

## 8. Implementation

### 8.1 Introduction

In previous chapters, the importance of a Parks Master Plan is described in detail. This chapter, one of the most crucial in this master plan, prioritizes the recommendations outlined in Chapter 7 and discusses potential sources of funding for the implementation of these recommendations (see **Existing and Proposed Parks and Trails Map** on Page 8-2a). The prioritization is based on information received from public input as well as from the needs assessment pertaining to facility and acreage standards shown in Chapter 3 and Chapter 6.

The criteria used to prioritize the park facilities needs in Waxahachie are as follows:

- Level of need based on citizen input on a Citywide basis (demand based need);
- Level of need based on standards assessments (standard based need);
- Opportunities for recreation facilities and parks based on existing physical conditions in Waxahachie (resource based need); and
- Based on experience of consulting in the parks and recreation field.

***“It is the trail that makes me stay in Waxahachie.”***

Mother with stroller referring to and while walking along Waxahachie Creek  
Hike and Bike Trail



## 8.2 High Priority Facility Needs

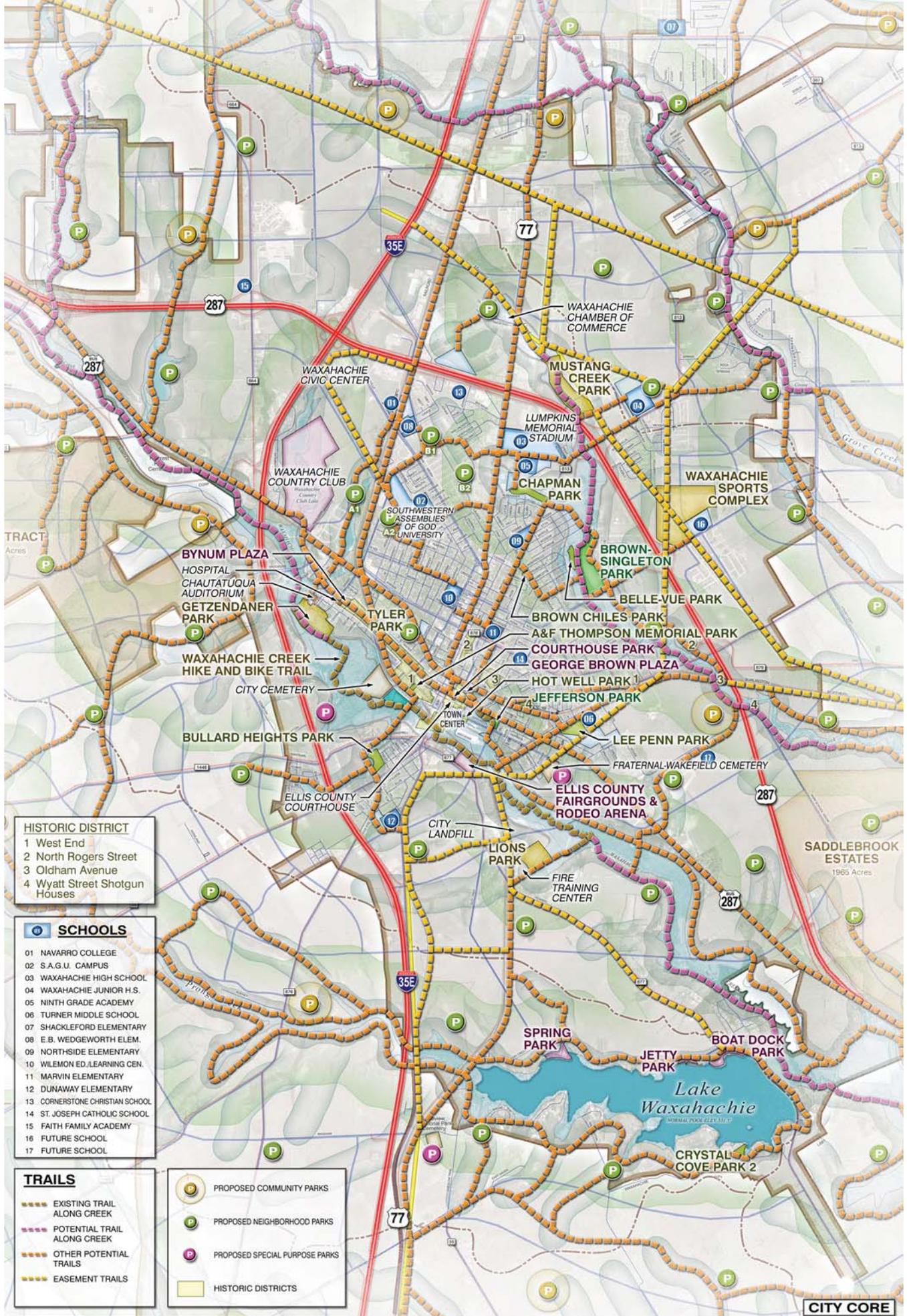
A summary of key facility needs in Waxahachie based on facility standards and citizen input (in order of priority ranking) includes:

<b>Key facility needs in order of priority</b>	
	<u>Facility Type</u>
<b><u>Indoor Facilities</u></b>	
1. SENIOR CITIZEN CENTER	Support
2. RECREATION CENTER	Support
3. NATATORIUM	Support
<b><u>Outdoor Facilities</u></b>	
1. JOGGING, HIKE AND BIKE TRAILS	Non-competitive
2. PLAYGROUNDS	Non-athletic
3. NATURAL HABITAT / NATURE AREAS	Support
4. LAKE WAXAHACHIE RECREATION FACILITIES	Support
5. PAVILIONS AND PICNIC TABLES	Support
6. HIKING ALONG LAKE WAXAHACHIE	Non- competitive
7. SKATEBOARD PARK	Non- competitive
8. AQUATIC CENTER/WATER SPRAY PARK	Non-athletic
9. BOAT RAMPS ALONG LAKE WAXAHACHIE	Support
10. BASKETBALL COURTS	Non- competitive

Lake Waxahachie features relatively high on the need for recreation facilities. It is a true gem in the City's system of parks and a concerted effort should be made with the provision of additional and improved facilities around the lake. Playgrounds, pavilions and picnic facilities are accounted for in the improvements of existing parks and the development of new parks. Park restrooms to be provided in community parks are accounted for in the development of new community parks.

Natural habitat and nature areas feature high on the list of priority needs. Every effort should be made with the development of new parks, new trails, and through Conservation Planning and Development, to provide for more natural habitat in the City.

*The **Existing and Proposed Parks and Trails Map** on the next page illustrates the existing and proposed parks and trails for the City core.*



- 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

- TRAILS**
- EXISTING TRAIL ALONG CREEK
  - POTENTIAL TRAIL ALONG CREEK
  - OTHER POTENTIAL TRAILS
  - EASEMENT TRAILS

- PROPOSED COMMUNITY PARKS
- PROPOSED NEIGHBORHOOD PARKS
- PROPOSED SPECIAL PURPOSE PARKS
- HISTORIC DISTRICTS

**CITY CORE**



### 8.3 2007-2017 Action Plan

An implementation strategy is recommended to address the City's key recreation needs over the next five years and longer. These actions include many of the high priority facility needs listed above. Recommendations are ranked in one of the three categories listed below.

- **Short Term Implementation** - List of top priority items to be completed or initiated over the next five years.
- **Medium Term Implementation** - List of recommendations to be completed in five to ten years.
- **Longer-Range Implementation** - List of recommendations to be initiated in ten or more years.

Based on the implementation strategy, the short and medium term implementation actions are shown as the Action Plan below.

