



3. Existing Parks

3.1 Introduction

The City of Waxahachie has 23 existing developed and undeveloped parks that are dedicated to the provision of outdoor recreation facilities. These parks range in size from the 0.25 acre Jefferson Street Linear Park to large active recreation parks like Waxahachie Sports Complex that is 100 acres in size. The total acreage of all developed parks serving the citizens of Waxahachie exceeds 250 acres and includes seven Neighborhood Parks, three Community Parks, eight Special Purpose Parks and two Linear Parks which includes the Waxahachie Creek Hike and Bike Trail. Land dedicated to parks that are currently undeveloped totals 52 acres and include one Neighborhood Park, one Community Park and one Linear Park.

Purpose of the Existing Parks and Open Space Inventory - A key part of the park planning process is to understand what park and open space facilities are currently available, and to assess the current condition of those facilities and whether or not they effectively address the current park and open space needs of the City. The need for new or improved recreational facilities is typically determined by comparing the available park facilities with the number of people that the parks system serves.

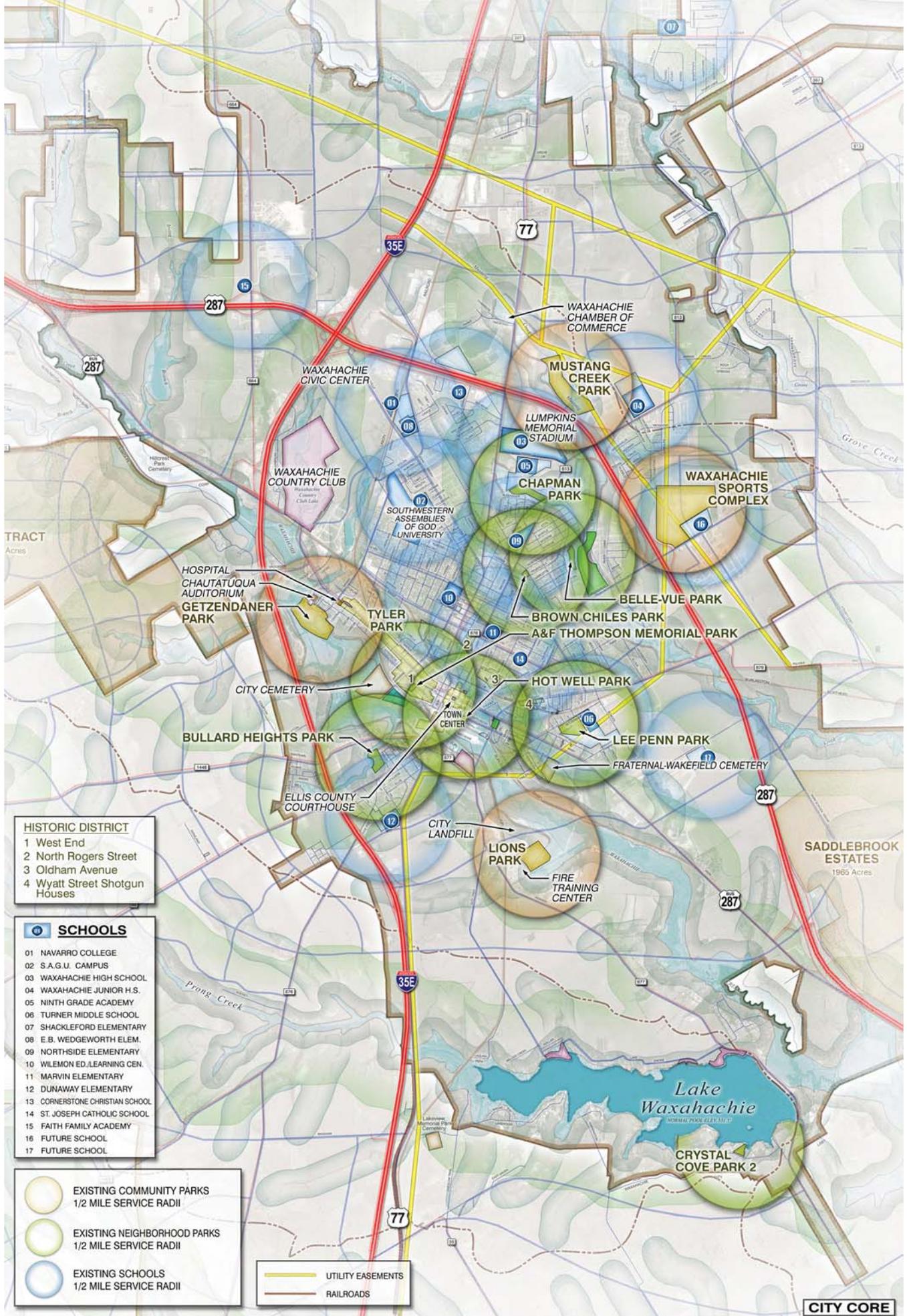
Components of the Existing Parks Inventory - This “inventory” of existing parks reviews several aspects of each park in the Waxahachie system of parks. These are:



- **Classification:** What is the purpose of a given park? Is it intended to serve a local neighborhood around it, giving children and young adults a place to play? Is it intended to serve a much larger population, providing fields for organized league play? How was the park originally classified, and is that classification still warranted today? The answers to these questions determine whether a park should be classified as a neighborhood park, a community park, a special purpose park, a regional park, or a linear park.
- **Location:** Where is the park located in relation to the population that it serves? Is it accessible?
- **Service Area:** What are the limits of the area served by each park? Are there any major thoroughfares or physical features that create barriers to accessing the park?
- **Size of the Park:** How big is the park? Is it large enough to adequately accomplish its intended purpose?
- **Facilities in each Park:** What does the park contain? Are the facilities appropriate for the type of park? For example, a ball field complex requiring a large amount of parking should not be contained in a neighborhood park, where the noise, traffic and nighttime lighting create a nuisance for residents of that neighborhood.
- **Layout:** Is the arrangement of facilities in each park appropriate?
- **Condition of the Park:** What is the general condition of the facilities in each park?
- **Special Considerations:** Does the park provide facilities for the physically challenged that meet the requirements of the Americans with Disabilities Act (ADA)?
- **LEED / Sustainability:** Does the park provide for ecological, water and energy conscious planning, design, operations and maintenance?

These issues are reviewed for each of the existing parks in the Waxahachie parks system. The inventory is developed from on-site reviews of each individual park by the Planning Team and assessments conducted by City staff.

The Existing Schools, Neighborhood and Community Parks Map on the next page depicts the relationship between the existing schools and parks in Waxahachie including a service radius of ½ mile which is a comfortable walking distance for each park and school.



- HISTORIC DISTRICT**
- 1 West End
 - 2 North Rogers Street
 - 3 Oldham Avenue
 - 4 Wyatt Street Shotgun Houses

- SCHOOLS**
- 01 NAVARRO COLLEGE
 - 02 S.A.G.U. CAMPUS
 - 03 WAXAHACHIE HIGH SCHOOL
 - 04 WAXAHACHIE JUNIOR H.S.
 - 05 NINTH GRADE ACADEMY
 - 06 TURNER MIDDLE SCHOOL
 - 07 SHACKLEFORD ELEMENTARY
 - 08 E.B. WEDGEWORTH ELEM.
 - 09 NORTHSIDE ELEMENTARY
 - 10 WILEMON ED. LEARNING CEN.
 - 11 MARVIN ELEMENTARY
 - 12 DUNAWAY ELEMENTARY
 - 13 CORNERSTONE CHRISTIAN SCHOOL
 - 14 ST. JOSEPH CATHOLIC SCHOOL
 - 15 FAITH FAMILY ACADEMY
 - 16 FUTURE SCHOOL
 - 17 FUTURE SCHOOL

- EXISTING COMMUNITY PARKS
1/2 MILE SERVICE RADII
- EXISTING NEIGHBORHOOD PARKS
1/2 MILE SERVICE RADII
- EXISTING SCHOOLS
1/2 MILE SERVICE RADII

- UTILITY EASEMENTS
- RAILROADS

CITY CORE

November 27, 2007

EXISTING SCHOOLS, COMMUNITY PARKS & NEIGHBORHOOD PARKS

CITY OF WAXAHACHIE PARKS, RECREATION AND OPEN SPACE MASTER PLAN



3.2 Park Classification

National and state guidelines identify three broad categories of parks:

Local, Close to Home Space is usually located within the community served by the facility, which includes neighborhood parks and community parks. Aiming to provide trail connections to all residents, trails and linear parks may in some instances also be considered Close to Home Space.

Regional Space is usually located within an hour or two driving distance. Parks in this category serve a number of communities, and include regional metropolitan parks and regional parks and/or nature preserves.

Unique Space may be either local or regional in nature. These parks can be defined as areas that are unique in some way, whether because of physical features or because of the types of facilities provided. Parks in this category may include linear parks, special use parks, or land conservancies.

“Local, Close to Home Space” is the most important category and is of the greatest immediate concern to the City of Waxahachie. Close to home parks address day to day facilities for all ages and activities, and are usually within walking or driving distance from where we live. The two types of close to home parks currently existing in Waxahachie are:

- Neighborhood parks, e.g. Belle-Vue Park
- Community parks, e.g. Getzendaner Community Park

A description of the general types of parks included in the Waxahachie parks system follows:

Neighborhood Parks

Neighborhood parks provide the foundation for recreation in the **Local, Close to Home** park system. Ideally, they provide facilities and recreation space for the entire family, but are within easy walking or bicycling distance of the people they serve.

The neighborhood park typically serves one large or several smaller neighborhoods. The ideal neighborhood park in Waxahachie, generally 5 to 10 acres in size, should serve no more than 3,000 to 4,000 residents per park. In Waxahachie, Belle-Vue Park is a good example of a neighborhood park.

- Neighborhood parks should be accessible to residents who live within a one-half mile radius of the park. Ideally, neighborhood park facilities should be located within a quarter mile radius of the residents who will use those facilities.
- Neighborhood parks are frequently located adjacent to elementary and middle schools, so as to share acquisition and development costs with the school district. In addition, adjacencies of park and school grounds allow for joint use and sharing of



facilities. It also lends itself to the community's involvement with the school grounds and vice versa. This often leads to a synergistic result that adds to the quality of life for everyone.

- Neighborhood parks are generally located away from major arterial streets and provide easy access for the users that surround it. A neighborhood park should be accessible without having to cross major arterial streets.

Size - The size of a neighborhood park may vary considerably due to physical locations around the park. An ideal size for neighborhood parks in Waxahachie should be five acres and more. Of existing developed and undeveloped neighborhood parks in Waxahachie only two parks are larger than five acres.

Location - If possible, neighborhood parks should be centrally located in neighborhoods they serve. An ideal location, for example, is adjacent to an elementary school. It is noticeable that no neighborhood park in Waxahachie is located next to an elementary, intermediate or high school. The only neighborhood park associated with a school is Lee Penn Park (Turner Middle School) and Chapman Park (Ninth Grade Academy). Neighborhood Parks should be accessible to pedestrian traffic from all parts of the area served, and should be located adjacent to local or minor collector streets which do not allow high-speed traffic.

Facilities - Facilities generally located in neighborhood parks may include the following:

- Playground equipment with adequate safety surfacing around the playground
- Unlighted multi-purpose practice fields for baseball, soccer, football, softball, etc.
- Unlighted tennis courts
- Unlighted basketball goals
- Active areas for unorganized play
- Picnic areas with benches, picnic tables, and cooking grills
- Shaded pavilions and gazebos
- Jogging and exercise trails
- Security lighting

Restrooms are typically not provided in neighborhood parks due to their construction cost, intensive maintenance required and being prone to vandalism. Generally, neighborhood parks are within easy walking distance to homes.

Parking – Should vary based on the size of the park and facilities provided. A minimum of seven spaces per Neighborhood Park is recommended with an additional two handicapped parking spaces. This calculation is based on the recommendation of 5 spaces for the first three acres, and 1 space for each additional acre. However the exact amount of parking needed will vary based on the size of the park, the facilities it contains and the number of users. Based on the carrying capacity and purpose of adjacent streets, on-street parking should count towards the parking spaces provided.

Figure 3.1 on the following page illustrates a typical neighborhood park and some of the elements that the park might contain. Note that this is simply a typical arrangement, and each neighborhood park should be designed as a unique part of the neighborhood that surrounds it.

