



CITY OF TERRELL



PARKS

+



RECREATION

+



OPEN SPACE

MASTER PLAN

2017

Approved by the City of Terrell City Council December 5, 2017





ACKNOWLEDGMENTS

The following individuals are recognized for their significant contributions to the preparation of the 2017 Parks, Recreation and Open Space Master Plan for the City of Terrell.

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EXECUTIVE SUMMARY

The City of Terrell is a rich gem in the very eastern corner of the Dallas-Fort Worth Metroplex. Terrell's unique history and diverse culture defy the typical suburban model. Terrell was founded in 1873 and has a long-standing employment base, giving Terrell a live-work, mixed-use balance. Only 30 miles from downtown Dallas, Terrell is poised to grow substantially in the next 20 years as the overall region continues to grow. To attract and maintain quality growth, the parks system needs to be improved and expanded to increase quality of life in the community. Therefore, the driving force of this Parks, Recreation, and Open Space Master Plan is 'Focus on a Bright Future.'

PLANNING FOR GROWTH

A city of 16,981 currently, Terrell is expected to grow 46% by 2030 and 155% by 2040. This growth will increase the demand for parks, recreation, open space, and trails as more residents and businesses move to the community. City leaders recognized this need and embarked simultaneously on an update to the Comprehensive Plan and the Parks Master Plan, both of which were last updated in 2002. The two plans were developed in conjunction to coordinate recommendations.

OPPORTUNITY FOR ADDED VALUE

Both in the DFW area and across the country, it has been proven that investments in quality parks and trails has a significant return on investment for a community. In Plano, parks raise the market value of nearby homes by \$337 million and in Dallas, for every \$1 invested in trails, the city sees a return of \$50. The city is home to an estimated 11,000 jobs, however, many of them, particularly high wage earners, choose not to live in Terrell. It is recommended that the city focus on park and downtown amenities to combat this issue and generate economic development by offering high-quality public amenities. Adding





unique, exciting public spaces generates visitors, retains current residents and gives employees a reason to live in town. Investment in key public spaces can have a huge return and add value to the community.

YOUTH SPORTS TOURISM

This plan recognizes and embraces the economic engine that is youth sports tourism. The city should work with the private sector to develop facilities for major tournaments. These should be sized not for Terrell's residential population base but for the unique location advantage that allows the city to draw visitors from a very large area. Attracting national and state events is the design standard for the recommended baseball/softball and soccer tournament facilities.

BALANCING OLD AND NEW

In order to create an equitable, quality park system, improvements to existing parks and facilities should be balanced with the development of new facilities. A focus of this plan will be to identify strategic redevelopment opportunities in existing parks that can be achieved in the short-term while planning and designing new parks as projected growth occurs.

PURPOSE OF PLAN

This Parks, Recreation, and Open Space Master Plan assesses existing conditions, considers trends, and makes recommendations for improvements to existing facilities as well as establishes criteria for the location, design, and development of new parks, recreation facilities, and trails. The plan is built on the following guiding principles, or goals:

QUALITY OF PARKS: provide a system of safe, well-maintained, quality parks that are accessible to all.

SYSTEM CONNECTIVITY: create a connected parks system via a comprehensive trail, bikeway, and sidewalk network.

PARKS AS A DEVELOPMENT CATALYST: leverage existing and future park system amenities to attract residents, businesses, and visitors.

COORDINATION: pursue strategic partnerships and funding opportunities to supplement existing funding sources.

ENHANCING PARKS AND OPEN SPACE

A complete renovation of Ben Gill Park is recommended to make better use of space within the city's signature park. Renovations to the four existing neighborhood parks are also recommended to improve these facilities and enhance quality of life for the surrounding residents. New types of parks and open space recommended in Terrell are downtown plazas/parklets to provide open space in the downtown area as well as lake recreation around the lakes in Terrell. These new, unique facilities will elevate Terrell as a community with a superior parks system.

"FOCUS ON A BRIGHT FUTURE"



CREATING A CONNECTED SYSTEM OF TRAILS AND BIKEWAYS

The City of Terrell has the opportunity to take advantage of linear greenbelt corridors that are found throughout the city for trail development. On-street connections to parks and schools are also very important. Strategically acquiring easements as soon as possible for these connections is critical to making this vision a reality.

ADDING RECREATION AND AQUATICS FACILITIES

In order to attract and retain residents, the city needs to add indoor recreation and aquatic facilities. This is a critical piece that is missing in the existing system. The ExCEL center is a great new amenity for Terrell ISD students, but it is not open to all residents. Therefore, the city should strategically plan for capital outlays to fund complementary indoor facilities such as a new facility at Breezy Hill Park in the short-term and an aquatic center in the long-term.

RECOMMENDATIONS SNAPSHOT

CURRENT Parkland
146 acres

RECOMMENDED FUTURE Parkland
403 acres

-  **REINVEST** | In the first 10 years aim to **REFURBISH, EXPAND, AND ENHANCE** each of the existing parks
-  **NEIGHBORHOOD PARKS** | **6 NEW PARKS** at approximately 10 acres each, based on new growth
-  **COMMUNITY PARKS** | **1 NEW BASEBALL/SOFTBALL COMPLEX** that is about 50 acres along the IH 20 corridor
1 NEW SOCCER COMPLEX that is 50 to 100 acres close to the center of Terrell
-  **DOWNTOWN PLAZAS** | **3 DOWNTOWN PLAZAS** for a total of just under 6 acres
-  **REGIONAL PARKS** | **3 LAKE RECREATION PARKS** around Terrell Lakes
-  **GREENBELT TRAILS** | **OVER 48 MILES OF PAVED TRAIL** in creek greenbelt corridors
-  **BIKEWAYS** | **OVER 10 MILES OF BIKEWAY ACCOMMODATIONS** throughout the city



MAJOR PLAN RECOMMENDATIONS



Implementation of the plan will occur over 25+ years, so high, medium, and low priority actions are identified as part of a phased implementation action plan. High-priority items include addressing safety issues, acquiring key land for park expansion, and making renovations to existing neighborhood parks.

In addition to the major plan recommendations shown to the left, the plan recommends major policy changes, including:

Lighting Regulations: This plan recommends sports fields at several parks. In order to encourage safe use of these fields, lighting needs to be added to the system and regulated by city ordinance.

Quality of Life Sales Tax: In order to fund the plan over the next 25 years, new funding sources must be identified. One such source is an elective 'Quality of Life' 4B sales tax that can go towards park and recreation facility construction.

Naming Rights for Lakes: The city owns three lakes, none of which has an impactful name or welcoming facilities. The City Council should assign responsibility for naming the lakes to the Park Board.





INTRODUCTION

- 1.1 BACKGROUND & PURPOSE
- 1.2 VISION & GOALS
- 1.3 PLANNING PROCESS



1.1 BACKGROUND & PURPOSE

BACKGROUND

Terrell is a growing community located at the eastern edge of the Dallas-Fort Worth Metroplex. Part of what makes Terrell unique is the rich heritage; the city was originally developed as a railroad town with the construction of the Texas and Pacific Railroad line and has a quaint downtown full of character. Terrell is also unique because of the amount of land within existing parks that is undeveloped.

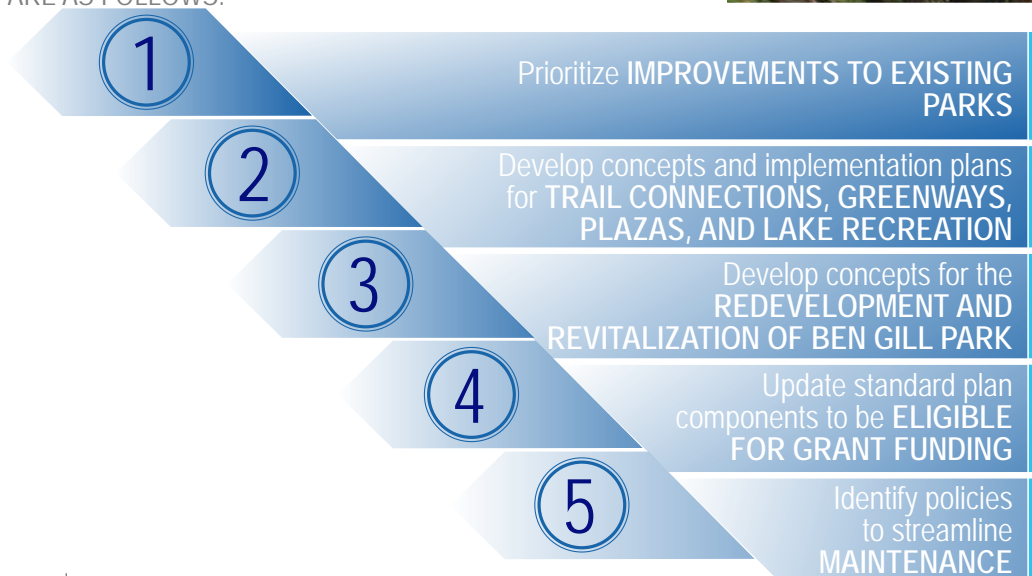
Terrell is expected to experience significant population growth within the next 15-20 years. As this growth occurs, the demand for parks, recreation, open space, and trails will increase. The city is therefore planning now to create a quality parks, recreation, trails, and open space system that attracts residents and businesses to their community. This plan will identify several opportunities to improve existing parks and construct signature park and recreation amenities within the city to improve overall quality of life.

PURPOSE

Communities should plan for parks and recreation facilities similar to how they plan for new housing developments or schools. This involves a comprehensive process to develop and consistently update a parks system master plan. City leaders in Terrell recognize this need and have embarked on an update to the city's park master plan, which was last updated in 2002.

This document will help identify capital projects for parks, trails, and open space that, when implemented over time, will create a cohesive parks and recreation system in Terrell. The city has also recently completed a park master plan for Ben Gill Park; the results of that design process is incorporated in this document.

THE SPECIFIC PLAN GUIDING PRINCIPLES ARE AS FOLLOWS:



ECONOMIC VALUE OF PARKS AND TRAILS

When people are looking for a new place to live, often times access to quality parks and trails is a major deciding factor. In order to set Terrell apart from other communities in the eastern part of the DFW Metroplex, an enhanced park system should be a priority as new development occurs in Terrell. The obvious, tangible benefits that parks have are physical health, mental health, and social interaction, but the less tangible benefits are economic.

ADDED VALUE – a high-quality, diverse parks system can...

Attract **NEW TALENT**

Retain **RESIDENTS**

Encourage **ECONOMIC DEVELOPMENT & BUSINESS** relocation to Terrell

Result in **FISCAL SUSTAINABILITY**

In the City of Plano, parks raise the market value of nearby homes by \$337 million.¹ In the City of Dallas, for every \$1 invested in trails, the city sees a return on investment of \$50 and for every \$1 invested in parks, the city sees a \$7 return on investment.²

¹ Trust for Public Land. *Economic Benefits of Plano's Park and Recreation System*. 2017.

² City of Dallas. *2017 Bond Program Presentation*. 2017.

1.2 VISION & GOALS

The overall vision for the City of Terrell's Parks, Recreation, and Open Space Master Plan is to *provide quality parks, create a connected system, use parks as a development catalyst, and pursue strategic partnerships*. In order to achieve this overarching vision, the following goals have been developed. Each goal is supported by specific, achievable objectives. These goals and objectives will be referenced throughout the master plan document.



GOAL 1 | QUALITY OF PARKS

Provide a system of safe, well-maintained, quality parks that are accessible to all.

Prioritize improvements to existing parks in an equitable manner.

Remove and replace outdated equipment to ensure that each park is safe.

Develop a maintenance schedule to ensure that all parks are in superior condition.

Incorporate elements such as history, art, and levels of sustainability that make parks unique.

Consider the needs of both current and future residents of Terrell during park planning and design processes.

Incorporate parks and recreation trends into park improvements.



GOAL 2 | SYSTEM CONNECTIVITY

Create a connected parks system via a comprehensive trail, bikeway, and sidewalk network.

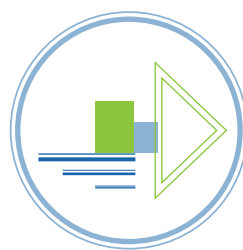
Acquire land around greenbelts and creeks to serve as future trail corridors.

Plan for a system of trails and bikeways that link parks, schools, downtown, and major attractions throughout the city.

Pursue funding opportunities to design and construct safe routes to school and active transportation corridors.

Ensure bike and pedestrian projects are incorporated into the thoroughfare plan.





GOAL 3 | PARKS AS A DEVELOPMENT CATALYST

Leverage existing and future park system amenities to attract residents, businesses, and visitors.

Acquire land to develop pocket park plazas throughout the city that serve as community gathering spaces.

Construct attractive gateways to demarcate key entry points of the city and districts.

Develop park amenities in downtown to provide natural relief for residents and visitors.

Assess the feasibility of recreation around lakes in Terrell to encourage tourism.



GOAL 4 | COORDINATION

Pursue strategic partnerships and funding opportunities to supplement existing funding sources.

Consider partnerships with other local governments and Terrell Independent School District to pursue additional park and recreation facilities.

Incorporate meaningful citizen participation in all park designs and park master plan updates.

1.3 PLANNING PROCESS

The development of the Master Plan was guided by the Parks Board, City Council, staff, and input from citizens. The analysis performed as part of this Master Plan and the resulting recommendations and priorities are based on the needs of the citizens as identified through a wide-reaching public involvement process. Included in this master plan is an implementation plan, which includes specific items to be implemented in the near-term (1 to 5 years), mid-term (5 to 10 years) and long-term (10 to 25 year) future.



Figure 1.0 – Planning Process
This diagram illustrates the planning process followed during the development of this Master Plan.





REPORT OUTLINE

This Master Plan is organized into 6 chapters, each of which details a major component of the master planning process.

CHAPTER 1 INTRODUCTION

In addition to defining the purpose of this Master Plan, this chapter also describes Terrell's vision and goals for parks, recreation, and open space system in the city.

CHAPTER 2 COMMUNITY CONTEXT

Chapter 2 analyzes aspects that influence the parks system in Terrell, including history, natural and cultural resources, and demographics. Additional context is provided about the previous parks master plan, recent trends in parks and recreation, and an overview of the public input received during the park master plan process.

CHAPTER 3 PARKS & OPEN SPACE

This chapter inventories the current parks and open space facilities in the city, analyzes needs for additional park amenities or parkland acreage, and lists recommendations for future implementation.

CHAPTER 4 | INDOOR RECREATION & AQUATICS

Chapter 4 analyzes the existing aquatics and recreation facilities in the city and recommendations are made for improvements.

CHAPTER 5 TRAILS & BIKEWAYS

This chapter reviews existing and planned trails and bikeways within Terrell and identifies corridors for further review for trail and bikeway accommodations.

CHAPTER 6 IMPLEMENTATION

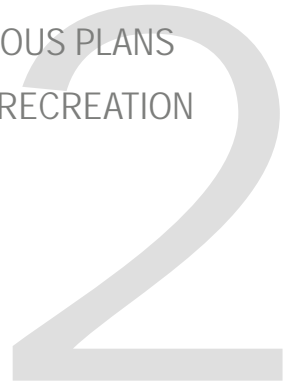
Chapter 6 outlines policy recommendations, summarizes action items, and defines costs in order to implement the parks master plan.





CONTEXT

- 2.1 HISTORY
- 2.2 NATURAL & CULTURAL RESOURCES
- 2.3 DEMOGRAPHIC ANALYSIS
- 2.4 OVERVIEW OF PREVIOUS PLANS
- 2.5 TRENDS IN PARKS & RECREATION
- 2.6 PUBLIC INPUT



2.1 HISTORY

A surveyor named Robert Terrell first built a cabin in the area in 1844 and worked with the Texas and Pacific Railroad Company to build a depot near the cabin. The area then developed as a railroad town and was officially incorporated in 1875. The Texas and Pacific Railroad runs from Longview, TX to California and helped the area grow rapidly as a commercial shipping center. The institution that is now Terrell State Hospital opened in 1855 and the Texas Military College was established in 1914, which is now Southwestern Christian College. While the town started as a commercial center and agricultural hub, the economy became more diverse, especially during WWII when the first British Flight Training School in the United States was opened in Terrell. After the war, the site transitioned to Terrell Municipal Airport and various industrial uses.

Today, Terrell is the second largest city in Kaufman County and is approximately 20 square miles. As previously noted, Terrell serves as an eastern gateway to the Dallas-Fort Worth Metroplex and is 30 miles from downtown Dallas. Major industries in the city include industrial manufacturing, retail and wholesale trade, distribution, and ranching and agriculture.

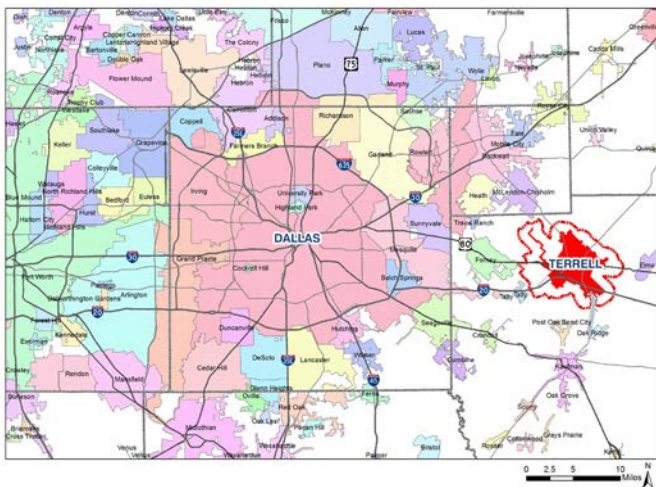


Figure 2.1: Terrell Location in DFW Area





2.2 NATURAL & CULTURAL RESOURCES

Terrell lies within the Blackland Prairie ecoregion of Texas and is therefore categorized by rich, dark soil that is highly suitable for agriculture. In fact, crop production is a major land use both within the city and just outside the city limits. Major crops include hay and other forages. Overall, the topography of Terrell is fairly flat and the most prevalent types of trees are oak.

There are also several water features within the greater Terrell area, including three lakes and numerous streams. The lakes are currently not publicly accessible but could be opened to serve as popular spots for lake recreation. Portions of Terrell fall within the 100 year floodplain, which is a consideration for future development of parks and trails. Terrell is also located within the Cedar Creek Reservoir Watershed, which is currently part of a watershed protection plan due to impairments of the waterways.

In addition to diverse natural features, Terrell also has many cultural resources that add to the rich history of the area. Within the city limits there are five properties included on the National Register of Historic Places, including the Warren-Crowell House, Cartwright House, Terrell Carnegie Library, First National Bank Building, and the Terrell Times Star Building. At the state level, there are 44 properties, churches, and cemeteries in the city that have a historical marker as designated by the Texas Historic Commission. Oakland Cemetery is the largest cemetery in the city located along US 80 near downtown. At Ben Gill Park, the historic Midland Railcar represents the rolling stock of the Texas Midland Railroad which used to be headquartered in Terrell. Finally, there are two museums located in Terrell: the Terrell Heritage Museum and the No. 1 British Flying Training School Museum.