The listing of the projects is categorized as follows:

1. Land Acquisition
2. Existing Park Improvements
3. New Park Development
4. Development of Recreational Facilities

The following notes should be considered when reviewing the Action Plan:

- **Order of Sequence** – The sequence is based directly on the recommended importance and need for each action. However, some actions may involve more complicated requirements or fund-raising, and may take longer to occur. In that case, other actions may be easier to accomplish sooner, but should not diminish the need for the higher up actions.
- **Funding possibilities** - The Action Plan includes current assumed levels of funding from the ongoing Capital Improvement Program. Funds will be generated through the sale of certificates of obligation. The Action Plan is a guide, but may vary as specific needs or opportunities within the City occur. Other potential funding sources are noted, but are not secured. Rather, they should be considered as possibilities for further pursuit.
- **Projected Costs** - The projected costs per project are intended to establish an order of magnitude. These estimates are made prior to any designs or detailed concepts being developed, and will vary as more detailed design occurs.
- **Suggested Time frame** - The projected time frames are intended to establish a sequence to actions.



### **Recommendations and Implementation of the Parks Master Plan**

The Park Master Plan prioritizes the findings of the Needs Assessment and recommends a series of actions to improve and expand Waxahachie's park system. These recommendations address the development of land already acquired and dedicated for neighborhood parks, additional land for new parks, and general improvements to existing parks. The recommendations should be implemented or initiated over the general life of this master plan, which covers the next 5 to 10 years. However, the master plan also includes other longer range recommendations.

**Action Plan** - The Action Plan (see **Table 8.1: Action Plan: Years 2007-2017**) recommends the basic actions and tasks required in order for the City of Waxahachie to reach the target goals for the parks and recreation system as set in Chapter 6. The Action Plan also reflects the actions as recommended in Chapter 7. It maps out the immediate tasks at hand, together with the costs attached.

A large amount of funding is required to accomplish this goal, but with vision, commitment, and a concerted effort to secure funding from available sources, many of the recommendations can be accomplished.

The very purpose of this Parks, Recreation and Open Space Master Plan is to provide the City of Waxahachie with the vision to motivate the citizens of Waxahachie to support, participate, and collaborate with park development and recreation programs.

Based on the implementation strategy, the short term (1 to 5 years) and medium term (6 to 10 years) and long term beyond 10 years implementation actions are described in **Table 8.1 Action Plan**.

**Table 8.1: Action Plan: Years 2007-2017** on the next page summarizes the basic actions and tasks required over the next 10 years in order for the City of Waxahachie to reach the most critical of the target goals for the parks and recreation system as set in the Parks Master Plan.



**Table 8.1  
Action Plan Years 2007 - 2017 and beyond to 2030  
City of Waxahachie Park, Recreation and Open Space Master Plan**



Priority	Action	Additional Acreage	Facility Type	Estimated Cost for Preferred Improvement Level	Potential Funding Sources	Recommended Expenditure CIP Fund
<b>HIGH PRIORITY - PARKS</b>						
	<b>1-5 years Action Plan</b>					
	<b>Land Acquisition</b>					
1-5 years	<b>SAGU Neighborhood Parks</b> - Acquire about 7 acres alongside SAGU or across the rail road as an alternative.	7 acres	Neighborhood Park	\$280,000	Park Land Dedication, Capital Improvement Funds, Private Donations, Bond Funds	\$140,000
1-5 years	<b>Wedgeworth Neighborhood Parks</b> - Acquire about 7 acres alongside E.B. Wedgeworth Elementary School (see two alternative options)	7 acres	Neighborhood Park	\$280,000	Park Land Dedication, Capital Improvement Funds, Private Donations, Bond Funds	\$140,000
1-5 years	<b>Eight Additional Neighborhood Parks</b> - Acquire the average of 7 acres per year for this five year period.	49 acres	Neighborhood Park	\$1,960,000	Park Land Dedication, Capital Improvement Funds, Private Donations, Bond Funds	\$392,000
1-5 years	<b>Lee Penn Park Expansion</b> - Acquire acres to the south of the park for additional recreational facilities and trails.	8 acres	Neighborhood Park	\$320,000	Park Land Dedication, Capital Improvement Funds, Private Donations, Bond Funds	\$160,000
1-5 years	<b>Bullard Heights Park</b> - Acquire +/- 5 acres along the opposite side of the creek.	5 acres	Neighborhood Park	\$200,000	Capital Improvement Funds, Grant Funding, Park Land Dedication, Private Donations, WISD assistance, Bond Funds	\$100,000
1-5 years	<b>Crystal Cove Park</b> - Acquire +/- 6 acres on both sides of the creek to the east and along the shores of Lake Waxahachie.	6 acres	Neighborhood Park	\$240,000	Capital Improvement Funds, Grant Funding, Park Land Dedication, Private Donations, WISD assistance, Bond Funds	\$120,000
1-5 years	<b>Two Community Park</b> - Acquire +/- 140 acres for two future community parks.	140 acres	Community Park	\$5,600,000	Capital Improvement Funds, Grant Funding, Park Land Dedication, Private Donations, WISD assistance, Bond Funds	\$1,866,667
1-5 years	<b>Jetty Park</b> - Acquire 5 acres to the north of the park for the relocation of Lakeshore Drive to enlarge the park and improve the park's safety.	5 acres	Special Purpose Park	\$200,000	Capital Improvement Funds, Grant Funding, Park Land Dedication, Private Donations, WISD assistance, Bond Funds	\$100,000
1-5 years	<b>Spring Park</b> - Acquire 5 acres along both sides of the adjacent creek.	5 acres	Special Purpose Park	\$200,000	Capital Improvement Funds, Park Land Dedication, Private Donations, Bond Funds	\$100,000
1-5 years	<b>Ellis County Courthouse Vista Special Purpose Park</b> - Acquire 30 acres along the eastern side of IH 35 between FM 1446 and the next high point to the north.	30 acres	Special Purpose Park	\$1,200,000	Capital Improvement Funds, Park Land Dedication, Private Donations, Bond Funds	\$400,000
1-5 years	<b>Waxahachie Creek Crossing Open Space</b> - Acquire 10 acres where IH 35 crosses over Waxahachie Creek to preserve the views up and down the creek.	10 acres	Special Purpose Park	\$400,000	Capital Improvement Funds, Park Land Dedication, Private Donations, Bond Funds	\$200,000
1-5 years	<b>Prong Creek Crossing Special Purpose Park</b> - Acquire 10 acres where IH 35 crosses over Prong Creek to preserve the views up and down the creek.	10 acres	Special Purpose Park	\$400,000	Capital Improvement Funds, Park Land Dedication, Private Donations, Bond Funds	\$200,000
1-5 years	<b>Grove Creek Crossing Special Purpose Park</b> - Acquire 10 acres where FM 813 crosses over Grove Creek to preserve the views up and down the creek.	10 acres	Special Purpose Park	\$400,000	Capital Improvement Funds, Park Land Dedication, Private Donations, Bond Funds	\$200,000
1-5 years	<b>FM 877 between FM 66 and Lake Waxahachie Special Use Area</b> - Acquire 6 acres along FM 877 to preserve the rural/agricultural character of the surrounding landscape.	8 acres	Special Purpose Park	\$320,000	Capital Improvement Funds, Park Land Dedication, Private Donations, Bond Funds	\$80,000
1-5 years	<b>Fraternal-Wakefield Special Purpose Park</b> - Acquire 8 acres around the Fraternal-Wakefield Cemetery.	8 acres	Special Purpose Park	\$320,000	Capital Improvement Funds, Park Land Dedication, Private Donations, Bond Funds	\$160,000
1-5 years	<b>Park Maintenance Facility</b> - Acquire 15 acres for the establishment of a park maintenance facility including a tree farm.	15 acres	Special Purpose Support	\$600,000	Capital Improvement Funds, Park Land Dedication, Private Donations, Bond Funds, General Funds	\$600,000