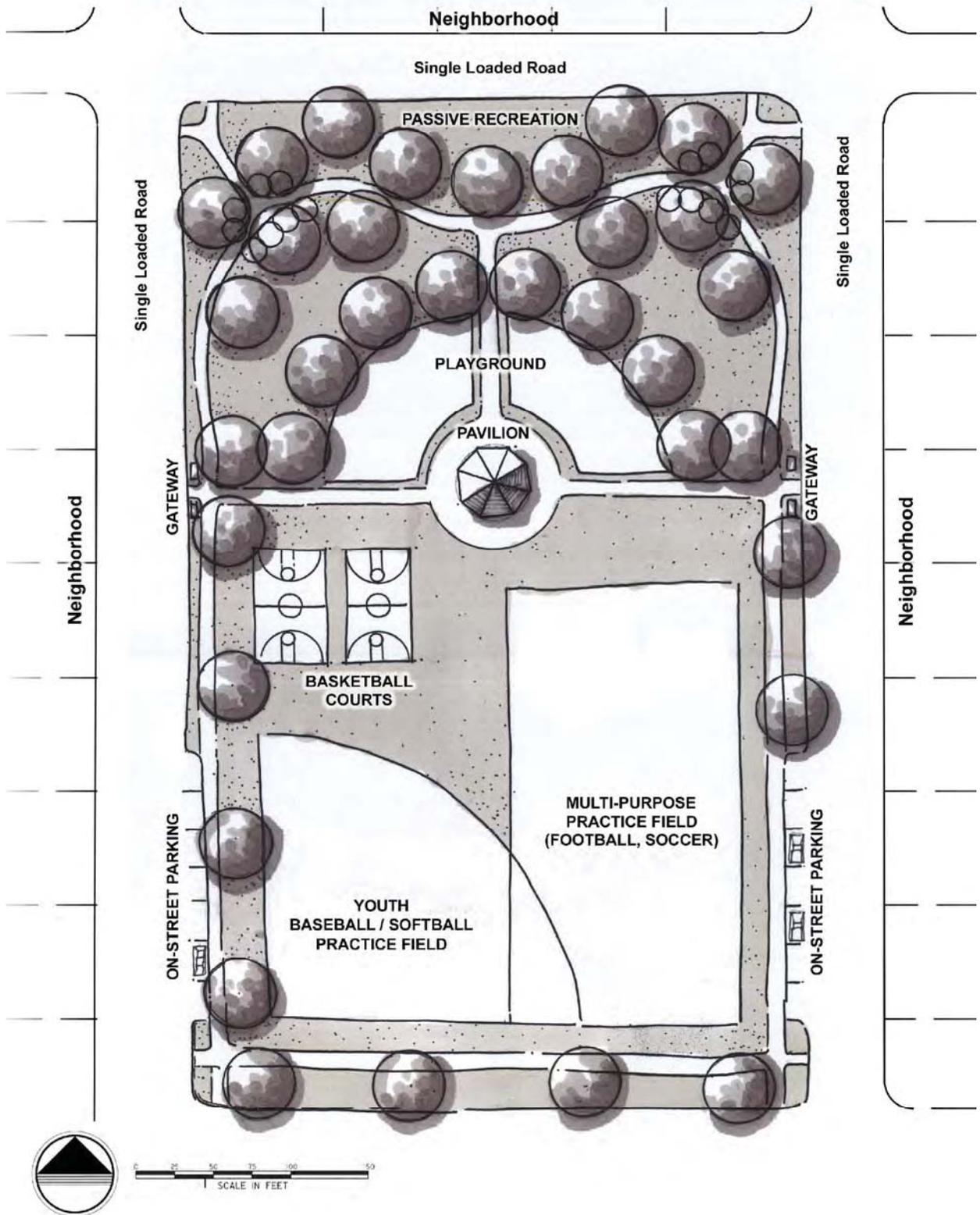


Figure 3.1 Typical Neighborhood Park (+/- 5 acres)



Community Parks

Community parks are larger parks that serve a group of neighborhoods or a portion of a city. Community parks are usually reached by automobile, although residents adjacent to the park and trail users may walk or cycle to it. A variety of recreational facilities are provided, including in some cases, lighted playing fields for organized sports, multi-use including hike and bike trails, and sufficient parking to accommodate participants, spectators, and other park users.

Getzendaner Park is an example of an ideal community park. At 34 acres, it is large enough to provide a variety of existing and future facilities for active and passive recreation. This park is a huge draw for visitors, either to stroll around its edge, to jog or to sit and watch other people.

Size – The typical community park should be large enough so it can provide a variety of facilities while still leaving open space for unstructured recreation and natural areas. The park should also have room for expansion, as new facilities are required. A typical community park varies in size from 20 acres to over 50 acres.

Location – Community parks should be located near a major thoroughfare to provide easy access from different parts of the City. Because of the potential for noise and bright lights at night, community parks should be buffered from adjacent residential areas.

Facilities – Facilities generally located in community parks may include:

- Play equipment
- Active free play areas
- Picnic areas and pavilion(s)
- Restrooms
- Jogging, bicycle, or nature trails
- Lighted ball fields, suitable for organized competitive events
- Lighted multi-purpose practice fields
- Recreation center (if appropriate)
- Sufficient off-street parking based on facilities provided and size of park
- Security lighting
- Other facilities as needed which can take advantage of the unique characteristics of the site, such as nature trails or fishing adjacent to ponds, swimming pools, amphitheaters etc.

Parking – This varies based on the facilities provided and the size of park. It is recommended that a minimum of five spaces per active use acre be provided. However, the specific amount of parking provided in each park should be determined by the type of facilities provided in that park. In order to offset the surface water runoff and pollution from large areas of parking, it is recommended that serious consideration be given to permeable paving combined with shade trees and bioswales.

Figure 3.2 on the following page illustrates a typical community park and some of the elements that the park might contain. Note that this is simply a typical arrangement, and each community park should be designed according to the specific needs of the community.

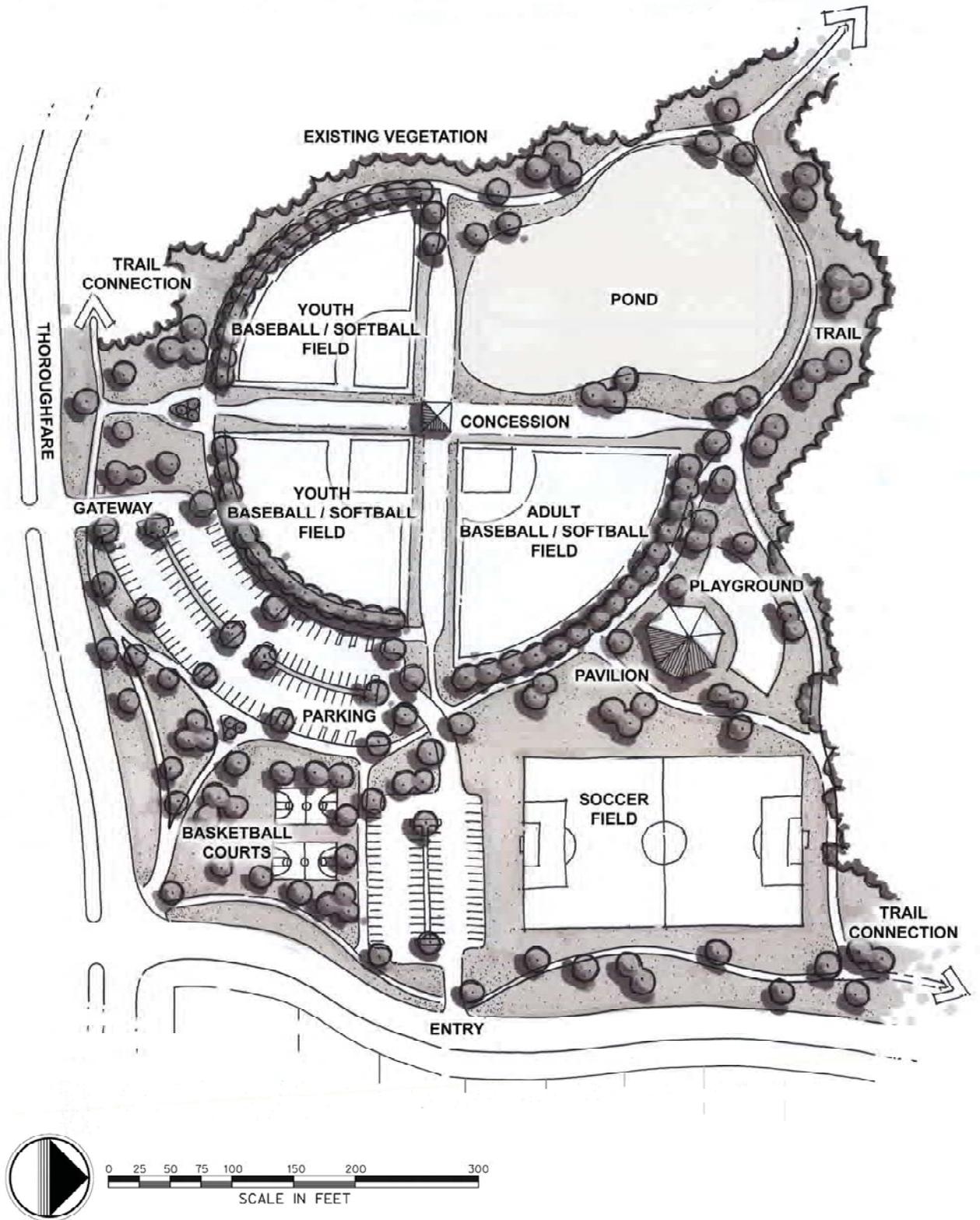


Figure 3.2 Typical Community Park (+/- 20 acres)



Linear Parks including Hike and Bike Trails

Linear parks are open park areas that generally follow some natural or man-made feature that is linear in nature, such as creeks, abandoned railroad rights-of-way, or power line or utility corridor easements. Properly developed to facilitate pedestrian and bicycle travel, these parks can serve to link or connect other parks in the local system, as well as schools, libraries, and other major destinations. No specific standards apply to linear/linkage parks other than to be large enough to adequately accommodate the resources they follow. They can also serve as linear greenbelts, which preserve open space. As a means to alternative transportation choices and connections throughout the Town, the purpose of an effective trail system is to provide each resident easy and walking distance access to a City wide network of trails.

Special Purpose Parks

Special purpose parks are designed to accommodate specialized recreational activities. Because the facility needs for each activity type are different, each special purpose park usually provides for one or a few activities. Examples of special purpose parks include:

- Golf courses
- Athletic fields or complexes
- Nature centers
- Nature preserves
- Recreation centers
- Swimming pool centers
- Tennis complexes
- Dog parks
- Skate parks
- Cemeteries
- Lake shoreline parks

Athletic complexes and golf courses are the most common types of special purpose parks. Athletic complexes seek to provide fields for organized play in a location that can accommodate the traffic and noise that a large number of users can generate. Athletic complexes should include sufficient fields so that leagues can congregate at one facility and not have to spread out in different locations.

Pocket Parks

Pocket parks are de-facto special purpose parks. They are small green gathering spaces ranging from 1/8 acre to 1 acre. Due to the size of this type of park, parking is typically not provided. Therefore, pocket parks are accessed by pedestrian and bicycle means. Benches, fountains, landscaping, and other focal features are common items found in these parks. Size is not the key factor of the typical pocket park, but rather the quality of the landscaping and features that go into the park. Due to excessive maintenance that pocket parks often require, many cities do not pursue pocket parks. However, certain landmarks or unique features often demand some open space dedicated around it, in which case pocket parks will fulfill the role.

Regional Parks

The term Regional Parks refers to land that is dedicated as park land due to its regional importance and relevance. This may be due to its natural characteristics including habitat, geological formations, and/or aesthetic beauty. Other reasons may be the role



that the particular site plays in issues of regional importance, for example, water conservation and flood protection. The size of a regional park can vary from small to large, depending on the purpose and character of the site.



Children enjoying themselves at the swimming pool in Lee Penn Park.

3.3 Size of the Park System in Waxahachie

The parks system in Waxahachie includes 20 city-owned developed parks totaling more than 250 acres of land. An additional 52 acres of undeveloped land are dedicated to three future parks. Table 3.1 summarizes the park acreage and existing recreation facilities contained in the parks in Waxahachie.

Neighborhood Parks in Waxahachie

Waxahachie has one undeveloped and seven developed neighborhood parks, which constitute a total of 43 acres.

Community Parks in Waxahachie

Four parks in Waxahachie are classified as community parks. Lion's Park and Waxahachie Sports Complex were previously classified as Special Purpose Parks. However, due to their provision of picnic pavilions and playgrounds, potential trail connections and vehicular accessibility, these parks are now deemed community parks. Developed and undeveloped community park acreage in Waxahachie totals 220 acres.

Special Purpose Parks in Waxahachie (including Pocket Parks)

Waxahachie has a total of 8 special purpose parks which range in size from the 0.2 acre Courthouse Park in downtown to the 7 acres Rodeo/Fair Grounds. Special purpose parks acreage in Waxahachie totals 15 acres.

Linear Parks in Waxahachie

The three Linear Parks in Waxahachie range from the ¼ acre Jefferson Street Park to the 30 acres Brown Singleton Park and the 4 mile long Waxahachie Creek Hike and Bike Trail.



Regional Parks in Waxahachie

Waxahachie contains no regional parks at present, although it is apparent that Lake Waxahachie and its shoreline parks receive regional use by residents from neighboring cities and communities.

Pocket Parks in Waxahachie

All pocket parks are classified as special purpose parks in Waxahachie.

School Parks in Waxahachie

The information of school grounds and recreation facilities available to Waxahachie residents and provided by the Waxahachie Independent School District is provided in Table 3.2 Existing School Facilities.

Cemeteries in Waxahachie

Waxahachie contains six cemeteries: namely City Cemetery, Boren Cemetery, Hillcrest Cemetery, Fraternal-Wakefield Cemetery, Lakeview Memorial Park Cemetery and Sardis Cemetery. Of these six cemeteries only City Cemetery is managed or maintained by the Waxahachie Parks and Recreation Department. Cemeteries are typically not counted towards park acreage. Even so, cemeteries play an important part in defining the culture and history of a community, as well as providing a sense of open space, specifically from a visual point of view. For their historical, educational and open space value, cemeteries are ideal destination points along a trail system.

Small Private Parks

Waxahachie contains a few parks maintained by home owner associations. Although all parks and open space contribute to the need for such space in a city, private parks are not available for use by the general public and therefore, may not count towards park land available in the City of Waxahachie.

Privately Owned Land Dedicated to Open Space and Land Preservation

A future contributor to privately owned land dedicated to land preservation may include residential developments that set aside open space as an amenity by means of “conservation development.” Such development concentrates the bulk of the land around dedicated communal open space with dwelling sites located to gain views of a unique natural feature superior in its totality to what each dwelling site would otherwise afford in a typical, checkerboard division layout, which basically treats all land alike. Conservation development succeeds not only in preserving the environment; it also succeeds financially for the developer, resident, and city by decreasing the cost for providing services, reducing road construction cost, and moreover, increasing the property value and desirability of each dwelling unit. Not unlike a golf course estate, the open space in conservation development is unprogrammed and naturally maintained land, similar to a nature preserve.

It is important to note that privately owned land dedicated to open space and land preservation is typically not opened to the public and does not count towards the acreage dedicated by the City to park land. However, with a stipulation that such land be accessible to the general public for activities like hiking, biking, bird watching, wild flower viewing, and other non-intrusive activities, such land may be included in the City’s inventory of open space and park land.