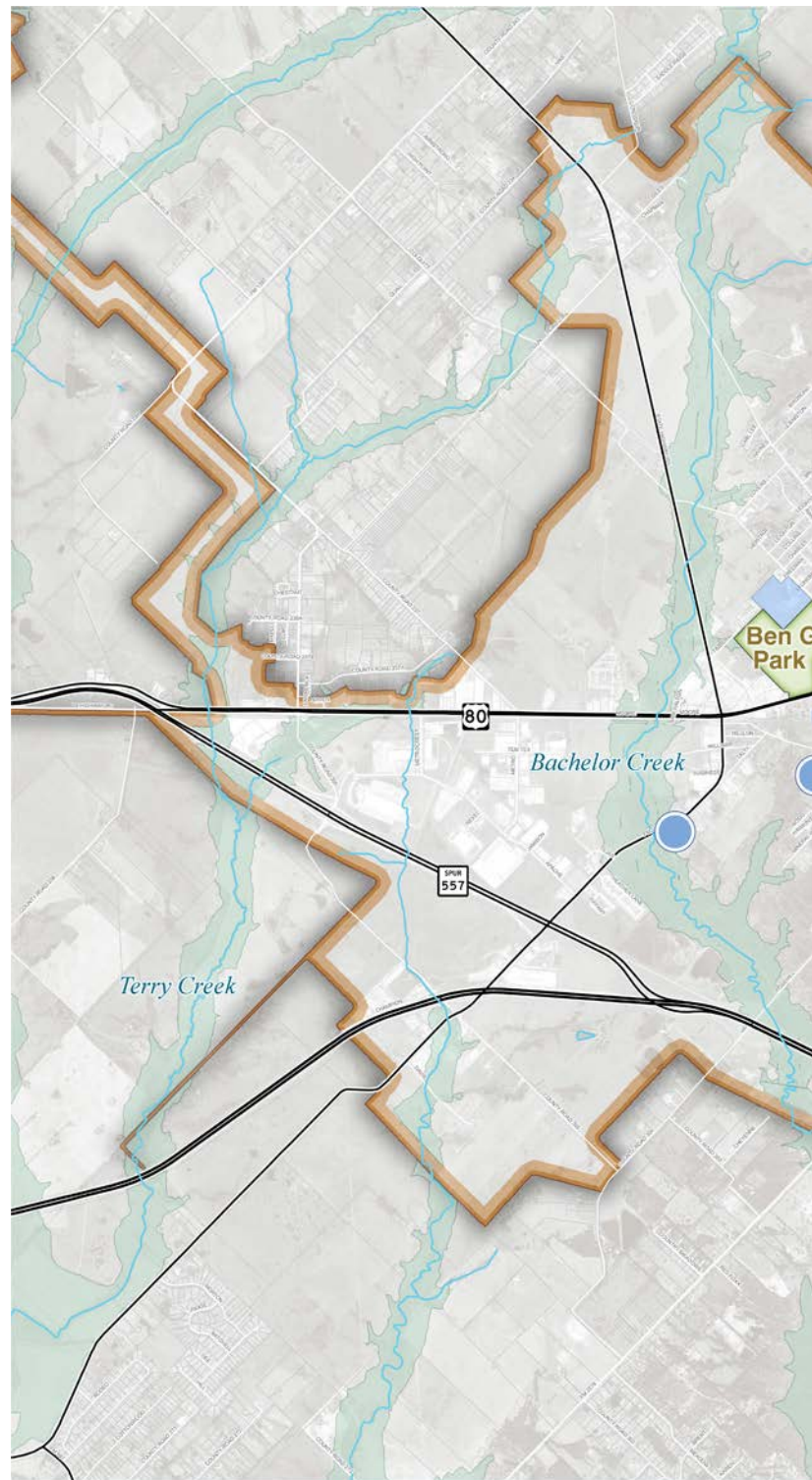
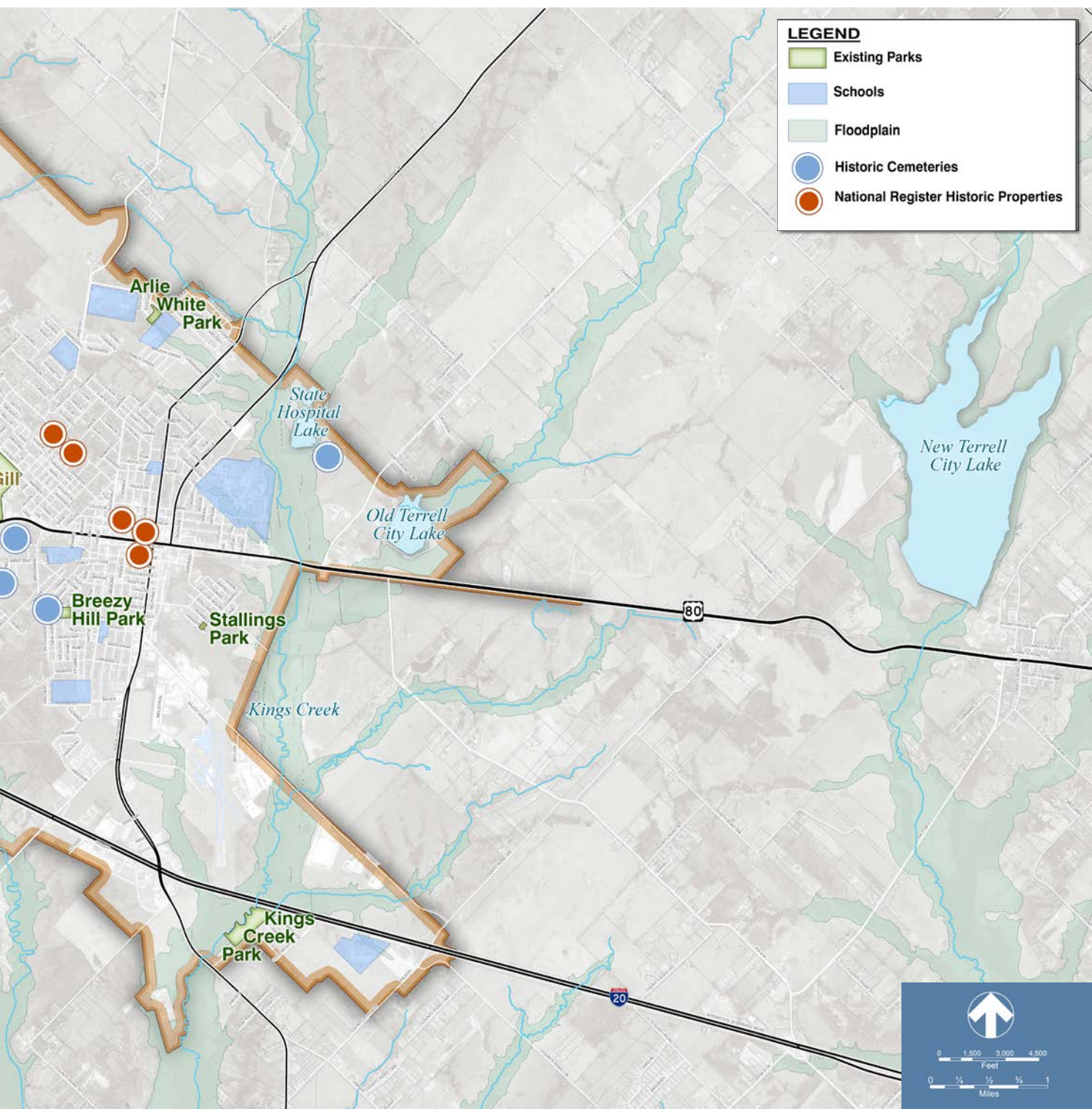
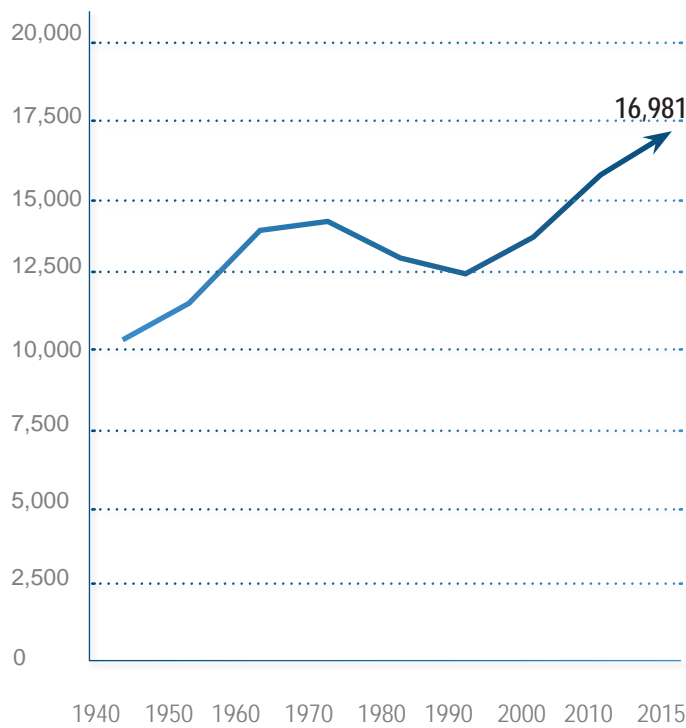


Figure 2.2: Natural and Cultural Resources in Terrell



2.3 DEMOGRAPHIC ANALYSIS

Figure 2.3: Terrell Population Growth (1940-2015)



Understanding the current and future size and make-up of a community is an integral part of the park master planning process. Demographic characteristics and projected populations in this section are from the 2010 U.S. Census estimates, the 2011-2015 American Community Survey 5-Year Estimates, and the North Central Texas Council of Governments (NCTCOG).

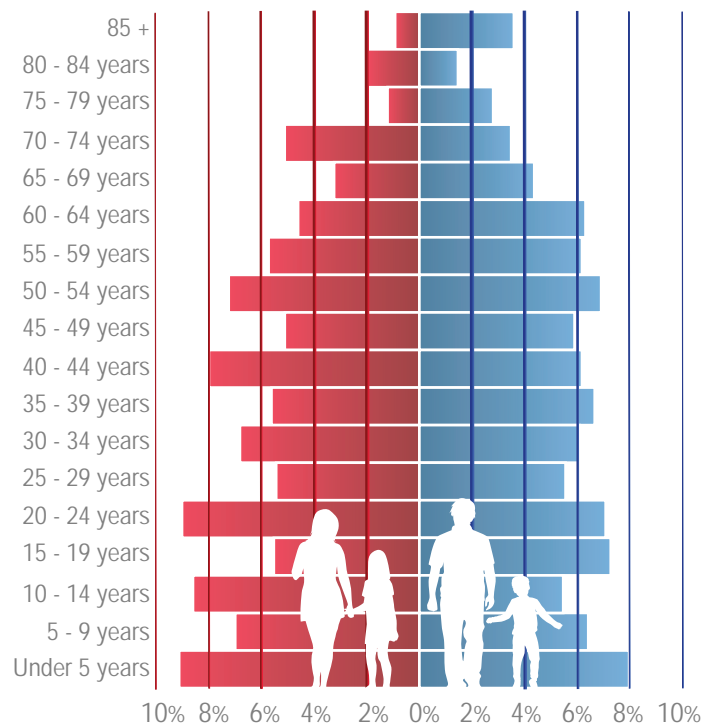
POPULATION GROWTH

Terrell's population has grown slowly over the past 65 years, adding only about 6,000 people during that time. According to the 2010 decennial Census, the population of Terrell was 15,816 which is a 16% percent increase from 2000. The most recent Census population estimates for Terrell in 2015 was 16,981. The city is currently the second largest city in Kaufman County.

According to the population forecasts used for the Terrell comprehensive plan update that is underway in 2017, the city is projected to grow to approximately 24,751 people by 2030 and to 43,403 by 2040. This represents 155% growth from 2015 to 2040. For reference, according to NCTCOG, Kaufman County as a whole is projected to grow 83% from 2015 to 2040. For the purposes of this plan, the 2030 forecast will be utilized to assess future park and recreation needs and the 2040 figure will be used for the build-out scenario.

For the purposes of this plan, the 2015 population estimate from the comprehensive plan effort (16,809) will be used to calculate park acreage level of service.

Figure 2.4: Terrell Population Pyramid (2015)



AGE AND GENDER CHARACTERISTICS

Evaluating population by age and gender is important to ensure that a community has an appropriate mix of parks, recreation, and community services. In Terrell, the largest population cohort is individuals under 5 years old, followed by 20 to 24 year olds. A young population indicates that the community is growing. There are also more females than males in all of the age cohorts 15 and older. Figure 2.4 illustrates the current population composition.

RACIAL AND ETHNIC CHARACTERISTICS

Evaluating racial and ethnic characteristics is also important to establish an existing profile of a community. Over 50% of Terrell is a minority and the largest minority group is African American. The percentage of residents that identify as Hispanic or Latino ethnicity has steadily increased since 2000. Table 2.1 includes the changes in race and ethnicity over time.

HOUSEHOLD CHARACTERISTICS

Characteristics of households are an important element of park system planning since they can indicate what the future housing mix may look like. The percentage of renter-occupied housing units in Terrell has increased as the percentage of owner-occupied housing units has decreased. Median rent has increased substantially from 2000 to 2015, while median household income only increased slightly. Table 2.2 shows changes in household characteristics over time.

Table 2.1: Race and Ethnicity (2000-2015)

	2000	2010	2015
Total Population	13,606	15,816	16,355
% White	55.4%	57.0%	66.4%
% Black	32.2%	27.4%	22.7%
% American Indian/Alaskan Native	0.4%	0.6%	1.5%
% Asian	0.6%	0.5%	0.6%
% Pacific Islander	0.02%	0.01%	0.1%
% Other	9.7%	11.8%	5.0%
% Multiple Races	1.7%	2.7%	3.8%
% Hispanic or Latino Ethnicity	17.6%	25.6%	26.1%

Note: Hispanic and Latino ethnicity is not considered a race, therefore percentages will not add up to 100%.

Table 2.2: Household Characteristics (2000-2015)

	2000	2010	2015
Total Housing Units	5,032	6,113	6,192
% Occupied	91.5%	89.7%	89.7%
% Owner Occupied	58.1%	52.1%	51.9%
% Renter Occupied	41.9%	47.9%	48.1%
% Vacant	8.5%	10.3%	10.3%
Average Household Size	2.77	2.74	2.81
Single-Person Home	25.0%	22.0%	26.1%
Median Home Value	\$66,500	\$93,400	\$92,700
Median Rent	\$433	\$653	\$676
Median Household Income	\$32,905	\$37,752	\$38,055

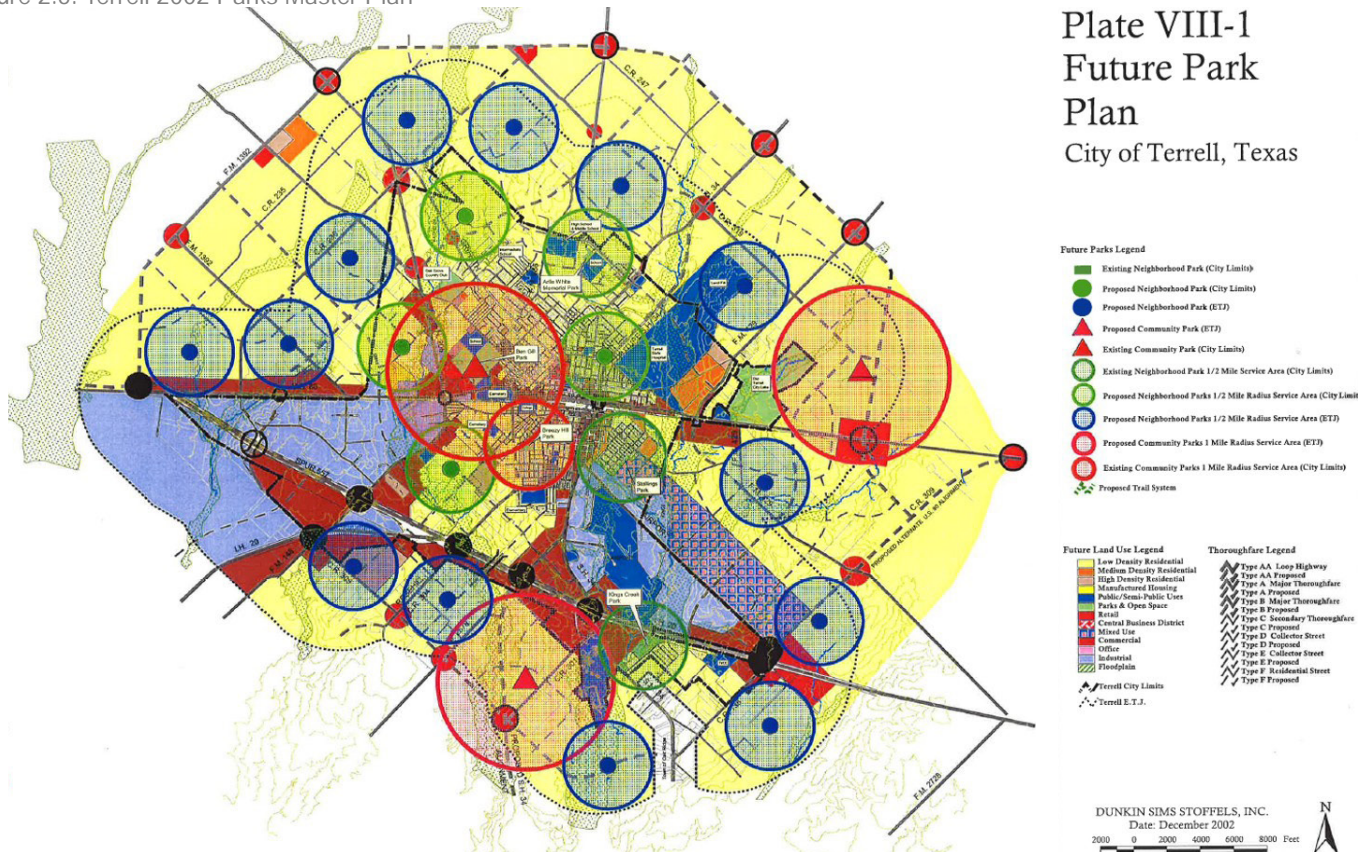
OTHER POPULATION CONSIDERATIONS

Beyond age, gender, race, ethnicity, and household characteristics, there are additional population characteristics that are important to consider when developing a park master plan. As communities become more diverse, the number of impoverished individuals rises, as do households with no cars and Limited English Proficient (LEP) individuals. The following section describes these populations that are important to consider to ensure that recommendations in the comprehensive plan are equitable.

- **Poverty:** The percentage of individuals that were living below the poverty level in Terrell has increased in the past decade. In 2000, 19.7% of residents were considered impoverished and in 2015, that percentage increased to 21.4%.
- **Educational Attainment:** The percentage of high school graduates in Terrell has increased from slightly 2000 to 2015 as have the number of people pursuing college degrees.
- **Limited English Proficiency:** The percentage of individuals that have difficulty speaking, reading, writing, or understanding English in 2015 was 13.9%, which is a significant increase from 9.7% in 2000. The largest LEP language group is Spanish, which coincides with the increasing number of Hispanics in Terrell.
- **Zero-Car:** The percentage of households without a car has dropped from 10.9% in 2000 to 2.7% in 2015.

2.4 OVERVIEW OF PREVIOUS PLANS

Figure 2.5: Terrell 2002 Parks Master Plan



2002 PARKS MASTER PLAN

The plan proposed an additional 4 neighborhood parks in the city limits as well as 13 neighborhood parks and 2 community parks in the ETJ. To date, none of these proposed parks have been developed nor has the land been acquired. When this previous plan was developed, Ben Gill Park served as a regional destination with amenities that didn't exist elsewhere in Kaufman County. Now other cities in the county have municipal swimming pools and athletic fields so the draw at Ben Gill isn't as regional anymore. The plan also sought to acquire land in the floodplains through land dedication.

PREVIOUS PLAN GOALS:

- To provide a system of outstanding parks and open space areas which are responsive to the leisure needs to a growing community and sensitive to the conservation of our natural resources.
- Increase quality recreational opportunities for Terrell citizens.
- Offer a variety of facilities, programs and park areas to meet the recreational needs of a diverse population with various levels of ability and skill.
- To recognize the special needs of youth, teens, adults, the elderly and handicapped when designating and providing recreational facilities.
- To design lighted sports fields in community parks.
- Provide an equitable geographic distribution of parks and recreational facilities.
- To acquire necessary parkland and open space at the time of development review in accordance with the classification of parks identified by the Parks Recreation and Open Space Plan.
- Plan for the orderly replacement of aging parks and recreational infrastructure to ensure existing recreational opportunities are not lost.

Table 2.3: 2002 Parks Master Plan Recommendations and Status

Priority	Recommendation	Status
1	Replace playground equipment at Arlie White Park.	Completed in 2004.
2	Remove and replace playground equipment in Stallings Park.	Completed in 2005.
3	Install playground and multi-purpose court in Kings Creek Park.	Completed in 2006.
4	Install covered pavilion, picnic tables, barbeque grills, double basketball goal in Breezy Hills Park.	Completed in 2007.
5	Install walking trail in Stallings Park.	Completed in 2008.
	Install small picnic pavilion in Stallings Park.	Completed in 2008.
	Install concrete pads for existing picnic tables in Stallings Park.	Remains unchanged.
	Hard surface parking in Stallings Park.	Remains unchanged.
6	Install concrete walkways for ADA compliance in Breezy Hills Park.	Remains unchanged.
	Add paving under ball field bleachers in Breezy Hills Park.	Remains unchanged.
7	Install parking lot in Kings Creek Park.	Completed in 2006.
8	Install walking trail in Arlie White Park.	Completed in 2008.
	Pave entry drive and parking lot in Arlie White Park.	Remains unchanged.
9	Install practice backstops in Kings Creek Park.	Remains unchanged.
10	Install perimeter walking trail in Kings Creek Park.	Remains unchanged.
11	Extend drainage pipe from Kings Creek Drive to the creek in Kings Creek Park.	Remains unchanged.
12	Parking and road improvements in Ben Gill Park.	Remains unchanged.
13	Install walking trails in Ben Gill Park.	Remains unchanged.
14	Relighting girls softball complex in Ben Gill Park.	Completed in 2010.
15	Field lighting for youth football and soccer fields in Ben Gill Park.	Remains unchanged.
16	Community building in Breezy Hill Park.	Remains unchanged.