Table 8.1

# Action Plan Years 2007 - 2017 and beyond to 2030

City of Waxahachie Park, Recreation and Open Space Master Plan



Priority	Action	Additional Acreage	Facility Type	Estimated Cost for Preferred Improvement Level	Potential Funding Sources	Recommended Expenditure CIP Fund
1-5 years	<b>Lake Waxahachie Linear Park</b> - Acquire 20 acres along the shores of Lake Waxahachie as a start to create a linear park and trail surrounding Lake Waxahachie.	20 acres	Linear Park	\$800,000	Capital Improvement Funds, Park Land Dedication, Private Donations, Bond Funds	\$160,000
1-5 years	<b>Two Nature Preserves</b> - Acquire 200 acres for two future regional parks / nature preserves.	200 acres	Regional Park / Nature Preserve	\$8,000,000	Capital Improvement Funds, Grant Funding, Denton County Funding, Park Land Dedication, Private Donations, Bond Funds, General Funds	\$1,600,000
<b>HIGH PRIORITY - PARK DEVELOPMENT AND IMPROVEMENT</b>						
	<b>Subtotal Land Acquisition: 1-5 years</b>	<b>543 acres</b>		<b>\$21,720,000</b>		<b>\$6,718,667</b>
	<b>Park Development and Improvement</b>					
1-5 years	<b>A &amp; F Thompson Park Improvement</b> - See recommendations as per Chapter 3.		Neighborhood Park	\$880,000	Capital Improvement Funds, Private Donations, explore WISD assistance	\$440,000
1-5 years	<b>Belle-Vue Park Improvement</b> - See recommendations as per Chapter 3.		Neighborhood Park	\$880,000	Capital Improvement Funds, Private Donations, explore WISD assistance	\$440,000
1-5 years	<b>Lee Penn Park Improvement</b> - See recommendations as per Chapter 3.		Neighborhood Park	\$880,000	Capital Improvement Funds, Private Donations	\$440,000
1-5 years	<b>Four Additional Neighborhood Parks</b> - Develop 4 neighborhood parks at \$900,000 per park, over a period of 5 years.		Neighborhood Park	\$3,600,000	Capital Improvement Funds, Private Donations, explore WISD assistance	\$1,800,000
1-5 years	<b>Waxahachie Sports Complex completion</b> - Reasses the design and implement and complete the community park concept.		Community Park	\$2,200,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, explore WISD assistance, Bond Funds	\$1,100,000
1-5 years	<b>Lion's Park Improvement</b> - See recommendations as per Chapter 3.		Community Park	\$4,400,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, explore WISD assistance, Bond Funds	\$1,100,000
1-5 years	<b>One Community Park</b> - Develop 1 community park at \$5.5 million per park, over a period of 5 years.		Community Park	\$5,500,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, explore WISD assistance, Bond Funds	\$1,100,000
1-5 years	<b>Three Linear Parks</b> - Develop 3 Linear Parks at \$550,000 per park, over a period of 5 years.		Linear Parks	\$1,650,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$330,000
1-5 years	<b>Boat Dock Park Improvements</b> - See recommendations as per Chapter 3.		Special Purpose Park	\$880,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$293,333
1-5 years	<b>Spring Park Improvements</b> - See recommendations as per Chapter 3.		Special Purpose Park	\$880,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$293,333
1-5 years	<b>Bynum Plaza Improvements</b> - See recommendations as per Chapter 3.		Special Purpose Park	\$220,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$110,000
1-5 years	<b>Three Special Purpose Parks</b> - Develop 3 Special Purpose Parks at \$550,000 per park, over a period of 5 years.		Special Purpose Park	\$1,650,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$412,500
1-5 years	<b>Ellis County Courthouse Vista Special Purpose Parks</b> - Develop a viewing site that is accessible from the IH35 north bound service road.		Special Purpose Park	\$1,000,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$333,333
1-5 years	<b>Hike and Bike Trails</b> - Develop 25 miles of trails at \$1 million per mile, over a period of 5 years.		Hike and Bike Trails	\$25,000,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$5,000,000
1-5 years	<b>Trail Heads and Trail Gateways</b> - Develop 5 trail heads and gateways at \$600,000 per unit, over a period of 5 years.		Hike and Bike Trails	\$3,000,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$600,000



Table 8.1

**Action Plan Years 2007 - 2017 and beyond to 2030**  
City of Waxahachie Park, Recreation and Open Space Master Plan



Priority	Action	Additional Acreage	Facility Type	Estimated Cost for Preferred Improvement Level	Potential Funding Sources	Recommended Expenditure CIP Fund
1-5 years	<b>Park Signage</b> - Develop directional and informational signage at all parks.		Citywide	\$500,000	Capital Improvement Funds, Private Donations, Bond Funds	\$250,000
1-5 years	<b>Tree Planting</b> - Implement a focused tree planting program at \$200,000 per year for all parks.		Citywide	\$1,000,000	Capital Improvement Funds, Private Donations, Bond Funds, TPWD grant	\$600,000
1-5 years	<b>Public Art</b> - Provide for environmental and outdoor art in parks and open spaces.		Citywide	\$800,000	Capital Improvement Funds, Private Donations, Bond Funds, TPWD grant	\$400,000
	<b>Subtotal Park Development and Improvement: 1-5 years</b>			<b>\$54,120,000</b>		<b>\$14,542,500</b>
<b>HIGH PRIORITY - DEVELOPMENT OF RECREATIONAL AND MAINTENANCE FACILITIES</b>						
	<b>Development of Recreational and Maintenance Facilities</b>					
Ongoing	<b>Sport Fields</b> - Accounted for in the development and improvement of community parks.				Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, explore WISD assistance, Bond Funds	
Ongoing	<b>Support Facilities</b> - Playgrounds, Pavilions, Picnic Facilities, Park Restrooms etc. are accounted for in the above park development and improvement.				Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	
1-5 years	<b>Park Maintenance Facility</b> - Develop the future parks operation and maintenance facility (See Chapter 7).			\$2,000,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, explore WISD assistance, Bond Funds	\$2,000,000
	<b>Subtotal Development of Recreational and Maintenance Facilities: 1-5 years</b>			<b>\$2,000,000</b>		<b>\$2,000,000</b>
<b>HIGH PRIORITY - CONSULTANCY STUDIES</b>						
	<b>Recommended Consultancy Studies</b>					
1-5 years	<b>Trails Master Plan</b> - Prepare a comprehensive City wide Trails Master Plan utilizing natural and manmade corridors to provide a network of hike and bike connections.			\$250,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$125,000
1-5 years	<b>Creek Corridor Study</b> to establish an integrated riparian corridor system for the City of Waxahachie. Refer to Addendum D: Creeks and Streams / Further Studies. Study to determine: • Flood management in terms of 1% and 0.2% probabilities; • Delineation of 1% floodplain at build-out conditions; • Stream bank stability; • Flow velocities, valley storage and water quality; and • Environmental inventory including riparian vegetation, wildlife, cultural and scenic value.			\$250,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$125,000
1-5 years	<b>Resource Map</b> - Prepare a resource inventory of conservation lands or "linked landscapes" as per Chapter 7; Recommendations on Conservation Planning and Development.			\$250,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$125,000
1-5 years	<b>IH 35 Overlay District</b> - Develop an overlay district that includes architectural and signage standards that aim to create an identity and character along the IH 35 corridor that will make Waxahachie stand out amongst the neighboring towns and cities along IH 35.			\$250,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$125,000



**Table 8.1  
Action Plan Years 2007 - 2017 and beyond to 2030  
City of Waxahachie Park, Recreation and Open Space Master Plan**