3.4 Description of Developed and Undeveloped Parks

Table 3.1 and Table 3.2 include a summary of park acreage and park facilities per individual park as well as per individual school and college.

Table 3.1 Existing Parks and Table 3.2 School Facilities on the next page describes each park in the City of Waxahachie in terms of park acreage, category, status of development, available facilities and infrastructure, as well as the school facilities available for the use of Waxahachie residents.

What follows is a detailed description of each park in the current Waxahachie parks system. The parks and park land are discussed according to the categories of Community Parks; Neighborhood Parks; Linear Parks; Special Purpose Parks; and Significant Other Open Space Areas.

Maps illustrate the location of all the existing developed and undeveloped parks and highlight the area that they service in Waxahachie (see maps at the end of each section that describe the different parks). The following service areas are depicted for each type of park:

- Neighborhood Parks - one-half mile radius
- Community Parks - one mile radius
- Special Purpose Parks - one-half mile radius
- Linear Parks - one-half mile radius

The park and open space overview considers the opportunities, unique features, and perceived problems of each site. Half's planning philosophy and approach is that each and every park in the City has features that make it unique. It is our aim to identify those features and find ways to celebrate and enhance them. We also identify opportunities for improvement and apparent problems that need to be addressed.

"You cannot save the land apart from the people or the people apart from the land."

Wendell Berry



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Table 3.2
Existing School Facilities
City of Waxahachie Parks Master Plan



School	Baseball Fields (Competitive)	Soccer Fields (Competitive)	Soccer Fields (Competitive)	Football Fields (Competitive)	Backstops	Multi-purpose Practice Fields (S & F)	Multi-purpose Courts	Hike/Bike Trails (miles)	Gymnasiums	Playground (Units)	Tennis Courts	Volleyball Courts (sand)	Natorium	Lap Pool	Diving Boards	Group Shelters	Pavilions	Picnic Units	BQ Grills	Benches	Bleachers	Drinking Fountains	Adjacent to Creek	Concession Bldgs.	Restroom Bldgs./Portable	
	Baseball Fields (Competitive)	Soccer Fields (Competitive)	Soccer Fields (Competitive)	Football Fields (Competitive)	Backstops	Multi-purpose Practice Fields (S & F)	Multi-purpose Courts	Hike/Bike Trails (miles)	Gymnasiums	Playground (Units)	Tennis Courts	Volleyball Courts (sand)	Natorium	Lap Pool	Diving Boards	Group Shelters	Pavilions	Picnic Units	BQ Grills	Benches	Bleachers	Drinking Fountains	Adjacent to Creek	Concession Bldgs.	Restroom Bldgs./Portable	
	Active Facilities												Aquatic		Passive Facilities										Infrastruct.	
Elementary																										
Admin Bldg					2				1	1											1					
Dunaway Elementary										1											1					
Marvin Elementary										1											1					
Northside Elementary						2				1											1					
Shakelford Elementary										1											1					
Wedgeworth Elementary										1											1					
Junior High																										
Turner Middle School																										
Waxahachie Junior High School										1																
High School																										
Waxahachie High School*	1	1		1	1	1			3	8																
Wilemon Education/Learning Cen.									1																	
Private School																										
Children's Montessori Center										1																
Cornerstone Christian School										1																
First Christian School										1																
St. Joseph Catholic School																										
College																										
SAGU (Assemblies of God)																										
Navarro College										1																
School and College Total**	1	1	2	0	2	5	3	0	14	5	8	0	0	0	0	0	0	0	0	5	4	0	1	2	2	
School Sport Complex***																										
Paul Richards Park	1																									

* Waxahachie High School includes the 9th Grade Academy campus.
 ** Facilities available for use by the general public.
 *** Facilities not available for use by the general public and thus not accounted for in the calculations of available recreation facilities.



Community Parks

Table 3.3 Community Parks Facts Sheet

Park Name	Address	Size in Acres	Deed Date	Comments
Getzendaner Park	300 South Grand Avenue	34 Acres	1914	Named after the Getzendaner family who donated the land for a park.
Lions Park	2303 Howard Road	50 Acres	1981	Named after Lions Club that donated the park.
Mustang Creek Park	Highway 287 and Brown Road	36 Acres		Land donated by developer of neighboring subdivision. Currently undeveloped.
Waxahachie Sports Complex	Broadhead Road	100 Acres	2000	Land and service swap with WISD. Built in 2000.



Getzendaner Park

Type: Community Park

Address: 300 South Grand Avenue
Size of Park: 34 Acres
Deed date: 1914

With its rich history and a unique character, this 34 acre Community Park is a signature park for the City of Waxahachie and contains many and varied amenities.

This park is characterized by a vast number of large, mature pecan and oak trees, and a ring road with ample parking along the way. This is perceived to be fairly successful as an organizational tool, since it makes the park users orientate to the middle of the park where they are fairly safe from the intrusion of motor vehicles. However, this limits the park from being extended and prevents a convenient connection with the creek environment. A concerted effort is required to provide a well defined pedestrian access across the motorway towards the wooden play structure to the south of the park and the highly popular Waxahachie Hike and Bike Trail on its southwest side.

Getzendaner Park is the location of the last original Chautauqua Auditorium still standing in the United States. Contained on the edge of the park, this auditorium is an imposing structure. Once a place for religious, educational, and musical events for the Chautauqua movement, the Chautauqua Auditorium now serves as a place for private, community and civic gatherings and festivals, supplying a major focal point, and organizing feature for Getzendaner Park.



It is positioned on a high point overlooking the park. In fact it is perceived as being part and parcel of the park and features like a type of anchor for the park. When not in use, the closed-up windows cause the structure to be perceived as unfriendly and uninviting. With imagination and little effort, by simply applying paint, the structure can be uplifted to become much friendlier and appealing.

The newly constructed restroom facility has a “light” appearance and is aesthetically pleasing. The older restroom facility is clean but dated. The park is well shaded with no defined paths. Getzendaner Park is at present the terminus for Waxahachie Creek Hike and Bike Trail. The Mathews Street Bridge was very effectively implemented as a crossing over the Waxahachie Creek. However, it is not ADA compliant. Other amenities include a covered picnic pavilion and several playground areas.

During a visit, the Planning Team talked to a few park users, including a group of mothers with their children and out-of-town visitors who came to visit a loved one in the adjacent hospital. The group of mothers mentioned that many playgroups come to this park due to the ample shade. However the dated play equipment tends to stress the mothers since it is perceived to be dangerous, especially for toddlers. The family visiting the hospital felt that Getzendaner Park is a good place for “baby sitting.”

Hospital visitors that enjoys Getzendaner Park is not unlike the following excerpt from the plaque that describes the historic bridge over Waxahachie Creek as the only access to town for many communities: *“Families brought cotton and other crops to nearby gins and First Monday Tradesday. Easily accessible were the railroads, cotton compresses, hot wells, and livery stables. Automobiles often parked around the hot wells and **the children played in the park while families took care of their business.**”*

Existing Facilities

- 0.8 miles hike and bike trail
- 3 x Playgrounds
- 2 x Group shelters
- 12 x Picnic units
- 10 x BBQ grills
- 21 x Benches
- 6 x Drinking fountains
- 2 x Foot bridges
- 1 x Concession building
- 3 x Restroom facilities
- Adjacent to a creek

Recommended Park Improvements

The following improvements are recommended for Getzendaner Park:

- Prepare and implement a design plan for the park that emphasizes organization, circulation, and a new park entryway.
- Prepare and implement a planting plan to replace older trees over time.
- Place preference on the application of native plantings including trees, wildflowers, and grasses.



- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.
- The gravel walk requires attention to prevent strained ankles due to unevenness along the walk.
- Design and implement an integrated walking and jogging path throughout the park.



Young and old enjoy the open space and amenities offered by Getzendaner Park.



Out-of-town children play in the park while their parents visit loved ones in the nearby hospital.



Children enjoying themselves on the play equipment.



Lions Park

Type: Community Park

Address: 2303 Howard Road
Size of Park: 50 Acres
Deed date: 1981

Built by the Waxahachie Lion's Club and maintained by the City, this park is the primary location of the City's softball and soccer activities. The park contains 50 acres with four lighted softball fields and ten soccer fields for youth of various ages. One of the soccer fields is lighted.

The initial impression of this park is that it is located in an unappealing and far off site. Yet, when one enters the park, the route takes one along interesting features from the City's sewage treatment plant, the fire department's practice facilities, to the connection with the Waxahachie Creek Hike and Bike Trail. In fact, the "fire tower" creates a sense of entryway to the park.

The park lacks organization and a sense of place. There is also a lack of trees and shade, particularly where it is much needed at the playground unit.

Enlargement of the park to include the old City dump, creates the potential to provide specially selected and approved facilities on a topographical high area in an otherwise flat park site. This high location is ideal for a look out point over the park and beyond.

The City's organic yard waste recycling plant is located on the northern side of the park. The City is applauded for this effort to encourage the re-routing of yard waste away from



the solid waste line and to create compost that is organically much more acceptable than chemically produced fertilizers.

Existing Facilities

- 4 x League softball fields
- 10 x Multi-purpose practice fields (soccer)
- 1 x Playground
- 1 x Pavilion
- 9 x Picnic Units
- 3 x BBQ grills
- 1 x Bleacher
- 2 x Concession buildings
- 1 x Restroom facility
- 2 x Portable restroom facilities

Recommended Park Improvements

The following improvements are recommended for Lion's Park:

- Prepare and implement a design plan that considers the following:
 - a layout and circulation plan to provide organization, a sense of place, and a sense of identity to the park,
 - a park entryway,
 - the fire tower consciously incorporated as an entryway to the park,
 - a central concession building with restrooms,
 - a number of multi-tier roof pavilions,
 - the old city dump incorporated as a park feature with appropriate amenities including a pavilion,
 - walkways and jogging trails; celebrate the connection with and access to the Waxahachie Creek Hike and Bike Trail with a trail head,
 - picnic amenities,
 - additional parking,
 - shade trees.
- Implement an annual tree planting program, according to the design plan, to provide many shade trees which will also add visual interest to the park.
- Place preference on the application of native plantings including trees, wildflowers, and grasses.
- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.
- Investigate the opportunity to develop the old city dump in an exciting destination point within the park.
- Design and implement a remote control air plane runway.
- Provide a trail connection to the future railroad trail.



Practicing soccer in the late afternoon is very popular at Lions Park.



The multi-tier roof is ideal in the hot summer sun: it allows the warm air to escape through the openings creating an updraft with a welcoming cooling effect.



The fire drill practice structure (fire tower) along the entrance to the park provides a sense of entry as well as the opportunity for education about an essential City service.





Mustang Creek Park	Type: Community Park
Address: Highway 287	Undeveloped
Size of Park: 36 Acres	

This park is currently undeveloped

Existing Facilities

- The park contains a pond that should be incorporated with the future planning and designing of the park.

Recommended Park Improvements

The following improvements are recommended for Mustang Creek Park:

- Prepare and implement a design plan for the park that incorporates shaded children’s play areas, walkways, jogging trails, picnic amenities, and a multi-tier roof pavilion.
- Place emphasis on organization and circulation as part of the planning and design exercise.
- Design and construct a park entryway.
- Provide trail connections along Mustang Creek – upstream towards Highway 77 and downstream towards Brown Singleton Park.
- Provide trail connections to Waxahachie Junior High as well as towards the Waxahachie Sports Complex via the proposed trail along the utility line easement.
- Place preference on the application of native plantings including trees, wildflowers and grasses.
- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.



Waxahachie Sports Complex

Address: Broadhead Road
Size of Park: 100 Acres
Deed date: 2000

Type: Community Park

The Waxahachie Sports Complex does not at present qualify as a community park. However, it is the desire of the Parks Department to see the park fulfill this much needed function within the community. In order to do so, it is required that activities like free ball play, kite flying, picnicking and walking and jogging be allowed within the park without restrictions. Understanding the conflict with the need to keep the league sports fields free of unnecessarily trampling, this may require certain areas be fenced and planned separately from the rest of the park.

Construction of the Waxahachie Sports Complex is in the process of being finalized based on a layout and design plan for the park. At present the park lacks a sense of entry and organization, which should be address with future construction. The park also lacks trees. A concerted effort is required to address the above to create a sense of identity and a sense of place for this park. The ballfields are generally in good condition.

The park has the ideal location adjacent to a school site that allows for joint use by the City and the Waxahachie ISD.

Existing Facilities

- 1 x League baseball field
- 6 x League softball fields



- 13 x League soccer fields
- 1 x Playground
- 2 x Group shelters
- 1 x Pavilion
- 10 x Picnic units
- 1 x Bench
- 42 x Bleachers
- 2 x Drinking fountains
- 2 x Concession buildings
- 2 x Restroom facilities

Recommended Park Improvements

The following improvements are recommended for the Waxahachie Sports Complex:

- Re-visit the layout plan for the park to make provision for activities and amenities that are typically required within a community park as opposed to only what is required for the needs of the sports complex.
- Consider purchasing additional land to make this possible.
- As per the revised layout plan, implement the completion of all planned phases for this park.
- Provide a trail connection along the TXU utility line right of way north towards Waxahachie Junior High School and south towards Lee Penn Park and Turner Middle School.
- Provide an additional trail connection along the utility right of way northwest towards Mustang Creek Park.
- Implement an annual tree planting program, according to the design plan, to provide many shade trees which will also add visual interest to the park.
- Place preference on the application of native plantings including trees, wildflowers, and grasses.
- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.



The playground fulfill an important need for children to enjoy the facility while their older siblings or parents play sport.



Trees are needed for shade as well as creating a boulevard approach to the concession stand.



There is tremendous opportunity to incorporate this retention pond creatively into the park layout for additional passive recreational purposes.



The bleachers allow for much needed shade, but lack a sense of identity.