- To continue to upgrade park and athletic facilities and playgrounds in order to provide a safe open space environment.
- Encourage cooperation with the school districts and other agencies, as well as community organizations, to provide cost-effective services and optimize benefits to citizens.
- To promote the development of school/park sites with the Terrell Independent School District.
- To encourage the redevelopment of exiting elementary and designated middle school campuses into school/park sites.
- To cooperate with developers on providing public or semi-public recreational facilities.
- To encourage conservation of native habitat, wildlife, stream corridors, wooded areas so as to enrich the quality of life.
- To seek the donation of land for parks, open space and greenways.
- To administer development and construction guidelines which result in minimal destruction of native and wildlife habitat and creek corridors.
- To require dedication to the City of all areas within the 100-year floodway with appropriate means of access to these sites.

2002 COMPREHENSIVE PLAN

The city's current comprehensive plan was adopted in 2002 and an update to the plan is currently underway in 2017. The 2002 comprehensive plan made several references to the city's park system, including goals and policies that recommended pedestrian and bicycle linkages between parks and other areas of the city and the development of a comprehensive park master plan.

The 2002 comprehensive plan recommended approximately 522 acres of additional parks and open space, including the addition of 12 new neighborhood parks and 5 new community parks throughout the city limits and ETJ. The Future Land Use Plan also identified Old Terrell City Lake as a future site for a parks and recreation facility. A proposed trail system was also developed in conjunction with the 2002 comprehensive plan that would connect the majority of the existing and proposed parks throughout the city.

2017 COMPREHENSIVE PLAN UPDATE

The city is undergoing a comprehensive plan update in 2017. Coordination that has occurred between the two planning efforts include comparing the future land use and future thoroughfare plans with the location of parks and trails. Key themes that have emerged from the comprehensive plan update include:

1. **Regional Conditions:** take advantage of Terrell's economic independence from the greater region by adding 'lifestyle' components.
2. **Community:** in order to maintain Terrell's unique character, change in Terrell should be encouraged through 'managed' growth.
3. **Balanced Economic Development:** attract employers who seek a highly educated workforce and brand Terrell as a sports recreation, family entertainment, and medical hub.
4. **Quality of Life:** make Terrell more competitive by increasing and enhancing amenities such as parks, trails, gathering places, and 'things to do.'
5. **Housing:** focus on diversifying the housing market by increasing relocations and retaining residents.

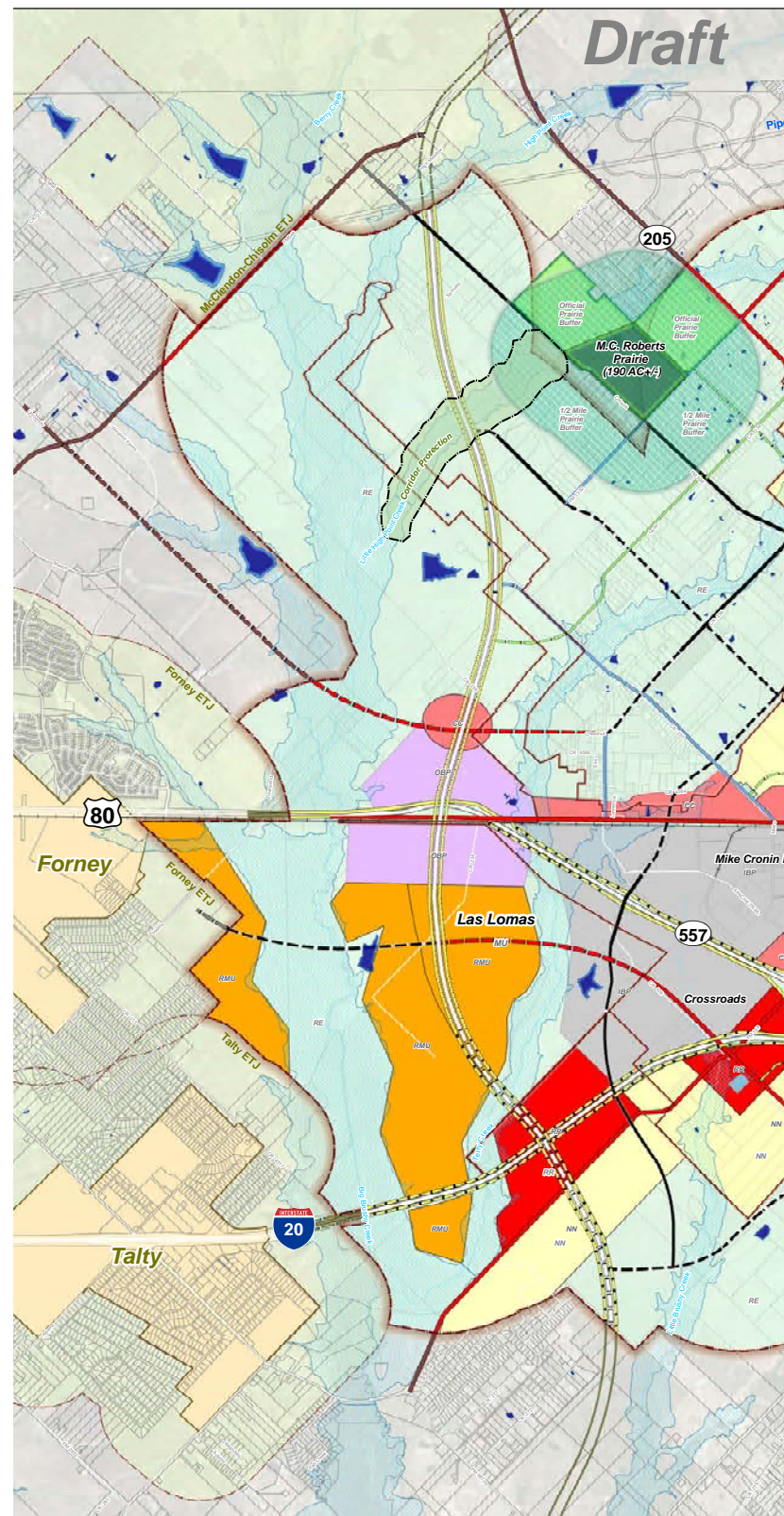
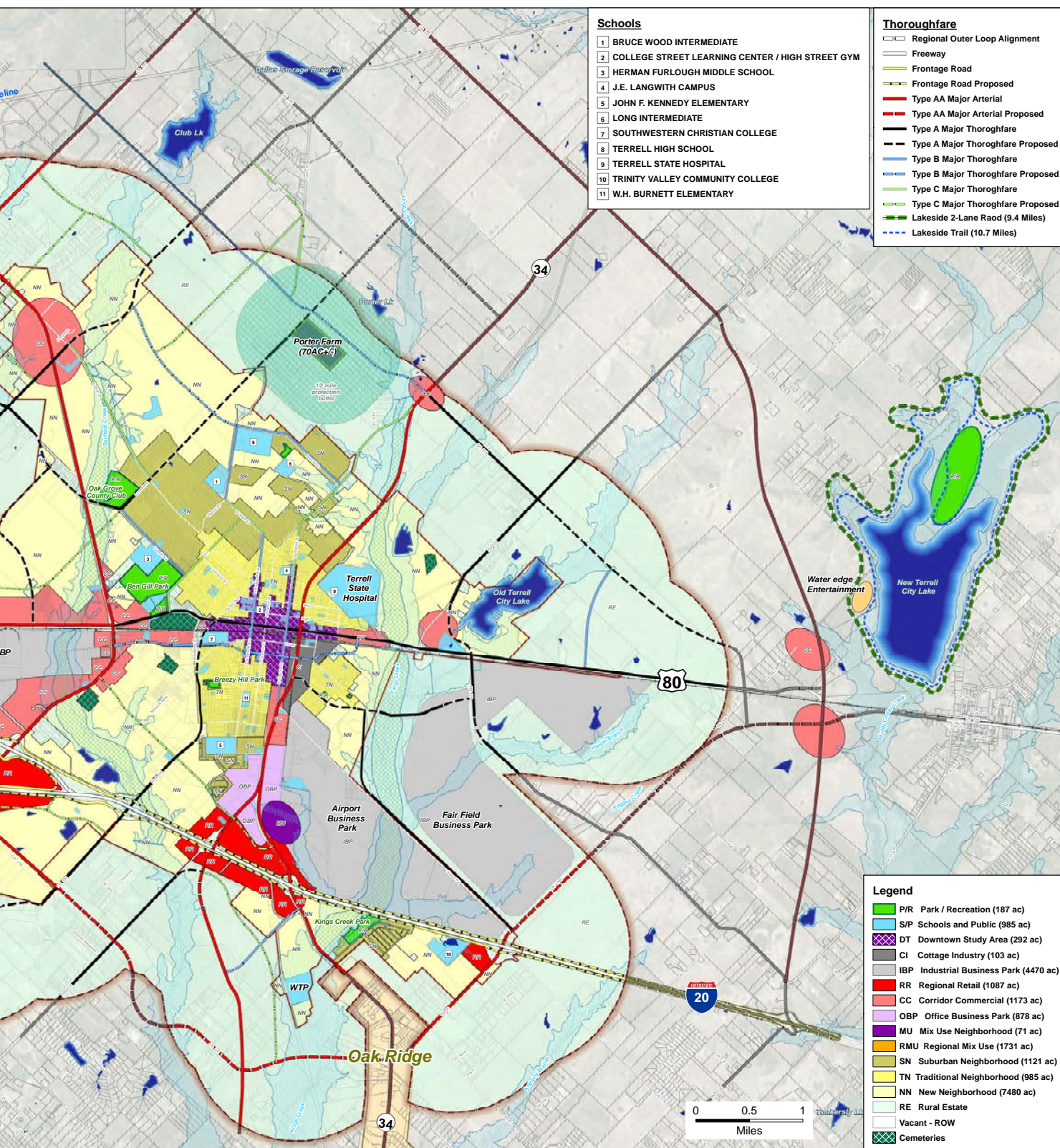


Figure 2.6: 2017 Comprehensive Plan (DRAFT)



2.5 TRENDS IN PARKS & RECREATION



It is important to understand regional and national trends related to parks and recreation when preparing a parks master plan. The parks and recreation amenities that a community offers can impact where residents choose to live or where businesses choose to relocate. The photos in this section are from other DFW area communities.



CURRENT TRENDS IN **PARKS AND RECREATION**

MORE OPTIONS

Today we have more options for leisure activities beyond recreation.

SAFETY

Safety is becoming a greater concern for many parents and as a result usage of neighborhood parks has gone down in many places.

HIGH EXPECTATIONS

People expect to have high-quality and unique amenities since they are exposed to unrealistic examples from the media.

HEALTH

Concern about health issues such as asthma and obesity is growing and funding for recreation to reduce obesity may be more readily available in the near future.

LIMITED FUNDS

There are fewer revenue sources available for parks and recreation facilities, which means the competition for these funds will be tighter.



CURRENT TRENDS IN **OUTDOOR RECREATION**

PASSIVE RECREATION

There is now more demand for passive activities like walking trails, enjoying nature, and cycling as opposed to active recreation such as participating in athletic leagues. People tend to want to use parks on their own time and in their own way.

TRAILS & BIKEWAYS

Trails are becoming more popular and are expected by many residents that wish to run, walk, or cycle. This is likely due to the demand for passive recreation facilities, greater emphasis on health, rising transportation costs, and increasing funding opportunities for bicycle and pedestrian facilities.

OPEN SPACE PROTECTION

As more land in communities is developed, there is a demand for open space where people can enjoy nature.

CURRENT **GENERAL TRENDS**

QUALITY ENVIRONMENT

Research has shown that the quality of a city's environment (climate, park space, and natural resources) is a significant factor in attracting or deterring residents.

OPEN SPACE VALUE

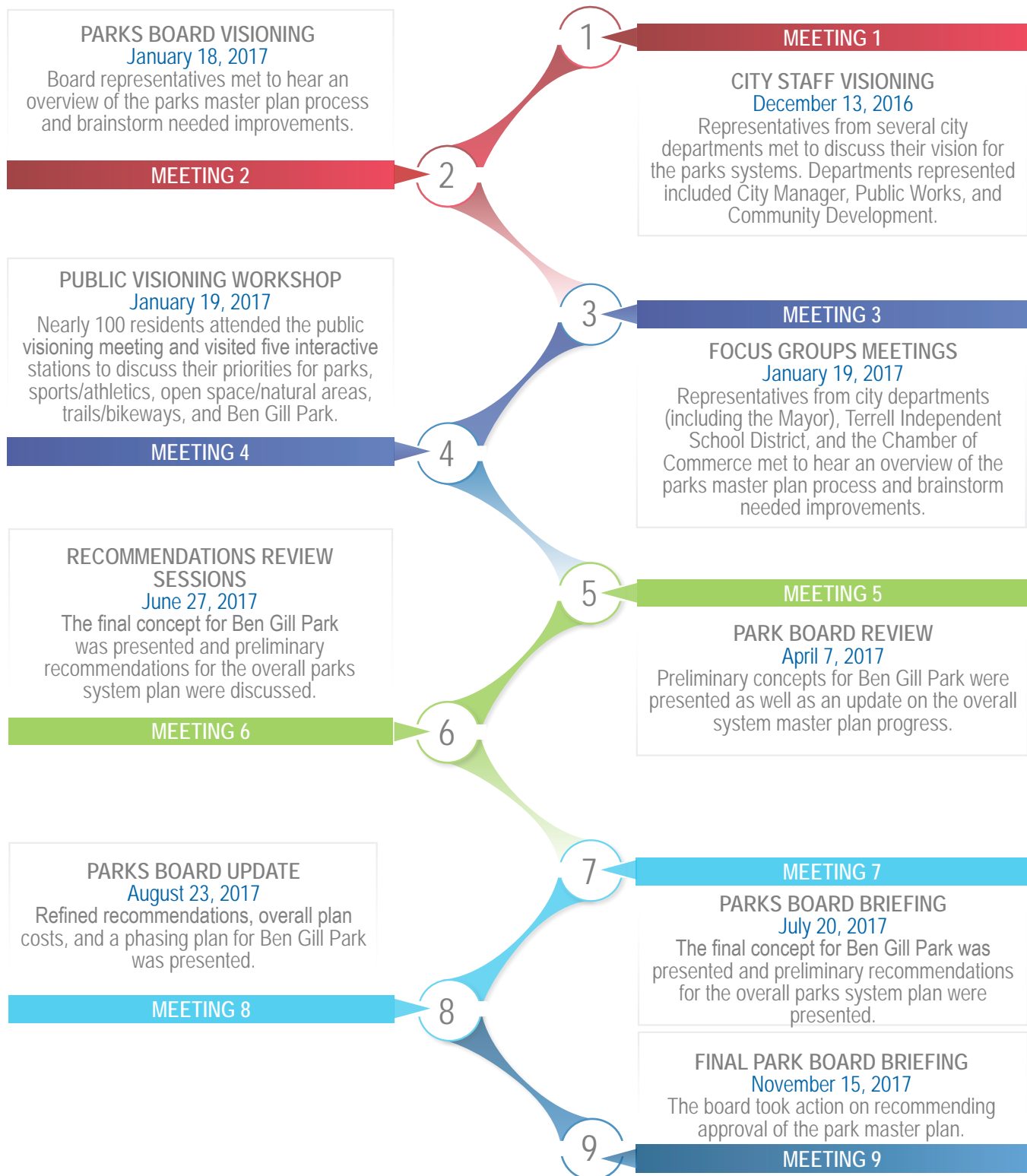
A premium is put on access to open space, especially as communities continue to grow.

PREFERENCES OF MILLENNIALS

Communities are all trying to make their cities attractive to millennials as they make up a larger percentage of communities. Their preferences include living in walkable areas and always being connected to technology.

2.6 PUBLIC INPUT

Stakeholder and community input is the main driving force behind the recommendations made in this Master Plan. The community outreach process for the development of this plan involved workshops with city boards, councils, and staff, focus group meetings with a wide range of community leaders and organizations, public meetings, and a questionnaire.



QUESTIONNAIRE

A questionnaire was developed to obtain additional input from citizens that attended the public visioning meeting in January and was posted online afterwards so citizens that couldn't attend could provide input. A total of 62 people answered the questionnaire. The following are the major findings from the questionnaires.

76%

of respondents think it is very important that Terrell acquire additional parkland

Most **COMMONLY NOTED AMENITIES** that Terrell lacks are:

Skate park
Splash pad
Fitness center

Dog park
Indoor pool
Golf course

74%

of respondents would use trails or bike routes if they were available

Residents are most in favor of developing trails along greenbelts and creeks and through neighborhoods

TOP PRIORITIES

As a result of the public input process, the following **PRIORITIES** were established to guide the plan recommendations

- Enhance and maintain existing parks first
- Ensure improvements are equitable across all parks and areas of the city
- Connect the city via trails and bikeways
- Attract new residents and businesses by having a quality park system
- Make parks unique
- Develop park amenities downtown
- Add sport field security lighting at neighborhood parks







PARKS & OPEN SPACE

- 3.1 INTRODUCTION
- 3.2 PARKS INVENTORY
- 3.3 NEEDS ASSESSMENT
- 3.4 PARK REVIEW
- 3.5 SYSTEM RECOMMENDATIONS
- 3.6 POTENTIAL FUNDING SOURCES

3

3.1 INTRODUCTION

The existing parks and open space system in the City of Terrell is robust for the size of the community. The city has five existing parks that total 146 acres, or an average of 8.7 acres per 1,000 residents. The parks range from under 2 acres (Stallings Park) to 100 acres (Ben Gill Park) in size. Although the park acreage is high, there are outdated facilities and an abundance of undeveloped open space in many of the parks.

The parks master plan will identify strategies to more efficiently utilize the existing parkland and prioritize recommendations for future land acquisition as the city grows.

GOALS AND PURPOSE

The purpose of this chapter is to provide an assessment of the existing parks and open space system in Terrell as well as a series of recommendations for policies, park improvements, land acquisition, and new park development.

Related goals and objectives to parks and open space include:

GOAL: PROVIDE A SYSTEM OF SAFE, WELL-MAINTAINED, QUALITY PARKS THAT ARE ACCESSIBLE TO ALL.

- **OBJECTIVE:**
Prioritize improvements to existing parks in an equitable manner.
- **OBJECTIVE:**
Remove and replace outdated equipment to ensure that each park is safe.
- **OBJECTIVE:**
Develop a maintenance schedule to ensure that all parks are in superior condition.
- **OBJECTIVE:**
Incorporate elements such as history, art, and levels of sustainability that make parks unique.
- **OBJECTIVE:**
Consider the needs of both current and future residents of Terrell during park planning and design processes.
- **OBJECTIVE:**
Incorporate parks and recreation trends into park improvements.



GOAL: LEVERAGE EXISTING AND FUTURE PARK SYSTEM AMENITIES TO ATTRACT RESIDENTS, BUSINESSES, AND VISITORS.

- **OBJECTIVE:**
Acquire land to develop pocket park plazas throughout the city that serve as community gathering spaces.
- **OBJECTIVE:**
Construct attractive gateways to demarcate key entry points of the city and districts.
- **OBJECTIVE:**
Develop park amenities in downtown to provide natural relief for residents and visitors.
- **OBJECTIVE:**
Assess the feasibility of recreation around lakes in Terrell to encourage tourism.