Priority	Action	Additional Acreage	Facility Type	Estimated Cost for Preferred Improvement Level	Potential Funding Sources	Recommended Expenditure CIP Fund
1-5 years	<b>Prong Creek Watershed Overlay District</b> - Develop an overlay district for the entire watershed, whereby strict rules are laid down with regards to development practices.			\$250,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$125,000
1-5 years	<b>Lake Waxahachie Overlay District</b> - Develop an overlay district for the properties surrounding the lake, the area of land between the property boundaries and the water surface and the water surface itself.			\$250,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$125,000
1-5 years	<b>Parks Department Website</b> - Prepare a website as part of the Parks Department marketing strategy.			\$10,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$10,000
1-5 years Expenditure	<b>Subtotal Recommended Studies</b>			<b>\$1,250,000</b> <b>\$79,100,000</b>		<b>\$635,000</b> <b>\$23,896,167</b>
<b>5-10 years Action Plan</b>						
<b>Land Acquisition</b>						
5-10 years	<b>Ten Neighborhood Parks</b> - Acquire the average of 10 acres per year for this five year period.	50 acres	Neighborhood Park	\$2,000,000	Capital Improvement Funds, Park land dedication, Private Donations, explore WISD assistance, Bond Funds	\$400,000
5-10 years	<b>Two Community Park</b> - Acquire +/- 140 acres for two future community parks.	140 acres	Community Park	\$5,600,000	Capital Improvement Funds, Park land dedication, Private Donations, explore WISD assistance, Bond Funds	\$2,800,000
5-10 years	<b>Silos Vista Special Purpose Park</b> - Acquire 6 acres to secure the view of the silos east of IH 35 at the northwest corner of Johnston Road and HWY 77 to create a southern gateway to the City.	6 acres	Special Purpose Park	\$240,000	Capital Improvement Funds, Donations, General Fund, Bond Funds	\$120,000
5-10 years	<b>Creek Crossing Special Purpose Parks</b> - Acquire 50 acres at five prominent creek crossings to preserve the views up and down the creek.	50 acres	Special Purpose Park	\$2,000,000	Capital Improvement Funds, Donations, General Fund, Bond Funds	\$1,000,000
5-10 years	<b>Future Linear Parks</b> - Acquire +/- 100 acres for as yet undetermined sites.	100 acres	Linear Park	\$4,000,000	Capital Improvement Funds, Private Donations, explore WISD assistance, Bond Funds	\$1,000,000
	<b>Subtotal Land Acquisition: 5-10 years</b>	<b>346 acres</b>		<b>\$13,840,000</b>		<b>\$5,320,000</b>
<b>Park Development and Improvement</b>						
5-10 years	<b>Five Neighborhood Parks</b> - Develop 5 neighborhood parks at \$900,000 per park, over a period of 5 years.		Neighborhood Park	\$4,500,000	Capital Improvement Funds, Private Donations, explore WISD assistance	\$1,500,000
5-10 years	<b>Brown Chiles Park Improvement</b> - See recommendations as per Chapter 3.		Neighborhood Park	\$440,000	Capital Improvement Funds, Private Donations, explore WISD assistance	\$146,667
5-10 years	<b>Bullard Heights Park development</b> - See recommendations as per Chapter 3.		Neighborhood Park	\$880,000	Capital Improvement Funds, Private Donations, explore WISD assistance	\$293,333
5-10 years	<b>Getzandaner Park Improvement</b> - See recommendations as per Chapter 3.		Community Park	\$330,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, explore WISD assistance, Bond Funds	\$110,000
5-10 years	<b>One Community Park</b> - Develop 1 community park at \$5.5 million per park, over a period of 5 years.		Community Park	\$5,500,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, explore WISD assistance, Bond Funds	\$1,833,333
5-10 years	<b>Three Linear Parks</b> - Develop 3 Linear Parks at \$550,000 per park, over a period of 5 years.		Linear Parks	\$1,650,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$550,000
5-10 years	<b>George Brown Plaza Improvements</b> - See recommendations as per Chapter 3.		Special Purpose Park	\$550,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$183,333



Table 8.1

## Action Plan Years 2007 - 2017 and beyond to 2030 City of Waxahachie Park, Recreation and Open Space Master Plan



Priority	Action	Additional Acreage	Facility Type	Estimated Cost for Preferred Improvement Level	Potential Funding Sources	Recommended Expenditure CIP Fund
5-10 years	Jetty Park Improvements - See recommendations as per Chapter 3.		Special Purpose Park	\$880,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$293,333
5-10 years	Rodeo/Fair Grounds Improvements - See recommendations as per Chapter 3.		Special Purpose Park	\$880,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$293,333
5-10 years	Three Special Purpose Parks - Develop 3 Special Purpose Parks at \$550,000 per park, over a period of 5 years.		Special Purpose Park	\$1,650,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$550,000
5-10 years	Hike and Bike Trails - Develop 25 miles of trails at \$1 million per mile, over a period of 5 years.		Hike and Bike Trails	\$25,000,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$6,250,000
5-10 years	Trail Heads and Trail Gateways - Develop 5 trail heads and gateways at \$800,000 per unit, over a period of 5 years.		Hike and Bike Trails	\$3,000,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$1,500,000
5-10 years	Tree Planting - Continue tree planting program for all parks		Citywide	\$1,000,000	Capital Improvement Funds, Private Donations, Bond Funds, TPWD grant	\$500,000
5-10 years	Public Art - Provide for environmental and outdoor art in parks and open spaces.		Citywide	\$800,000	Capital Improvement Funds, Private Donations, Bond Funds, TPWD grant	\$400,000
	<b>Subtotal Park Development and Improvement: 5-10 years</b>			<b>\$47,060,000</b>		<b>\$14,403,333</b>
Ongoing	Development of Recreational and Maintenance Facilities					
Ongoing	Sport Fields - Accounted for in the development and improvement of community parks.				Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, explore WISD assistance, Bond Funds	
Ongoing	Support Facilities - Playgrounds, Pavilions, Picnic Facilities, Park Restrooms etc. are accounted for in the above park development and improvement.				Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	
5-10 years	Park Maintenance Facility - Additions to the parks operation and maintenance facility.			\$500,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, explore WISD assistance, Bond Funds	\$500,000
	<b>Subtotal Development of Recreational and Maintenance Facilities: 5-10 years</b>			<b>\$500,000</b>		<b>\$500,000</b>
5-10 years Expenditure				<b>\$61,400,000</b>		<b>\$20,223,333</b>
<b>Total Potential Expenditure Range for 2007 to 2017 Planning Timeframe (10 year plan)</b>				<b>\$146,500,000</b>		<b>\$44,119,500</b>
<b>FUTURE ACTIONS OVER A PERIOD OF 13 YEARS FROM 2017 TO 2037</b>						
	Future Land Acquisition					
Undetermined	Twenty five Neighborhood Parks - Acquire the average of 55 acres over a period of thirteen years.	125 acre	Neighborhood Park	\$5,000,000	Park land dedication, Private Donations, explore WISD assistance, Bond Funds	\$1,000,000
Undetermined	Four Community Park - Acquire +/- 280 acres for two future community parks.	280 acres	Community Park	\$11,200,000	Capital Improvement Funds, Private Donations, explore WISD assistance, Bond Funds	\$3,733,333
Undetermined	Future Linear Parks - Acquire +/- 300 acres for as yet undetermined sites.	300 acres	Linear Park	\$12,000,000	Capital Improvement Funds, Private Donations, explore WISD assistance, Bond Funds	\$3,000,000
Undetermined	Future Special Parks - Acquire +/- 180 acres for as yet undetermined sites.	180 acres	Special Purpose Park	\$7,200,000	Capital Improvement Funds, Private Donations, explore WISD assistance, Bond Funds	\$2,400,000
Undetermined	Future Regional Parks / Nature Preserves - Acquire +/- 1,050 acres for as yet undetermined sites.	1050 acres	Nature Preserves	\$42,000,000	Capital Improvement Funds, Private Donations, explore WISD assistance, Bond Funds	\$4,200,000
	<b>Subtotal Future Land Acquisition</b>	<b>1935 acres</b>		<b>\$77,400,000</b>		<b>\$14,333,333</b>
	Future Park Development and Improvement					
10-23 years	Develop 13 neighborhood parks - Develop 13 neighborhood parks at \$900,000 per park.		Neighborhood Park	\$11,700,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, explore WISD assistance, Bond Funds	\$3,900,000