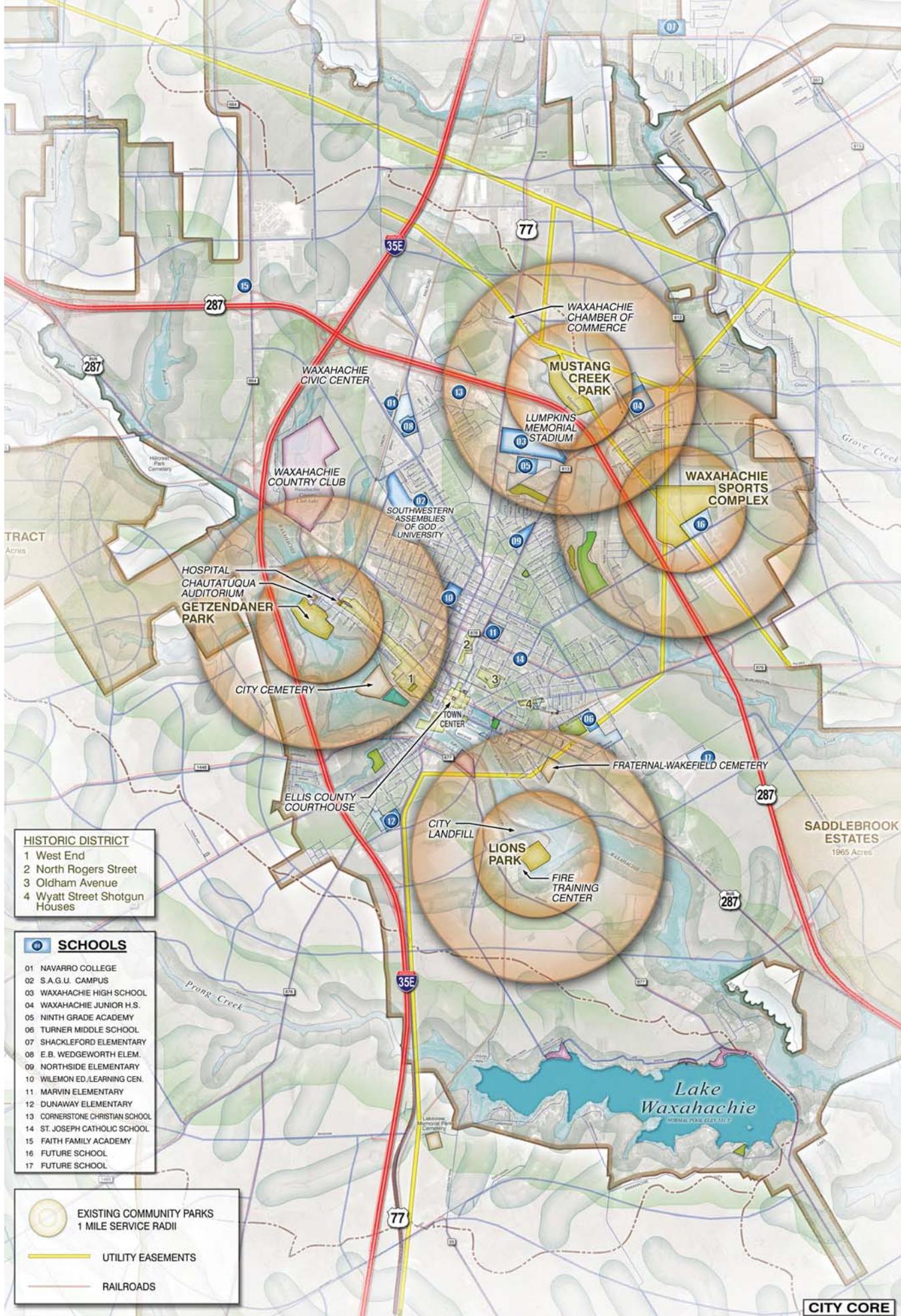
Considerations for future improvements should include permanent shade structures that contribute to a sense of place and adding character and identity to the park.



Trail connections to the surrounding residential neighborhood will benefit the park as a destination for family use, which is a prime consideration for being classified as a community park.



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- HISTORIC DISTRICT**
- 1 West End
 - 2 North Rogers Street
 - 3 Oldham Avenue
 - 4 Wyatt Street Shotgun Houses

- SCHOOLS**
- 01 NAVARRO COLLEGE
 - 02 S.A.G.U. CAMPUS
 - 03 WAXAHACHIE HIGH SCHOOL
 - 04 WAXAHACHIE JUNIOR H.S.
 - 05 NINTH GRADE ACADEMY
 - 06 TURNER MIDDLE SCHOOL
 - 07 SHACKLEFORD ELEMENTARY
 - 08 E. B. WEDGEWORTH ELEM.
 - 09 NORTHSIDE ELEMENTARY
 - 10 WILEMON ED. LEARNING CEN.
 - 11 MARVIN ELEMENTARY
 - 12 DUNAWAY ELEMENTARY
 - 13 CORNERSTONE CHRISTIAN SCHOOL
 - 14 ST. JOSEPH CATHOLIC SCHOOL
 - 15 FAITH FAMILY ACADEMY
 - 16 FUTURE SCHOOL
 - 17 FUTURE SCHOOL

 EXISTING COMMUNITY PARKS
1 MILE SERVICE RADIUS

 UTILITY EASEMENTS

 RAILROADS

CITY CORE



Neighborhood Parks

Table 3.4 Neighborhood Parks Facts Sheet

Park Name	Address	Size in Acres	Deed Date	Comments
A&F Thompson Memorial Park	Jefferson Street	1.7 Acres	1946	Named after A. Thompson and F. Thompson. Part of an estate that was donated.
Belle-Vue Park	Cumberland Road	9 Acres	1973	Named after the Bell-Vue Addition
Brown Chiles Park	Richmond Lane	1 Acre	1973	Named after significant person in town.
Bullard Heights Park	Pasley Street	8 Acres	2002	
Chapman Park	Clark Lane	13.5 Acres	1973	Named after Chapman family who made a donation.
Crystal Cove Park II	Penn Drive	6 Acres		Located next to Crystal Cove Estates private park. Currently undeveloped. Water district Property.
Hot Well Park	Jefferson Street	1 Acres	1924	Named after Sanitarium that once stood there.
Lee Penn Park	400 Getzendaner Street	2.8 Acres	1937	Named after individual who was a community leader.



A&F Thompson Memorial Park

Address: Jefferson Street
Size of Park: 1.7 Acres
Deed date: 1946

Type: Neighborhood Park

Tucked into the surrounding neighborhood, this small two-acre neighborhood park is mostly undeveloped with a lot of untapped potential.

Topography change in this park is dramatic with a level change of more than 20 feet between the street level and the earthen berm at the bottom of the site. The park site is elongated with the longest stretch perpendicular to the contours. This allows for a long view down the slope towards the trees along the earthen berm. Beyond this berm is the railroad with a relatively large and flat section of open land in-between.

The park amenities which include a picnic unit, a bench, and mostly outdated play equipment are within the first 50 feet from the street, leaving more than 75% of the site unused. Eastern Redcedars (*Juniperus Virginiana*) with beautiful bark patterns and texture, offer much needed shade. Entry into the park site is limited from parallel parking along Jefferson Street.

The park generally lacks organization and a sense of definition. Potential future park amenities include a walkway, lookout/picnic pavilion and trees.



Sims Library, the City library across Jefferson Street, requires additional parking which could potentially be incorporated with parking for A&F Thompson Memorial Park. However, such parking will be more than the minimum that is required for the park, which currently is met by the on-street parallel parking. Any consideration for additional parking should be well justified and motivated, have a wide, dedicated cross walk clearly marked with material change (e.g. brick), and a signal to ensure safe crossing of the road. The parking itself must be designed so as to have the minimum impact on the park and the view from the upper to the lower side of the park.

Existing Facilities

- 1 x Playground
- 1 x Picnic unit
- 1 x Bench

Recommended Park Improvements

The following improvements are recommended for A&F Thompson Park:

- Prepare and implement a design plan for the park that incorporates shaded and improved children's play areas, walkways, jogging trails, picnic amenities, a multi-tier roof pavilion, a park entryway, and signage.
- Provide a trail connection to the proposed trail along the railroad easement, as well as with the Main Street Trail through the library property across the Jefferson Street.
- Celebrate the topographic change and sense of overlook from the north side in the design plan.
- Place preference on the application of native plantings including trees, wildflowers and grasses.
- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.
- Consider selective tree trimming on the far south side of the park to emphasize views to the railway line and beyond.
- Require a needs analysis from the Sims Library before additional parking is considered for the park to be co-shared by the library.



The seating area provides a pleasing view down the slope and between the trees. The outdated amenities need replacement.



Although a charming reminder of merry-go rounds in the past, by current standards, it is unsafe and needs replacement.



The adjacency of the surrounding house with picket fence creates a charming sense of community. This feeling of openness and transparency needs to be encouraged at all existing and future park developments.



The area beyond the berm at the bottom of the park provides direct access to the railroad and the future trail.





Belle-Vue Park

Type: Neighborhood Park

Address: Cumberland Road
Size of Park: 9 Acres
Deed date: 1973

This linear, nine acre neighborhood park is located at the end of Cumberland Road. The overall feel of the park is that of anticipated ecological discovery derived from a number of unique features. From the pond on the northern half of the site, the creek to the east of the park, to the charming low water crossing on the south side, and ample tree cover, the site is alive with numerous plant and animal habitats. The stand of trees on the southern part of the park is offset by the open space on the northern part of the park, south of the pond.

Though a great place for discovery, the park's full potential has not been reached. Future amenities to consider include a pavilion, bird watching shelters, and walking and jogging paths (especially on the west side of the pond). The east side of the pond should ideally be kept free of pathways to encourage bird activity and nesting.

The location of Brown Singleton Park across Mustang Creek on the east side of Belle-Vue Park allows for an enhanced park and open space experience especially with the potential to provide a dedicated hike and bike crossing over the creek. This connection is particularly important, since Belle-Vue Park lacks single loaded road access resulting in a sense of isolation.



Existing Facilities

- 1 x Playground
- 1 x Bench
- 1 x Pond
- Adjacent to a creek

Recommended Park Improvements

The following improvements are recommended for Belle-Vue Park:

- Prepare and implement a design plan for the park that incorporates shaded children's play areas, walkways, jogging trails, picnic amenities, a multi-tier roof pavilion, bird watching shelters, a park entryway, and signage.
- Develop a dedicated hike and bike bridge or low water crossing over Mustang Creek to connect with Brown Singleton Park.
- Develop a trail connection along Mustang Creek towards Chapman Park.
- Place preference on the application of native plantings including trees, wildflowers, and grasses.
- Establish Inland Sea Oats (*Chasmanthium latifolium*), which is a natural shade loving grass, in the shade of established trees to encourage biodiversity and prevent erosion.
- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.
- Pay special attention to the pond. It is often covered with algae which are mainly due to the shallowness of the pond. Deepening the pond will encourage aquatic life including fish, which, in turn, will take care of the algae. The algae can further be controlled by buffer plantings on the edge of the pond to prevent nutrient rich runoff from the surrounding area to enter the pond. Riparian (water edge) plantings, together with trees close to the water edge will, further provide shade and habitat for the fish.
- Consider a look-out that provides bird watching opportunities without disturbing birds.
- Implement erosion protection measures on the west side approach to the creek's low water crossing.
- Cover the informal parking area with gravel (pervious paving) to ensure continuous infiltration of surface water.
- Implement erosion protection measures as well as a riparian tree-planting plan, to enhance the Mustang Creek corridor habitat.

The play equipment is outdated and needs replacement.





The bench provides for a peaceful and tranquil view over the pond.



The pond provides ideal opportunities for bird watching.



The algae growth is symptomatic of fertilizers used in the upper reaches of the watershed; not only does it detract visually and aesthetically, it also impacts the water biota negatively.





This low water crossing provides a direct linkd with Brown Singleton Linear Park.



*Areas under trees are typically subjected to sheet erosion if not established with shade-tolerant plants. It is recommended to establish Inland Sea Oats (*Chasmanthium latifolium*), which is a natural shade loving grass, under established trees to encourage biodiversity and prevent erosion.*



The native shade loving grass Inland Sea Oats, is ideal for the use under trees to arrest sheet erosion.





Brown Chiles Park

Type: Neighborhood Park

Address: Richmond Lane
Size of Park: 1 Acre
Deed date: 1973

This charming one-acre park is filled with trees and possibilities. A horseshoe shaped single loaded road surrounded by a relatively old residential community, defines the park. The houses along the road ensure informal surveillance and thus a sense of safety to the users.

Features include a 2.5' high brick circular planter containing a Bradford Pear (*Pyrus calleryana*), shade trees, and ornamental trees including Crape Myrtles. A bench is strategically placed under a shade tree: a concept that should be repeated throughout the park.

The park lacks organization and paths that ensure connections and easy use of the park. The raised brick planters that define the central feature and the park sign are much neglected, containing weeds and little interest. According to an old time resident, (since 1951) the flowers in the beds were abused by children and never replaced.

The park appears to be well used by the surrounding residents including mothers with strollers.



Existing Facilities

- 1 x Bench

Recommended Park Improvements

The following improvements are recommended for Brown Chiles Park:

- Prepare and implement a design plan for the park that incorporates shaded children's play areas, walkways, a small multi-tier roof pavilion, and an updated park sign. Note: The park is almost too small to qualify as a neighborhood park.
- Place preference on the application of native plantings including trees, wildflowers, and grasses. It is recommended that the use of Bradford Pear trees be discouraged due to their high water requirement and short life span.
- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.



With no trails and pathways in the park, mothers with strollers are forced to use the street surface.



The single loaded roads that surround this charming park, adds to the enjoyment, use and informal surveillance of the neighborhood park.



Bullard Heights Park

Type: Neighborhood Park

Address: Pasley Street
Size of Park: 8 Acres
Deed date: 2002

This undeveloped neighborhood park is characterized by dramatic topographic change that offers many opportunities. It is located adjacent to a winding creek with large and well-established creek edge trees and under brush particularly noticeable on the northern side of the park. The feel of the park is that of a rolling landscape edged with trees.