PERTINENT INPUT

KEY THEMES

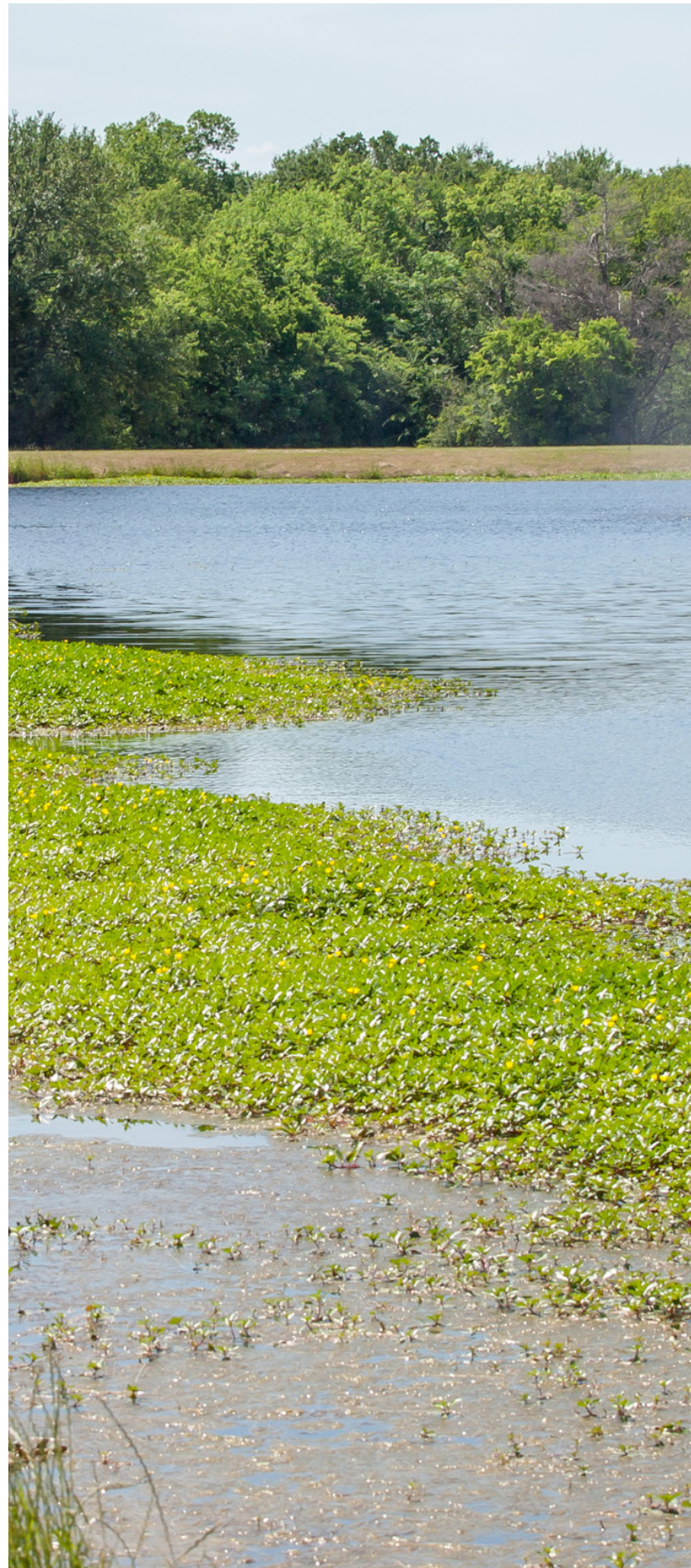
Key themes that emerged from the week-long visioning sessions with city staff, Parks Board, stakeholders, and the public included the following. These themes will frame the recommendations outlined later in this chapter.



KEY INPUT FROM THE QUESTIONNAIRE THAT WAS ADMINISTERED DURING THE PUBLIC VISIONING MEETING INCLUDED:

76% of questionnaire respondents think it is very important that Terrell acquires additional parkland

Most commonly noted amenities that Terrell lacks: skate park, dog park, splash pad, indoor pool, fitness center, golf course





And finally, more specific input received during the visioning process related to parks and open space included:

- **UNIQUE ELEMENTS** added to neighborhood parks
- **PLAYGROUND EQUIPMENT** that is **ACCESSIBLE** to all children regardless of abilities
- Address **ADA** issues
- Add more **SHADE** in parks
- Need to establish **MAINTENANCE GUIDELINES**
- Want residents to be able to **ACCESS** parks by bike or by foot
- **WI-FI** in parks
- Better **SIGNAGE**
- Want more **LIGHTING**
- Revisit **PARK RULES** and **LIGHTING ORDINANCE**
- **SECURITY**
- **AMENITIES** wanted – spray parks, skate park, dog parks, pavilions, restrooms
- Want **LAKE RECREATION** in Terrell

3.2 PARKS INVENTORY



PARKS CLASSIFICATION

When developing a parks system master plan it is important to identify the functional classification of each of the City's parks. There are two categories of parks within Terrell:

- **NEIGHBORHOOD PARKS** typically serve one large or several small neighborhoods and are generally 4 to 10 acres in size. The service area that these parks reach is approximately 1/4 to 1/2 miles. Amenities typically include playgrounds, picnic tables, pavilions, walking paths, and open areas for free play.
- **COMMUNITY PARKS** typically serve a group of neighborhoods or portion of a city and are generally at least 25 acres in size. The service area that these parks reach is approximately 1 mile. More amenities are included in community parks, including competitive athletic fields, recreation centers, concession stands, and permanent restroom facilities. Ben Gill Park is the only community park that exists in Terrell.

Other classifications of parks that currently don't exist in Terrell are special purpose parks, plazas/parklets, and regional parks.

- **SPECIAL PURPOSE PARKS** are differentiated from neighborhood and community parks because they draw more attendance from across the city and tend to serve a specific, unique purpose.
- **PLAZAS/PARKLETS** are small park spaces often found in urban areas meant to provide greenspace and to serve as a central gathering space.
- **REGIONAL PARKS** are very large parks that serve as a destination park in a community and often offer a unique aspect, such as lake recreation that is not found in every community.

The Park System Map shows the location of all parks in the Terrell Parks System (Figure 3.1).

Inventorying existing parks and open space is an important step in the master planning process. The National Recreation and Parks Association (NRPA) has several standards for both the amount of park acreage in a city and the types of facility amenities that cities should offer. Section 3.4 includes detailed descriptions of each of the existing parks in Terrell and makes recommendations for improvements.



PARKS SYSTEM INVENTORY



14

Soccer Fields
1 per 1,200 residents



6

Playgrounds
1 per 2,802 residents



4

Sand Volleyball Courts
1 per 4,202 residents



10

Baseball | Softball Fields
1 per 1,681 residents



1

Pools
1 per 16,809 residents



2

Multi-purpose Fields
1 per 8,405 residents



7

Basketball Courts
1 per 2,401 residents



6

Pavilions
1 per 2,802 residents



1

Community Room
1 per 16,809 residents



6

Tennis Courts
1 per 2,802 residents



1.2

Miles of Trails
1 per 14,008 residents



1

Natural Area
1 per 16,809 residents

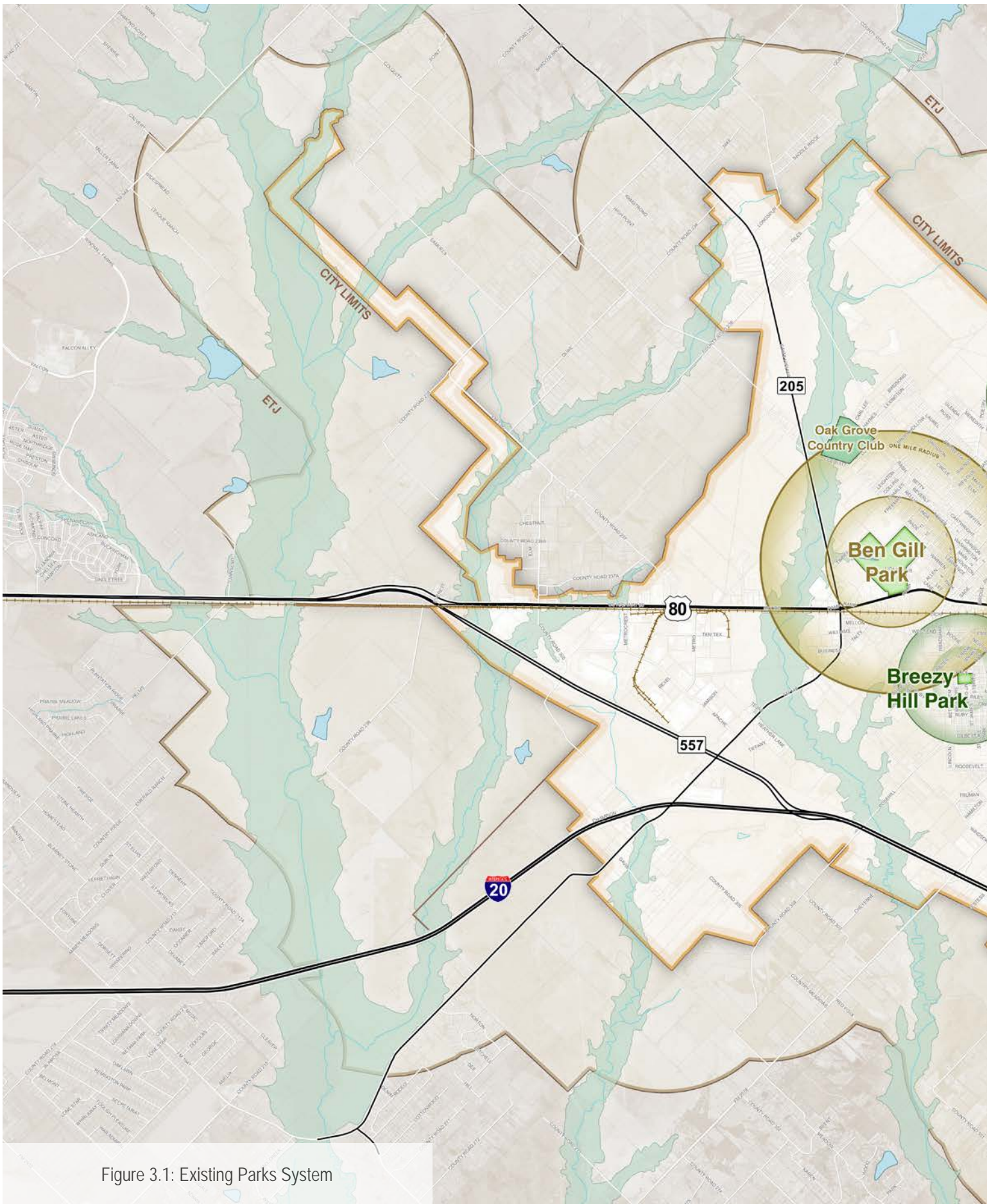
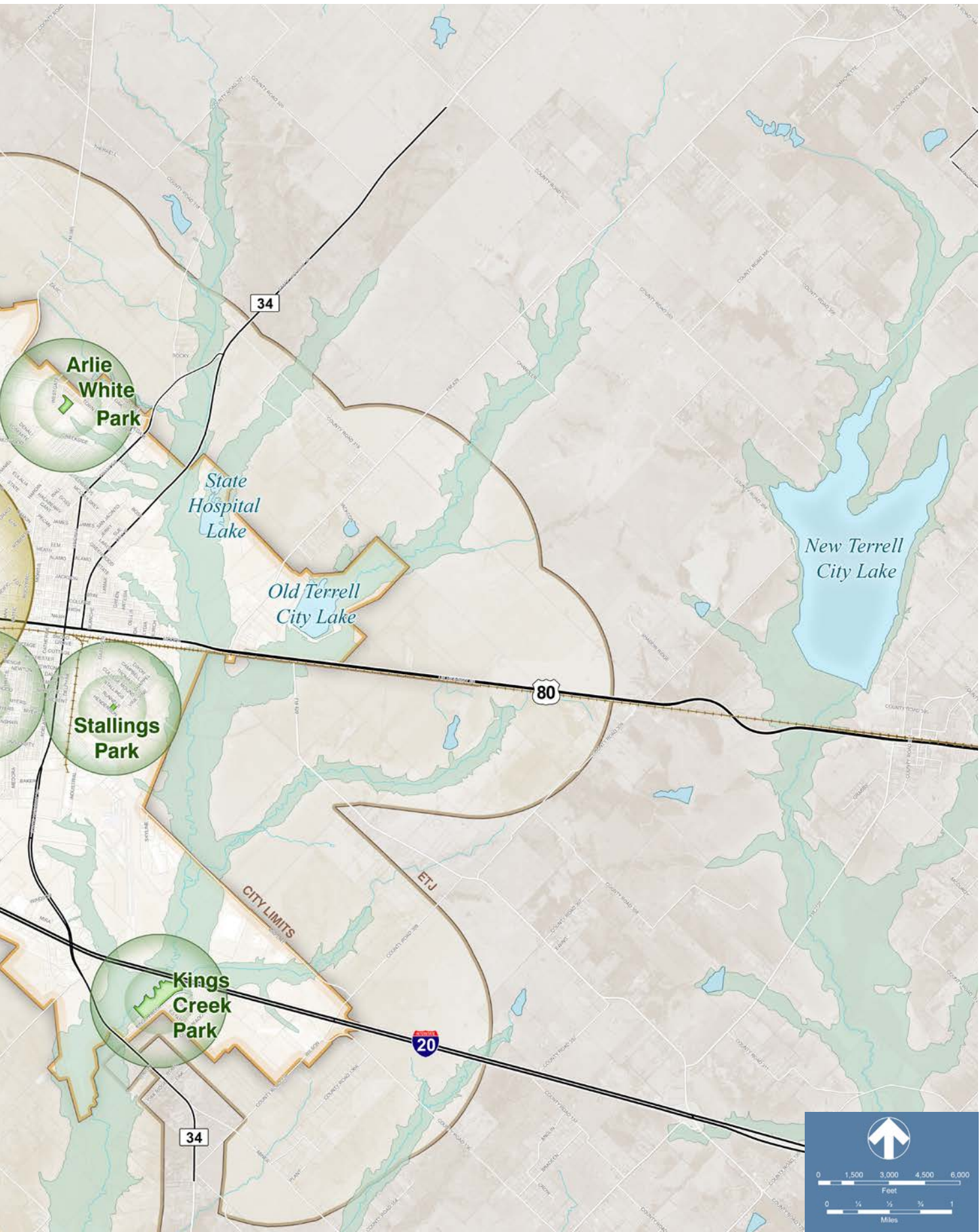


Figure 3.1: Existing Parks System



3.3 NEEDS ASSESSMENT

Needs for additional parkland and facilities in a parks system is partially determined by analyzing level of service (LOS) for park acreage and service area. For this plan, three approaches are used to determine current and future needs: the level of service approach, demand approach, and resource approach.

LEVEL OF SERVICE APPROACH

NEIGHBORHOOD PARKS

Acreage LOS is generally shown as a per-capita figure, such as “X acres per 1,000 population.” The National Recreation and Parks Association (NRPA) has developed standards for neighborhood park acreage LOS and based on these national standards, a target LOS (TLOS) was developed for Terrell.

- NRPA Acreage Standard for Neighborhood Parks: 1-2 acres/1,000 population
- Terrell Acreage TLOS for Neighborhood Parks: 2 acres per 1,000 population

As shown in Table 3.0, Terrell has a 12.6 acre surplus of neighborhood park acreage over the NRPA standard target LOS of 2 acres per 1,000 residents. However, if the parkland acreage were to remain the same until 2030, the increase in population would mean that the city will have a 3.2 acre deficit of the NRPA standard of 2 acres per 1,000 residents. Furthermore, if the city reaches build-out population, then there will be a 40 acre deficit of the NRPA standard of 2 acres per 1,000 resident.

In addition to acreage LOS, an important figure to consider is Park Service Area LOS, which spatially represents how much of a community is served by parks. The regional benchmark for park service area TLOS for neighborhood parks is:

- Neighborhood Park Service Area: ¼ to ½ mile radius, or approximately a five to ten minute walk

As shown in Figure 3.2, most of the city limits is not within a 5-10 minute walk of a neighborhood park. Ben Gill is shown as a de-facto neighborhood park. As Terrell continues to grow and more areas of the city includes housing, it is important that additional neighborhood parks are constructed. It is also important to note that this service area is general; physical barriers such as roads or bodies of water limit connections between parks and the service areas they are meant to serve.

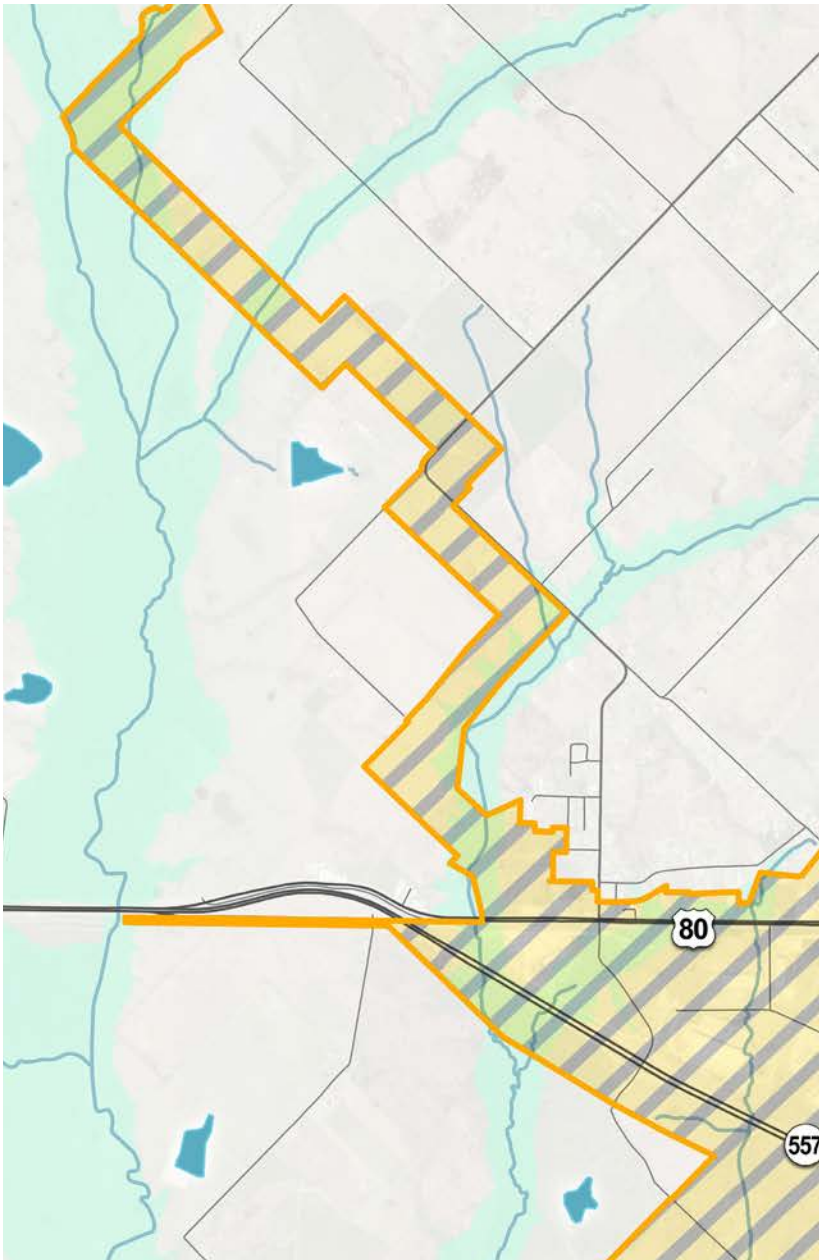
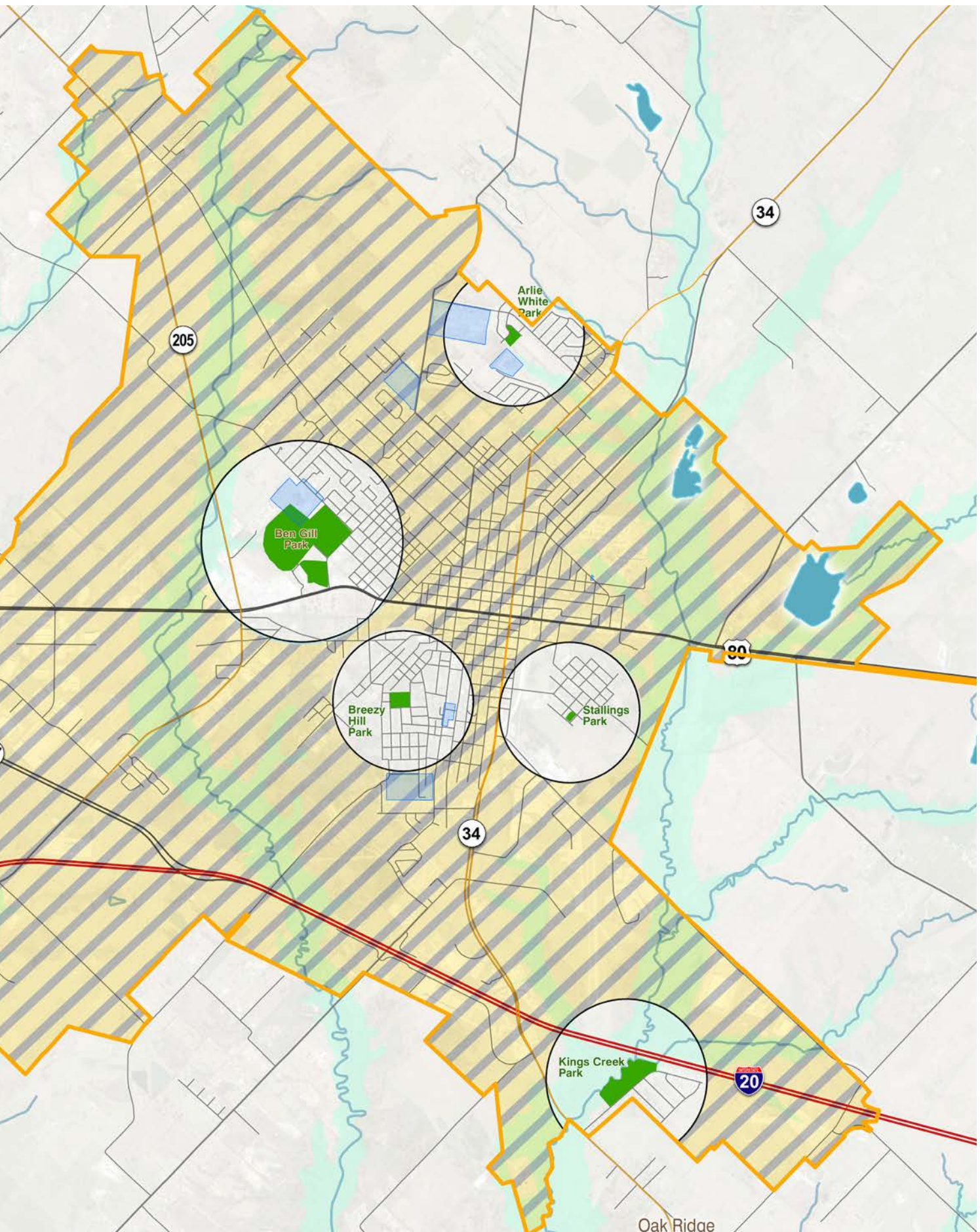


Table 3.1: Current and Target LOS for Neighborhood Parks

	2015	2030	2040/Build-Out
Population	16,809	24,751	43,403
Acreage	46.3 acres	46.3 acres	46.3 acres
Current LOS	2.75 acres per 1,000 population	1.87 acres per 1,000 population	1.07 acres per 1,000 population
Target LOS	2.0 acres per 1,000 population	2.0 acres per 1,000 population	2.0 acres per 1,000 population
Acreage to Acquire to meet Target	12.6 acre surplus	3.2 acre deficit	40.4 acre deficit
NRPA Standard	1-2 acres per 1,000 population		

Figure 3.2: Neighborhood Park Service Area Map



COMMUNITY PARKS

The same analysis was conducted for community parks in Terrell. A TLOS was developed for Terrell based on the NRPA standards.

