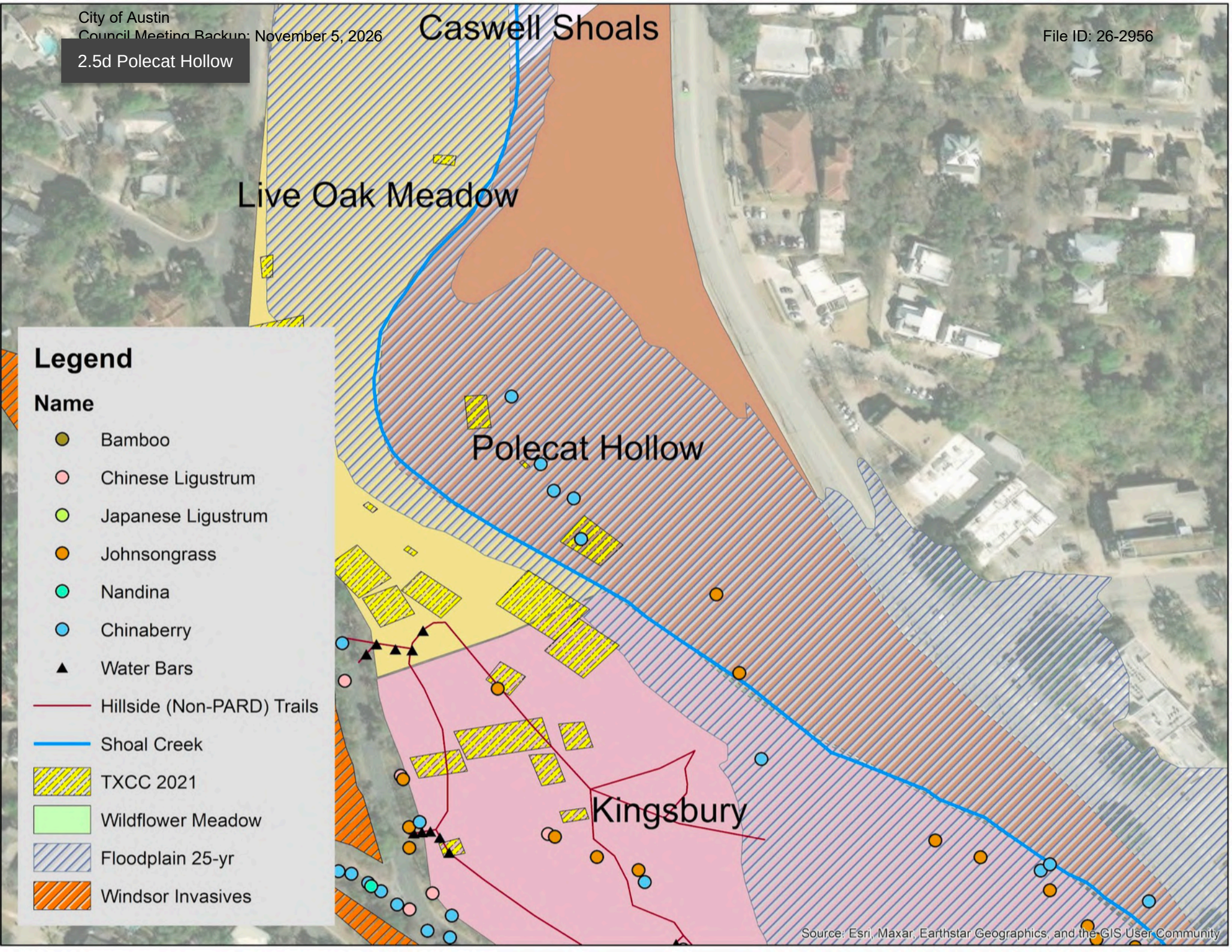
Polecat Hollow is one of the primary activity hubs proposed in the Pease Park Vision Plan. Please see potential projects in the Vision Plan, as well as in Exhibit C.

FINAL

City of Austin
Council Meeting Backup: November 5, 2026

File ID: 26-2956

2.5d Polecat Hollow



2.5e Live Oak Meadow

Live Oak Meadow is a major access point to the park and greenbelt and serves several recreational purposes.

The area has been stressed by human and pet traffic, stormwater flows, bank erosion, and invasive species. Plantings between the main decomposed granite / paved trail and the creek should be sized to direct user traffic, the riparian zone should include the entire area between the creek and main decomposed granite / paved trail, creating formal creek access points, and invasive species monitoring and removal should be emphasized (catclaw has been found and removed from the area).

Phase II elements

- Invasive species mitigation / native species planting.
- Graffiti removal, except for historically designated bridges at 24th and 29th streets
- Trash, Recycling, Dog waste stations
- Ecological restoration projects for this area have been approved in the 2025 O&M plan, sections 3.6d “Live Oak Meadow Riparian Restoration” and 3.6k “Live Oak Meadow Bioswales.” Since the Bioswales were mowed in August 2025, we will have additional discussions about ongoing maintenance, updating relevant O&M plans as needed. The intent and commitment to the public are that it will remain mowed and open for recreational use.
- O&M of existing picnic tables
- O&M and monitoring of the safety railing at the Kissing Tree

Major Objectives

- Support AWP restoration plans
- Invasive species monitoring and management
- Support the health of existing trees through mulching and supplemental watering as needed
- Formalize creek access points
- Improve habitat and increase biodiversity (*See Exhibit D*)

Management Recommendations

- Support restoration efforts through additional planting and seeding to increase diversity and further enhance and define the user experience. While invasive species in this area should be a medium priority, controlling the giant cane on the edge of the meadow is a high priority.
- The rain gardens / bioswales AWP installed have been controversial with park users; they provide habitat for pollinators and native wildlife but contain many invasive plants and are seasonally unsightly. To be utilized for their benefit, additional desirable native species should be added and established, and / or perhaps the overall footprint of the swales should be altered or minimized.

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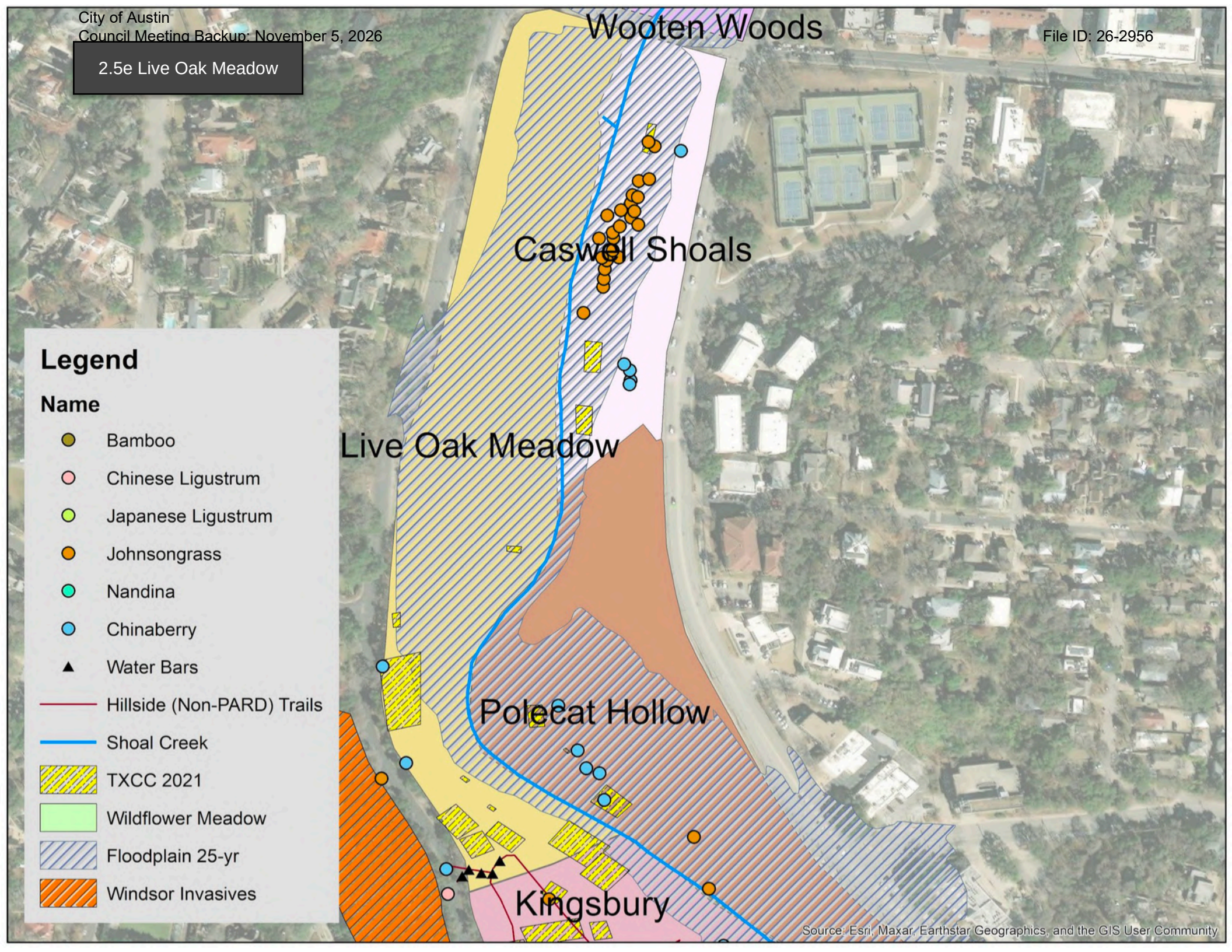
- Continue to monitor for new invasive species issues with a focus on potential catclaw populations. To ensure riparian restoration integrity, plantings should focus on tall grasses, shrubs, and forbs with the intent of focusing pedestrian access at certain defined locations for paths, picnic tables, and overlooks. High human and pet use will potentially trample smaller plants and revert the area to its current condition.
- For drought-tolerant and native plantings under trees with significant root exposure, a layer of compost should be applied to protect existing tree roots. Unauthorized recreation should be avoided in sensitive areas—especially between the creek and main decomposed granite / paved trail, as the areas recover and plants become established. This can be accomplished through hardscape and planting choices that focus pedestrian access to defined paths, picnic tables, and overlooks.
- In some cases, newly planted or restored areas may require temporary construction fencing and signage to allow the vegetation to become fully established.
- Canopy trees should be planted in this area to provide shade for all trail users and increase the width of the riparian zone. While natural regeneration will happen along the bank and could eventually happen once mowing and trampling are reduced, because of the currently existing major impacts, a greater diversity of species can be achieved by tree planting than would happen by natural regeneration alone.
- Increase plants to improve habitat and increase biodiversity.
- A layer of mulch should be spread under the drip lines of trees with exposed roots.