The park offers compelling views towards the surrounding area. Future development, particularly along the opposite side of the creek must be done sensitively to prevent the park experience from being compromised. In fact, it will be wise to dedicate land along the creek's left bank to increase the size of Bullard Heights Park which will increase its viability as a place of natural beauty.

Although relatively large and close to Roger Street (FM66) the park is tucked away within the community. It has two entries from the community, both of which are inconspicuous and uninviting. The topography of the park makes it expensive to consider ball fields. The creek contains some rubble because of illegal dumping. The existing play equipment is outdated and needs to be upgraded.



Due to the opportunities and constraints of the park site, the best use for this park is probably nature learning, walking paths, kite flying, bird and butterfly watching, and more passive type activities. The topography change and setting further call for an outside stage and seating area.

Existing Facilities

- 1 x Playground
- 1 x Picnic unit
- 1 x BBQ grill
- 1 x Bench
- Adjacent to a creek

Recommended Park Improvements

The following improvements are recommended for Bullard Heights Neighborhood Park:

- Prepare and implement a design plan for the park that incorporates shaded children's play areas, an outside stage and seating area, walkways, jogging trails, picnic amenities, a multi-tier roof pavilion and a park sign, and entryway at both entries to the park.
- Incorporate nature learning, kite flying, bird and butterfly watching as passive type activities.
- Provide a trail connection along the creek upstream and downstream across Cantrell Street towards Paul Richards Baseball Park and beyond.
- Make more visible and accessible the connection between the park and Roger Street (FM66).
- Add shade trees to the park.
- Place preference on the application of native plantings including trees, wildflowers and grasses.
- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.
- Acquire additional land along the opposite side of the creek in order to provide protection to the natural riparian edge.



This tree on an elevated area within the park, provides shade and a wonderful vantage point over the rest of this undeveloped neighborhood park.



The mowed area is beautifully offset against the natural unmowed areas with a house appearing above the trees in the background.



The adjacent creek is an important ecological and recreational feature of the park. Measures are required to protect the integrity of the creek including a protective buffer along both creek banks.



The creek is well shaded and creates a sense of peace and calm.



Chapman Park

Type: Neighborhood Park

Address: Clark Lane
Size of Park: 13.5 Acres
Deed date: 1973

A place of recreation for the surrounding neighborhood, Chapman Park is a 13.5 acre park characterized by a flat topography, a walkway, and trees. However without a focal point and any unique features, the park appears to have no organization or a proper sense of place.

The only road that abuts the park is the busy Brown Street that provides access from a parking area south of the park with a park connection via a pedestrian bridge across the drainage way that runs through the length of the park. Additional park access via a pedestrian bridge is provided from the terminus of Clark Lane. These two park entryway bridges from the southern side are impressive, although the crossing at Brown Street is not ADA accessible. The houses that adjoin the park have mostly solid wood fences. Metal fences do occur but are in the minority.

The one element that had the potential to provide uniqueness to the park is the creek. However, it has lost its vitality and natural appeal through the channeling and straightening of the natural creek bed. The end result is a sterile creek edge with no plant and animal diversity, and no reference to the original vegetation of the site.

For the above reasons and with dated amenities, the park is in need of revitalization and rejuvenation. Such renewal plans should build on opportunities that include a trail



connection to the neighboring middle school, a connection to the neighborhood to the north and US Highway US Highway 77, and a connection along the creek towards Mustang Creek. However, the latter calls for an innovative solution to negotiate a pedestrian crossing over Brown Street.

Other improvements include a layout with a strong focal point, re-meandering of the creek, establishment of creek side vegetation, and the encouragement of neighboring homeowners to replace solid wood fences with transparent metal fences to ensure informal surveillance of the park. The re-meandering of the creek will require the specialized input by hydrologist and hydraulic engineers.

Local residents frequently visit the park. While visiting the park the Planning Team spoke to a neighborhood resident and park user that said he comes to Chapman park at least three times a week for daily exercise and that his true enjoyment is bringing his granddaughter out for a fun day of playing with granddad. This defines and exemplifies the meaning of a neighborhood park - a park that is used by the surrounding community for both passive and active activities that is enjoyed by all.

Existing Facilities

- 1 x Backstop
- 1 mile hike and bike trail
- 1 x Playground
- 1 x Group shelter
- 3 x Pavilions
- 3 x BBQ grills
- 2 x Foot bridges
- Adjacent to a drainage channel

Recommended Park Improvements

The following improvements are recommended for Chapman Park:

- Prepare and implement a design plan for the park that incorporates shaded children's play areas, walkways, jogging trails, picnic amenities, a multi-tier roof pavilion, signage, and a park entryway.
- Place the overhead utility lines under ground.
- Emphasize organization and circulation with a strong focal point.
- Consider re-meandering of the creek with the assistance of hydrology and hydraulic engineers.
- Establish natural creek side vegetation.
- Encourage neighboring homeowners to replace solid wood fences with transparent metal fences.
- Provide trail connections to the adjacent middle school, the neighborhood to the north of the park, and across HWY 77 towards Brown Singleton Park along Mustang Creek.
- Place preference on the application of native plantings including trees, wildflowers, and grasses.
- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.



- Add at least five park benches for grandparents.

The main park entry is cluttered with overhead utility lines and should ideally be buried when the park is renovated. The bridge heads are raised to accommodate high flood water levels.



The park is much loved for the opportunity it provides for walking, strolling and jogging.



Panoramic view of Chapman Park.



Transparent metal fencing along the perimeter of the park allows for informal surveillance, which provides a sense safety to the user.



Where solid wood fences screen the surrounding houses, the park visitor is left with the uncomfortable sense of enclosure and isolation.



All age groups enjoy this well used neighborhood park. When renovated, the walkway should be widened to a minimum of 6 feet wide and in some areas 8 feet wide.



The park will benefit from meandering the drainage channel and the addition of water associated (riparian) plants and trees, subject to the review of a hydrologist and hydraulic engineer.



The pavilion is a pleasing point of focus along the walkway.



The plastic edging around the play surface is a temporary solution and appears untidy. When the park is renovated will be the opportunity to use natural long lasting material such as stone.



Crystal Cove Park II

Type: Neighborhood Park

Address: Penn Drive
Size of Park: 6 Acres

This undeveloped lake front park is well defined by beautiful groupings of trees along the upper end of the park, offset by Lake Waxahachie at its lower end, and a creek with trees on the eastern side of the park. Located on a slope, this six acre park has an inviting view towards the lake with the view focused on the “mysterious” small island in the foreground. In relatively close proximity, yet far enough to make swimming a daring endeavor; the island possesses a sense of “mystery” and “wonder” as it is perceived from the lake edge.

The park is located adjacent to the Crystal Cove Estates Private Park, separated by a fence. However, not being integrated, Crystal Cove Park II has a feeling of being a stepchild to this neighboring private estate park. Combining them to create one large park would create a unique opportunity to demonstrate cooperation between the city and the private sector.

Although extremely inviting to visit or even to swim to, it is of the essence that no public access is allowed to the island. The purpose is to provide a safe haven for bird and animal life where they can breed in peace and replenish the surrounding area’s bird and wildlife.



Existing Facilities

- None
- Access to water and natural areas

Recommended Park Improvements

The following improvements are recommended for Crystal Cove Park II

- Prepare and implement a design plan for the park that incorporates shaded children's play areas, walkways, jogging trails, picnic amenities, a multi-tier roof lake overlook pavilion, and a park sign and entryway.
- Combine with the existing HOA Park to create a sense of place and make that important connection to the water.
- Incorporate a jetty for fishing (being a long and narrow approach to the water's edge, a boat launching pad is not advised.)
- Maintain the tree lined water eastern edge of the park.
- Place preference on the application of native plantings including trees, wildflowers, and grasses.
- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.
- Acquire additional land along both sides of the adjacent creek edge, as well as along the shore line of Lake Waxahachie.



This compelling view towards the island on Lake Waxahachie is important to protect, by disallowing any access which will destroy the plant life and disturb the wildlife.



The beautiful stand of native trees on a high elevation provides shade and a protected vantage point over Lake Waxahachie.



Hot Well Park *Type: Neighborhood Park*

Address:	Jefferson Street
Size of Park:	1 Acre
Deed date:	1924

Hot Well Park is a one acre neighborhood park which is named for the Hot Mineral Wells which existed in the early 1900's and were visited for their healthful benefits. There were mineral baths here at one time, but the name for the park is all that remains of the old hot wells.

The park provides an ideal place for the municipal workers of the adjacent Public Works Department to relax during their lunch break. Although a destination for the surrounding neighborhood, the play structures in the children's play area are aged and there is no child safe surface material under the playground equipment.

This park contains a good example of an alternative to conventional parking. Instead of impermeable concrete paving, the off-street parallel parking on Jefferson Street is provided on lawn. This is mainly due to the fact the parking is not used often and also that it is not shaded which would have prevented the establishment of the lawn. However there are various products on the market that can be used for similar applications but that can withstand more traffic. Permeable surface materials should always be considered as an option to limit impermeable paving. Off street parking on Madison Street (by the municipal building) is undefined with a permeable gravel surface. This parking doubles up for use by the municipal workers.



Existing Facilities

- 1 x Playground
- 1 x Picnic unit
- 1 x BBQ grill

Recommended Park Improvements

The following improvements are recommended for Hot Well Park:

- Prepare and implement a design plan for the park that incorporates shaded children's play areas, walkways, jogging trails, picnic amenities, a multi-tier roof pavilion, signage, and a park entryway.
- Provide a trail connection from Hotwell Park to the proposed trail along Main Street.
- Place preference on the application of native plantings including trees, wildflowers, and grasses.
- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.
- Future potential improvements include an upgrade of the play equipment, safety surfacing and the bollards at the edge of the park, as well as trees since most of the existing shade derives from trees on neighboring properties.



The parking on turf is a very effective manner to provide pervious material for infrequent parking – this is an important sustainable / LEED tool that should be considered in all parks.



Lee Penn Park *Type: Neighborhood Park*
Address: 400 Getzendaner Street
Size of Park: 2.8 Acres
Deed date: 1937

This park is fairly large and expansive. It is located in a well-established neighborhood, adjacent to a middle school and a power utility line. The facilities at this park appear to be well used and appreciated by the community. However, the park lacks a sense of organization, definition, and aesthetic appeal.

The age of the park and its amenities are also showing. The swimming pool structure, the soccer goals, the youth center, and parking lots are all showing signs of age deterioration. The park itself needs to be upgraded with walkways, shade trees, and shade structures. Organization may be achieved by properly laid out vehicular and pedestrian circulation.

The park contains hardly any trees other than around the picnic area. Although the youth center appears dilapidated and unappealing it has lots of potential to become a major attraction within the park as well as in the community. Simple measures like formal parking, trees and a walkway approach up to the building will provide a sense of arrival, anticipation and excitement.

The playground equipment is in a fair condition. The tree within the play area helps a great deal to provide relief from the hot Texas sun. The potential of the park lies in a connection to a future hike and bike trail along the utility line, water conscious



landscaping with native trees, a gathering pavilion and shade structures. With a little effort and rejuvenation this once again could be the shining jewel of the community.

Existing Facilities

- 1 x League baseball field
- 1 x League softball field
- 2 x Basketball goals
- 2 x Multi-purpose practice fields
- 1 x Playground
- 1 x Lap pool
- 3 x Picnic units
- 3 x BBQ grills

Recommended Park Improvements

The following improvements are recommended for Lee Penn Park:

- Enlarge this Neighborhood Park by incorporating and developing part of the undeveloped school property to the east of the park by means of a joint use agreement with the Waxahachie ISD.
- Prepare and implement a design plan for the park that incorporates shaded children's play areas, walkways, jogging trails, picnic amenities, and a multi-tier roof pavilion.
- Provide additional sport facilities on the school property through a joint use agreement with the WISD.
- Place emphasis on organization and circulation as part of the planning and design exercise.
- Design and construct a park entryway.
- Provide trail access to the proposed trail along TXU utility line with access to the proposed trail along the Burlington Railroad to the northeast and southwest past the Fraternal-Wakefield Cemetery towards the Waxahachie Creek Hike and Bike Trail and Ellis County Fairgrounds and Rodeo Arena.
- Provide a trail connection to the adjacent school property.
- Encourage neighboring homeowners to replace solid wood fences with transparent metal fences.
- Enlarge the fenced off area around the pool in order to allow for trees, shade structures, umbrellas, and even play areas.
- Update the pool entry way and adjacent changing rooms at the pool facility.
- Prepare a planting plan incorporating a minimum of 250 trees.
- Place preference on the application of native plantings including trees, wildflowers, and grasses.
- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.



Basketball goals add to the variety of amenities offered in this neighborhood park.



The lack of shade, play space and turf around the pool, makes this amenity uninviting. This can easily be corrected with creative realignment of the fence.



Children of the community have a great deal of fun at this pool.





There is great potential to renovate the old youth center to become once again the heart of the park as well as the community.



Youth from the surrounding neighborhood enjoy socializing in the afternoon. Note their use of bicycles.