- NPRA Acreage Standard for Community Parks: 5-8 acres/1,000 population
- Terrell Acreage TLOS for Community Parks: 8 acres per 1,000

Terrell currently has a 34.5 acre or 26% deficit to reach the target LOS of 8 acres per 1,000 residents. If the parkland acreage were to remain the same until 2030, the increase in population would mean that the city would have a 98 acre or 50% deficit to reach the target LOS. Furthermore, if the city reaches build-out population, then there will be a 247 acre deficit of the NRPA standard of 8 acres per 1,000 residents.

Furthermore, Park Service Area LOS spatially represents how much of a community is served by parks. The regional benchmark for park service area TLOS is:

- Community Park Service Area: one mile radius, or approximately a five minute drive

Since Terrell only has one community park, most of the city limits is outside of the 1 mile service area, as shown in Figure 3.3. It is important to note that this service area is general; physical barriers such as roads or bodies of water limit connections between parks and the service areas they are meant to serve.

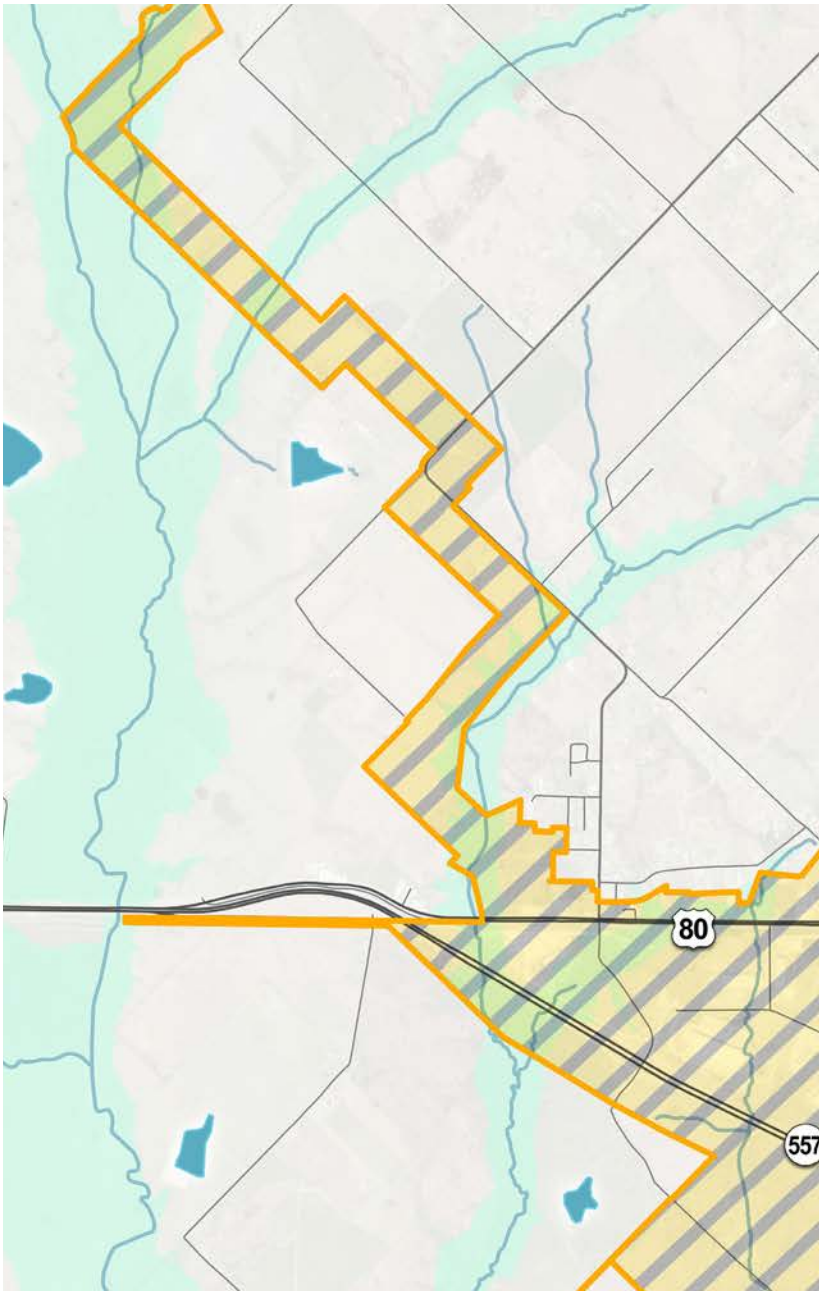


Table 3.2: Current and Target LOS for Community Parks

	2015	2030	2040/Build-Out
Population	16,809	24,751	43,403
Acreage	100 acres	100 acres	100 acres
Current LOS	5.95 acres per 1,000 population	4.04 acres per 1,000	2.30 acres per 1,000
Target LOS	8 acres per 1,000 population	8 acres per 1,000	8 acres per 1,000
Acreage to Acquire to meet Target	34.5 acre deficit	98 acre deficit	247.4 acre deficit
NRPA Standard	5-8 acres per 1,000 population		

Figure 3.3: Community Park Service Area Map

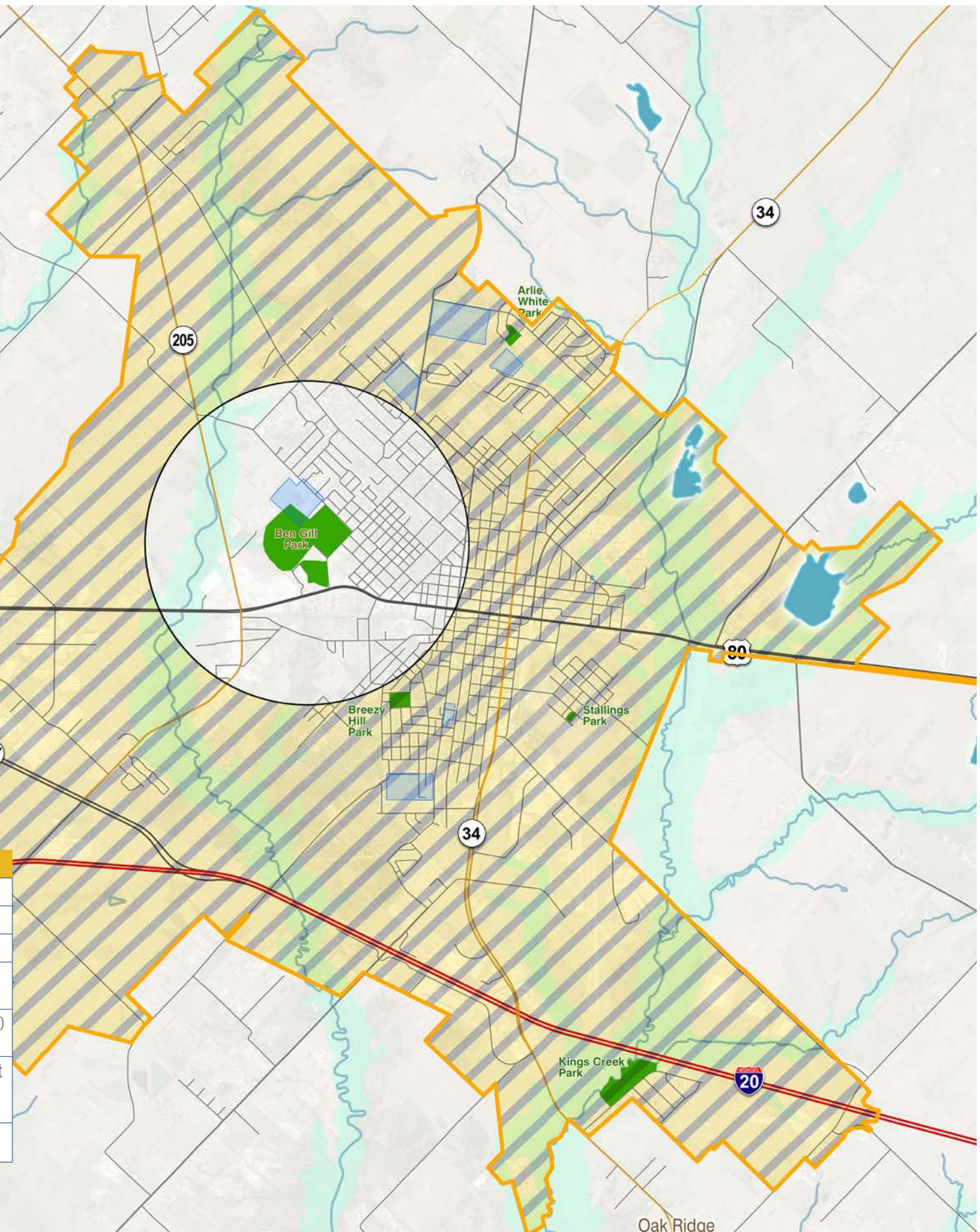


Table 3.3: Amenities Level of Service

	Amenity Existing	Current LOS	Terrell Target LOS	Rowlett Target LOS (2011)	Waxahachie Target LOS (2007)	Wylie Target LOS (2009)	Current Need	Future Need (2030)	Build-Out Need (2040)
Baseball Fields	5	1 per 3,362	1 per 5,000	1 per 4,000	1 per 5,000	1 per 4,000	0	0	4
Softball Fields	5	1 per 3,362	1 per 5,000	1 per 5,000	1 per 5,000	1 per 10,325	0	0	4
Backstops	4	1 per 4,202	1 per 5,000	N/A	N/A	N/A	0	1	5
Soccer Fields (tournament size)	3	1 per 5,603	1 per 3,000	1 per 3,000	1 per 2,000	1 per 4,000	3	6	8
Football Fields	1	1 per 16,809	1 per 20,000	1 per 25,000	1 per 10,000	1 per 15,000	0	0	1
Multi-purpose practice fields	2	1 per 8,405	1 per 3,000	N/A	1 per 3,000	N/A	4	7	14
Outdoor basketball goals	14	1 per 1,201	1 per 3,000	1 per 5,000	1 per 2,000	1 per 3,000	0	0	1
Sand volleyball courts	4	1 per 4,202	1 per 5,000	1 per 8,000	1 per 10,000	1 per 10,000	0	1	5
Tennis Courts	6	1 per 2,802	1 per 3,000	1 per 3,000	1 per 3,000	1 per 4,000	0	3	9
Aquatic centers	1	1 per 16,809	1 per 20,000	N/A	N/A	1 per 30,000	0	0	1
Indoor pool	0	N/A	1 per 40,000	N/A	N/A	1 per 30,000	1	1	1
Indoor rec center	0	N/A	1 per 40,000	N/A	N/A	N/A	1	1	1
Playground units	6	1 per 2,802	1 per 2,000	N/A	N/A	N/A	3	7	16
Pavilions	6	1 per 2,802	1 per 2,000	N/A	N/A	N/A	3	7	16
Trails	1.2 mi.	1 per 14,008	1 per 2,000	N/A	N/A	N/A	7.2 mi.	11.2 mi.	20.8 mi.

AMENITIES

Level of Service is also used to assess the need for additional amenities or facilities within the parks system. A current LOS for each amenity is calculated based on the current population and then that is compared to the target LOS to determine current and future need. Considering the current amenities, by 2030, the city will need six soccer fields, one backstop, seven multi-purpose practice fields, one sand volleyball court, three tennis courts, one indoor pool, one recreation center, seven playground units, seven pavilions, and 11.2 miles of trail. These numbers increase if the city were to reach the build-out population of 43,403.

Target LOS was developed based on a comparison to the documented Target LOS of other cities in the eastern part of the Dallas-Fort Worth Metroplex, including Rowlett, Waxahachie, and Wylie, as well as considering the NRPA standards.

DEMAND BASED APPROACH

In addition to the level of service approach, considering current usage and demand for facilities is also a key part of an overall needs assessment. Athletic leagues in Terrell were asked to provide information about participation levels, anticipated growth, and needed improvements.

In Spring 2017, the Terrell Soccer Association had 321 participants, most of whom are from Terrell. The league projects that they'll grow to 500 participants in the next 5-10 years, which is a 55% increase from current participation levels. In order to meet this growth, the league needs better fields with lights and a sprinkler system. The league is currently not able to host regional tournaments, but with improvements and larger fields they could enter that market.

The Terrell Youth Athletes, a football league, had 115 total participants during the Fall 2016 season ranging from kindergartners to sixth graders. In the next 5-10 years, the league projects that they will grow to about 250 participants, which is a 117% increase over the current number of participants. Desired improvements include improved fields without ruts and an improved concession stand and press box. Again, the league would like to be able to host tournaments but is currently unable to do so due to the field conditions.



Another method to gauge demand for park facilities and demand is through public input surveys. As discussed in Chapter 2, public meeting attendees were given a questionnaire about their preferences for park system improvements. Key input was the most commonly noted amenities that the city currently lacks, which include a skate park, dog park, splash pad, indoor pool, fitness center, and golf course.

RESOURCE BASED APPROACH

Resources considered in a needs assessment include greenbelts, bodies of water, city-owned property, and vacant land. Within Terrell there are two main creeks – King’s Creek on the eastern edge of the city and Bachelor Creek running on the western side. Since the majority of the land surrounding the creeks are in the floodplain, these areas are ideal for trail development. A trail within the King’s Creek greenbelt would connect Arlie White Park in the northern part of the city to King’s Creek Park on the southern edge. Development of the greenbelt trails is discussed more fully in Chapter 5: Trails and Bikeways.

Lakes in North Texas are a big recreation draw, especially since residents are not close to a beach or major river. There are three existing lakes that are either within the existing city limits or owned by the City of Terrell. First, Terrell State Hospital Lake is a small lake that sits on the hospital property in the northeastern section of the city. It is used for flood control but has the potential to serve as a recreational lake in the future. Second, Old Terrell City Lake is used for flood control purposes and is located in the northeastern part of the city. Public access is currently prohibited. However, due to the frontage along US 80, visibility would be ideal if the land surrounding the lake was developed into public parkland. Third, New Terrell City Lake is located about six miles east of the city limits off of US 80. The lake and dam are owned by the City of Terrell but much of the shoreline is private property, so the lake is generally not accessible to the public. If these lakes were made publicly accessible, the city’s parks and recreation offerings would become much more diverse.

City-owned property also presents an opportunity to develop additional parkland. The city owns small tracts of land in downtown and larger parcels surrounding the various lakes. Overall, approximately 44% of the city is built out, 12% is vacant, and 44% is ranchland.

3.4 PARK REVIEW

AMENITIES

PLAYGROUND

PAVILION

BASKETBALL COURT

0.3 MILES OF
WALKING TRAIL

MULTIPURPOSE
PRACTICE FIELD

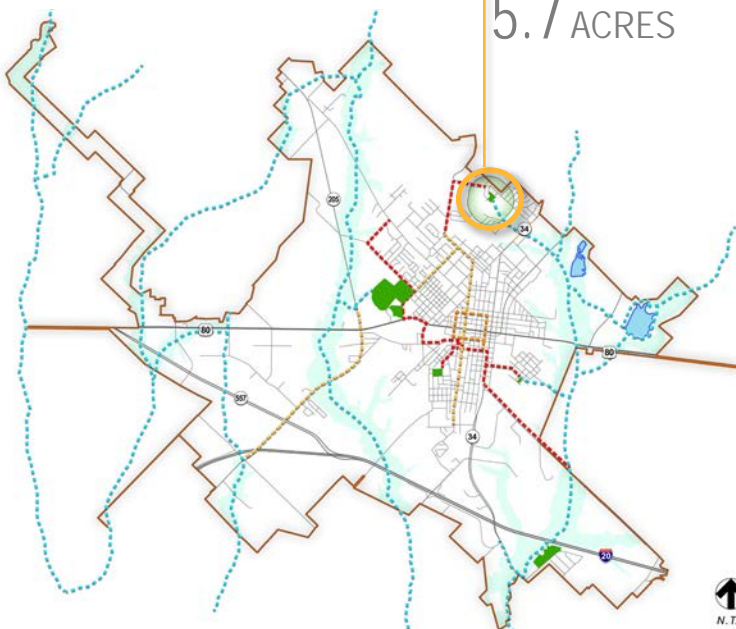
11 UNPAVED
PARKING SPOTS



ARLIE WHITE PARK

451 NORTHGATE DRIVE

5.7 ACRES



DESCRIPTION

Arlie White Park is a mid-size neighborhood park located in the northern part of the city near JW Long Elementary School and Terrell High School. The programmed portion of the park is well-shaded and includes older playground equipment, a basketball court, and a pavilion with seating. There is also a large multi-purpose practice field with a backstop and combination football/soccer goal posts. A perimeter walking trail connects to the elementary school, which also provides a connection to the park for residents living on the other side of the school. An attractive steel bridge completes the walking trail connection over a small creek. Besides Ben Gill Park, this is the only park in Terrell that has an entry sign, although it could be updated.

Opportunities for this park include capitalizing on the nearby schools, creating a focal point around the creek, and enhancing the existing elements. There are still vacant plots of land in the surrounding neighborhood, but most of them are being filled in with new houses indicating that demand for the park will continue to increase. The City would like to expand and add soccer fields in the vacant area between Town North Drive and Creekside Drive southeast of the park to serve as an amenity for the existing residents and new homes that are planned for the area.



RECOMMENDED PARK IMPROVEMENTS

SAFETY + ACCESSIBILITY

Pave existing gravel parking and add additional parking.

Resurface basketball court.

Extend walkway to pavilion and playground for ADA access.

Add security lighting.



EDUCATION

Incorporate educational components related to city history or native wildlife to encourage nearby schools to utilize the park.

Partner with the school district to develop an environmental learning area in the wooded area southwest of the park.



SIGNAGE + WAYFINDING

Update playground equipment and include sign to indicate the ages of children that should be using the equipment.

Add mile markers on the walking trail.

Replace entry sign.



DESIGN + CONNECTION

Plant native plants along creek channel.

Connect park trails to future King's Creek Greenbelt trail.

Develop tree planting program to ensure that trees are replaced within a reasonable timeframe.

Replace playground and incorporate a tiger theme to reflect the THS mascot.

Connect existing and future school facilities to the park via a walking trail.

Replace pavilion.



RECREATION

Consider feasibility of transforming existing multi-purpose court into a softball field.

TOTAL
IMPROVEMENT
COST

PARK EXPANSION

Conduct a flood study to determine where new soccer fields can be constructed.

Acquire 9.33 acres southeast of the park to expand it in the future. Develop site with soccer fields, site furnishing, parking, and a perimeter walking path.