Table 8.1

## Action Plan Years 2007 - 2017 and beyond to 2030

City of Waxahachie Park, Recreation and Open Space Master Plan



Priority	Action	Additional Acreage	Facility Type	Estimated Cost for Preferred Improvement Level	Potential Funding Sources	Recommended Expenditure CIP Fund
10-23 years	<b>Park Improvement</b> - Ongoing park improvement of two parks per year at an average of \$250,000 per park per year over a period of eleven years.		Neighborhood Park	\$3,250,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, explore WISD assistance, Bond Funds	\$1,083,333
10-23 years	<b>Develop 3 Community Parks</b> - at \$5.5 million per park		Community Park	\$16,500,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, explore WISD assistance, Bond Funds	\$3,300,000
10-23 years	<b>Develop Linear Parks</b> - As yet undetermined.		Linear Park	\$5,000,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, explore WISD assistance, Bond Funds	\$1,000,000
10-23 years	<b>Develop Special Purpose Parks</b> - As yet undetermined.		Special Purpose Park	\$3,000,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, explore WISD assistance, Bond Funds	\$1,500,000
10-23 years	<b>Hike and Bike Trails</b> - Develop 65 miles of trails at \$1 million per mile, over a period of 13 years.		Hike and Bike Trails	\$65,000,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$16,250,000
10-23 years	<b>Trail Heads and Trail Gateways</b> - Develop 10 trail heads and gateways at \$600,000 per unit, over a period of 13 years.		Hike and Bike Trails	\$6,000,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	\$1,500,000
10-23 years	<b>Tree Planting</b> - Continue tree planting program for all parks (+/- 200 per year).		Citywide	\$2,600,000	Capital Improvement Funds, Private Donations, Bond Funds, TPWD grant	\$1,300,000
10-23 years	<b>Public Art</b> - Provide for environmental & outdoor art in parks and open spaces on an ongoing basis (+/- \$100,000 per year)		Citywide	\$1,300,000	Capital Improvement Funds, Private Donations, Bond Funds, TPWD grant	\$650,000
	<b>Subtotal Future Park Development and Improvement</b>			<b>\$114,350,000</b>		<b>\$30,483,333</b>
	<b>Future Development of Recreational and Maintenance Facilities</b>					
10-23 years	<b>Amphitheater</b> - Elevated performance stage, shaded spectator seating, restrooms, parking, water and electricity and concession vendor accommodations.			\$1,000,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, explore WISD assistance, Bond Funds	\$500,000
Ongoing	<b>Sport Fields</b> - Accounted for in the development and improvement of community parks.				Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, explore WISD assistance, Bond Funds	
Ongoing	<b>Support Facilities</b> - Playgrounds, Pavilions, Picnic Facilities, Park Restrooms etc. are accounted for in the above park development and improvement.				Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds	
Ongoing	<b>Park Maintenance Facility</b> - Additions to the parks operation and maintenance facility.			\$500,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, explore WISD assistance, Bond Funds	\$500,000
	<b>Subtotal Future Development of Recreational and Maintenance Facilities: 10-15 years</b>			<b>\$1,500,000</b>		<b>\$1,000,000</b>
	<b>Expenditure Range over a period of 13 - 20 years from 2017 to 2037</b>			<b>\$193,250,000</b>		<b>\$45,816,667</b>
<b>SUMMARY ACTIONS AND EXPENDITURES OVER A PERIOD OF 30 YEARS FROM 2007 TO 2037</b>						
	<b>Total Land Acquisition</b>	<b>2,824 acres</b>				
	<b>Total Expenditure: Park Development and Improvement</b>			<b>\$112,960,000</b>		<b>\$26,372,000</b>
	<b>Total Expenditure: Development of Recreational and Maintenance Facilities</b>			<b>\$4,000,000</b>		<b>\$3,500,000</b>
	<b>Total Expenditure: Consultancy Studies</b>			<b>\$1,260,000</b>		<b>\$635,000</b>
	<b>Total Expenditure for 2007 to 2030</b>			<b>\$333,750,000</b>		<b>\$89,936,167</b>

Note: Costs shown are 2007 values at a pre-design level, and will vary as more detailed design occurs. List is for guidance in planning, and not all items may be implemented. Land costs are estimated at an average of \$40,000 per acre. Land costs shown are general estimates intended to establish allowances and will vary. Grants and donations may reduce the cost of each item significantly.



A comparison of the recommended acreage acquisition as per the Action Plan with the acreage needs at build-out population of 125,000 reads as follows:

<b>Table 8.2 Recommended Acreage Acquisition over the next 25 years</b>					
<b>Park Type</b>	<b>1-5 Year Acreage Acquisition</b>	<b>5-10 Year Acreage Acquisition</b>	<b>10-25 Year Acreage Acquisition</b>	<b>Total Recommended Acreage Acquisition</b>	<b>Acreage required at build-out population*</b>
Neighborhood Parks	82	50	125	257	207
Community Parks	140	140	280	560	655
Special Purpose Parks	101	56	180	337	360
Linear Parks	20	100	300	420	595
Open Space					375
<b>SUBTOTAL</b>	<b>343</b>	<b>346</b>	<b>885</b>	<b>1,574</b>	<b>2,192</b>
Regional Parks	200		1,050	1,250	1,250
<b>TOTAL</b>	<b>543</b>	<b>346</b>	<b>1,935</b>	<b>2,824</b>	<b>3,442</b>

\* Acreage additional to 2007 existing acreage - See Table 6.1

The purpose of this summary table is to demonstrate how the need for park and open space acreage at build-out conditions can be achieved under ideal circumstances. Many factors play a role in the acquisition of park land, including the level of development, available funding and unforeseen opportunities including land donations. The land acquisition may thus not necessarily take place in the same order or the same time frame as shown. It is recommended that the acquisition of open space and land for linear parks, be achieved through the establishment of creek buffers beyond the 100 year flood line of creeks as determined by the proposed Creek Corridor Study for the City of Waxahachie, and the establishment of nature preserves.

Land acquisition can also be secured through efforts of the Trust for Public Land (TPL) which according to their website (<http://www.tpl.org/>) is a “national, nonprofit, land conservation organization that conserves land for people to enjoy as parks, community gardens, historic sites, rural lands, and other natural places, ensuring livable communities for generations to come.” Their services include assistance to:

- define conservation priorities, identify lands to be protected, and plan networks of conserved land that meet public need;
- identify and raise funds from federal, state, local, and philanthropic sources;
- help structure, negotiate, and complete land transactions that create parks, playgrounds, and protected natural areas; and
- acquire and share knowledge of conservation issues and techniques to improve the practice of conservation and promote its public benefits.



## 8.4 Funding Strategies

Different parks and pathways/trails will require different funding strategies. While improvements to existing parks and most sidewalks can be built with local funds, other parks, open space, and trail projects may be able to contend for state or federal funds, although the level of these funding sources has decreased significantly in recent years. This section provides brief descriptions of these funding implementation assistance opportunities.