Future Park Improvement Projects

Live Oak Meadow is one of the primary activity hubs proposed in the Pease Park Vision Plan. Please see potential projects in the Vision Plan, as well as in Exhibit C.

FINAL

2.5e Live Oak Meadow



2.5f Caswell Shoals

Caswell Shoals contains riparian areas east of the creek just south of 24th Street, with steep slopes at Lamar to its east and on its southern end. It consists of relatively flat, open woodland with Bermuda grass on the floodplain terrace. Groundcover and understory plants are still recovering from the area's use as a fairway for disc golf. In 2019, the area west of the bike path was cleared of vegetation (mostly ragweed), and covered with compost and drought-tolerant, native grass seeds. This zone is an excellent location for the expansion of the riparian forest for visual appeal from Live Oak Meadow, to buffer Live Oak Meadow from Lamar, create shade for the bike path, expand the riparian zone, and reduce mowed areas. Bald cypress trees are recommended on the stream bank, along with Sycamore and Willow. Pecans are recommended at the base of the slope leading up to Lamar. In between, Cedar elm, Green ash, and Box elder will likely naturally regenerate, but some bare-root seedlings of these species to increase diversity and facilitate establishment are recommended. In addition to canopy trees, understory and groundcover planting and seeding should take place. This area is recommended as a high priority within the Pease Park Vision Plan because of its visual significance and potential for success.

Phase II elements

- Invasive species mitigation / native species planting
- Graffiti removal, except for historically designated bridges at 24th and 29th streets

Major Objectives

- Continue to reforest open areas to create and expand a closed canopy riparian forest that includes a diverse set of canopy, understory, and herbaceous, drought-tolerant, native species
- Increase plants to improve habitat and increase biodiversity
- Create vegetative buffer along Lamar Blvd
- Manage invasive species

Management Recommendations

- Invasive species control in this area will be a mixture of both passive and active management, depending on the species to be controlled.
- Johnsongrass removal is a high priority here. It is the dominant species and has contributed to weakened biodiversity. Bermuda grass control can be passively achieved by shading. Tree planting will eventually create enough shade to weaken this grass. Some shaded areas already have a healthy understory of drought-tolerant and native plants—primarily Canada wildrye and Straggler daisy.
- Where sunny areas are disturbed during infrastructure improvements, planting of trees, understory, and / or bunch grasses are recommended to shade out Bermuda grass.
- Planting should focus on species that can overtop the Bermuda grass. Identify areas where natural tree regeneration is not occurring or occurring at low density and increase tree diversity to create a closed canopy riparian forest.

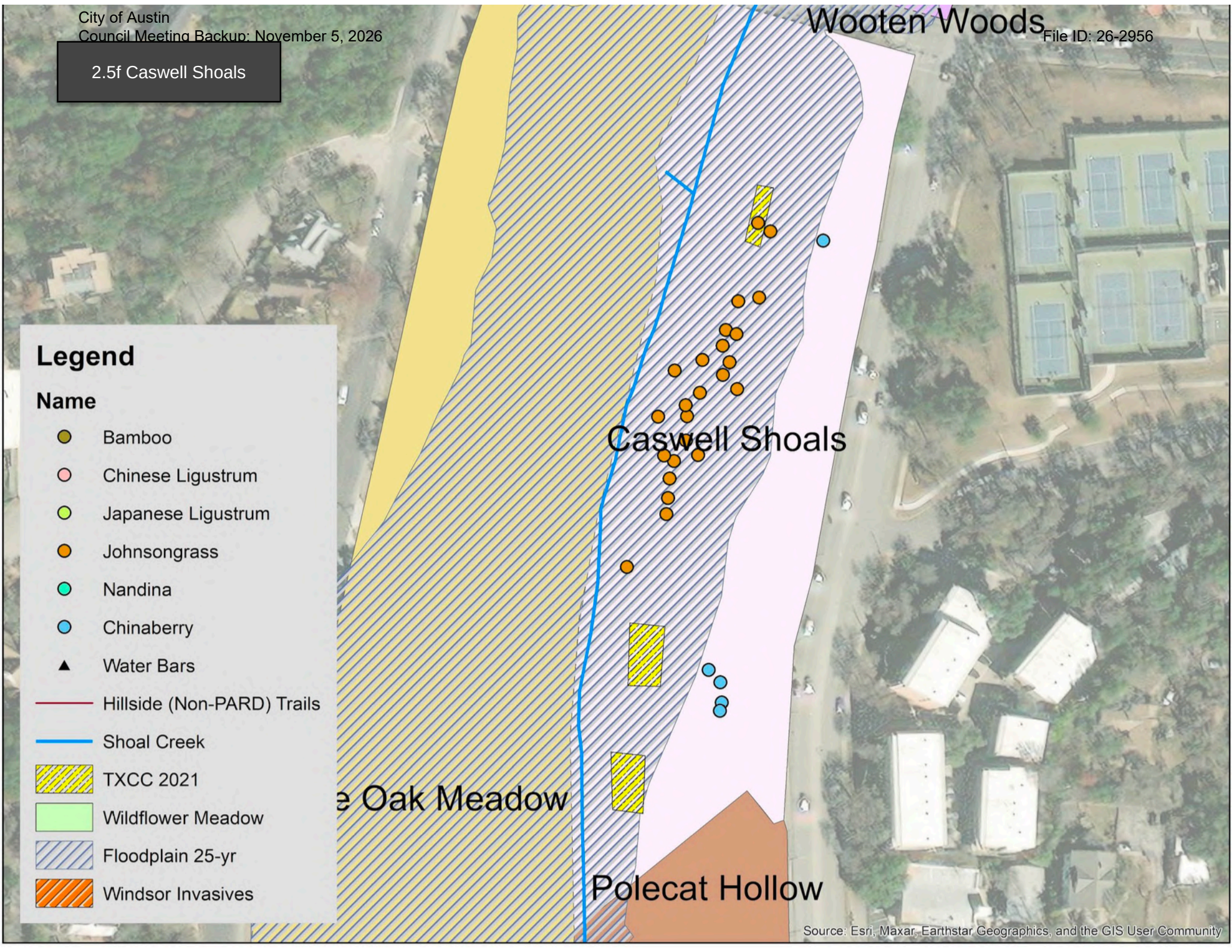
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- Canopy trees along the Lamar Blvd right of way should be complemented by understory trees such as Mexican plum, Redbud, and Mexican buckeye that will add visual interest and benefits for pollinators.
- Increase plants to improve habitat and increase biodiversity, with special attention to areas around trails, park infrastructure, and the creek.

Future Park Improvement Projects
None at this time.

FINAL

2.5f Caswell Shoals



2.5g Wooten Woods

Wooten Woods is a dense oak / hardwood forest that includes flat areas next to Shoal Creek and steep slopes that lead to neighborhood properties. One of the identifying features of this area is a grove of Cedar elm and Live oak just north of 24th St. The groundcover and understory in this area are substantially degraded from previous disturbances that include disc golf and flooding. These previous disturbances are exacerbated by current informal, off-trail recreation and off-leash dogs. Understory restoration as well as bank stabilization is part of the AWP plan and will substantially enhance the area. Goals should include increasing canopy, understory, and groundcover diversity in the restored area, creating formal creek access points and creating formal and / or informal barriers to allow for plant establishment in highly used areas. Other issues in this area include city maintenance of the main decomposed granite / paved trail, removing Giant cane and Ligustrum from the erosion control project at the northern end of the area, and removing Catclaw, Bamboo, and Chinaberry from the fence line in the southern portions of the area. This area of the park is considered a high priority in the Vision Plan because of its high use, its great aesthetic appeal, and the need to repair damage from overuse.