SHORT-TERM:
\$1,035,000
MID-TERM:
\$550,000
LONG-TERM:
\$1,855,000

PUBLIC INPUT RECEIVED

- Residents currently walk or bike in Arlie White
- Park needs upgrading

AMENITIES

PLAYGROUND

PAVILION

2 BASKETBALL COURTS

SOFTBALL

COMMUNITY CENTER
BUILDING

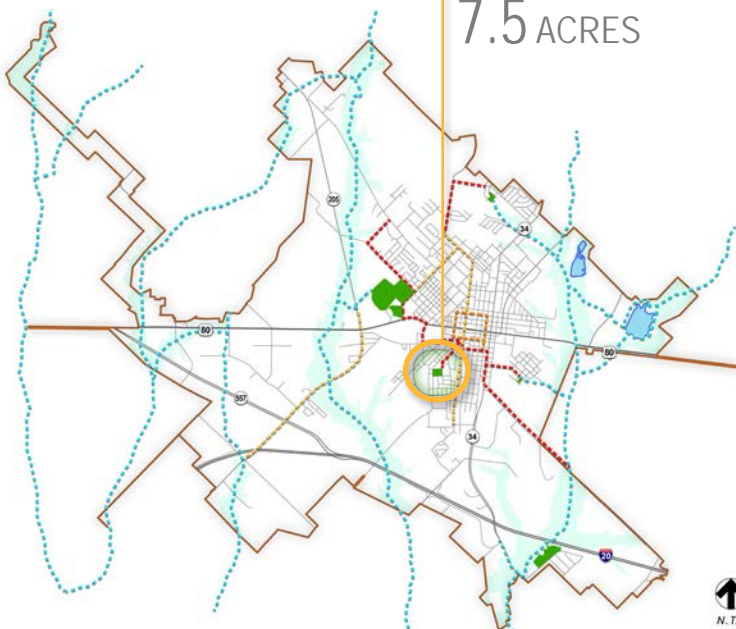
86 UNPAVED
PARKING SPOTS



BREEZY HILL PARK

351 NEW HOPE STREET

7.5 ACRES



DESCRIPTION

Breezy Hill is a large neighborhood park located in the central part of the city. The park features a softball field, outdated playground equipment, unprogrammed open space, multiple basketball courts, a pavilion, and a small enclosed community room. The most common need in Terrell parks is maintenance; in Breezy Hill outdated playground equipment needs to be removed, ADA accessibility needs to be addressed, and updates are needed in the community room. Depending on the number of improvements the city is willing to make, a redo of the park layout may be warranted. Members of the surrounding neighborhood recently formed the Association of Breezy Hill Park to advocate for park improvements and encourage use of the park through annual events.

Opportunities for this park include making improvements to facilities that don't exist in other neighborhood parks, developing the open space area, and developing a maintenance schedule. A unique opportunity for Breezy Hill is that the city owns approximately 1.1 acres of land just to the north of Polk Street. There is public support to expand the park to include this area as long as there are safe trail connections.



RECOMMENDED PARK IMPROVEMENTS

SAFETY + ACCESSIBILITY

Remove unsafe playground equipment and replace with dinosaur theme.

Add concrete under the bleachers.

Add security lighting.

Resurface basketball court.

Add sport field and security lighting.



SIGNAGE + WAYFINDING

Include an entry sign and kiosk.



DESIGN + CONNECTIONS

Refurbish existing pavilion.

Incorporate new benches throughout the park.

Add shade structures to the playground and bleachers.

Consider reconfiguring the layout of the park to include consolidating the playground equipment, enlarging the community room, and adding another pavilion in the southwest part of the park.

Add a perimeter walking trail and include fitness course stations.

Replace fencing at the historic cemetery.

Recommendations for the Community Room are discussed in Chapter 4.



RECREATION

Add 2 combination soccer fields/ baseball fields in expanded park area to the south

PARK EXPANSION

Temporarily close Polk to see how permanent closure to vehicular traffic would affect circulation, emergency response, etc.

Designate the 1.1 acres of land as parkland, add a walking path, site furnishings, shade structure, and interpretative signage. Connect to rest of park with a walking trail.

Acquire approximately 4.2 acres to the south of park for expansion.

TOTAL
IMPROVEMENT
COST

SHORT-TERM:

\$1,740,000

MID-TERM:

\$2,490,000

COMMUNITY ROOM:

\$2,700,000



PUBLIC INPUT RECEIVED

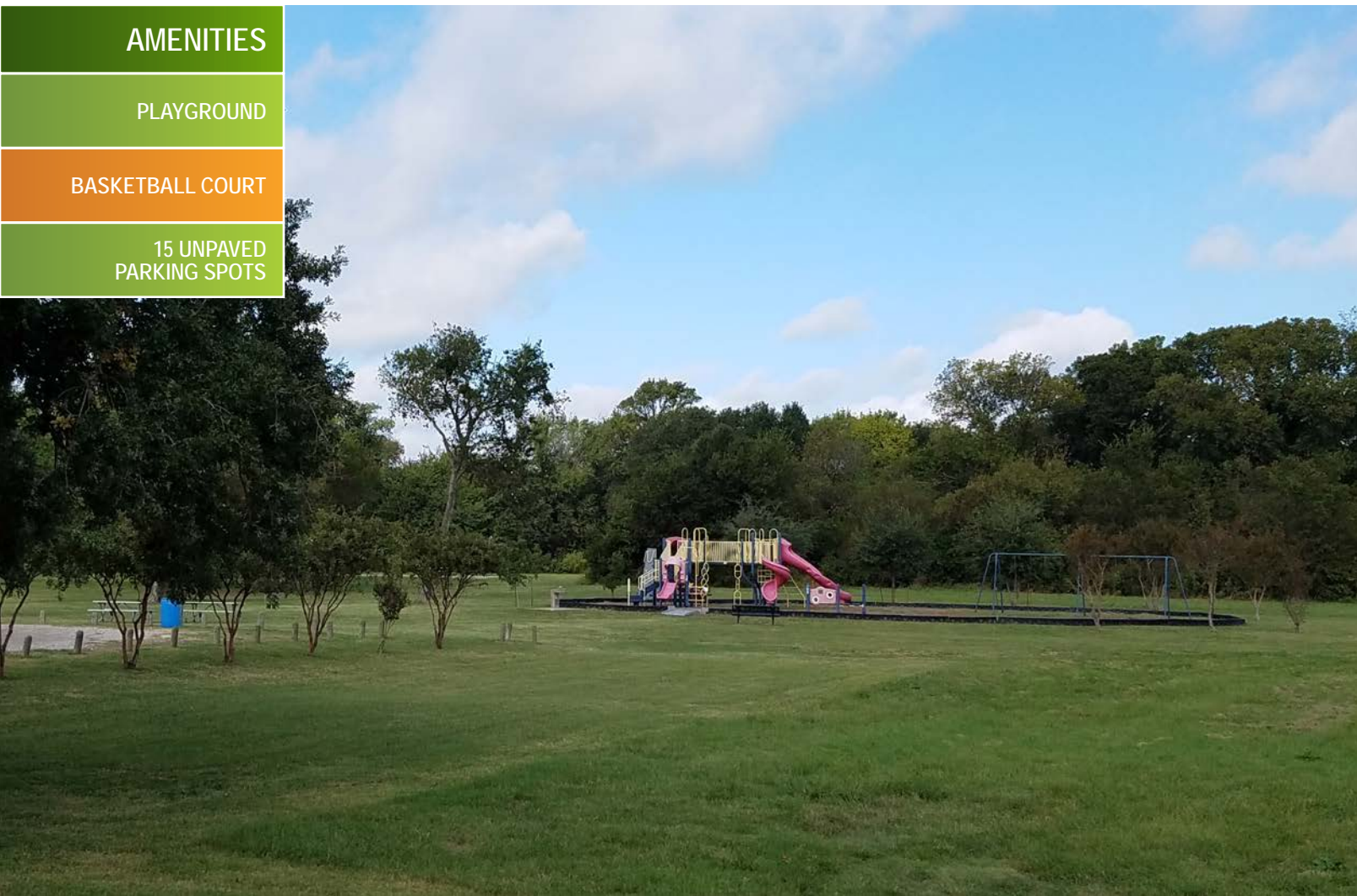
- Community room should be updated or replaced.
- Park needs upgrading.
- Would like to see trails added.
- Want to expand park to the north of Polk St.
- Want a marquee or welcome sign.
- Want signage to identify the nearby historic cemetery.
- Provide sport field and security lighting.

AMENITIES

PLAYGROUND

BASKETBALL COURT

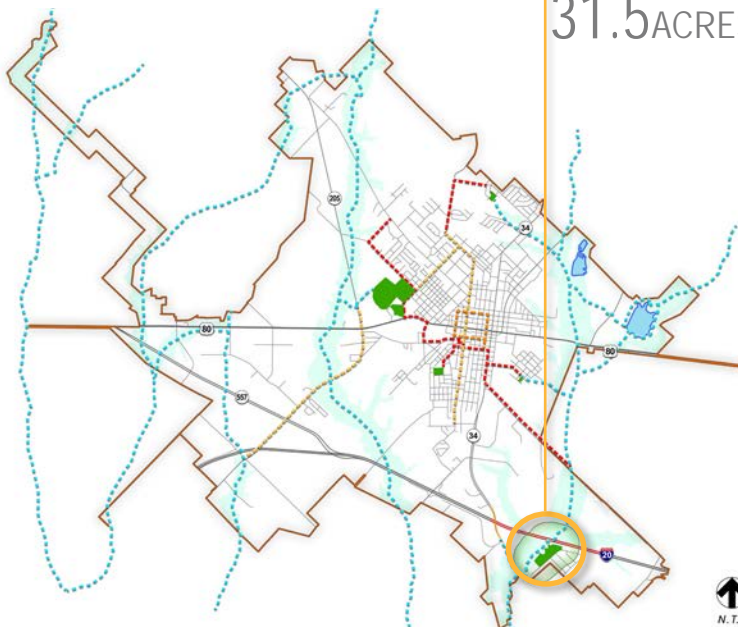
15 UNPAVED
PARKING SPOTS



KINGS CREEK PARK

259 KINGS CREEK DRIVE

31.5 ACRES



DESCRIPTION

Kings Creek Park is a very large park south of Interstate 20 that has a small programmed area and abundant undeveloped open space. While the park is currently classified as a neighborhood park due to the amenities, the size of the park means that it could be developed into a regional or special purpose park. The programmed part of the park includes playground equipment, benches, and a basketball court. The rest of the park is open space that could be developed as soccer fields, baseball/softball fields, multi-purpose practice fields, and additional parking to accommodate more sports facilities. The Kings Creek waterway runs along the perimeter of the park but is not visible due to heavy vegetation.

Opportunities for this park include creating a paved walking trail with views of the creek, developing the open space portion of the park, and taking advantage of the large, mature trees.

RECOMMENDED PARK IMPROVEMENTS

SAFETY + ACCESSIBILITY

Address ADA accessibility by extending the walkway to the playground equipment and consider accessibility for future developments in the park.

Replace playground and incorporate a medieval theme.

Add paved parking that is proportional to the types of amenities to be added to the park.

Add security lighting.



SIGNAGE + WAYFINDING

Add an entry sign.



DESIGN + CONNECTIONS

Install a walking trail along the perimeter of the park that connects to the proposed Kings Creek greenbelt trail.

Construct a pavilion near the large trees.

Add shade to the playground equipment.

Plant additional trees throughout the park to provide shade.

Construct a bridge over the drainage channel to connect the two main portions of the park.



RECREATION

Add backstops and practice goals.

Add combination baseball/soccer fields that are lighted.

Add bleachers to basketball court.

TOTAL
IMPROVEMENT
COST

SHORT-TERM:
\$1,470,000

MID-TERM:
\$3,410,000

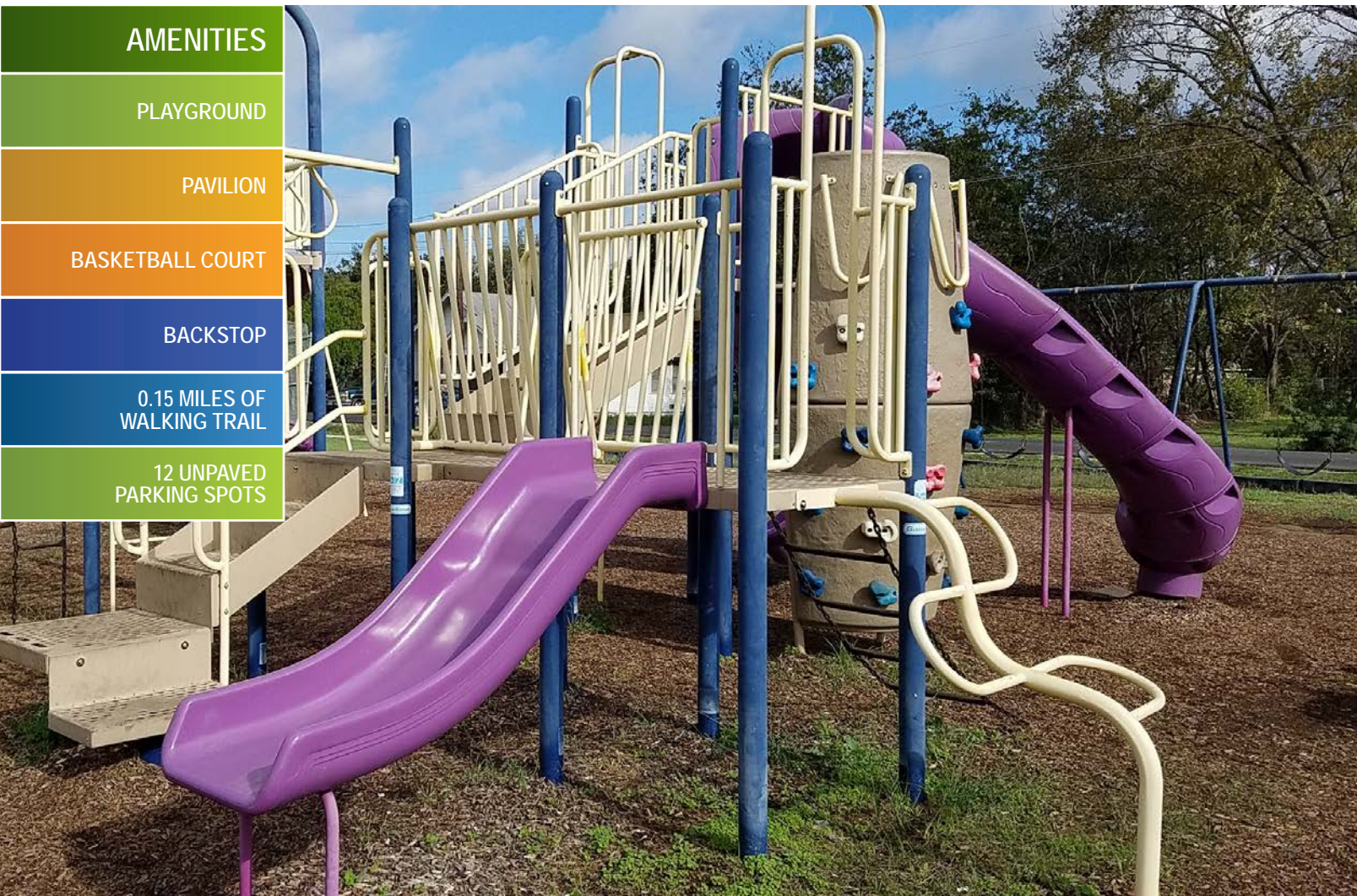
PARK EXPANSION

Consider acquiring the 17 acre property to the west of park for future park expansion and trail extension.



PUBLIC INPUT RECEIVED

- Would like to see trails along creek.



AMENITIES

PLAYGROUND

PAVILION

BASKETBALL COURT

BACKSTOP

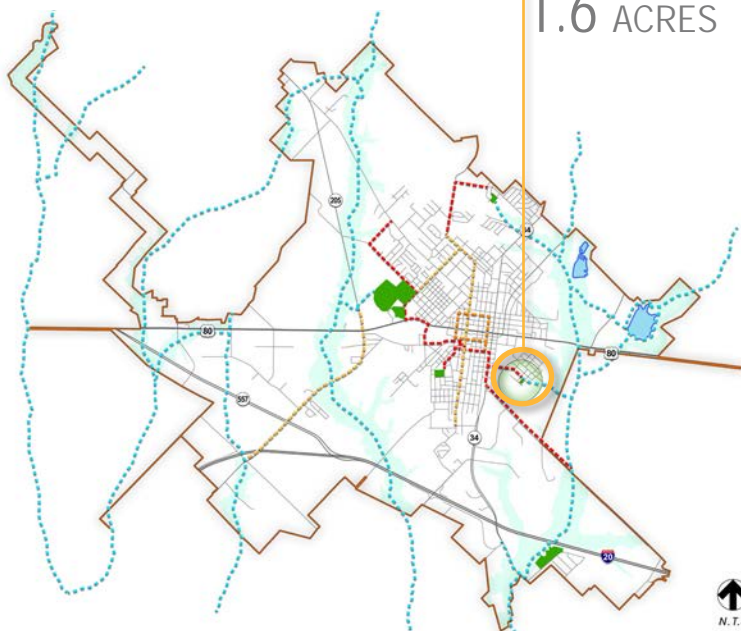
0.15 MILES OF
WALKING TRAIL

12 UNPAVED
PARKING SPOTS

STALLINGS PARK

350 HARRELL STREET

1.6 ACRES



DESCRIPTION

Stallings Park is the smallest neighborhood park in Terrell and is located in the same block as two small houses. While it is the smallest park, Stallings features park elements that other parks in the city do not and city staff consider it to be the cleanest park, partially due to surrounding residents efforts to provide maintenance voluntarily. Programmed elements of the park include a playground, basketball court, and pavilion. There is also a perimeter walking trail and a multipurpose field with a backstop.

Opportunities for this park include making the park more aesthetically pleasing, enlarging the park, and enhancing the existing amenities.

RECOMMENDED PARK IMPROVEMENTS

SAFETY + ACCESSIBILITY

- Install a hard surface parking lot.
- Conduct a drainage study for the park site.
- Add security lighting.



SIGNAGE + WAYFINDING

- Add an entry sign.



DESIGN + CONNECTIONS

- Replace older playground equipment, incorporate cowboy theme, and include shade structures.
- Add a fitness course along the walking trail.
- Replace the pavilion with a larger structure.
- Move electrical equipment to a place where it's not as visually and physically obtrusive.
- Develop historical interpretative signage.
- Replace benches.



TOTAL
IMPROVEMENT
COST

SHORT-TERM:
\$1,590,000

MID-TERM:
\$235,000

LONG-TERM:
\$2,100,000

PARK EXPANSION

Consider acquiring the two properties adjacent to the park to enlarge it.

Recommended expansion – clean up former wastewater treatment plant site, extend College Mound Rd, and develop an expansion of the park to add approximately 9.7 additional acres of parkland

Acquire vacant lot southeast of the exiting park for a future off-street trail connection to the future expanded site.

Add programmed elements to the expanded park site, including **soccer fields, site furnishings, walking path, parking, pavilion, and playground.**



AMENITIES

PLAYGROUND

2 PAVILIONS

1 BASKETBALL COURT

MULTI-PURPOSE
PRACTICE FIELD

6 TENNIS COURTS

4 COMPETITIVE
SOFTBALL FIELDS

4 SAND VOLLEYBALL
COURTS

1 SWIMMING POOL

0.75 MILE WALKING TRAIL

656 PARKING SPOTS
(45 HANDICAPPED)

5 CONCESSION FACILITIES
& 7 RESTROOMS

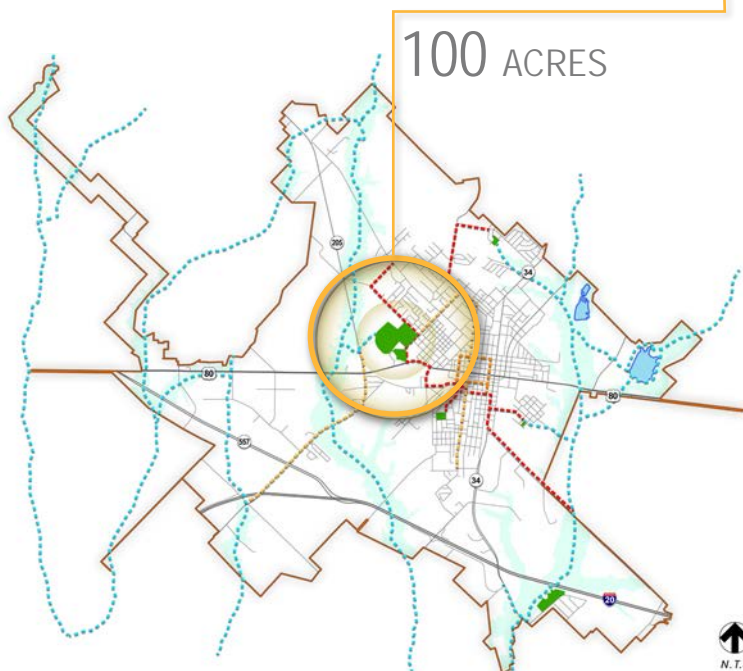
TERRELL MEMORIAL
FOOTBALL STADIUM &
COMPETITIVE BASEBALL
FIELD



BEN GILL PARK

1039 9TH STREET

100 ACRES



DESCRIPTION

History: Ben Gill Park was originally established as a result of a land donation from the Gill family and the programmed elements have been added over several decades. The first portion of Ben Gill Park to be completed was the Memorial Football Stadium which was built with post WWII labor. The baseball field owned by the school district was built in the 1960s and the swimming pool and softball fields were added in the 1970s. In the 1990s, the city added the baseball fields, lake, walking trail, pavilion, soccer fields, concessions, and parking lot. Within the past decade, the Veterans Memorial was completed and the Gill family donated money for new lighting and fencing at the softball complex.