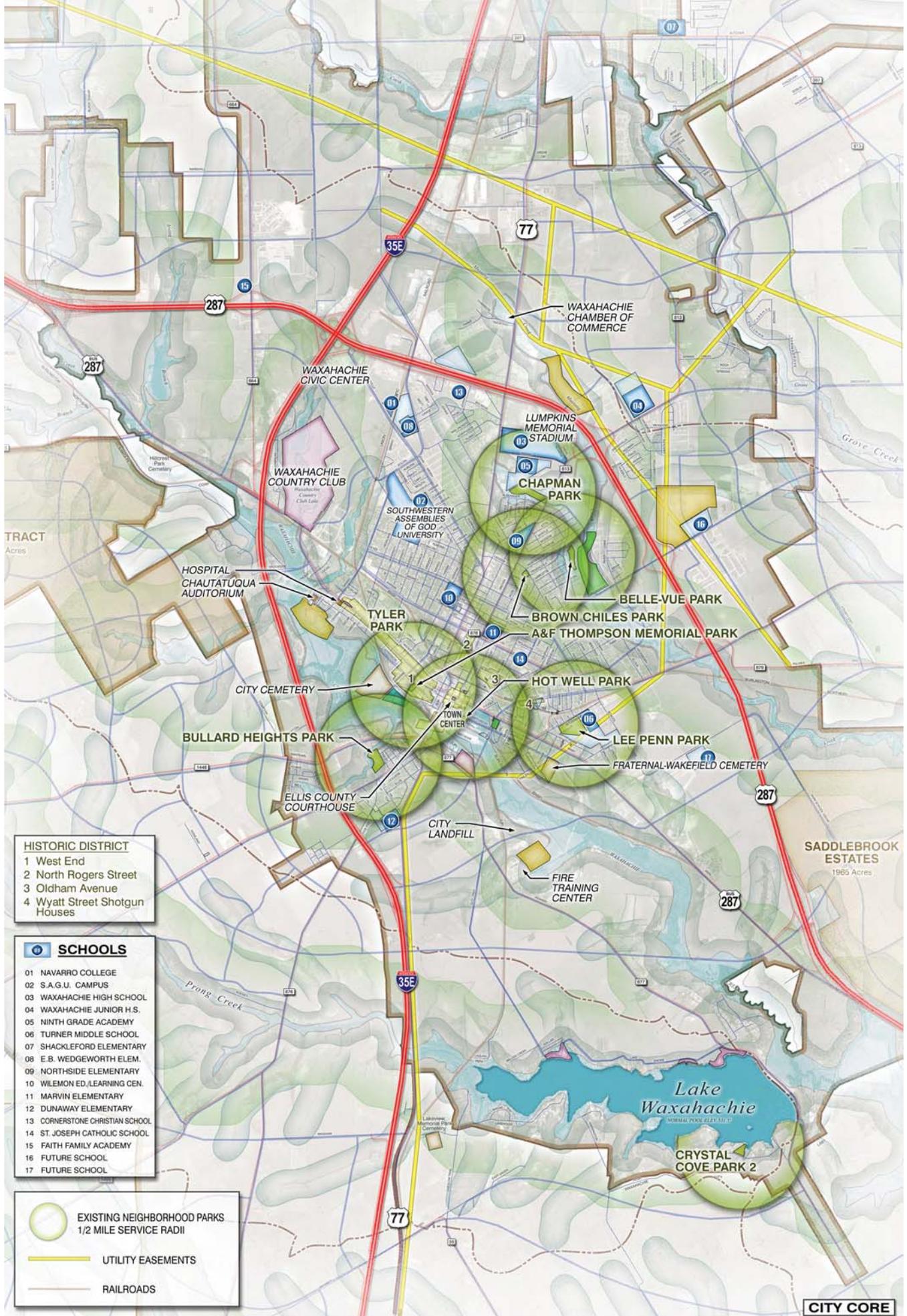


The utility easement that runs adjacent to the park provides the opportunity for much needed trail linkages to the surrounding neighborhood, schools and other community destinations.





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- HISTORIC DISTRICT**
- 1 West End
 - 2 North Rogers Street
 - 3 Oldham Avenue
 - 4 Wyatt Street Shotgun Houses

- SCHOOLS**
- 01 NAVARRO COLLEGE
 - 02 S.A.G.U. CAMPUS
 - 03 WAXAHACHIE HIGH SCHOOL
 - 04 WAXAHACHIE JUNIOR H.S.
 - 05 NINTH GRADE ACADEMY
 - 06 TURNER MIDDLE SCHOOL
 - 07 SHACKLEFORD ELEMENTARY
 - 08 E.B. WEDGEWORTH ELEM.
 - 09 NORTHSIDE ELEMENTARY
 - 10 WILEMON ED. LEARNING CEN.
 - 11 MARVIN ELEMENTARY
 - 12 DUNAWAY ELEMENTARY
 - 13 CORNERSTONE CHRISTIAN SCHOOL
 - 14 ST. JOSEPH CATHOLIC SCHOOL
 - 15 FAITH FAMILY ACADEMY
 - 16 FUTURE SCHOOL
 - 17 FUTURE SCHOOL

EXISTING NEIGHBORHOOD PARKS
1/2 MILE SERVICE RADII
 UTILITY EASEMENTS
 RAILROADS

CITY CORE

November 27, 2007

EXISTING NEIGHBORHOOD PARKS

CITY OF WAXAHACHIE PARKS, RECREATION AND OPEN SPACE MASTER PLAN



Special Purpose Parks

Table 3.5 Special Purpose Parks Facts Sheet				
Park Name	Address	Size in Acres	Deed Date	Comments
<i>Parks on the Shores of Lake Waxahachie</i>				
Boat Dock Park	Lakeshore Drive	2 Acres	1956	Named after main boat launch area. Part of water district.
Jetty Park	Lakeshore Drive	2 Acres	1956	Named after fishing jetty. Part of water district.
Spring Park	Lakeshore Drive	2.5 Acres	1956	Named after underground spring. Part of Water District.
<i>Other Special Purpose Parks</i>				
Bynum Plaza	287 Business median	1 Acre	1903	
Courthouse Park	College Street	0.2 Acres		Property donated by Ellis County for park use. Named after downtown district. Built in 2004 with donations and private funds.
Freedman Memorial Plaza	MLK BLVD	0.33 acres	1924	Land donated by Sargent and Erskine Families. To be dedicated to the Freedman Community of east Waxahachie.
George Brown Plaza	Jackson Street	0.25 Acres	1998	Built in 1998 and named after longtime councilman and mayor.
Rodeo/Fair Grounds	Howard Road	7 Acres		Donated by Getzendaner family to the City under warranty deed for agriculture use.



Boat Dock Park *Type: Special Purpose Park*

Address:	Lakeshore Drive
Size of Park:	2 Acres
Deed date:	1956

The overall feel of this water front park is that of anticipation and excitement. Glimpses of water as one enters the park site hold promises of relaxation, fun activities, and views over the water. Large and mature trees provide comfortable shade. The park has a long lake edge which increases access and viewing.

However, the very first visual structure seen when entering the park is the restroom facilities. The large verandah holds the promise of welcoming shade, but the function of the structure prevents relaxation. The park thus needs an inviting entryway and focal point. A strategically placed pavilion that overlooks the water may achieve this, or an upgrade of the dock itself, especially, since the very name of the park celebrates the docking structure.

The playground structures are outdated and the ground material under the structures need to be replaced or needs to be a more durable, lasting material. The playground seems to be well used, especially over weekends when the park gets very busy.

The shade structures are dated and need replacement. Muddy situations were noticeable on the east section of the park with deep wheel tracks. Concrete sections were noticed along the water edge. If redundant, the concrete should be removed. If it fulfills a specific need, it needs repair. The shade structure on the far eastern side of the park is too close to the water edge; it sits uncomfortably on the land with erosion at its



edge mitigated with unsightly concrete. The park also features fishing areas, swimming areas and boat ramps.

The west side of the park is lacking and unappealing. A very large cottonwood tree with a dramatic presence holds the promise of beautiful views over the water, however, the park terminates in a very unsightly boat dock structure owned by the neighboring private individual. In addition, the land at this end is severely eroding away causing undercutting of the land.

The park has a number of mature and well established live oak trees. From the amount of foot traffic expected under these trees, it was noticeable that the soil did not appear to be compacted.

Existing Facilities

- 2 x Group Shelters
- 3 x Picnic Units
- 3 x Barbeque Grills
- 1 x Bench
- 1 x Restroom Facility
- 1 x Playground unit
- Adjacent to a creek

Recommended Park Improvements

The following improvements are recommended for Boat Dock Park:

- Prepare and implement a design plan for the park that incorporates the following:
 - shaded children's play areas,
 - walkways and jogging trails,
 - picnic amenities,
 - a multi-tier roof pavilion,
 - a park entry feature and signage,
 - a focus for the park in the form of the pavilion structure or emphasis of a view on the water,
 - a plan layout that provides a sense of arrival, sense of entry, and sense of place,
 - a park program that fits this particular site and what it has to offer,
 - lookout points/jetties with shade,
 - boating amenities at the boat ramps,
 - an upgrade of the access road and parking facilities.
 - shade trees, especially close to the water edge
- Place preference on the application of native plantings including trees, wildflowers, and grasses.
- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.
- Consider a trail connection along the water edge towards Jetty Park; such a move may be controversial and not necessarily feasible today. However, by adopting this as a long term concept it may be implemented as the water edge properties change hands.



Families enjoy themselves in the cool water of the lake.



A child lost in her own world while playing in the shallow water.



Many people within the community enjoy Lake Waxahachie and what it has to offer.



The park has a number of large live oak trees. This compelling view is framed by one of these large trees. The play area needs renovation with the addition of new play equipment.



The park terminates in a very unsightly boat dock structure (to the right) owned by the neighboring private individual.



The large cottonwood tree has a dramatic presence and provides much needed shade.



Jetty Park *Type: Special Purpose Park*

Address: Lakeshore Drive
Size of Park: 2 Acres
Deed date: 1956

This park has many features that contribute to its unique sense of identity. Each of these features has its own character and includes the fishing earthen jetty, which inspired the park’s name, the natural rock outcrops along the shoreline, and the shade from the existing large cottonwood and willow oak.

Being a linear and narrow park, the park feels claustrophobic as it is squashed between a road and the water edge. A solution may be to relocate the road further from the park in order to widen the park, which will create more of an open recreation area with a better overall experience for park visitors.

Existing Facilities

- 1 x Group shelter
- 1 x Picnic unit
- 1 x BBQ grill

Recommended Park Improvements

The following improvements are recommended for Jetty Park:

- Prepare and implement a design plan for the park that incorporates the following:
 - shaded children’s play areas,
 - walkways and jogging trails,
 - picnic amenities,
 - one or two multi-tier roof pavilion,
 - a park entryway and signage,



- a focus for the park in the form of the pavilion structure or emphasis of a view on the water,
- a plan layout that provides a sense of arrival, sense of entry, and sense of place,
- a park program that fits this particular site and what it has to offer,
- lookout points/jetties with shade,
- shade trees, especially close to the water edge.
- Place preference on the application of native plantings including trees, wildflowers, and grasses.
- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.
- Acquire land to the north of the park.
- Relocate Lakeshore Drive to enlarge the park and improve the park's safety.
- Relocate the utility line that runs across the length of the park.
- Upgrade the rock/earthen jetty; clean up edge of "FISHING" Jetty to allow proper fishing environment; upgrade with aesthetically pleasing stone armoring.
- Upgrade the access road and parking facilities.
- The shade structure is dated and needs replacement.
- Provide a trail linkage along the shoreline to connect with Boat Dock Park to the east and Spring Park to the west - such a move may be controversial and not necessarily feasible today. However, by adopting this as a long term concept it may be implemented as the water edge properties change hands.



Although regularly subjected to wave action, the hard stone withstands the erosive action of the waves creating a unique edge along the water.



An elderly couple enjoying later afternoon fishing at the jetty.



A Turkey vultures flying along the edge of the lake.



Boat ramp that provides access to the water.





Spring Park *Type: Special Purpose Park*
Address: Lakeshore Drive
Size of Park: 2.5 Acres
Deed date: 1956

This water front park has a unique sense of place with an excellent view over Lake Waxahachie. The park has the potential to become one of many prime park sites in the City due to various natural features that characterize the park.

One such unique natural feature, is the rock outcrop on the eastern side of the park. Constituting a topographical high point in the park, it forms a peninsula, surrounded by willows and hackberries on its eastern edge. It provides excellent visual vantage points over the lake, as well as clean rock surface access to the water for people to wet their feet and play in the shallow water. Although no programmed purpose, the rock outcrop has a presence that is unique. A sensitively located pavilion adjacent to the rock outcrop, will add to the use and enjoyment of this natural feature.

The creek inlet adjacent to the rock outcrop creates a pleasant alcove and appears to be an ideal spot for fishing with good fish habitat created by old tree stumps. The riparian vegetation appears to be in good condition and provides excellent habitat for bird life and shaded protection for fish. In fact, a fisherman from the City of Red Oak maintained that fishing is good at Spring Park.

The park has a striking tree lined northern edge offset by the turf between the road and the trees and a beautiful natural stand of trees on the west part of the park. However, Spring Park lacks a sense of arrival and a sense of entry. Lake Shore Drive cuts the park in half, making section north of the road less appealing for use.



The location of the restroom facility does not add to a sense of order or organization within the park. The shade structures (group shelters) are dated and need replacement.

Debris mostly wood logs, was prevalent along the shore on the western side of the park, below the full supply level. It is believed that this is mostly due to this particular location at the upper reaches of the lake with shallow waters. It was noticeable that no debris occurred on the eastern side of the park. This may be due to the flow of floodwaters within the lake and the specific location of spurs and bays.

Existing Facilities

- 2 x Group shelters
- 2 x BBQ grills
- 1 x Restroom facility

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Recommended Park Improvements

The following improvements are recommended for Spring Park:

- Prepare and implement a design plan for the park that incorporates the following:
 - shaded children's play areas,
 - walkways and jogging trails,
 - picnic amenities,
 - a park entryway and signage,
 - a focus for the park in the form of a pavilion structure with the emphasis of a view on the water, with one or two additional multi-tier roof pavilions, and
 - lookout points/jetties with shade.
- Reroute Lake Shore Drive to the north so as not to bisect the park.
- With the prevalence of debris collection along the shores on the west side of the park, water access may be better achieved through jetties and boat ramps rather than direct beach type access.
- Celebrate east side rock outcrop by keeping it intact with NO structure on it.
- Locate the main pavilion adjacent to this rock outcrop
- Develop a plan layout that provides a sense of arrival, sense of entry and sense of place.
- Develop a park program that fits this particular site and what it has to offer.
- Program elements to include: parking, boat ramp, pavilion, fishing and observation jetties, shade structures etc.
- Replace the shade structures.
- Add shade trees, especially close to the water edge.
- Place preference on the application of native plantings including trees, wildflowers, and grasses.
- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.
- Acquire additional land along both sides of the adjacent creek.
- Provide a trail linkage along the shoreline to connect with Jetty Park to the east and the future railroad trail to the west. Such a move may be controversial and not necessarily feasible today. However, by adopting this as a long term concept, it may be implemented as the water edge properties change hands.
- Provide a trail link along the creek towards the future railroad trail.