Phase II elements

- Invasive species mitigation / native species planting. Ecological restoration projects for this area have been approved in the 2025 O&M plan, section 3.6h “Wooten Woods Restoration”
- Graffiti removal, except for historically designated bridges at 24th and 29th streets
- Trash, Recycling, Dog waste stations

Major Objectives

- Complement AWP efforts in the area to add diversity through tree, understory, and ground cover plantings and seeding
- Manage to allow for natural tree regeneration
- Post interpretation explaining restoration process and erect temporary barriers to allow for the reestablishment of groundcover and understory vegetation in areas heavily impacted by human and pet traffic
- Increase plants to improve habitat and increase biodiversity

Management Recommendations

- Catclaw removal is a high priority; a stand of Catclaw is expanding on the west side of the main decomposed granite / paved trail near the slope failure.
- Giant cane and Ligustrum removal along the hillside in the northern portions of the area will need to be undertaken with great care in a way that will not disturb any existing soil or harm slope reinforcements. Professional contractors should be used for treatment, follow up care, and planting to ensure success and lack of harm to slope stabilization work already completed.
- To complement the efforts of the restoration plan in this area, additional planting is recommended to ensure the establishment of a robust herbaceous and understory layer

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that can withstand floodwater. Understory drought-tolerant native grasses should be prioritized for both drought-tolerant and native plantings and seeds.

- Interpretive signage and physical barriers must prevent new plantings from being trampled by park users. Unlike most plantings, areas recovering from damage may require the addition of soil / organic matter brought in from other areas.

Future Park Improvement Projects

None at this time.

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2.5g Wooten Woods



2.5h Live Oak Terrace

Live Oak Terrace, just south of the Shoal Creek Bridge and north of 24th Street between Lamar and the creek, is home to a new section of urban trail that bypasses the slope failure. The area is heavily disturbed and overrun by invasive plants. Natural regeneration should be complemented by plantings to increase diversity. The result will be a more functional riparian area, reduced mowing needs, and increased visual interest along Lamar Blvd.

Phase II elements

- Invasive species mitigation / native species planting
- Graffiti removal, except for historically designated bridges at 24th and 29th streets

Major Objectives

- Increase visual interest and biodiversity along Lamar Blvd with native ornamental trees, coordinating plant selection with APR
- Stabilize the area with native plantings and coordinate between PPC and AWP to include an area along the creek (extending 50 to 80 feet from the edge of the creek) in the Grow Zone program.

Management Recommendations

- Avoid mowing within 50 to 80 feet of the creek.
- Allow for natural regeneration of trees in the Grow Zone area.
- Manage woody invasive species as they attempt to cross into the buffer zone. If passive restoration is failing, develop a planting plan.
- Increase the diversity of trees, understory, and groundcover in the riparian zone through planting and seeding, including Bald cypress and Sycamore.
- Increase understory trees with aesthetic interest along Lamar Blvd including Mexican plum, Mexican buckeye, and Redbud.

Future Park Improvement Projects

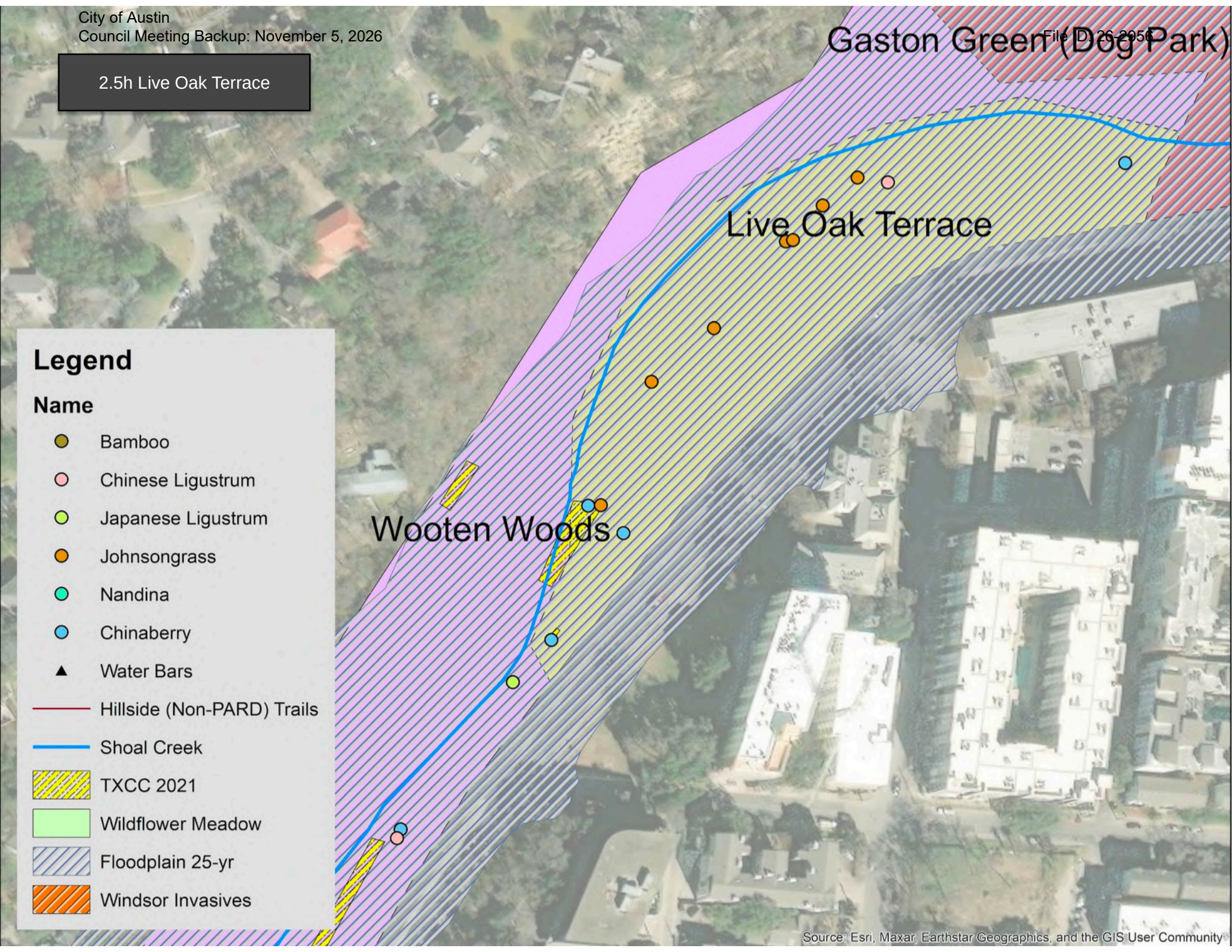
None at this time.

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File ID: 26-2956

2.5h Live Oak Terrace



2.5i Gaston Green

Gaston Green is a major access point to the park. It is a Bermuda grass field with a road and parking lot in its center. Natural area management in this area includes care for several trees that require removal or extensive pruning due to safety concerns, invasive species control, and expanding the riparian and woodland areas around the parking lot and recreation areas. Part of the area is used as an off-leash dog park and it is just north of the slope failure and closed nature trail. The park edge and creek near adjacent residential properties have been an issue of concern frequently brought to APR; PPC will work to improve ecological restoration and native species planting in these areas.

Phase II elements

- Invasive species mitigation / native species planting
- Graffiti removal, except for historically designated bridges at 24th and 29th streets
- Trash, Recycling, Dog waste stations

Major Objectives

- Invasive species management
- Increase riparian and woodland zones with native plantings
- Remove or repair existing hazardous trees
- Display garden plantings where appropriate around park infrastructure

Management Recommendations

- Several hazardous trees were identified and are a high priority as the trees could present safety concerns. In general, invasive plant management in this area should be a medium priority.
- The area does not have many natural areas. However, the large Chinaberry at the southwest edge of Gaston Green, as well as the Chinaberry and Ligustrum trees along the Lamar-side bank on the east side of Gaston Green should be a high priority for removal.

Future Park Improvement Projects

Gaston Green is one of the primary activity hubs proposed in the Pease Park Vision Plan. Please see potential projects in the Vision Plan, as well as in Exhibit C.

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2.5i Gaston Green



Pease Park CONSERVANCY

2.5j East Bank

N/A

This area on the east side of Lamar, including the APR Annex, is excluded from PPC's oversight in the POMA.

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2.5k Lamar Slope

Often confused as a right-of-way for Lamar Boulevard, Lamar Slope is the very narrow and steep land between the creek and Lamar Boulevard north of Shoal Creek Boulevard and south of 29th Street. Due to its limited width, it functions primarily as a riparian buffer and sidewalk passage. The steep bank allows for interesting overlook opportunities.

Phase II elements

- Invasive species mitigation / native species planting
- Graffiti removal, except for historically designated bridges at 24th and 29th streets

Major Objectives

- Invasive species mitigation / native species planting

Management Recommendations

- Passive management
- Mitigate invasive species and plant native species

Future Park Improvement Projects

None at this time.