Current Program: Ben Gill today is a large community park located near the commercial center of Terrell. The 100 acre park is a central gathering spot for competitive sports, swimming, as well as more passive activities. Within the park there are nine soccer fields of various sizes, four competitive softball fields, five competitive baseball fields, four sand volleyball courts, six tennis courts, one basketball court, and a multipurpose practice field with backstops and football goal posts. In addition to athletic fields, the park also has a natural area filled with oak trees, a central pond, a 0.75 mile





walking path, a large pavilion, and open space for free play. Also on the site is the city-owned swimming pool and a historical train car. The Terrell Memorial Football Stadium is adjacent to the site along 9th Street. The school district maintains the stand-alone baseball field and football stadium.

While the park offers a great number of amenities in one central place, many of the facilities would benefit from an upgrade. The sand volleyball courts are currently unusable due to deteriorating conditions, the basketball court is cracking in several places, and the trees in the oak grove are dying off in part due to illegal parking among the trees. There are also improvements that could be made to the football practice fields such as replacing the press box and leveling the field to allow for more teams to play there. The park is also very disjointed making both vehicular and pedestrian circulation in the park difficult.





BEN GILL PARK

OPPORTUNITIES

Specific opportunities to enhance Ben Gill Park include:

- Improving parking that makes the park more accessible
- Improving vehicular and pedestrian connectivity
- Enhancing visibility, identity, and character
- Adding beautification elements
- Removing unsafe elements
- Improving comfort of both active and passive park users
- Reworking circulation and organization of program elements
- Coordinating utilities
- Appreciating historical aspects
- Creating views/vistas
- Blurring boundaries
- Enhancing vegetation

CONSTRAINTS

Factors that constrain the existing park include:

- Park is spatially disjointed
- Poor organization of park elements
- No points of interest or terminus
- No gateway iconography
- Incomplete vehicular/pedestrian circulation
- Hard to maintain because of circulation issues
- Poor accessibility
- Low comfort
- Issue with quality and amount of parking
- General infrastructure condition



CONCEPT DEVELOPMENT

A total of four meetings were held to develop the final Ben Gill Master Plan concept as shown in Figure 3.4. The goal for Ben Gill in the first 15 years of the plan is to push transportation elements to the edge of the park, to enhance the existing elements of the park, to add key requested features such as a splash pad, skate park, and a 'central plaza' feature.

RECOMMENDED PARK IMPROVEMENTS

SIGNAGE + WAYFINDING

Add a new iconic entry sign.



DESIGN + CONNECTION

Reconfigure roadways to establish better connectivity and access.

Reconfigure stadium circulation to make it safer.

Add an amphitheater.

Replace playground equipment throughout park and add a train themed playground.

Construct a 8' perimeter walking trail connecting all parts of the park that ties into the existing walking trail around the pond.

Enlarge the pond to make it more of a focal feature and add a fishing pier.

Replace site furnishings throughout the park (drinking fountains, grills, bike racks, picnic tables, trash receptacles).

Landscaping and irrigation.



RECREATION

Construct a skate park.

Replace basketball court and two multi-purpose courts.

Enhance pool and add splash pad.

Improve volleyball courts.

Construct 2 youth baseball fields.

TOTAL
IMPROVEMENT
COST

PHASE 1A:
\$5,610,000

PHASE 1B:
\$3,655,000

PHASE II:
\$1,720,000

PARK EXPANSION

Acquire land for overflow parking off of Lane Ave.

Consider acquiring a portion of the 23 acre site behind the current maintenance facility to expand the park

PUBLIC INPUT RECEIVED:

- Unification of Ben Gill Park and Lion's Club Park
- Make Ben Gill more prominent as a signature park within the city
- Athletic field enhancements to be able to hold large tournaments
- Maintain a natural part of the park
- Improved lighting and safety/security
- Improved restrooms
- Better maintenance
- Improved access/circulation and parking

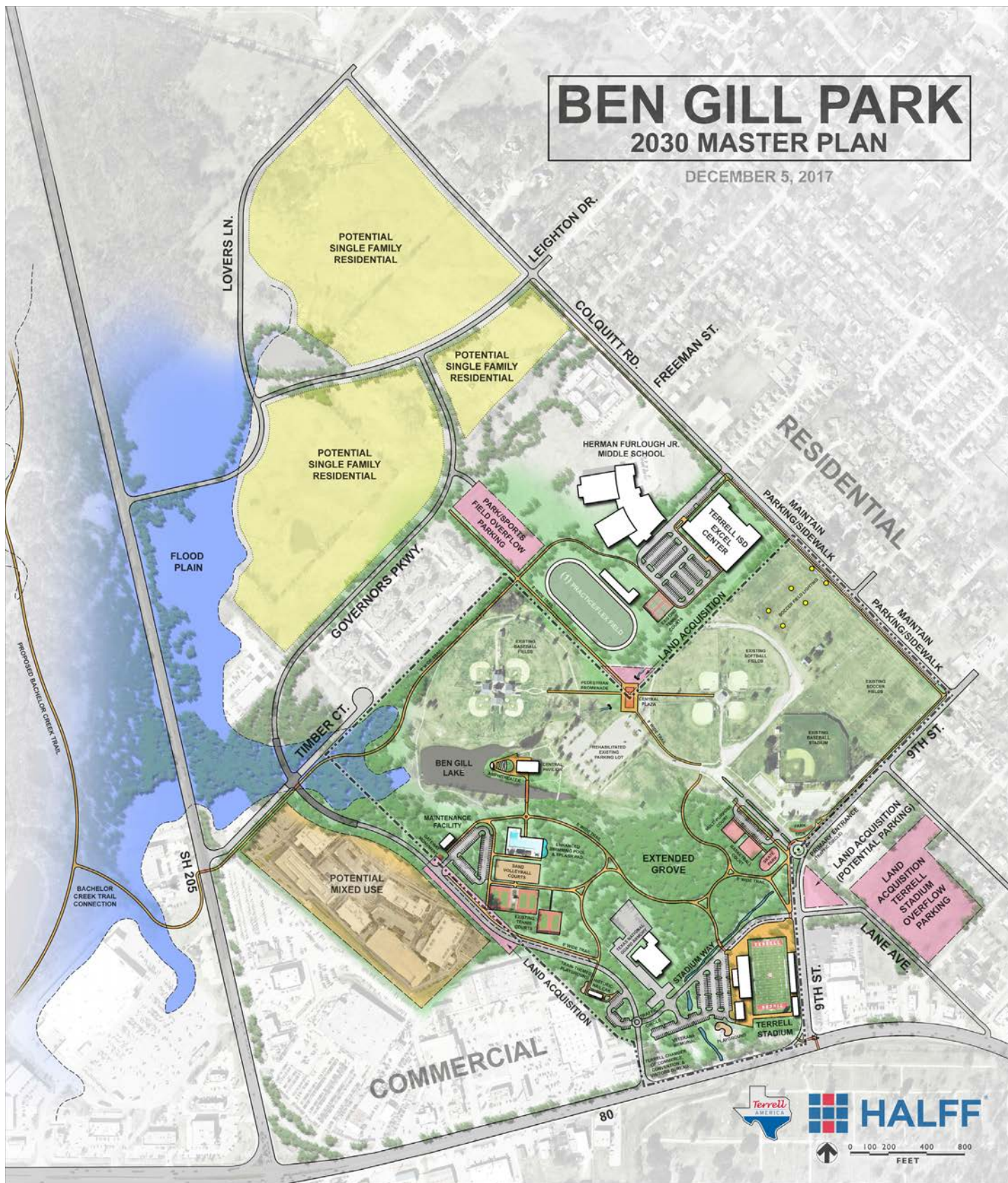


Figure 3.4: Ben Gill Park - 2030 Master Plan

PHASED IMPROVEMENTS

Since all of the improvements to Ben Gill cannot be made at once, a phased implementation plan has been developed. The intent is that in each phase, infrastructure and amenities would be removed and others added to work towards the overall proposed Ben Gill Park 2030 Master Plan shown in Figure 3.4. These cost estimates are for planning purposes and will likely change during the more detailed design and engineering phases.

Phase 1A: In the first 1 to 5 years, an internal roadway will be removed to make way for the extended tree grove and new pedestrian paths. The basketball and multi-purpose courts will also be upgraded and lighting will be added to two existing soccer fields. The existing wooden playground will be removed and a new, train-themed playground will be added near the railcar. A splash pad, skate park, and central plaza will be added as signature elements. Finally, land just outside of the park boundary will be acquired and graded for an overflow parking lot to be used during football games. The total estimated cost for Phase 1A is \$5,610,000.



Figure 3.5: Ben Gill Park Master Plan Phase 1A

Phase 1B: In the next 6 to 10 years, additional parking infrastructure and pedestrian paths will be constructed to continue to improve circulation throughout the park. Also, the sand volleyball courts and maintenance facility will be replaced. A small playground will also be added near the football stadium and gateway signage will be added to direct to the pool area. Finally, the tree grove will also be extended. The total estimated cost for Phase 1B is \$3,655,000.



Figure 3.6: Ben Gill Park Master Plan Phase 1B

Phase 2: In the longer-term future (11 to 25 years), parking and circulation around Terrell Memorial Stadium will be reconfigured, a new roadway north of the park will be constructed, and the expanded tree grove and 'Central Meadow' will be completed. In order to compensate for the lost parking associated with the Central Meadow, an overflow lot will be built just northwest of the middle school track. Additional elements to be added in this phase include an amphitheater and additional pedestrian and vehicular infrastructure. The total estimated cost for Phase 2 to complete the 2030 Master Plan is \$1,720,000.

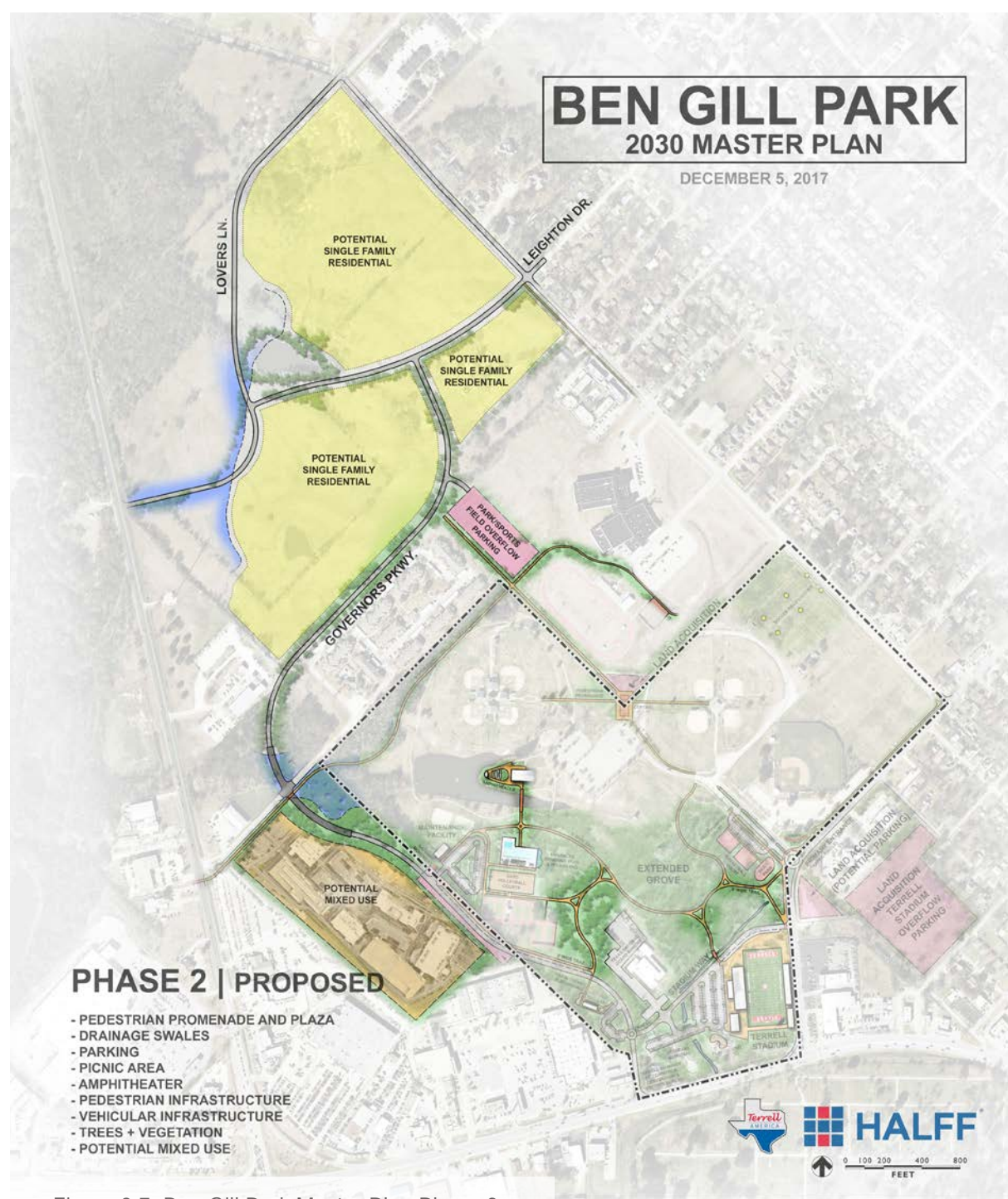


Figure 3.7: Ben Gill Park Master Plan Phase 2

3.5 SYSTEM RECOMMENDATIONS

Based on the results of the needs assessment, public input, and discussions with staff and Parks and Recreation Board members, a series of recommendations were developed for existing and future parks in Terrell. This section discusses recommendations for neighborhood parks, community parks, special purpose parks, and administrative actions. Figure 3.8 depicts the overall parks system recommendations for the lifetime of this plan.

PARKS

-  Existing Parks: 146 acres
-  Proposed Park Expansions: 60 acres
-  Proposed Downtown Plazas: 5.7 acres
-  Potential Baseball/Softball Complex
-  Potential Soccer Tournament Complex
-  Proposed Park 1/2 or 1 Mile Radius
-  Existing Park 1/2 or 1 Mile Radius
-  Proposed Build-Out Park 1/2 Mile Radius
-  City-Owned Land
-  Schools/Public Institutions

TRAILS & BIKEWAYS

-  Proposed Greenbelt Trails
-  Proposed Sidepaths/Enhanced Sidewalks
-  Proposed On-Street Bike Infrastructure
-  Proposed Downtown Market Walk

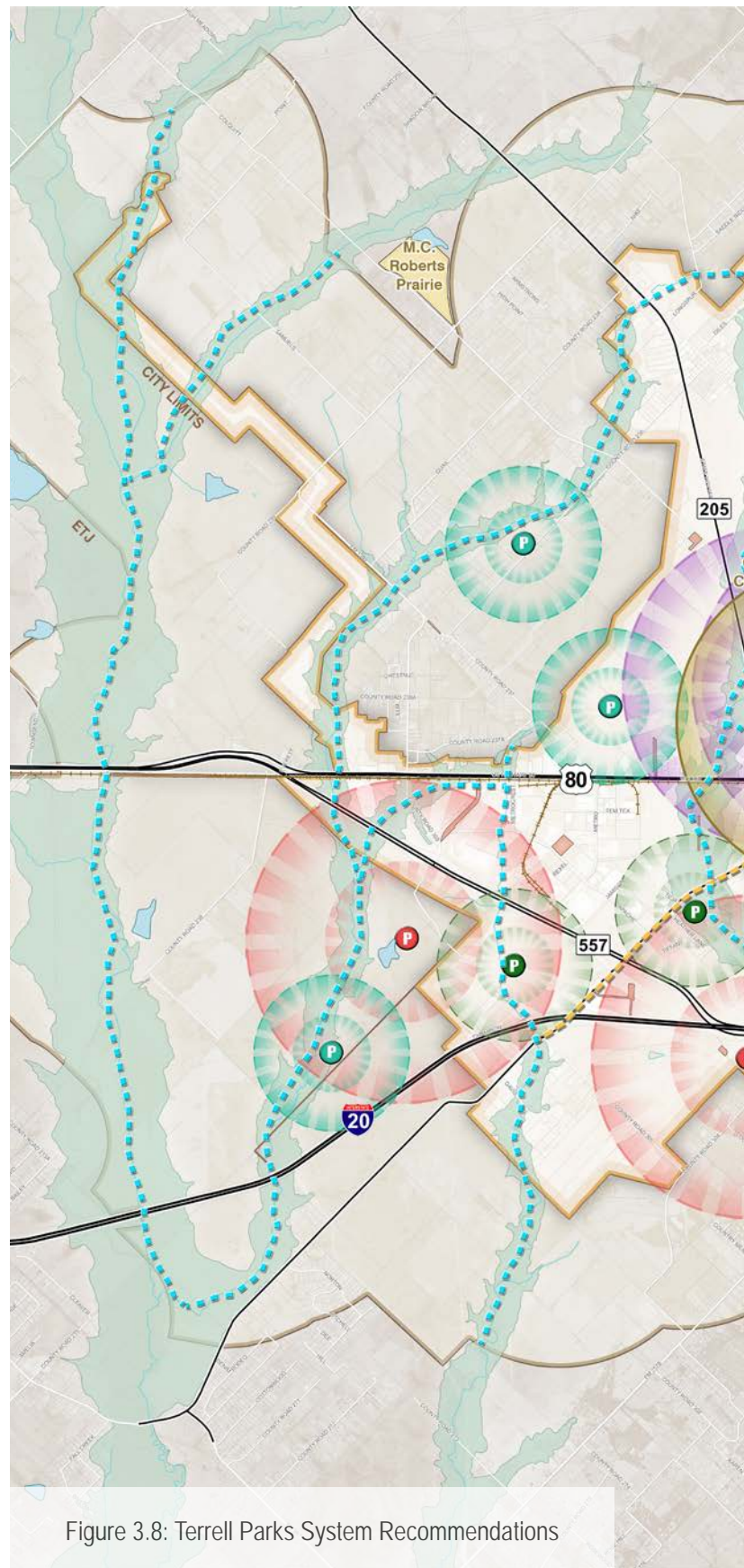
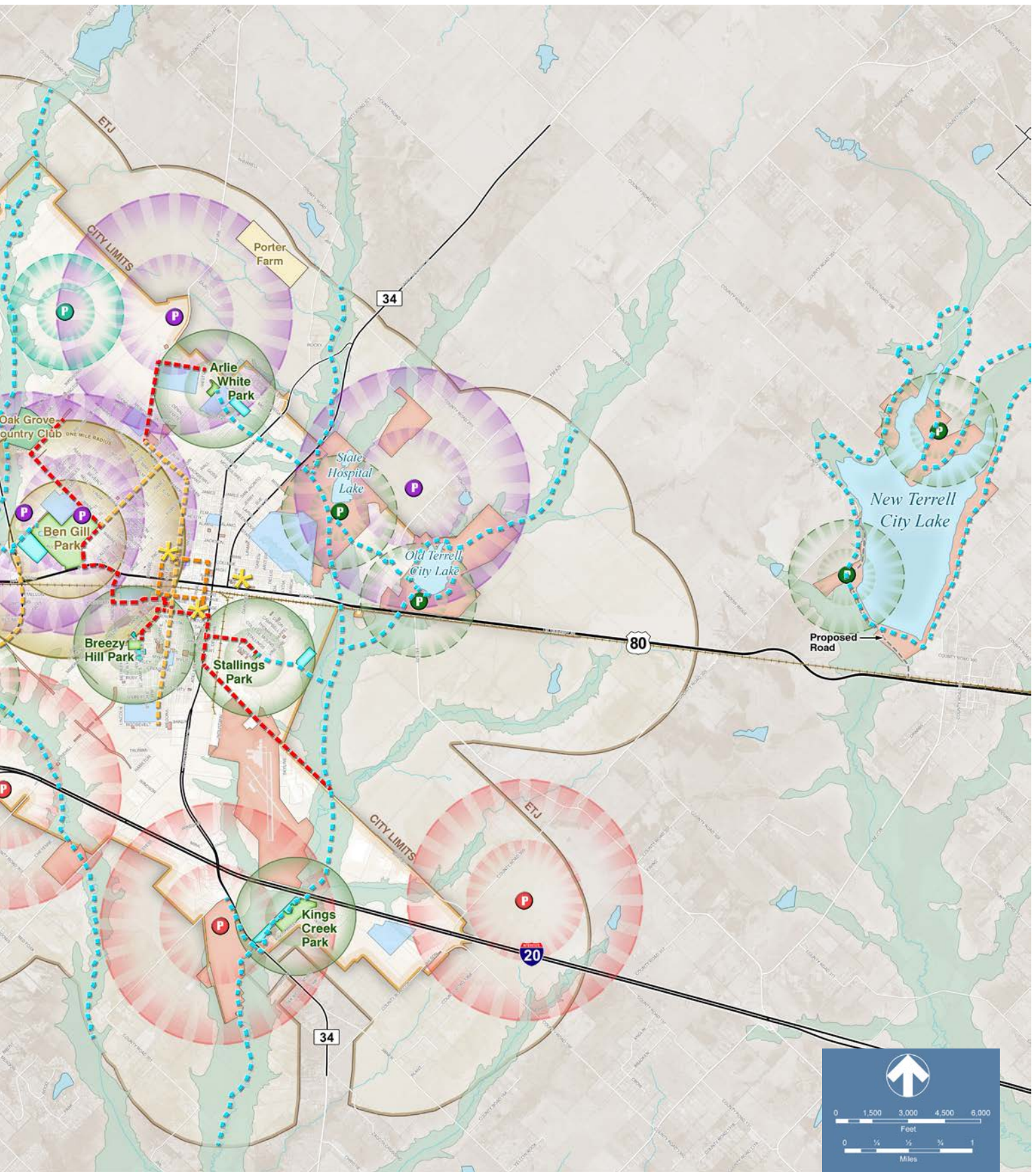


Figure 3.8: Terrell Parks System Recommendations





NEIGHBORHOOD PARKS

Given the expected growth over the next 15-20 years in Terrell, it is recommended that the amount of parkland be increased to provide access to new residents, including more neighborhood parkland.