The restroom facility is dwarfed by the huge size of the trees in the west side park.



When renovating the park, this out dated picnic shelter needs replacement. Even so, its location offers an engaging view of the water and shoreline.



Native trees frame this compelling view of the lake and provide much needed shade.



This creek inlet creates a pleasant alcove and appears to be an ideal spot for fishing with good fish habitat created by old tree stumps. In addition the riparian vegetation appears to be in good condition and provides excellent habitat for bird life and shaded protection for fish.



Bynum Plaza

Type: Special Purpose Park

Address: Main Street median
Size of Park: 1 Acre
Deed date: 1903

Characterized by the surrounding sounds of cars driving along US Highway 287, this one acre plaza defines the entry to the City and establishes the City of Waxahachie as a destination.

Being a break from the typical narrow street median, this 35 feet wide median establishes sudden change in the road layout. It is a change that makes you take notice of the presence of an important space. Though not safely accessible, it has the potential to serve as a major entry node for the city.

Existing Facilities

- No facilities other than signage

Recommended Park Improvements

The following improvements are recommended for Bynum Plaza:

- Prepare and implement a design plan for the park that establishes the park as a welcoming gateway to the City of Waxahachie.
- Consider arching canopy trees to serve as natural gateway to the City.
- Incorporate public art as a feature that welcomes visitors and speaks to the progressive, yet historic, quality of the City.



- Place preference on the application of native plantings including trees, wildflowers and grasses.
- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.



A view of Bynum Plaza as seen when approaching from the west side of the median upon entering the City.



A view of Bynum Plaza as seen when approaching from the east side of the median when leaving the City.



Courthouse Park

Type: Special Purpose Park

Address: College Street
Size of Park: 0.2 Acres

Located in the bustling heart of Downtown Waxahachie, this pocket park creates a sanctuary from the busy urban environment. The park has a great and welcoming ambiance. The existing trees create shade for each bench. The rhythm of masonry arches define the plaza, creating an open, yet defined place that is separated from its immediate urban context yet transparent to allow view corridors to the rich history of downtown Waxahachie, from the historic Ellis County Museum to the intriguing features of the Ellis County Courthouse.

The only critique of this charming plaza is the use of too many colors, textures and types of materials. This renders the space visually overcomplicated and busy.

It is important to note that this park was created due to the efforts of the C3 Waxahachie Partnerships which is a 501(c)3 corporation. In 2005 the Courthouse Pocket Park was awarded the prestigious "Best Public Improvement" award by the Texas Downtown Association.

Existing Facilities

- 8 x Park benches
- 1 x Arbor structure

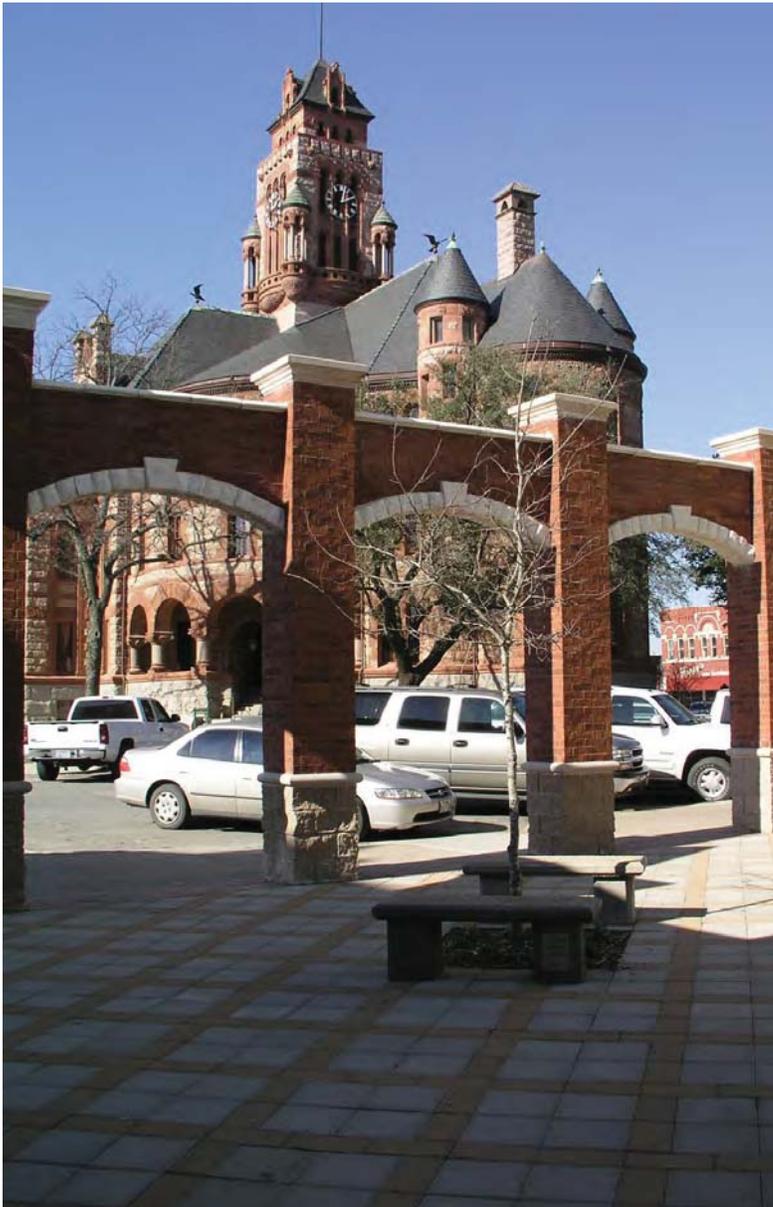


- 2 x Drinking fountains
- 1 x Restroom facility

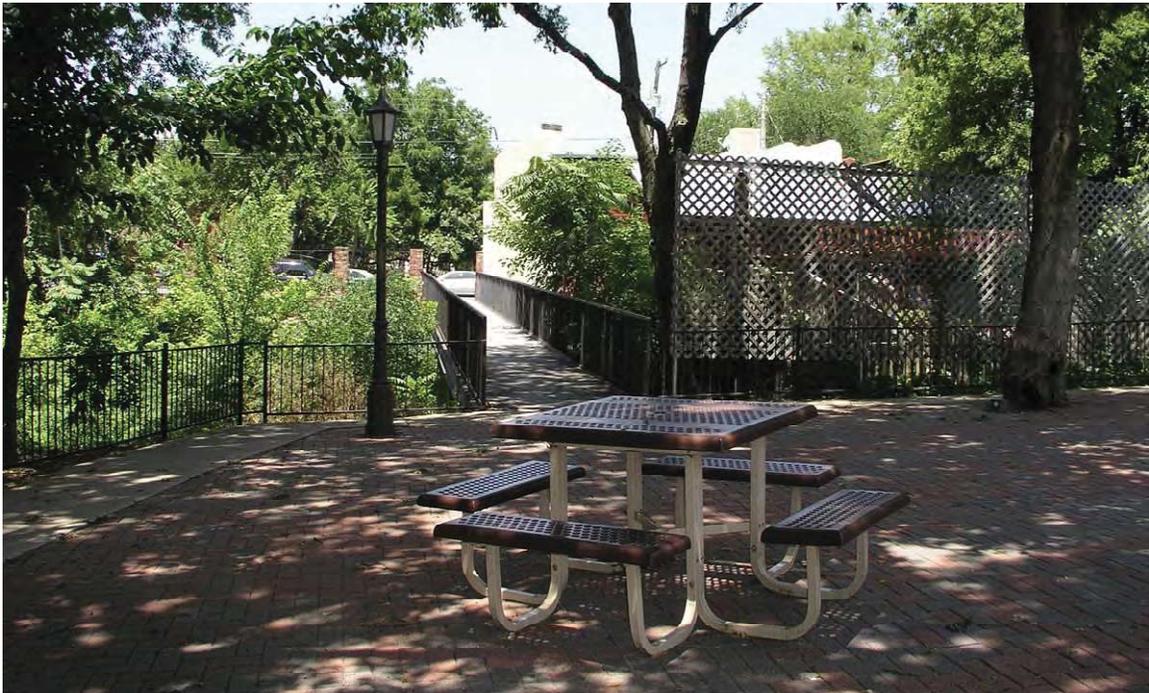
Recommended Park Improvements

The following improvements are recommended for Courthouse Park:

- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.



The arched openings frame various parts of the downtown area very effectively. Over time it is hoped that the light colored limestone will age to meet the design intent which was to blend in with the materials and design of the surrounding historical buildings.



George Brown Plaza

Type: Special Purpose Park

Address: Jackson Street
Size of Park: 0.25 Acres
Deed date: 1998

This ¼ acre, creek lined, urban plaza has many reasons for celebration, which include the surrounding historic buildings, the ample shade from the existing trees growing out of the adjacent Rogers Spring Branch Creek, the potential connection to the trail across Jackson Street that connects with Main Street, the bridge connection to North College Street, and the urban space of the plaza.

However, the plaza is completely paved over with brick, which attracts heat and detracts from its full use. There is good shade surrounding the plaza, contributed by the tree lined creek area, but a lack of shade in the actual plaza. The last shade tree still alive in the plaza has brick pavement right up to the base of its trunk, which decreases its life expectancy dramatically. Located in a fairly busy part of the City, this plaza has a potential that has not yet been fully realized.

Existing Facilities

- 6 x Picnic units
- 1 x Foot bridge
- Adjacent to a creek

Recommended Park Improvements

The following improvements are recommended for George Brown Plaza:

- Prepare and implement a design plan for the park that establishes the park as a welcoming destination within the downtown area of the City of Waxahachie.



- Remove appropriate sections of paving to ensure the long term survival of trees.
- Remove trees that are stressed beyond a possibility of survival.
- Add additional trees with tree grates to provide shade.
- Place preference on native trees.
- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.



The adjacency to Rogers Spring Branch Creek creates interest and excitement by juxtaposing the man made with nature. Any work to stabilize the banks of the creek should be done with extreme sensitivity so as not to destroy the ambiance created by the stream and surrounding vegetation.



Entry signage to the plaza.



The plaza needs additional trees to make the space more inviting.



Rodeo/Fair Grounds *Type: Special Purpose Park*

Address: Howard Road
Size of Park: 7 Acres

The rodeo/fair grounds are located close to the intersection of a number of potential and existing trail corridors, including the Waxahachie Creek Hike and Bike Trail, the TXU utility line right of way, and the railroad right of way.

Existing Facilities

- 3 x Bleachers
- 1 x Restroom facility
- Adjacent to a creek

Recommended Park Improvements

The following improvements are recommended for the Rodeo/Fair Grounds:

- Design and implement improved seating and concessions.
- Implement a walkway/retaining wall and seating in front of bleachers.
- Provide a trail connection to the Waxahachie Creek Hike and Bike Trail.
- Provide a trail connection to the future Railroad Trail.
- Provide a trail connection along the TXU utility line right of way across Howard Road towards Dunaway Elementary School.
- Add shade trees throughout the site.
- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.



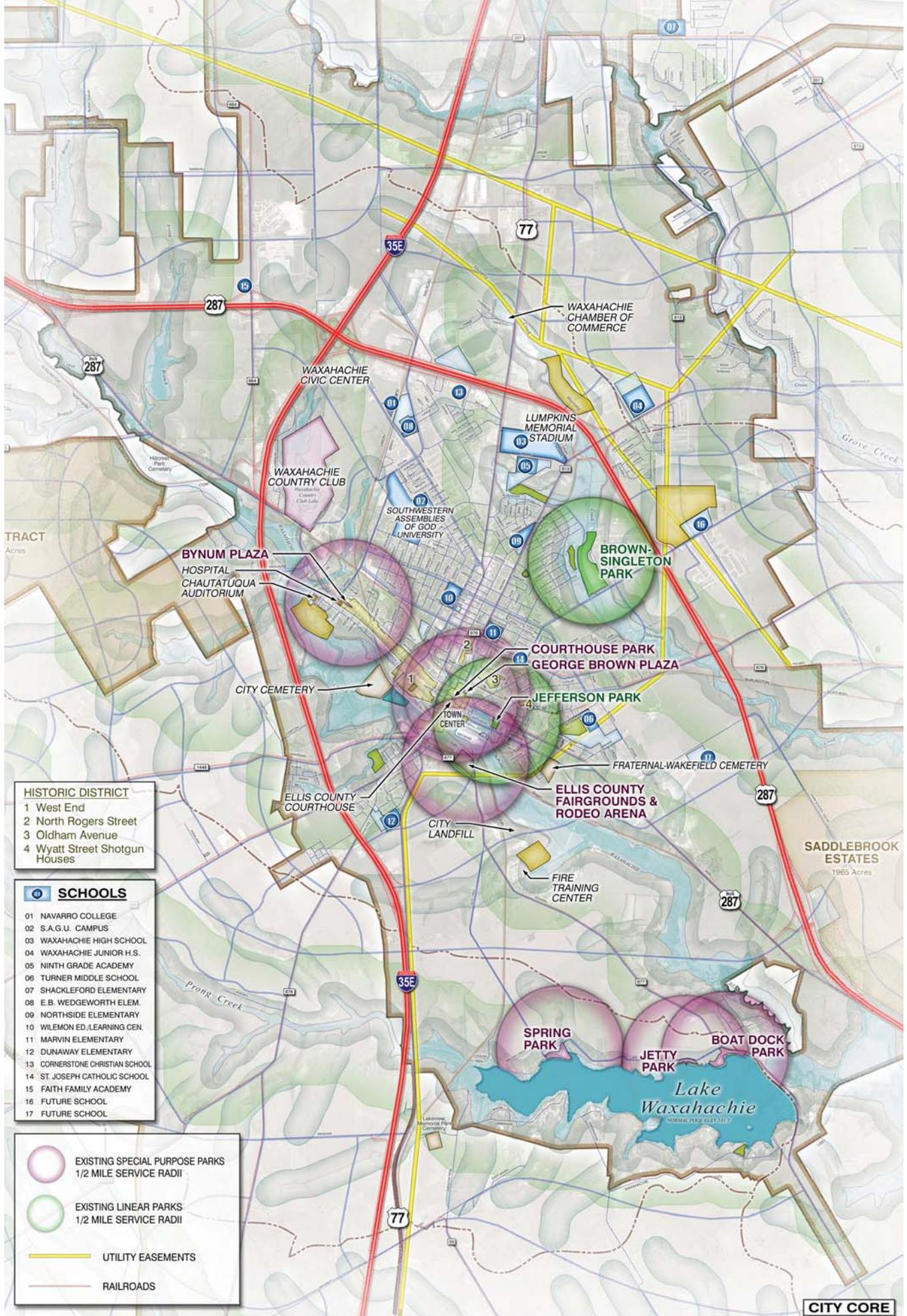
The Ellis County Fairgrounds and Rodeo is easily accessible. Not far from Downtown, the Ellis County Courthouse towers as a friendly reminder.