FINAL

2.5l Ramble Scramble

Ramble Scramble is the area from Gaston Bridge north to 29th Street. It includes riparian areas at the creek and sloping woodlands where the area widens to the west. In the northern sections, there are significant boulders and cliffs of Buda limestone, much like what is found in the Bluffs. Split Rock and Buda Boulder Springs are found here. These are all considered critical environmental features and are a unique component of the park. Buda Boulder Springs is one of the protected locations in the Balcones Canyonlands Preserve system designated to protect species of concern. As in the Bluffs area, restoration occurring here should include plant species unique to the escarpment area. Yard debris from neighbors and homeless encampments are also issues of concern. The central portion of Ramble Scramble has a substantial Bamboo infestation. Past control methods have been largely unsuccessful due to a lack of follow-up treatments. In addition, large Chinaberry and Ligustrum have been removed from a significant area west of the paved trail and south of the Janet Fish Bridge. From the east side of the main paved trail to the creek there are relatively young woody species, both exotic and native, creating a thicket that obscures views of the creek. In some areas, the erosion control fabric is inhibiting plant regeneration. This area is considered a high priority area in the Vision Plan because of previous efforts. Work should focus on the ongoing removal of Bamboo, establishment of native vegetation, removal of Ligustrum, creation of view windows to the creek, increasing wildlife food sources, increasing biodiversity, and the planting of native tree saplings through cuts in the existing erosion fabric

Phase II elements

- Invasive species mitigation / native species planting
- Graffiti removal, except for historically designated bridges at 24th and 29th streets
- Trash, Recycling, Dog waste stations

Major Objectives

- Restore natural areas overrun with Bamboo (ongoing work)
- Manage invasive species throughout the zone. CAPP 353 (“Park-wide invasive species management,” approved in 2024) includes mitigation of invasive species, including bamboo.
- Create window views of the creek through the riparian corridor generally through invasive species management
- Establish riparian trees where they are being inhibited by the erosion control fabric
- Increase plants to improve habitat and increase biodiversity

Management Recommendations

- Begin Bamboo treatment in spring and treat several times throughout the spring and summer. Follow-up removal with plantings.
- On steeper slopes, take measures to ensure that erosion is limited through the creation of brush berms along contours.
- Management of other invasive species in this area (Ligustrum and Nandina are two of the worst culprits in this zone) especially in the southern portions of the area.

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- The Bamboo-infested area will require tree, understory, and groundcover planting to outcompete any remaining Bamboo and to jumpstart the restoration process. The seeding mix should be dominated by shade tolerant grasses the first year as these will provide the most competition against Bamboo. If successful, shade-tolerant forbs and wildflowers can be added in subsequent years.
- Seeding and planting of larger areas where invasive species have been removed. This is necessary in areas without a native seed bank, or the area is large enough that getting more desirable plants would foster a more aesthetically pleasing, ecologically sound plant community. This is particularly the case approximately 300 feet south of the Janet Fish Bridge to the west of the main decomposed granite paved trail where the previous removal of Chinaberry and Ligustrum has allowed new invasive plants to establish.
- Between the 29th Street and Janet Fish bridges, plant trees and shrubs that are characteristic of the rocky cliffs of the Edwards Plateau. This can include Lindheimer's silktassel, Mexican buckeye, Scarlet buckeye, Rusty blackhaw viburnum, Spanish oak, and Escarpment black cherry. Increase plants to improve habitat and biodiversity.
- Many informal paths leave the main decomposed granite / paved trail and go into the Split Rock area. They are not heavily used, and some lead to homeless encampments. The area near Split Rock is extremely steep, and off-trail use in this area could be dangerous and lead to substantial soil erosion. As Ligustrum and other woody species are removed, they should be used to block these paths.
- This section of the main decomposed granite / paved trail contains few views of Shoal Creek. Clearing small views that act as windows to the creek will provide visual interest without encouraging off-trail traffic.
- Removing Ligustrum may provide adequate openings for views. In other locations, pruning of native vegetation may be required. As a rule, any pruning of native species to create views should focus on branches between three and eight feet above the ground. Leaving some low branches to discourage visitors from leaving the trail is essential.
- Yard debris enters the greenbelt from various neighbors here. Pease Park Conservancy and APR should work with neighbors to ensure these practices will not continue.
- Regular surveys around Buda Boulder Springs should be made to ensure homeless encampments are not impacting the area and degrading water quality.

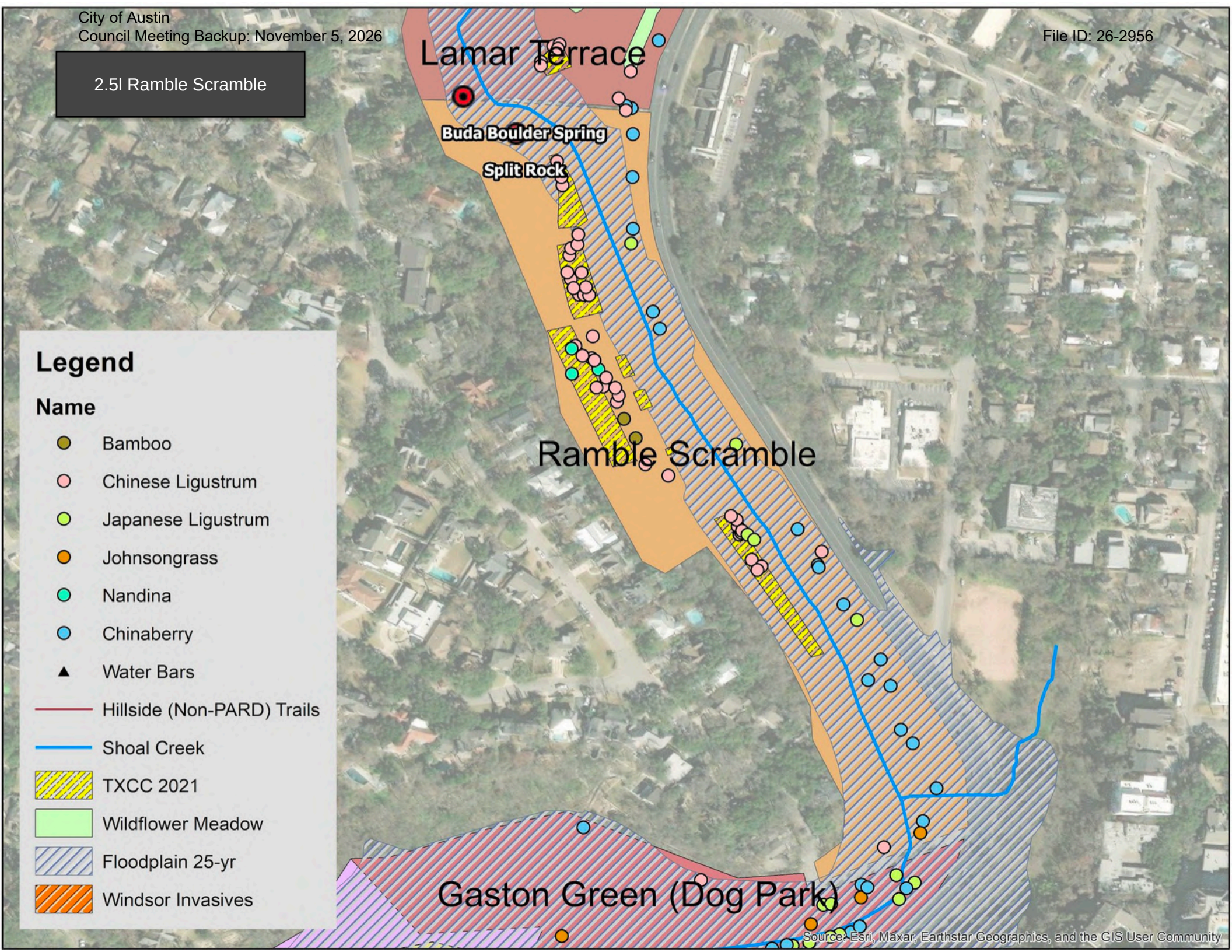
Future Park Improvement Projects
None at this time.

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2.5l Ramble Scramble



2.5m Lamar Terrace

Lamar Terrace is the northernmost activity hub for Pease Park, marked by a historic low stone wall and David Deming's *Mystic Raven* statue rising from the corner of 29th Street and Lamar Boulevard. It is recommended for improvements to make it a more welcoming and interesting place for recreation, and to serve as a more prominent marker for the northern boundaries of the Park. Located opposite the Lamar Senior Activity Center, it provides an opportunity for recreation for seniors in an intergenerational setting. It is a gateway space for UT students, the first connection to the green belt from campus via 29th Street. It is also the location of the service access for the crosstown sewer line, and requires accommodation for service access for Austin Water Utility.

Phase II elements

- Invasive species mitigation / native species planting
- Graffiti removal, except for historically designated bridges at 24th and 29th streets
- Trash, Recycling, Dog waste stations
- O&M of existing art installation, *Mystic Raven*

Major Objectives

- Invasive species management. Ecological restoration projects for this area have been approved in the 2025 O&M plan, sections 3.6g "Lamar Terrace No-Mow/Wildflower Areas."
- Increase the riparian zone
- Display garden plantings where appropriate around park infrastructure

Management Recommendations

- Several Chinese tallow have grown along Lamar Blvd. Eliminating these seed sources should be a medium priority.
- View windows to the creek should be identified and created primarily through the removal of invasive species. Trees appropriate for Lamar Blvd should be planted to replace the removed Chinese tallow.
- The area between the main decomposed granite / paved trail and Shoal Creek will be coordinated between PPC and AWP for inclusion in the Grow Zone Program, with natural regeneration being allowed to take place. Supplemental plantings to increase diversity should include Bald Cypress along the creek bank. Native plants can be used in this area to show their diversity and capacity in more formal settings.
- The areas demarcated as wildflower meadows should be cultivated into a native Oak Savanna / Blackland Prairie habitat intermixed with wildflowers. This restored grassland area can help control flooding and provide native habitat. The Vision Plan calls for a central lawn with a perimeter walkway and seating, but a protected Oak Savanna / Blackland Prairie habitat that would make a beautiful centerpiece for park users while providing more ecological services for the area. Additionally, and for both educational and ecological purposes, the space could be periodically burned to simulate a natural process that used to occur in this region. As the perimeter walkway would form an ever

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present firebreak, this space is a perfect and safe venue to present such an important ecological process.