### 8.4.1 City Generated Funding Sources

**General Fund Expenditures** are primarily used for improvements to existing parks and facilities. Typical general fund expenditures are for smaller repair and replacement efforts.

**Bond Funds** are primarily targeted for new facilities.

**Electric Utility Partnerships** can be established for utility easement trails. This partnership typically does not involve monetary contributions. However it does include use agreements for easements held by utility companies.

**Electric Utility Bill Contributions** – residents of the City can choose to add a small amount to their utility or garbage collection bills to fund park improvements. Abilene has used a \$1.00 a month contribution to raise over \$470,000 since 1987, and has used that funding to replace playgrounds throughout the City. Waxahachie could ask citizens to contribute \$1.50 or \$2.00 per bill (for a total of \$18.00 to \$24.00 per year) towards park improvements. With contributions from 1000 accounts, a total of \$18,000 to \$24,000 could be raised annually.

**Half Cent Sales Tax Funds** can be used for design and development of existing and new facilities.

**Park Donations Funds** can be used for applicable projects, equipment, and general facility improvements.

### 8.4.2 Governmental Grant Sources

A variety of grant sources exist, but three general sources account for most of the major potential sources of grants for parks in Texas. These include programs administered by the Texas Parks and Wildlife Department, the Texas Department of Transportation, and the Department of the Interior through the Urban Parks and Recreation Recovery (UPARR) program. The following is an overview of major grant programs.

**TPWD - Texas Recreation and Parks Account (TRPA)** is the primary source for park grants in Texas and, in addition, provides funding for recreational trails. A maximum of 50 percent match can be obtained, up to \$500,000, for new park and trail facilities, as well as for indoor facilities. Grant applications that stress joint funding and support from



two or more local entities may have a greater chance in contending for the TRPA grants. Recent developments have reduced the amount of available funds from the state, and the City should consider other available funding sources whenever possible.

***Outdoor Recreation Grants***

This program provides 50% matching grant funds to acquire and develop parkland or to renovate existing public recreation areas. In the past, there were two funding cycles per year. There is now one funding cycle per year with a maximum award of \$400,000. Eligible sponsors include cities, counties, MUDs, and other special districts. Projects must be completed within three years of approval. Application deadline is **July 31** each year.

***Indoor Recreation (Facility) Grants***

The program provides 50% matching grant funds to municipalities, counties, MUDs, and other local units of government to construct recreation centers, community centers, nature centers, and other facilities (buildings). The grant maximum is \$417,563 per application. The application deadline is **July 31** each year.

***Community Outdoor Outreach Program (CO-OP) Grants***

The CO-OP grant helps to introduce under-served populations to the services, programs, and facilities of Texas Parks & Wildlife Department. This is not a land acquisition or construction grant; this is only for programs and services. Grants are awarded to non-profit organizations, schools, municipalities, counties, cities, and other groups. Minimum grant requests are \$5,000, and maximum grant requests are \$30,000. This grant program has changed from two funding cycles to one funding cycle per year. Application deadline is **February 1** of each year.

***Recreational Trail Grants***

The Texas Parks and Wildlife Department (Texas Parks and Wildlife Department) administers the National Recreational Trails Fund in Texas under the approval of the Federal Highway Administration (FHWA). This federally funded program receives its funding from a portion of federal gas taxes paid on fuel used in non-highway recreational vehicles. The grants can be up to 80% of project cost. Funds can be spent on both motorized and non-motorized recreational trail projects such as the construction of new recreational trails, the improvement of existing trails, the development of trailheads or trailside facilities, and the acquisition of trail corridors.

***Texas State Boat Ramp Construction Program*** provides 75% matching grant funds for the construction of public boat ramp facilities throughout the state. Local government sponsors must make an application, provide the land, provide access to the proposed boat ramp, supply 25% of the development costs, and accept operation and maintenance responsibilities for a minimum 25-year period. These funds are allocated annually through the federal Sport Fish Restoration Act. The deadlines for this program are **June 30** and **October 31**.

***Land & Water Conservation Fund (LWCF) Grants***

TPWD administers the Texas apportionments of LWCF through the Texas Recreation Park Account. If an entity is applying for an Indoor Grant, Outdoor Grant, or Small



Community Grant, TPWD may consider the application for LWCF funding. No separate application is required.

**Regional Park Grants** provide 50% matching fund grants to local governments in order to create large, intensive-use recreation areas, regional systems of parks, and conservation areas with trail linkages, as well as linear greenways between parks and other community amenities in Texas' urban areas. These grants encourage partnerships and leverage development between the private sector, non-profit organizations, and among local governments. Priority is given to a project that has local matching funds from multiple political jurisdictions as well as non-profit organizations/private donations, is listed in local park master plans, will be used in a multiple jurisdictional manner, provides water-based recreation, links multiple jurisdictions with trails or greenbelts, and has a direct link to the mission of Texas Parks & Wildlife Department. There is no ceiling on match amounts, but grant awards are dependent on the number of applicants and the availability of funds. Past recipients for the Regional Park Grant have ranged from \$750,000 to \$1,200,000. Deadlines are held on **January 31** of each year.

**National Park Service (NPS) Programs** include the Land and Water Conservation Fund (LWCF) and Urban Park and Recreation Recovery Act (UPARR), which provide funds for parks and recreation. Congress appropriates both funds. Typically, the funding sources have supported traditional parks rather than linear systems. Funding for new UPARR grants was eliminated for FY 2003 and 2004. However, funding may be restored in future appropriations.

**Environmental Protection Agency** can provide funding for projects with money collected in pollution settlements.

***Sustainable Development Funding Program***

The North Central Texas Council of Governments (NCTCOG) Sustainable Development Funding Program was created by its policy body, the Regional Transportation Council, to encourage public/private partnerships that positively address existing transportation system capacity, rail access, air quality concerns, and/or mixed land uses. By allocating transportation funds to land use projects promoting alternative transportation modes or reduced automobile use, NCTCOG and its regional partners are working to address mounting air quality, congestion, and quality of life issues.

***Regional Transportation Council Partnership Program***

Through the Local Air Quality Program, NCTCOG's Regional Transportation Council will fund transportation projects that address the new air quality standard, including traffic signal timing, trip reduction, air quality outreach and marketing programs, vanpool programs, bicycle/pedestrian regional connections, high-emitting-vehicle programs, diesel freight programs, off-road construction vehicle emissions reduction programs, park-and-ride facilities, and other air quality strategies. Previous submissions were due March 2006.

***Transportation Enhancement Program funds available***

Through the Statewide Transportation Enhancement Program, the Texas Department of Transportation has made funds available during 2006 for construction of non-traditional transportation projects such as bicycle routes, pedestrian safety, and landscaping of



transportation facilities. NCTCOG reviewed the projects within the Metropolitan Planning Area for eligibility, ranked the projects, and provided the state-required Letter of Transportation Improvement Program Placement. Submittals were due February 2006 and even though many projects were approved, the program was cancelled in its entirety for 2006.

The Program provides monetary support for transportation activities designed to strengthen the cultural, aesthetic, and environmental aspects of the transportation system. Funding is on a cost reimbursement basis, and projects selected are eligible for reimbursement of up to 80% of allowable cost. This funding program is not available on a yearly basis, but intermittently only, often in 5 year periods apart. The next opportunity for funding under this program will be in 2010.

### **8.4.3 Other Private and Quasi Private Funding Sources**

**Partnering with Developers and Private Land Owners** may become possible in Waxahachie by implementing park land dedication rules, whether voluntary or mandatory. Such an ordinance provides a vehicle for development of parks, open space, and trails as land is developed in Waxahachie. Waxahachie should consider such an ordinance or a program that requires the sale of raw land in a new development to the City for future park development. If adopted, a dedication ordinance should require sufficient funding so that tangible park improvements can be made, rather than token improvements.