The Ellis County Courthouse is even visible from the arena stands.



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- HISTORIC DISTRICT**
- 1 West End
 - 2 North Rogers Street
 - 3 Oldham Avenue
 - 4 Wyatt Street Shotgun Houses

- SCHOOLS**
- 01 NAVARRO COLLEGE
 - 02 S.A.G.U. CAMPUS
 - 03 WAXAHACHIE HIGH SCHOOL
 - 04 WAXAHACHIE JUNIOR H.S.
 - 05 NINTH GRADE ACADEMY
 - 06 TURNER MIDDLE SCHOOL
 - 07 SHACKLEFORD ELEMENTARY
 - 08 E.B. WEDGEWORTH ELEM.
 - 09 NORTHSIDE ELEMENTARY
 - 10 WILMON ED., LEARNING CEN.
 - 11 MARVIN ELEMENTARY
 - 12 DUNAWAY ELEMENTARY
 - 13 CORNERSTONE CHRISTIAN SCHOOL
 - 14 ST. JOSEPH CATHOLIC SCHOOL
 - 15 FAITH FAMILY ACADEMY
 - 16 FUTURE SCHOOL
 - 17 FUTURE SCHOOL

 EXISTING SPECIAL PURPOSE PARKS
1/2 MILE SERVICE RADIII

 EXISTING LINEAR PARKS
1/2 MILE SERVICE RADIII

 UTILITY EASEMENTS

 RAILROADS

CITY CORE

November 27, 2007

EXISTING SPECIAL PURPOSE & LINEAR PARKS

CITY OF WAXAHACHIE PARKS, RECREATION AND OPEN SPACE MASTER PLAN



Linear Parks and Trails

Table 3.6 Linear Parks Facts Sheet				
Park Name	Address	Size in Acres	Deed Date	Comments
Brown Singleton Park	Farley Street	30 Acres	2001	Land donated by Brown and Singleton Families. Constructed in 2003.
Jefferson Street Park	Jefferson Street	0.25 Acre	2000	Land donated by WISD.
Waxahachie Creek Hike & Bike Trail	Getzendaner Park to Lions Park	4+ Miles	1999	Named after creek it follows. Paid for in part by state parks grant.



Brown Singleton Park *Type: Linear Park*

Address:	Farley Street
Size of Park:	30 Acres
Deed date:	2001

Stretching for a distance of about 4,000 feet and with a size of 30 acres, this linear park is fairly large. The unique features that define this park include its linear nature, the Mustang Creek on its western side and the grove of trees that separates the park from Farley Street.

Well conceived and well constructed, the park offers a variety of amenities and activities. The newly built playground creates a safe place to play for children of all ages, and the adjacent pavilion provides a picnic destination for families and group gatherings. It is encouraging to see so many trees being planted around the pavilion area although shade is much needed over and around the playground area.

It is unfortunate that house properties rather than a road border the east side of the park. In fact this park is a good example of how a single-loaded road would have encouraged use of the park, create a sense of safety and make it visually accessible to most residents. In order to mitigate this, it is essential that the properties that back up to the park be furnished with transparent metal fencing rather than solid brick or wood fences.

Existing

- 2 x Basketball goals
- 1 x Playground unit
- 1 x Group shelter
- 3 x Picnic units



- 3 x BBQ grills
- 0.5 miles of trail

Recommended Park Improvements

The following improvements are recommended for Brown Singleton Park:

- Prepare and implement a design plan for the park that incorporates additional shaded children's play areas, walkways, jogging trails, picnic amenities, a multi-tier roof pavilion, and a park sign and entryway.
- Place preference on the application of native plantings including trees, wildflowers, and grasses.
- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.
- Construct a small second roof to the existing pavilion to allow for proper airflow.
- Implement trail connections with Bell-View Park along the low water crossing, and upstream and downstream along Mustang Creek.
- Widen the hike and bike trail to a width of between 10 and 12 feet.
- Encourage adjacent property owners to install metal fences in lieu of solid wooden fences.



Adjacent property owners should be encouraged to change their solid wood fences to transparent metal fencing to provide informal surveillance to the park.



The trail curves invitingly through this linear park.



The parking areas doubles up for baseball practice. A novel idea, but when the parking is full, playing may be impeded.



The pavilion and playground as seen through the grove of trees. Note the single tier roof of the pavilion that is less than ideal.



The protected tree grove creates a special ambiance and sense of place.



Jefferson Street Park *Type: Linear Park*

Address:	<i>Jefferson Street</i>
Size of Park:	<i>0.25 Acre</i>
Deed date:	<i>2000</i>

This park appears relatively small; however, it has a special ambiance with a charming hike and bike trail. Although only 4 feet wide, the trail is well conceived, with simple but aesthetically pleasing bridge structures. The trail winds between the creek (Rogers Spring Branch) and the local houses with low and transparent fences, which in turn create a feeling of openness and sense of security for park and trail users. Large mature trees (including American Elms) provide shade and a sense of space.

This park is an example of a park that provides for both passive and small-scale active recreation, connectivity within the community as well as the city beyond, and the protection and incorporation of important site defining features.

Stream "armoring" along the creek was done in an aesthetically pleasing manner. It has allowed for the protection of large trees; however certain areas show signs of severe erosion.

Existing Features

- 1 x Basketball goal
- 1 x Picnic unit
- 1 x BBQ grill
- 0.4 miles of trail



Recommended Park Improvements

The following improvements are recommended for Jefferson Street Park:

- Prepare and implement a tree planting plan to replace the older trees over time.
- Place preference on the application of native plantings including trees, wildflowers, and grasses.
- Implement an integrated landscape maintenance approach that minimizes reliance on chemicals and pesticides, and to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.
- Widen the trail to between 8 and 10 feet, although 6 feet may be adequate in certain areas.
- Provide a trail connection with the proposed trail along Main Street.



The pedestrian bridge adds interest and excitement to the park. Stream edge protection was implemented to save the large trees along the creek bank.



One basketball goal is provided at the park.



Waxahachie Creek Hike & Bike Trail

Type: Linear Park

Address: Along Waxahachie Creek
Length of Trail: 4+ Miles
Deed date: 1999

This hike and bike trail is an exemplary park development in the City of Waxahachie. It is an amenity enjoyed by all age groups and during all times of the week. In fact, during a visit, the Planning Team observed 4 cyclists, 8 hikers, and 2 mothers with strollers in a period of 20 minutes. All had the same ideas about the trail. They realized the importance of the shade that was provided by the well-established trees, the safe environment, and the joy of having such an amenity in their home town. An elderly man (76 years of age) mentioned that he walks daily for a distance of about 3 miles. The mothers visit as often as they can during the week and include their husbands over weekends. They particularly enjoy this trail for the reason that there is ample shade for their babies' sensitive eyes. One mother said: "It is the trail that makes me stay in Waxahachie."

The trail currently stretches for about 4 miles from Getzendaner Park to Lion's Park. Over half of the trail was constructed with the aid of a grant from the Texas Parks and Wildlife Department, and the remainder was constructed with City funds. The trail changes sides of the creek at Rogers Street at the old Rogers Street Bridge.



For most of its length, the trail runs along or very near Waxahachie Creek, passing by Getzendaner Park, the Waxahachie Rodeo Arena and Fairgrounds, the Old City Cemetery, and Rogers Street Bridge south of downtown Waxahachie. Access points for the trail with parking are available at Lion's Park, Rodeo and Fairgrounds, Rogers Street, and Getzendaner Park.

The hike and bike trail is an oasis away from everyday life. The concrete trail has a number of seating areas and wildlife abounds. Provision is made for bats in the bottom wood forest, by means of bat shelters.

Existing Facilities

- 4 x miles of hike and bike trail
- 10 x benches
- 2 x foot bridges
- Access to a creek and natural areas

Recommended Park Improvements

Recommended improvements for Waxahachie Creek Hike and Bike Trail:

- Extension of the trail southeast and northwest along Waxahachie Creek.
- Clearing of log jams and congestion in the creek.
- Remediation of eroded creek bank areas.



The Waxahachie Creek Hike and Bike Trail is extremely popular amongst everyone in the community.



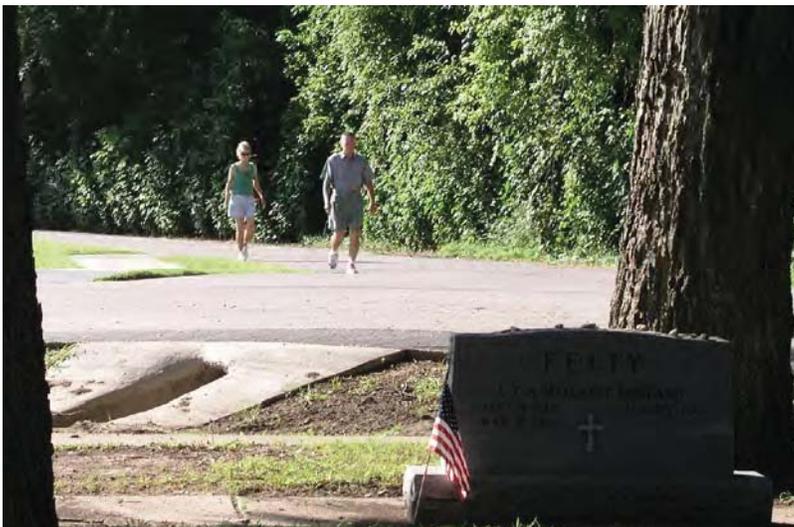
The trail provides the opportunity for all age groups from different generations to enjoy the trail together.



The trail is also used by the serious sportsman that trains for bike marathons.



The trail brings the user in close contact with nature where it runs through the bottom wood forest along Waxahachie Creek.



The City Cemetery is a destination of cultural and historical interest along the trail.



The creek side environment is the ideal location for bat houses, which provide the opportunity for both environmental education and stewardship.



Exercise stations along the trail provide the opportunity for all-round workouts for the fitness enthusiast.



The information signage encourages good exercise and health practices.



Other significant Open Space Areas



Waxahachie City Cemetery

Type: Other Significant Open Space Areas

Address: Hawkins Street
Deed date: 1854

Cemeteries function as open space that provides respite to the hustle and bustle of our lives. It is a place of reflection where all citizens may benefit from the peace and calm provided by the appropriate setting. Historic cemeteries have the added value as places of cultural and educational interest.

Waxahachie has six cemeteries: Boren Cemetery, Fraternal-Wakefield, Hillcrest Cemetery, Lakeview Memorial Park Cemetery, Sardis Cemetery, and Waxahachie City Cemetery, of which only the latter is City owned and maintained. Even though the former five cemeteries are not City property, they certainly have value for the community and region.

Waxahachie City Cemetery has a sense of tranquility, charm, and peace. It is located adjacent to the Waxahachie Creek Hike and Bike Trail, which makes it both visible and accessible within the community. At the time that the Planning Team visited the cemetery, a volunteer was proudly attending to the graves.

Similar to Waxahachie City Cemetery, the other cemeteries have the potential to become points of destination along a network of trails. Fraternal-Wakefield Cemetery is located adjacent to a TXU utility line right-of-way, Sardis Cemetery is located close to



the Santa Fe Railroad and Lakeview Memorial Park is adjacent to the future trail along the abandoned railroad south of Lake Waxahachie. In addition Sardis Cemetery will benefit from Conservation Development which typically will recognize such a feature as an important amenity and incorporate it within the overall goals of the development.

No recommendations are made for specific improvements, other than the following:

- Acquire land adjacent to the cemeteries for special purpose parks that will benefit from the adjacency of the cemeteries' open space and the cultural value they bring to the site.
- Provide trail connections from Sardis Cemetery to the proposed Santa Fe Railroad Trail and from Lakeview Memorial Park to the future railroad trail.
- Provide trail connections from Fraternal-Wakefield Cemetery along the TXU utility line right of way towards Lee Penn Park to the northeast and the Ellis County Fairgrounds and Rodeo Arena to the west.
- Construct the City's plans and policies to encourage the cemeteries' management to continue their high standard of care and maintenance of these important cultural and historic features.
- Incorporate cemeteries as City features and destinations of cultural and educational value in the urban and rural landscape of Waxahachie through appropriate informative articles, brochures, and other various media publications.



The cemetery gateway is simple yet elegant and fitting for its purpose.



The City Cemetery is an important cultural and historical destination along the Waxahachie Creek Hike and Bike Trail.



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