Future Park Improvement Projects

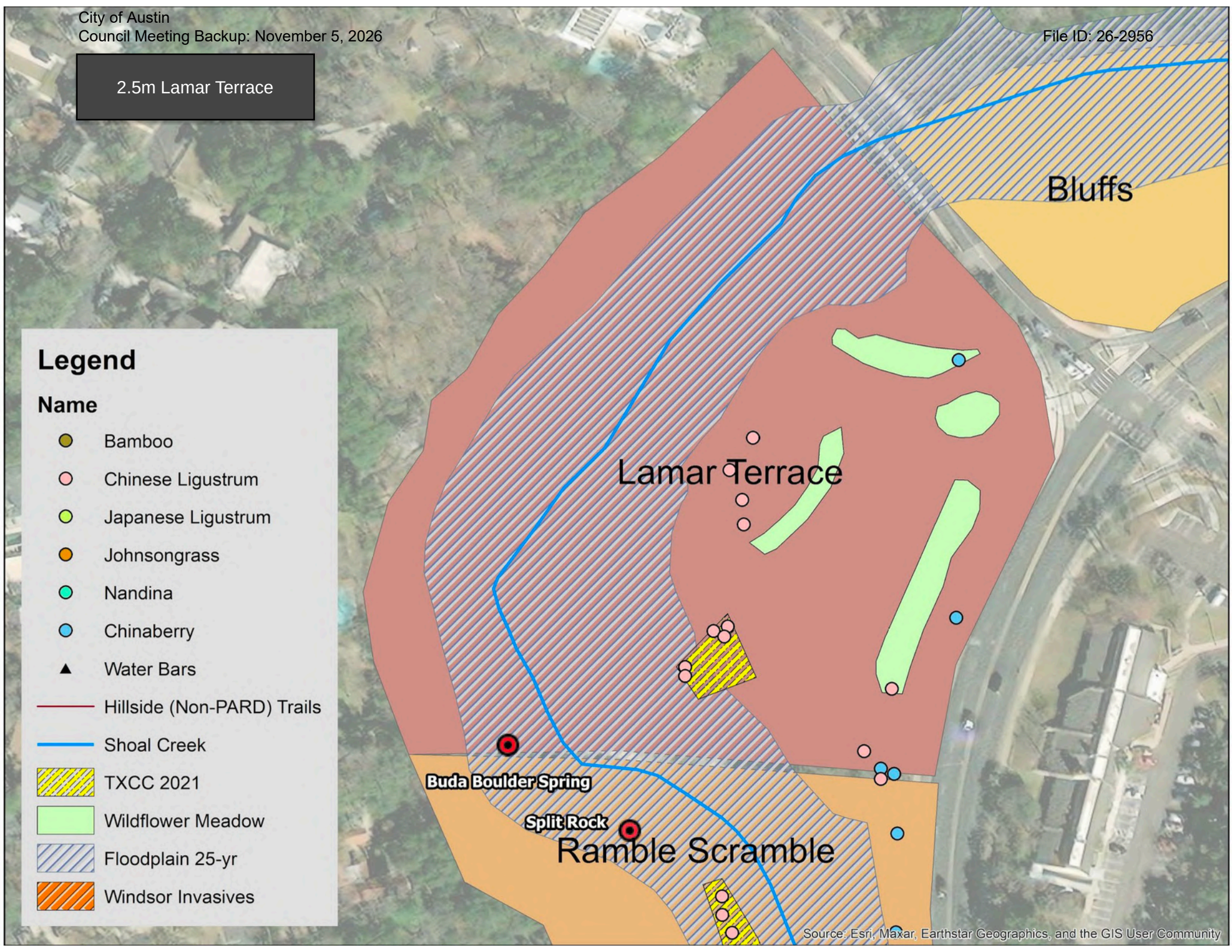
Lamar Terrace is one of the primary activity hubs proposed in the Pease Park Vision Plan, and would be a strategic location for additional amenities and storage to help PPC provide O&M further north in the park. Please see potential projects in the Vision Plan, as well as in Exhibit C.

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2.5m Lamar Terrace



Legend

Name

- Bamboo
- Chinese Ligustrum
- Japanese Ligustrum
- Johnsongrass
- Nandina
- Chinaberry
- Water Bars
- Hillside (Non-PARD) Trails
- Shoal Creek
- TXCC 2021
- Wildflower Meadow
- Floodplain 25-yr
- Windsor Invasives

2.5n The Bluffs

The topography visible from the main decomposed granite / paved trail as it goes through the Bluffs is some of the most dramatic found within the area. A walk through the Bluffs is a lesson in the geologic history of Central Texas that can be accentuated through interpretation.

This area has numerous invasive species within the riparian zone and at the base of the bluffs. Management will focus on replacing these invasive plants with appropriate natives and increasing overall biodiversity in the area. This area of the park is reminiscent of the steep canyons found in the Balcones Canyonlands on the eastern edge of the Edwards Plateau.

Off-trail recreation and the main decomposed granite / paved trail's proximity to the creek are degrading the vegetation in some areas. Through further plantings, a defined creek access point, and some realignments of the main decomposed granite / paved trail, the user experience can be enhanced while improving the ecological integrity of the area. Creek and bank stabilization have not occurred in this stretch of the study area. Because of the uniqueness of the Bluffs within the park and within Austin, it is considered a high priority area within the Vision Plan.

Phase II elements

- Invasive species mitigation / native species planting
- Graffiti removal, except for historically designated bridges at 24th and 29th streets
- Trash, Recycling, Dog waste stations
- O&M and monitoring of the safety railing

Major Objectives

- Manage invasive species. The most problematic species in this area are Ligustrum (privet) and Japanese honeysuckle. While much of the Ligustrum may be removed with weed wrenches, chemical control should be favored in steep areas to reduce the potential for erosion
- Control work should be accompanied by native plantings. Prune back poison ivy from the main decomposed granite / paved trail
- Restore floodplain forest to the west of the main decomposed granite / paved trail, plant species characteristic of the Balcones Escarpment
- Prevent off-trail recreation
- Increase plants to improve habitat and increase biodiversity

Management Recommendations

- Areas to the east of the main decomposed granite / paved trail should include tree plantings.
- To the west of the main decomposed granite / paved trail, add upland species, but also plant trees and shrubs that are characteristic of the rocky cliffs of the Edwards Plateau. The planting list can include Lindheimer's Silktassel, Mexican Buckeye, Scarlet Buckeye, Rusty Blackhaw Viburnum, Spanish Oak, and Escarpment Black Cherry. The

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rocky ground will most likely accommodate only small plants such as bare root seedlings or one-gallon containers.

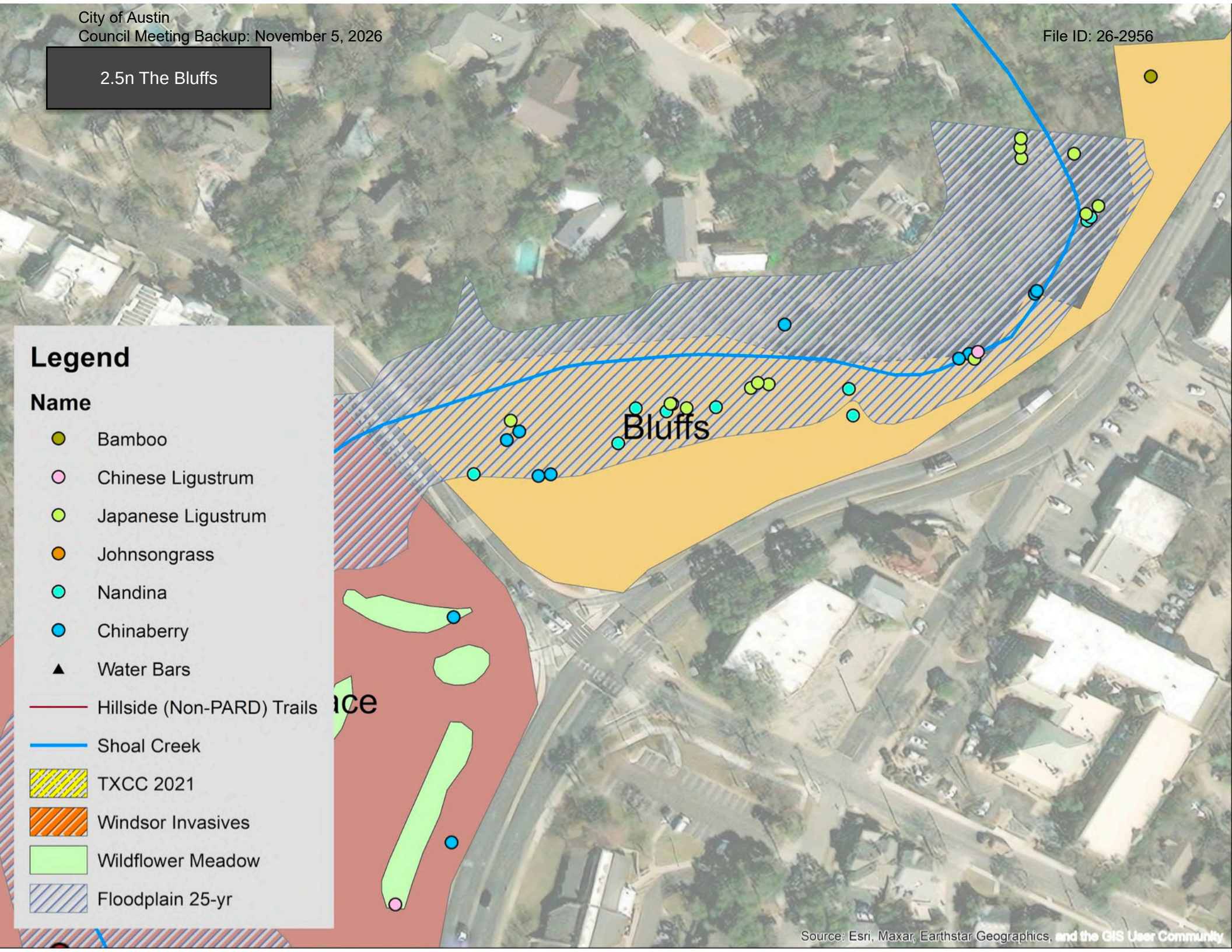
- Increase plants to improve habitat and increase biodiversity.
- Decommission informal dirt trails and restore impacted areas.
- Create a defined creek viewing and interaction area to dissuade off-trail use in other areas.
- Move the main decomposed granite / paved trail away from the creek edge where possible.