**Other Foundation and Company Grants** assist in direct funding for projects, while others exist to help citizen efforts gets established with small seed funds or technical and publicity assistance. Before applying for any grant, it is crucial to review *The Foundation Directory* and *The Foundation Grants Index* published by the Foundation Center to learn if a particular project fits the requirements of the foundation.

**Grants for Greenways** is a national listing that provides descriptions of a broad spectrum of both general and specific groups who provide technical and financial support for greenway interests.

**An “Adopt-a-Park Program”** could be developed to provide a consistent process for private and commercial donors to contribute to the development of specific parks in Waxahachie. The donations would be recognized at the applicable park by methods of signage, plaques or naming rights to a particular donated feature. Even a modest amount raised annually by area homeowners’ associations can replace old trash receptacles, provide new benches, or pay for the installation of trees.

**Sponsorship through Businesses** is a means to secure funding through businesses operating in the City of Waxahachie. Entities can contribute through the Parks Foundation or directly support park department construction or programming efforts.

**Partnerships with Interest or Volunteer Groups** that are typically non-profit organizations keenly interested in particular subjects e.g. human interaction with nature,



wildlife, native plants, and aesthetics of a City environment are often willing to contribute time and energy free of charge for the betterment of parks and open space.

### **National Endowment for the Humanities**

As part of its *We the People initiative*, the NEH has a grant program designed to help institutions and organizations secure long-term improvements in and support for humanities activities that explore significant themes and events in American history, thereby advancing knowledge of the founding principles of the United States in their full historical and institutional context.

Grants may be used to support long-term costs such as construction and renovation, purchase of equipment, acquisitions, and conservation of collections. Grants may also be used to establish or enhance endowments that generate expendable earnings for program activities.

Because of the matching requirements, these NEH grants also strengthen the humanities by encouraging nonfederal sources of support. Applications are welcome from colleges and universities, museums, public libraries, research institutions, historical societies and historic sites, public television and radio stations, scholarly associations, state humanities councils, and other nonprofit entities. Programs that involve the collaboration of multiple institutions are eligible, as well, but one institution must serve as the lead agent and formal applicant of record.

## **8.5 Policies and Ordinances**

**Development Review** - One of the most significant opportunities for cities to ensure the implementation of the vision and intent of the Parks Master Plan is during the review of proposed residential and non-residential developments. This is the time that crucial decisions are made that affect the future acquisition of park land, development of parks and trails, and the protection of open space. With some cities this responsibility lies solely with the Planning and Zoning Commission, whereas other cities have their Parks and Recreation Board review the proposed development prior to P&Z review. In both cases, it is helpful for the reviewers to have a checklist as a reference and guide in the decision making process. Such Development Review Guidelines are provided in Addendum G for use by the City of Waxahachie by the Parks Board and Planning and Zoning Commission. The following is a summary of this set of guidelines:

1. Protection of the 100 year floodplain of creeks and streams
2. Preference for no reclamation of flood land below the 100 year flood line
3. Up to five hundred feet creek protection buffer along the 100 year floodplain of all creeks
4. Single loaded roads along parks and open space
5. Visually transparent wrought iron fences along parks, trails and open space
6. Appropriate park land dedication
7. Minimization of Pocket Parks
8. Easements not to account toward parkland dedication
9. Protection of unique features
10. Multi-tier roof pavilions



11. Creek road crossings with a trail underpass
12. Physically and aesthetically accessible detention ponds
13. Solid wall landscape requirements along non-residential use areas
14. Mandatory site visits to all proposed developments

See **Addendum G: Development Review Guidelines** for a comprehensive list of development review consideration

**Ordinance Support for Trail System Development** - Utilize a Park Land Dedication Ordinance to assist in the implementation of a City wide trail system. Trail corridors can be integrated into developments as the development goes through the platting process. Land for trail corridors can be donated in a fashion similar to the dedication of land for traditional parks, and each adjacent development can be required to construct its portion of the overall trail system, or other trails that connect to the main trail network. Flower Mound and Allen, Texas have trail dedication components built into their Park dedication ordinances that can be used as models.

**Parks and Recreation Board** - City Staff should provide presentations of significant changes in the Parks Master Plan and provide brief summaries of annual updates to the documentation. This will provide the Board with comprehensive information to assist with development decisions.

**Joint Planning with the neighboring Cities of Midlothian, Red Oak, and Ennis** - Establish joint planning efforts with these neighboring cities to provide additional options to address recreation needs in Waxahachie.

**Joint Planning with Waxahachie ISD** - Establish joint planning review sessions with Waxahachie ISD to allow for coordination of facilities usage and development.

**Joint Planning with Ellis County** - Continue joint planning efforts with Ellis County to provide additional options to address recreation needs in Waxahachie. An example would include the regional park along the upper reaches of Prong Creek.

***“One measure of a development project’s success should be the increase in the number of songbird species inhabiting a site after it has been developed.”***

William McDonough

Dean: School of Architecture; University of Virginia



**Specific Policy Actions**

*(See also Paragraph 7.2 City Policy)*

1. Establish a City Ordinance that requires a minimum of 80% compliance for single loaded roads along all future parks, buffers, floodplains, and open space. Single loaded roads allows for accessible parks that are safe and inviting. Safety is generally achieved by the informal surveillance provided by the residents overlooking the park.
2. Establish a City Ordinance that requires transparent metal rod (wrought iron) fences in lieu of solid wood fences along private properties bordering parks, trails, creek corridors, and open space so as to contribute to a sense of openness and safety.
3. Adopt policies, which emphasize the importance of the preservation and protection of the City's tree cover and creek system. Plan ahead to protect and preserve the City's 100-year floodplains including up to a 500 feet creek protection buffer beyond the floodplain.
4. Establish a City Ordinance that mandates the donation of floodplain lands along creeks. Such land is not developable, yet provides habitat and corridors of movement for fauna and the opportunity for use as open space, greenways, and trails (see Paragraph 7.2; Recreation and Drainage Easements)
5. Establish a City Ordinance that reduces and/or eliminates reclamation of any floodplain land for purposes of residential and non-residential development.
6. Endorse the establishment of creek protection corridors of up to 500 feet beyond the 100 year floodline.
7. Continue to work directly and continuously with the Waxahachie Independent School District, so as to acquire lands for neighborhood parks in conjunction with school district property acquisitions and to develop park facilities that can be used jointly by school children and residents.
8. Identify school sites that may be developed jointly with the school district as publicly accessible parklands.
9. Establish a formal process and agreements for working directly and continuously with the various utility districts and other City departments that can assist in acquiring parks lands or in jointly developing facilities. These include the City's Public Works Department, the City's Development Department, schools, private entertainment providers, as well as other City of Waxahachie departments.
10. Pro-actively search for parklands to target for acquisition over the next five years. Include Waxahachie ETJ (Extra Territorial Jurisdiction) in this search.
11. Endorse the park to population ratios established by this Parks Master Plan to guide the acquisition and development of parks in all sectors of the City. These



are 2 to 3 acres per 1,000 population for neighborhood parks, 7 acres per 1,000 population for community parks, 3 acres per 1,000 population for special purpose parks, 3 acres per 1,000 population for linear parks, 10 acres per 1,000 population for regional parks, and 3 to 5 acres per 1,000 population for open space.