Future Park Improvement Projects

None at this time.

FINAL

2.5n The Bluffs



2.5.1 High-level operations estimates for Phase II, Year One

In year one of Phase II, Pease Park Conservancy proposes to take on additional operations and maintenance tasks in the rest of the park– North Ramble, Windsor Hillside, Polecat Hollow, Caswell Shoals, Live Oak Meadow, Wooten Woods, Live Oak Terrace, Gaston Green, Ramble Scramble, Lamar Slope, Lamar Terrace, and The Bluffs. These tasks include: maintenance of volleyball courts, replacement of volleyball court equipment, maintenance of existing built assets including trash, recycling, signage, and safety railings in Live Oak Meadow and the Bluffs. Additionally, PPC staff will empty existing trash, recycling, and dog waste stations once per weekday. PPC will investigate and remove all incidents of graffiti except for removal on historically designated bridges at 24th and 29th streets, which will be coordinated with APR. PPC staff will engage in ecological restoration by removing invasive species and establishing new planting zones. The estimated increase in PPC staff time for these new responsibilities is 92 hours per week. There are no capital improvements planned for year one.

For details regarding proposed ecological restoration, please see the Management Plan Plant List Exhibit 3.3.2 and Invasive Species and Control Strategies Exhibit 3.5.2 in the annual O&M plan.

The table below provides detail about the high-level expenses for the operations and maintenance planned for Phase II in year one, according to the responsibilities laid out in Section 2.3.

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Phase II Projected O&M Expenses		
Category	**$**	**Notes**
PPC staffing	**$181,000**	Wages, payroll taxes, benefits, retirement associated with current staff time in the expanded area, and the addition of a full-time operations tech
Land management / ecological restoration	**$66,000**	
Bamboo removal project at Ramble Scramble	$58,000	Seeding, planting, chipping, and watering
Tree care	$6,000	Structural pruning, deadwood removal, and chipping outside Kingsbury Commons
Native planting projects	$1,000	Seeds, plants, soil for restoration activities outside Kingsbury Commons
Mulch and decomposed granite	$1,000	Supplies for expanded management of Live Oak Meadow:, including decomposed granite for steps and mulch for the trail bumpout at the Kissing Tree and newly installed trees)
Maintenance of volleyball courts	**$6,500**	Replacement of equipment, back-up equipment, and maintenance of the courts
Maintenance of other existing features	**$1,300**	Picnic tables and trail bumpout at Live Oak
Graffiti abatement	**$3,000**	Power washer trailer rental for graffiti removal on hard surfaces in Live Oak Meadow, Gaston Green, and Live Oak Meadow
Trash, recycling, and pet waste collection	**$1,200**	Trash liners, dog waste station liners, cleaning products, and other supplies
Total park maintenance and implementation	**$259,000**	

2.5.2 High-level operations estimates for future phases

Future phases will execute additional improvements imagined in the 2014 Vision Plan. Before any Parkland Improvement Agreements are proposed, the ideas documented in the Vision Plan will be re-assessed, and along with any new needs, will be included and vetted by APR and the public through the community engagement process. PPC will also assess campaign feasibility of any improvements. **All proposed projects are hypothetical and will require additional planning and city approvals.**

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Phase III, in Gaston Green, Ramble Scramble, Lamar Slope, and Lamar Terrace. Operations and Maintenance responsibilities potentially include: all responsibilities detailed in Phase II, mowing at Gaston Green, possible construction and maintenance of built assets at Lamar Terrace (potential new PIA), ecological restoration including invasive species removal and establishing new planting of Phase III zones, installation of lawn irrigation and water for dogs and humans at Gaston Green. The estimated increase in PPC staff time for these new responsibilities is 132 hours per week. *For details regarding ecological restoration please see the Management Plan Plant List Exhibit 3.3.2 and Invasive Species and Control Strategies Exhibit 3.5.2 in the annual O&M plan.*

Phase IV, in Polecat Hollow, Caswell Shoals, Live Oak Meadow, Wooten Woods, Live Oak Terrace, Gaston Green, and Ramble Scramble. Operations and Maintenance responsibilities potentially include: all responsibilities detailed in Phases II and III, irrigation of Polecat Hollow, construction and maintenance of built assets at Polecat Hollow (potential new PIA), ecological restoration including invasive species removal and establishing new plantings in Phase IV zones. The estimated increase in PPC staff time for these new responsibilities is 172 hours per week. *For details regarding ecological restoration please see the Management Plan Plant List Exhibit 3.3.2 and Invasive Species and Control Strategies Exhibit 3.5.2 in the annual O&M plan.*

2.6 O&M Plan Phasing

The projections for phasing of these plans are based on the analysis of current organizational conditions. In successive years, this plan component should be reassessed based on the conditions of the park, of the Conservancy, and all responsible parties involved.

Operations and maintenance for each maintenance zone / room / activity hub will transition through multiple stages over the course of 15-20 years. Commitment to specific projects and their timing will depend on budget feasibility. The Conservancy's goal is to take over operations and maintenance for the remaining acreage in Phase II, then scale towards a series of Park Improvement Agreements to accomplish more of the renovations and improvements imagined in the 2014 Vision Plan. The pattern remains the same: when we (PPC) build it, we will operate and maintain it.

The order and priority of various ecological restoration projects for all parts of the 84 acres will be assessed and discussed annually in the O&M plan.

For Service Level 1 maintenance zones / rooms / activity hubs where the Pease Park Vision Plan imagined significant capital investments / improvements, PPC will assess potential and propose improvements/ enhancements for specific areas. Please see potential projects in the Vision Plan, as well as in Exhibit C. Before any Parkland Improvement Agreements are proposed, the ideas documented in the Vision Plan will be re-assessed, and along with any new needs, will be included and vetted by APR and the public through the community engagement process. PPC will also assess campaign feasibility of any improvements.

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3.0 REVENUE

3.1 Overview

Coupled with private philanthropy, earned revenue from concessions and special events is a critical part of sustaining the cost of O&M activities for Pease Park Conservancy. At this time, the pro forma (expense and revenue projections) for potential and existing PPC concessions, special events, and programming have not been included in this document but are documented annually for Kingsbury Commons in our annual Program Plan. Any revenue sources for other areas in the Park should be documented in the future in tandem with relevant Park Improvement Agreements.

3.2 Concessionaires

PPC currently holds concessionaire agreements with food and drink vendors in Kingsbury: one sweet, one savory, and one coffee vendor. As of the writing of this report, these concessionaires are El Mariachi (taco truck) and Sno Ride (snow cone truck) with an opening for a coffee vendor. For any concession agreement where PPC is a party, all revenue from the concession agreement shall be paid to PPC in consideration of PPC's management of the concession agreement and performance of its obligations therein; such revenue shall be used only to pay park operating and maintenance expenses. For fiscal year 2025, contributions to PPC park O&M expenses from our concessionaires totaled $26,294 (as of September 30, 2025). In consideration of any potential future concession additions to Pease Park, PPC would be bound by all current city codes, processes, and restrictions, and would not have the authority to create a new concession without following all applicable city protocols.

3.3 Special Events and Programming

Special events and programming can attract new users to the park and provide opportunities to engage with the community. Pease Park already plays host to one very large special event, Eeyore's Birthday Party, managed by Friends of the Forest Foundation, each April. However, there is an opportunity to expand the programming and special events offerings around the park by activating other areas that are able to accommodate gatherings. The annual Programming Plan outlines considerations for larger events, based on a recommended event size. Events at these locations would not close or significantly disrupt the access to the park; impact to and recovery for the Great Lawn is the primary factor for the location and timing of current large events. See the Kingsbury annual programming plan for more details.

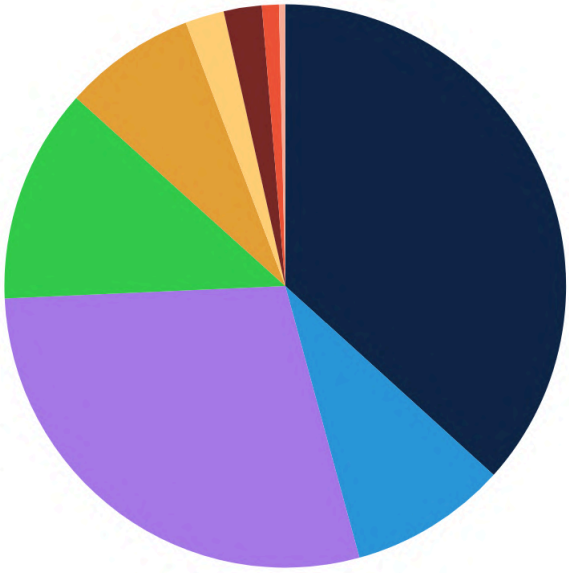
3.4 Funding Sources

Aside from those listed above, Pease Park Conservancy receives funding from a variety of sources. As it relates to the operations and maintenance of the park, revenue can be broken down as follows (figures from the fiscal year ending September 30, 2025):

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REVENUE

Major Gifts	589,848
Fundraising Events	438,976
Donor Contributions	198,452
Grants	145,460
Park Venue Rentals	122,085
POMA Annual Fee	36,000
Interest	35,180
Corporate Gifts	15,702
In-Kind Gifts	5,750
Total	**1,587,453**



4.0 REPORTING AND DOCUMENTATION

4.1 Work Order System

PPC currently tracks work and repairs for amenities in Kingsbury Commons through Asana (project management software) and Google Forms. Communication between the team in the field and in the office is coordinated through these systems and through Slack.

Pease Park Conservancy will coordinate with APR to streamline communication systems as a step in the Phase Plan. PPC is open to whatever system APR recommends for work order management– ArcGIS, Maximo, or other tools, if not those currently in use. This plan recommends the development of a work order system that can be integrated with the technology currently used for asset management.

4.2 Incident Logs and Reports

PPC will maintain daily logs of any injury, complaint, or reported violation of the law within the park, and will maintain the daily logs for review by the City. If the City determines that an injury, complaint, or violation is material in nature, PPC will submit an incident report to the City within five (5) business days of the notice of the requirement of the report.

In accordance with APR incident reporting policy PR-S-007, PPC staff witnessing or responding to an incident shall (1) ensure the health and safety of the individuals involved; (2) assess the need for additional support (i.e., calling 911, seeking first aid, or removing hazards); and (3) begin the notification and documentation process.

The Park Operations Director will review any incident reports to ensure they are complete, accurate, and include sufficient detail to describe the incident. The Park Operations Director will determine whether the

incident requires follow-up actions, investigations, or additional notifications to the City or APR consistent with the seriousness of the incident.

4.3 Maintenance Reporting

Reporting on maintenance activities should be standardized across asset and landscape types to ensure proper tracking and execution of maintenance operations. The development of reporting standards will aid in the effective prioritization of work. In particular, this plan recommends the use of a priority ranking which identifies maintenance tasks based on the urgency of the issue. For reporting purposes, maintenance work orders should be identified according to one of the four categories:

1- Day Critical Health and Safety – Report to the City of Austin staff immediately
7- Day Repairs – Repair to be scheduled within 7 days to prevent disruption of normal park use
21-Day Non-Critical – Repair or maintenance should be scheduled within 21 days of reporting to maximize park user experience
30- Day Non-Critical – Repair or maintenance should be scheduled within 30 days of reporting but is not significantly impacting park user experience and is considered non-critical.

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5.0 REFERENCES

MuseWork, *Pease Park Interpretive Master Plan*, 2020

Pease Park Vision Plan, 2014

Pease Park Conservancy, *Annual O&M Plan*, 2025

Pease Park Conservancy, *Annual Program Plan*, 2025

Siglo Group, Ten Eyck Landscape Architects, *Kingsbury Commons Natural Area Management Guidelines*, 2019

The Trail Conservancy, *The Ann Butler and Roy Butler Trail at Town Lake Metropolitan Park Operations and Maintenance Plan*, 2021

Wallace, Roberts, and Todd, Siglo Group, Clayton and Little Architects, *Pease Park Conservancy Land Management Plan*, updated 2022

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6.0 EXHIBITS

Exhibit A: Pease Park Assets by Zone July 2026

Exhibit B: O&M Plan Polecat Hollow Maintenance Task List, Frequency

Exhibit C: Pease Park Projects by Zone 2026

Exhibit D: Increasing Plant Diversity at Pease Park

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Exhibit A

			to be addressed in comprehensive signage plan	*addressed in "room" sections*											
Room/Zone		**Kingsbury Commons, Big Field, Hillside**	**North Ramble**	**Windsor Hillside**	**Polecat Hollow**	**Live Oak Meadow**	**Caswell Shoals**	**Wooten Woods**	**Live Oak Terrace**	**Gaston Green**	**Lamar Slope**	**Ramble Scramble**	**Lamar Terrace**	**The Bluffs**	**East Bank (Excluded from POMA)**
Total Area (Acres) & Service Level															
Service Level 1		X			X	X				X			X		
Servce Level 2							X	X	X			X			
Service Level 3			X	X							X			X	
Item/Feature															
Park bench - PPC		16													
Park bench - PARD memorial metal		9				5		2				3			
Park bench - PARD wood					1	1				3					
Trash receptacle		9			1	3		1		3		2	2		
Recycling receptacle		8			1	3									
Dog waste station		3				1		1		1		1	1		
Bike rack		20													
Large group picnic table		4													
Standard picnic table		2			4	8									
Charcoal grill		5													
Information kiosk						2				1					
DrinkIng fountain		1													
Pet fountain															
Refill station		1													
Leisure games (bocce/cornhole)		1													
Fitness Station		4										3			
Playscape		1													
Nature Play		1													
Water feature/splash pad		1													
Basketball court		1													
Treehouse Observation Pod		1													
Greenhouse		1													
Sand volleyball court					3										
Public Art: Mystic Raven													1		
Lighting - pole		6													
Lighting - string		2													
Lighting - tree		19													
Power outlet - 110V		16													
Power outlet - 220V		2													
Power outlet - 50 amp		2													
Power outlet - 35 amp		1													
Trail - concrete															
Trail - DG															
Trail - Nature															
Signage - curfew		1													
Signage - leash		2				2		1		2			2		
Signage - trail mile marker / wayfinding		1						1		3		1	1		
Signage - map / interpretive		2						1							
Parking - lot spaces		19				5				33					
Parking - parallel		5				??									
Acreage mowed															

Exhibit B

Polecat Hollow Maintenance Task List & Frequency: Phase II Operations Tasks

Task	Frequency	Report Mechanism
Trash and Recycling removal	Once daily M - Sun	Ops Role Shift Checklist
Assess trash and recycling receptacles. Repair and replace as needed	Once quarterly	Google Form
Clean picnic tables	Once daily M- Sun	Ops Role Shift Checklist
Litter pick up	Twice monthly	Ops Role Shift Checklist
Monitor for weeds in the courts and remove	Once monthly	Google Form
Rake and leveling of sand Volleyball Courts	Once weekly	Google Form
Assess volleyball nets for damage and repair/replace as necessary	Once weekly	Google Form
Assess volleyball poles for damage and ensure proper anchoring in the ground	Quarterly	Google Form
Assess sand depth for 12 to 24 inches and add sand as necessary	Twice annually during the fall and spring	Google Form
Assess picnic tables and benches for structural integrity. Repair and replace as needed	Once quarterly	Google Form
Maintenance Task List and Frequency will be adjusted as equipment is replaced. Updated Phase II Maintenance Task List and Frequency will be included in PPC annual O&M plan submitted to PARD.		

POTENTIAL PARKLAND IMPROVEMENT AGREEMENT (PIA) PROJECTS by Zone

Zone	Project Description	Level/ Source	Priority	Benefits	Challenges	Alignment:Vision Plan	Alignment: Program Pillars	Alignment: Interpretive Plan
Lamar Terrace	Restroom and Operations Hub; 29th St Gateway; Bring water: restroom, water fountain, pet watering station; Ecological restoration: lawn to prairie	PIA/ Capital Campaign from PPC	High	Creates visible north anchor of area under PPC management; adds capacity for northern Park Ops; restroom and water needed at north end	Operations Hub would replace the Shade Pavilion listed in the Vision Plan. POMA does provide PARD to seek to provide operations storage area as part of an approved Phase Plan.	Restroom; Sustainable Lawn Establishment (or conversion to prairie?); trail connections	Creates a space that could support Wellness, Art, Learning and Conservation programming	Theme 1: Wonders of the natural world and tensions of our place within it- prairie restoration. Theme 3: Natural treasure and caring for it is part of our heritage - multigenerational.
Ramble Scramble	Shoal Creek Trail repair/replacement of approx 1,800 feet of damaged pervious concrete trail northbound from Gaston Avenue	PARD/ Bond	2026 bond potential	Replaces a failed pilot project that is the worst exising section of trail in the park. Restores connectivity between Gaston Green and Lamar Terrace	Trail construction in a floodplain; Vision Plan did not anticipate PPC providing municipal infrastructure improvements	Repaving the Shoal Creek Trail is in the Vision Plan, but likely part of City's infrastructure/ Urban Trail components		
Gaston Green	Bring water: lawn and tree irrigation; pet watering station	Watershed/ CAPP	High; 2026 bond potential	Pet watering station has been a priority expressed by neighbors and donors in order to serve the largest off-leash gathering hub in the park	Location of closest water tap is unknown at this time.	Riparian restoration, sustainanble lawn management, tree care	Creates a space that could support Wellness, Art, Learning and Conservation programming	Theme 1: Wonders of the natural world and tensions of our place within it - animal protection.
Polecat Hollow	Volleyball court replacement, Bring water: water fountain and pet watering station; Shade structure; Gateway	Watershed/ CAPP		Creates MLK Gateway for the park's most visible image along Lamar Blvd.	Location of closest water tap is unknown at this time. Vision Plan notes that the area is landfill from Lamar Blvd construction and would be removed.	Creation of Lamar Blvd Gateway and "Pease Park Loop" creek crossinigs. Sustainanble lawn establishment. Historical interpretation - Black History. Water service line/ drinking fountain.	Creates a space that could support Wellness, Art, Learning and Conservation programming	Theme 2: Emblematic of racial and economic injustice in Austin and opportunity to acknowledge history of slavery, segregation and exclusion in order to create a public space that is welcoming and accessible to all.
Wooten Woods	Low water crossing over Shoal Creek south of landslide area to connect east and west side trails	TPW/ Bond	2026 bond potential, partnership with SCC	Creates an accessible connection between trails on the east and west sides of Shoal Creek. Serves as a bypass around the slope failure area.	Requires WPD floodplain displacement study and related zoning issues. Engineering required to determine if low water crossing or bridge is a better solution.	Low water crossings are depicted in Vision Plan sketches, but there is no mention of building this infrastructure.		
Polecat Hollow to Live Oak Meadow	Low water crossing over Shoal Creek connecting north end of Polecat Hollow to south end of Live Oak Meadow	PARD/ TPW/ Bond		Part of the "Pease Park Loop" connecting Polecat Hollow to Live Oak Meadow and Kingsbury Commons	Requires WPD floodplain displacement study and related zoning issues.	Part of the "Pease Park Loop" connecting Polecat Hollow to Live Oak Meadow and Kingsbury Commons		
Kingsbury Commons to Polecat Hollow	Low water crossing over Shoal Creek connecting north end of Kingsbury Commons to south end of Polecat Hollow	PARD/ TPW/ Bond		Part of the "Pease Park Loop" connecting Kingsbury Commons to Polecat Hollow and Live Oak Meadow	Requires WPD floodplain displacement study and related zoning issues.	Part of the "Pease Park Loop" connecting Kingsbury Commons to Polecat Hollow and Live Oak Meadow		
Wooten Woods	Landslide area and park trail restoration	Watershed/ PARD		Most contentious issue affecting Pease Park and Shoal Creek Trail. Would restrore access through the park on the west side of the creek.	Safety risks, City's unwillingness, engineering and construction costs			