12. Endorse the creation of linear park corridors that bisect and link parts of the City. Use the corridors identified in this plan as the major corridors throughout the City. Incorporate additional trail linkages to ensure that everyone in the City is within walking distance of a trail that links with the overall City Trail network.
13. Establish standards for developing land adjacent to linear park corridors. These include helping to fund linear parks, providing pedestrian connections to the parks, minimum amounts of landscaping along those corridors, and signage regulations adjacent to or within the linear park corridors.
14. Ensure that adequate maintenance personnel are provided to take care of parklands in the City. Expect and provide an exceptional level of care for high visibility parks.
15. Endorse the need for the acquisition and preservation of open space preserves throughout the City limits. Consider acquiring these lands in conjunction with needed park areas as well as through Conservation Planning and Development (see Paragraph 7.2.1).
16. Pursue alternative methods of funding park system and programming improvement, such as partnerships with non-governmental entities, grant funding sources, establishing "Friends of..." organizations, and contracting out programs or operations. Consider these and other methods only where feasible and financially sound.

### ***Other City Plans***

The success of the Parks Master Plan implement goes hand-in-hand with other City plans and ordinances e.g. Comprehensive Plan; Drainage and Flood Management Plan; and Thoroughfare Plan. Parks Master Plan concepts and ideas to be addressed by these documents include the following:

1. Comprehensive Plan:
  - o Conservation Development;
  - o Single loaded roads; and
  - o Protection of unique features in the City.
2. Flood Drainage Prevention Ordinance:
  - o Creek corridor protection; and
  - o No platting allowed further to the creek than the edge of the Flood Prevention Management Area (FPMA).
3. Thoroughfare Plan:
  - o Road alignment and creek crossings; and
  - o More specifically, the following should be considered:



- Align the road grid to follow the creek pattern to allow for shorter, 90 degree crossings as far as possible.
- Avoid ecological nodes or “hotspots” as identified in the 2007 Parks, Recreation and Open Space Master Plan.
- Limit creek crossings; do not provide any creek crossing closer than ½ mile from each other; ideally creek crossings should be ¾ to 1 mile apart to limit destruction of the creek environment.
- Utilize existing crossings as far as possible.
- Creek crossings should make allowance for 11 to 12’ free board below bridge to allow for under-bridge trail connections, which is important to consider for any future bridges and the upgrade of existing bridges.
- Creek crossings to stay away from tributary connections (identified as important ecological nodes in the Parks Plan).
- The Parks Plan recommends single loaded roads along all creek corridors and other open space including parks. Thoroughfare roads that parallel creeks should be at a distance far enough to make development including such single loaded roads, possible.
- The Parks Plan recommends up to a 500 feet buffer along creek corridors measured from the 100 year floodplain line as calculated at build-out conditions – keep this in mind when considering the Thoroughfare Plan.

## 8.6 Parks and Recreation Marketing Implementation

### Introduction

The benefits of parks and recreation facilities and programs to the citizens of Waxahachie are significant. Using park facilities can lead to a healthier and satisfying life style. In turn, better park facilities can lead to an improved perception of the City and the **quality of life** features it provides. The marketing plan for parks includes two key areas, which are:

- **Understanding** the target market and the needs of that market, **and addressing areas of key needs**, and
- **Promoting** facilities and programs offered by the department or affiliated entities.

### Promotion of Department Facilities and Area Programs

A plan to “market” park facilities, programs, and events should be a key component of the continued growth and expansion of the Waxahachie Parks Department. From the City’s perspective, marketing essentially refers to getting the word out and letting the residents of Waxahachie know about key facilities and programs that are available. Promotion is extremely important in that it communicates the value of the services that the City is providing to residents of Waxahachie. Components of the marketing plan should include:

- Promotional materials, including flyers and seasonal newspaper inserts;
- An updated internet website;
- Periodic presentations to the City Council regarding park facilities;
- Promotional events; and



- Periodic public announcements and special features on local radio and television to discuss new features and programs provided by the Parks Department.

**Web site enhancement** – many park departments today are relying on sophisticated websites to promote park facilities, recreation programs, and special events. Waxahachie’s website is functional and provides information similar to most parks departments, but could easily be enhanced to become an excellent information tool for the department. The website should be interesting, dynamic, and to some degree have new features periodically that keep it up to date. Many park departments in the state now have their own websites, linked to the main, overall City website. This helps the department establish a strong identity and become better known as a site for quick information.

The web site could include web pages on the following items (some of these are already on the website, but could be re-arranged to provide a dynamic promotional tool for the Parks Department):

- **Existing parks – facilities available within each park.** Information from the Parks Master Plan document can be added to the website for a quick description of each park. Include 360 panoramic views from specific locations in parks.
- **Planned improvements** – provide information on planned improvements, including a copy of the overall master plan summary in a downloadable format.
- **Special Facilities**, once developed, provide information on meeting rooms, fitness facilities, gymnasiums and aquatic areas; include hours of operation and cost, special events, and photographs of the facilities.
- **Sports league information** – assist associations in establishing their own sites, and provide link to those sites. This could build league participation by providing easy sign up information. The current Waxahachie website provides the following links: Waxahachie Sports Complex Fall 2006 Softball Schedules; A.S.A. Men's Church Slow Pitch National Championship Results; Contacts for Various Recreation Programs in Waxahachie; and American Softball Association National Umpire School.
- **Upcoming events** – location for information on upcoming events.
- **Programs that are currently being offered** – provide information on programs offered by Waxahachie.
- **Rental information** – provide rental rates and pictures of each facility. Outdoor pavilions can also be included on the web site.
- **Contact and Comment section** – provide location for contact information as well as a place for citizen comments.

Examples of informative and highly creative websites include:

- **City of Arlington Park Department** – <http://www.ci.arlington.tx.us/park/index.html>
- **City of Allen Park Department** – <http://www.Cityofallen.org/parks/home.htm>
- **City of Round Rock Park Department** – <http://ci.round-rock.tx.us/parks-rec/pard.htm>
- **City of Plano Parks Department** – <http://www.planoparks.org/>



The update of the website would require:

- Design update – estimated cost up to \$5,000
- Equipment server upgrades if required – estimated cost \$3,000 to \$5,000
- Staff training to be able to manage and update the website – estimated cost up to \$1,000 for training.

## 8.7 Plan Updates

The 2007 Waxahachie Parks, Recreation and Open Space Master Plan is a guide to be used by the City to develop the existing system for future needs over the next 5 to 10 up to 25 years. There will be changes that occur during the time frame of this plan:

- Population may increase more rapidly than projected;
- The community may indicate a special need for a facility not listed in the recommendations; and
- Development of recommendations will occur.

A review and update of this Parks Master Plan by City staff should be conducted every two years or when a significant change does occur. These updates can be published in short report format and attached to this Master Plan for easy use. Four key areas for focus of these periodic reviews are as follows:

**Facility Inventory** - An inventory of new facilities should be recorded as well as any significant improvements of facilities controlled by the Waxahachie Independent School District.

**Facility Use** - Facility use is a key factor in determining the need for renovation of additional facilities. Updates on league participation of sports facilities should be prepared each season with data from each association. Changes in participation of those outside the City limits as well as the citizens of Waxahachie should be recorded.

**Public Involvement** - As mentioned previously, this Master Plan reflects current population and attitudes as expressed by the citizens of Waxahachie. However, over time, those attitudes and interests may change as the City changes. Periodic surveys are recommended to provide a current account of the attitudes of the citizens and additional direction from the public on issues that may arise. In order to make an accurate comparison of the changes in attitudes and interests, it is recommended that future surveys follow the general format of the citizen survey conducted in this Parks Master Plan.

**Action Plan** - As items from the action plan are implemented, updates should be made to this prioritized list to provide a current schedule for City staff.



*Railroad between A&F Thompson Neighborhood Park and Paul Richards Park.*

*"Building on the unique quality of the City of Waxahachie's built environment, rural landscapes, open space and natural features, the 2007 Parks Master Plan establishes a*

***Vision of Excellence***

*expressed as a function of the nexus:*

***WHERE CULTURE MEETS NATURE."***

*Planning Team for the 2007 Parks Master Plan*



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