O&M AGREEMENT PROJECTS

Zone	Project Description	Level/ Source	Priority	Benefits	Challenges	Alignment:Vision Plan	Alignment: Program Pillars	Alignment: Interpretive Plan
All	Comprehensive Signage Plan	PPC	High	Creates unified branding for PPC throughout the park while improving access, wayfinding, interpretation and regulation.	City is currently evaluating branding citywide. PPC allowed to move on anything until City completes their process?			
All	Comprehensive Bench Program	PPC	High	Provides mechanism for donor recognition revenue				
All	Art and Culture Plan	PPC		Creates strategic and unified plan for using art as a medium of expression throughout the park.	Joint process with PARD and Art in Public Places. CoA expectation of a paid external consultant; budget impact			
Gaston Green	Parking lot repair: approx 33 spaces. PARD can consider this a maintenance project if no more than 18 inches of ground excavation on the existing lot.	PARD/ Bond	2026 bond potential	Evidence of PPC addressing parking issues.				
Kingsbury Commons	CAPP418: Kingsbury Hillside trail hardening; erosion control; stormwater management	CAPP	2025 Project 2					

POTENTIAL PARKLAND IMPROVEMENT AGREEMENT (PIA) PROJECTS by Zone

Zone	Project Description	Level/ Source	Priority	Benefits	Challenges	Alignment:Vision Plan	Alignment: Program Pillars	Alignment: Interpretive Plan
North Windsor Hillside	CAPP484: Invasive removal; native revegetation	CAPP	2025 Project 10	Invasive species removal and native revegetation				
South Windsor Hillside	CAPP484: Invasive removal; native revegetation	CAPP	2025 Project 11	Invasive species removal and native revegetation				
Lamar Terrace	Edge Erosion Control and Buffer Creation	O&M plan	2025 Project 1					
Kingsbury Commons	Riparian management: Giant cane (Arundo donax) removal	O&M plan	2025 Project 7	Invasive species removal and native revegetation				

O&M AGREEMENT PROJECTS CONT'D

Zone	Project Description		Priority	Benefits	Challenges	Alignment:Vision Plan	Alignment: Program Pillars	Alignment: Interpretive Plan
Caswell Shoals	Riparian management: Giant cane (Arundo donax) removal	O&M plan	2025 Project 6	Invasive species removal and native revegetation				
Wooten Woods	Riparian management: Invasive removal; native revegetation	O&M plan	Project 13	Invasive species removal and native revegetation				
Ramble Scramble	Riparian management: Invasive removal; native revegetation	O&M plan	Project 12	Invasive species removal and native revegetation				
Polecat Hollow	Riparian management: Invasive removal; native revegetation including riparian woodland; turf improvement	O&M plan	Project 14	Invasive species removal and native revegetation				
Live Oak Meadow	Riparian management: Invasive removal; native revegetation; bioswale maintenance	O&M plan	Project 15	Invasive species removal and native revegetation				

Increasing Plant Diversity at Pease Park

Alicia Rusthoven

Overview

Increasing the diversity of both plants and wildlife is an important objective for PPC. The next step is to consider the best way to set in motion those actions that allow the site to self-heal along with initiatives that introduce “missing” species that belong to the same site conditions that are found in Pease, but which have over time gradually disappeared or were never present.

Previous land use practices, along with weather events like flooding and drought, have left the woodlands at Pease Park, like most other woodlands in the Edwards Plateau, in decline for decades. In our region, the1840-1860’s were a time of widespread clear-cutting of mature woodlands along creeks, woodlands, and other waterways. Wood was needed in new settlements for fuel, building materials, and for trade. Clearcutting was typically followed by erosion and the loss of topsoil that took millennia to build up from the limestone bedrock. Lack of soil makes it difficult to naturally recruit “volunteer” plants to fill in and replace older vegetation.

Naturally recruiting plants that are native and adapted to local conditions is a slower, but often equally effective way of increasing diversity. This method is a long-term, “process based” tactic that can be more affordable. It requires a commitment to conservation management that may initially seem insignificant, but if followed each season with the appropriate actions, can result in the establishment of more species. It’s been observed that typically when doing conservation work, we expect too much in terms of results in years 2-5, and too little in years 7-15. Conservationists play a long game, and it’s important to plan for that, and to be able to make “course corrections” at regular intervals to be most successful.

Management

- Removing invasive species in the area where young seedlings are found, to reduce competition.
- Conducting annual or seasonal surveys of areas which may have been cleared or disturbed at one point to identify desirable emerging tree, shrub, and perennials that need protection. For example, a “brush corral” can be placed around the seedlings to protect them from pedestrian trampling. Other plants may benefit from light clearing around them, to give them space to grow.
- These naturally occurring plants will not have to be irrigated. All plants are subject to dying in a drought, but most will have developed roots deeper than the trunk of the plant and will have a greater chance of thriving.
- If new seedlings or small container-sized trees and shrubs are planted, they will need regular irrigation for the first 5 years, and then the capacity to add water during extreme drought conditions, which are becoming more frequent. This is difficult at Pease. A plan might include: temporary above-ground irrigation, “flood irrigation” in which an

assortment of container grown or transplanted species are planted in a “grove” or informal group setting that is slightly below grade, and supported with a “dam” or higher edge, so water can fill the “basin” where these plants are placed, and the water can slowly be absorbed. Installing hose bibs with “quick couplers” at dispersed zones will help reduce the need to drag hoses long distances.

- Allowing larger areas regular seasons of rest using temporary fencing is a simple technique that can protect seed sources, help avoid compacting soils, and provide a zone of comparison for recovery rates.
- Look for these species that have voluntarily germinated in the lower woodlands: Anacua tree, Cedar elm, Green and/or Texas ash, Wafer ash, Live oak (not root sprouts), Eve’s necklace, and Agarita.

Plant List

Trees:

1. Shin oak (*Quercus sinuata var. breviloba*)
2. Texas or Mexican red oak. (*Q. buckleyi*)
3. Mexican Plum (*Prunus Mexicana*)
4. Escarpment choke-cherry (*Prunus serotina var. exima*)

Tall Shrubs or Small Trees:

1. Possumhaw (*Ilex decidua*)
2. Flame leaf sumac (*Rhus lanceolata*) *sunny area
3. Fragrant sumac (*Rhus aromatica*)
4. Evergreen sumac (*Rhus virens*)
5. Rusty black-haw viburnum (*Viburnum rufidulum*)
6. Elderberry (*Sambucus nigra*) *sunny edge of woodlands
7. Mexican buckeye (*Ungnadia speciosa*)
8. Red buckeye (*Aesculus Pavia*)
9. Kidneywood (*Eysenhardtia texana*)
10. Spicebush (*Lindera benzoin*)
11. Agarita (*Mahonia trifoliolata*)

Perennials:

1. Frostweed (*Verbesina virginica*)
2. Skeleton-leaf Goldeneye (*Viguiera stenoloba*) *sunny area
3. Western ironweed (*Vernonia Baldwinii*)
4. Balsam gourd (*Ibervillea Lindheirmeri*)
5. Texas lantana (*Lantana horrida*) *Good pollinator plant for fall
6. Lindheimer’s senna (*Cassia lindheimeri*)
7. Pigeon-berry (*Rivinia humilis*)
8. Canada onion (*Allium canadensis*)

Thanks to Jill Nokes for her advice on this initiative.