LAND ACQUISITION AND NEW PARK DEVELOPMENT

As identified in Figure 3.6, two additional neighborhood parks are proposed; one in the area off of FM 148 between Spur 557 and US 80 and a smaller parklet in the Crossroads area. As both the Los Lomas and Crossroads areas continue to develop, there will be more residents without a neighborhood park. Furthermore, these future parks will have trail access whenever the greenbelts along Bachelor Creek and the unnamed western creek are constructed.

If the city reaches the build-out population of 43,403, then additional neighborhood parks will be warranted to serve the new neighborhoods. As shown in the Parks System Recommendations map, four neighborhood parks are identified as build-out scenario parks. These are located in the Las Lomas area in the current ETJ, north of US 80 west of Bachelor Creek, north of Oak Grove Country Club, and off of Terry Creek in the current ETJ. As new neighborhoods are built, developers should provide the land and pay fees to construct the parks.





PARK EXPANSION

As previously stated, one of the primary focuses of this plan is to ensure that park improvements are equitable across the entire system. A series of recommended improvements were developed for each neighborhood park and are discussed in Section 3.4. For each existing neighborhood park, it is recommended that the city consider expanding the park by acquiring adjacent land. This section discusses the relative priority to acquire and develop this additional parkland.

ARLIE WHITE: A 9.3 acre parcel to the southeast of the existing park has been identified as a potential expansion. As more homes are built in the area around Terrell High School, the park should be expanded to provide more amenities, such as soccer fields. Relatively, this is a lower priority for park expansion.

BREEZY HILL: The city owns seven separate parcels that together make up 1.1 acres to the north of the existing park across Polk Street. If the city were to provide a safe crossing for pedestrians on Polk Street, then this parkland could become more viable. Relatively, this is a high priority since the city already owns the land. Additionally, 3 parcels totaling 4.2 acres to the south of the park should be considered for acquisition in order to build additional sports fields in the future.

KINGS CREEK: While Kings Creek is the largest neighborhood park currently, there is land that could be acquired to ensure a worthwhile trail connection. A 17 acre parcel just to the west of the park boundary that is almost entirely in the floodplain could be purchased to expand the passive area of the park as sports fields are added. Oncor currently owns the parcel so it is possible that an agreement could be made to use the land as parkland or trail. Relatively, this is a lower priority since the park is already a good size.

STALLINGS: Stallings is the smallest park in the current system, so additional acreage would be an improvement. The city owns some land to the east of the park on College Mound Road where a former wastewater treatment plant was located. This 9.7 acres could include soccer and softball fields which would not fit on the current site. Relatively, this is a high priority since Stallings is the smallest existing neighborhood park.





NEIGHBORHOOD PARK STANDARDS

In order to guide redevelopment of existing and development of future neighborhood parks, it is recommended that the city incorporate the following neighborhood parks standards into an ordinance. This will help to ensure that improvements are equitable throughout the city. The images in this section are examples from other North Texas communities.

SUGGESTED SIZE: 4-10 acres

LOCATION: Neighborhood parks should be centrally located in the neighborhood they serve and should consider pedestrian accessibility, proximity to elementary schools, and be adjacent to local or minor collectors that don't have high-speed traffic.

MINIMUM AMENITIES:

- Park entry sign
- Playground with shade
- Benches
- Pavilion
- Picnic tables
- BBQ grills
- Trash receptacles
- Drinking fountain
- Open space area
- Backstop
- Perimeter walking trail
- Security lighting
- Sports field lighting

OPTIONAL AMENITIES:

- Splash pad
- Sports fields
- Parking

DESIGN: These parks should generally be designed with the programmed elements clustered into an 'activity zone' which would include the playground, pavilion, sports courts, etc. The open/un-programmed space should be visible from the activity zone area but should be delineated with plantings or hardscape features like trails and seat-walls.

ADJACENCY AND INTERACTION: How the park is integrated with the surrounding land uses is crucial to the quality of the experience within the park. It is recommended that at least 80% of the park's boundary be bordered by single-loaded roads or creeks. No more than 20% of any park's boundary should be bordered by the backs of houses. Transparent fencing allows a softer transition between park and residence and provides for informal surveillance of the park. High-limbed trees along fence lines can allow for a combination of privacy and transparency. When a park is constructed adjacent to a school, the two sites should interact with adequate pedestrian connections between the school and the park.





COMMUNITY PARKS

LAND ACQUISITION

Given the current size of Terrell, it is appropriate that there is only one community park. However, since the population is expected to grow approximately 48% by the year 2030 and 155% by the build-out scenario, more community parkland will be warranted.

LAND ACQUISITION AND NEW PARK DEVELOPMENT

By the year 2030, the city will have a deficit of approximately 95 acres of community parkland when compared to the Target Level of Service. Therefore, land acquisition and development of additional community parkland should be a consideration in the next 15 or so years. As shown in Figure 3.9, there are four potential sites identified for further consideration of a tournament-grade baseball/softball complex and additional four sites for a potential soccer complex.

Before a site is selected for acquisition and development, the following factors should be considered as part of a more detailed site analysis: traffic study; potential for nearby sports tourism related development (hotels, restaurants, sporting goods stores); and, analysis of site topography.

BASEBALL/SOFTBALL COMPLEX

Site 1: Los Lomas area between Spur 557 and IH 20 just east of a small creek. The current parcel is over 1,800 acres and privately held, but could be subdivided.

PROS: in growing part of town; further away from existing parks.

CONS: cost-prohibitive.

Site 2: SW corner of IH 20 and County Road 304. This site is approximately 47 acres and privately held.

PROS: good access from IH 20.

CONS: cost-prohibitive market value in 2017.

Site 3: South of IH 20/SH 34 interchange. This site is approximately 164 acres and owned by the city. Since part of the site is in the floodplain, just the 40 acre portion located out of the floodplain would be considered for development of the baseball/softball complex.

PROS: good access to IH 20; city already owns the land; potential trail access to future Kings Creek Greenbelt Trail (see Chapter 5).

CONS: far from most Terrell residents; higher percentage of land located within floodplain.



Making the Case for Sports Tourism: City of Plano Example

Sports and tournament related tourism generates \$39.2 million annually in direct visitor spending

In 2015, 77 sporting events attracted 572,000 attendees

Attendees spent \$66 on average

Site 4: East of city limits just north of IH 20. This site is located just outside of the city limits within the ETJ and is privately held.

PROS: good access from IH 20; completely outside of floodplain.

CONS: located outside of existing city limits.

SOCCER COMPLEX

Site 1: Breed property just west of Ben Gill Park. This property is close to the existing community park and the middle school.

PROS: near middle school; in the middle of town.

CONS: partially in floodplain; proximity to Ben Gill Park may cause congestion during game times.

Site 2: Ben Gill Park. In the long-term future, Ben Gill is an option for placing the tournament soccer complex.

PROS: existing city-owned land; existing infrastructure in place; in the middle of town.

CONS: would lose some other amenities that exist at Ben Gill Park.

Site 3: Whit property north of Terrell High School. This property off of FM 986 is close to the high school and Arlie White Park.

PROS: good access to FM 986; close to Terrell High School.

CONS: in far northern part of city.

Site 4: McFarlin property east of Terrell State Hospital Lake. This property is off of FM 429 just outside the existing city limits but in the ETJ.

PROS: good access to FM 429.

CONS: far from most Terrell residents; outside of existing city limits.

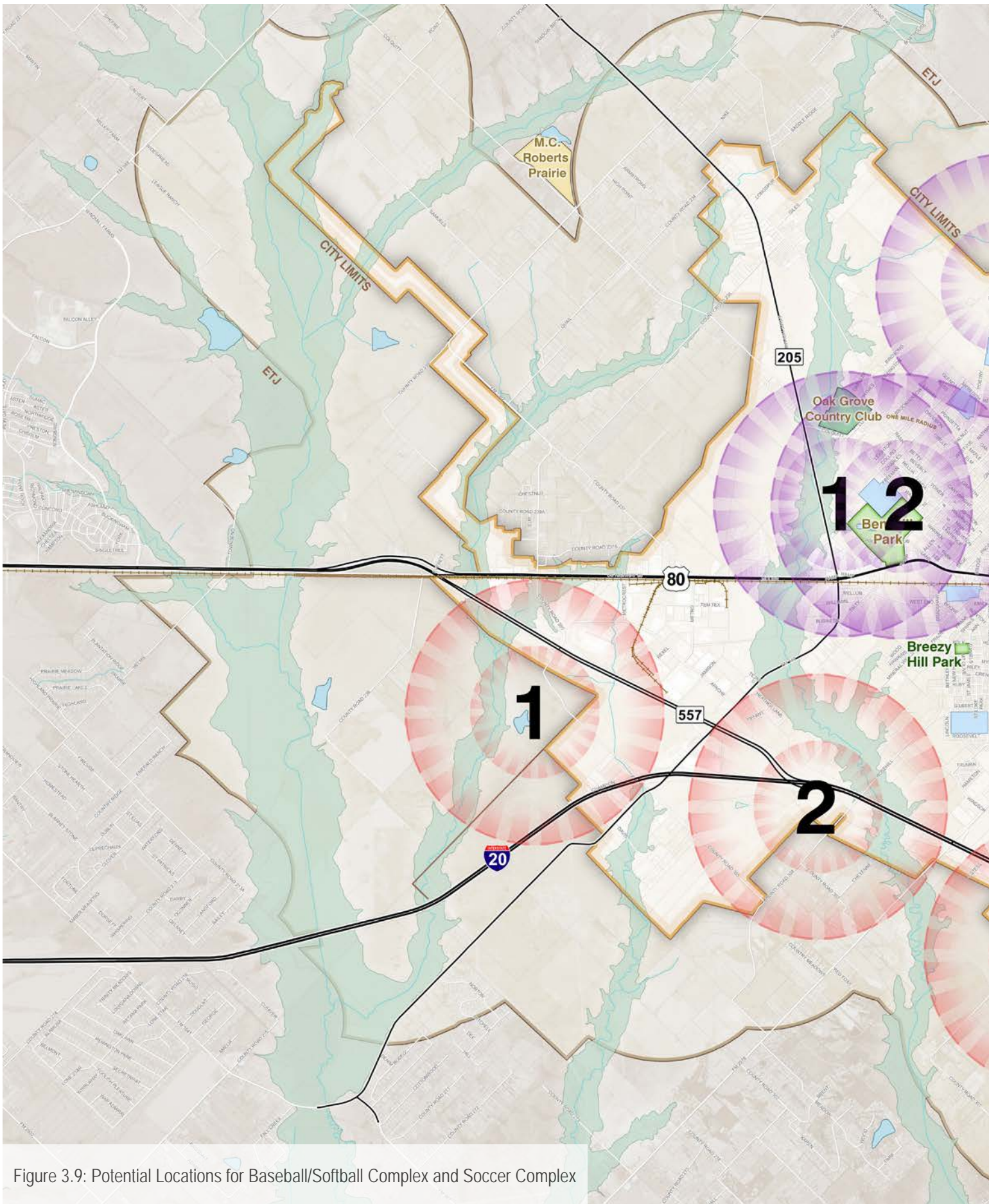
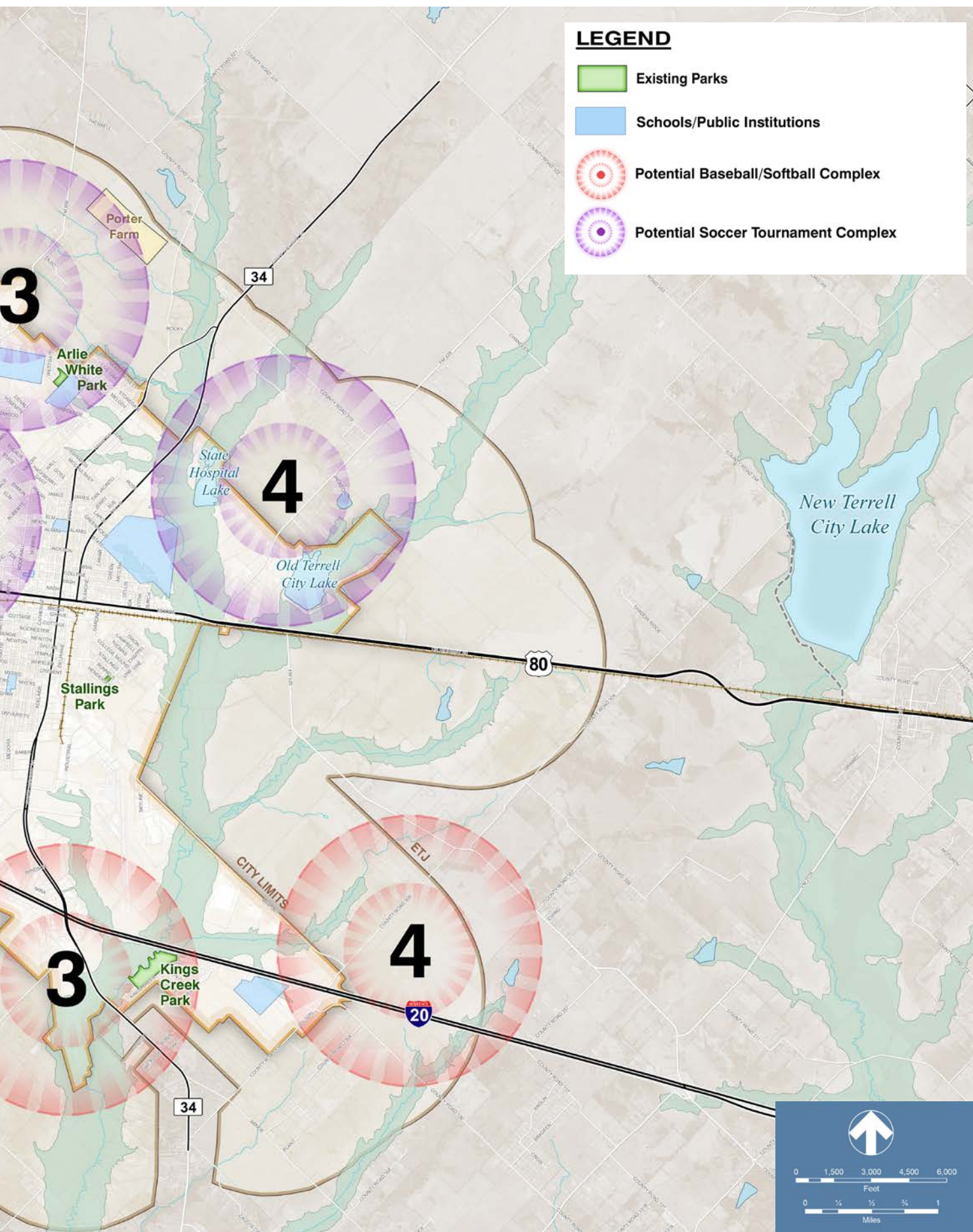


Figure 3.9: Potential Locations for Baseball/Softball Complex and Soccer Complex





PARK EXPANSION

In the future, the city should consider acquiring a portion of the 23 acre parcel that is currently vacant adjacent to the northwest corner of Ben Gill Park. This area could be used to extend greenspace and construct a perimeter road.

COMMUNITY PARK STANDARDS

In order to guide the development of future community parks, it is recommended that the city incorporate the following community parks standards into an ordinance. This will help to ensure that improvements are equitable throughout the city. The images in this section are examples from other North Texas communities.

SUGGESTED SIZE: 25+ acres

LOCATION: Community parks should be centrally located and easily accessible from major thoroughfares and trails. While it is preferred that a community park be placed near a commercial or retail area, if a community park is adjacent to a residential area, it is important to provide adequate buffers to minimize noise and the effects of bright lights at night if possible.

MINIMUM AMENITIES

- | | |
|-------------------------|--------------------------------|
| • Park entry sign | • Open space area |
| • Playground with shade | • Backstops |
| • Benches | • Perimeter walking trail |
| • Pavilion | • Security lighting |
| • Picnic tables | • Sports fields with lighting |
| • BBQ grills | • Bleachers with shade |
| • Trash receptacles | • Parking |
| • Drinking fountains | • Permanent restroom buildings |

OPTIONAL AMENITIES

- | | |
|------------------------|----------------|
| • Splash pad | • Skate park |
| • Maintenance building | • Pool |
| • Concession building | • Amphitheater |
| • Dog park | |



DESIGN: Active community parks tend to focus on high-intensity facilities such as lighted competitive game fields, aquatic centers, and manicured landscaping. Passive community parks, on the other hand, typically have low-intensity uses such as hiking, picnicking, free play, and a large amount of natural and unprogrammed space in the park. Therefore, the general design of a park will vary depending on the intended character of the park.

ADJACENCY AND INTERACTION: Similar to neighborhood parks, a community park should be bordered by single-loaded roads and creeks or other natural areas. When development does border the park, the type of neighboring development dictates how the edge is addressed. If the development is residential, the fencing between the houses and the park should be transparent (such as wrought iron fencing or similar). In addition, a row of trees and/or shrubs may be used along this fence line to soften its appearance. However, if the development is industrial in nature or otherwise aesthetically unpleasing, the border should be well-screened with dense plantings of trees and shrubs. Community parks also interface well with schools. In such instances, the city should work with the school district to provide visual and physical connections between the school and the park.



SPECIAL PURPOSE PARKS

In addition to the recommended neighborhood and community parks, special purpose parks in downtown and around the lakes are recommended. These additional parks will enhance the existing system and make the overall parks system more diverse and unique.

DOWNTOWN PLAZAS LAND ACQUISITION AND NEW PARK DEVELOPMENT

Since Terrell is not the Kaufman County seat, the city lacks a central downtown square where a county courthouse would have been constructed. There are many examples of bustling commercial development around a courthouse square in the Dallas-Fort Worth region, including Denton, McKinney, and Waxahachie. City leaders would like to identify a few areas in the city that could serve as an open space plaza for people to congregate with the intent that commercial development would occur in the surrounding area.

An analysis was conducted in coordination with the comprehensive plan to determine the location of sites that could be acquired and transformed into plazas. These sites are shown in Figure 3.10.

DOWNTOWN PARKLET/PLAZA 1: group of parcels bounded by High Street to the north, Nash Street to the south, and Blanche Street to the west. Together, ten parcels make up 2.63 acres and is the site of a former county building. The surrounding uses include single family homes, light industrial, and small businesses.

DOWNTOWN PARKLET/PLAZA 2: parcel bounded by Brin Street to the north, Hattie Street to the east, College Street to the south, and Ann Street to the west. This 1.69 acre site owned by the city used to be a hospital. The surrounding uses include two churches, the Terrell Public Library, small businesses, and single-family homes.

DOWNTOWN PARKLET/PLAZA 3: parcel bounded by Cottage to the north, Adelaide Street to the east, Rochester Street to the south, and Catherine Street to the west. This 1.44 acre site used to be a church and is owned by a willing seller. The surrounding uses include single-family homes and small businesses.

In addition to the three proposed plaza sites, it is also recommended to improve pedestrian connections to link the plazas and other key buildings in downtown.

ADELAIDE MARKET STREET: from High Street to Cottage Street, enhanced pedestrian amenities are recommended to provide a central core connection. This would connect City Hall to one of the downtown parklet/plazas. Suggested amenities include wide sidewalks, decorative pavement

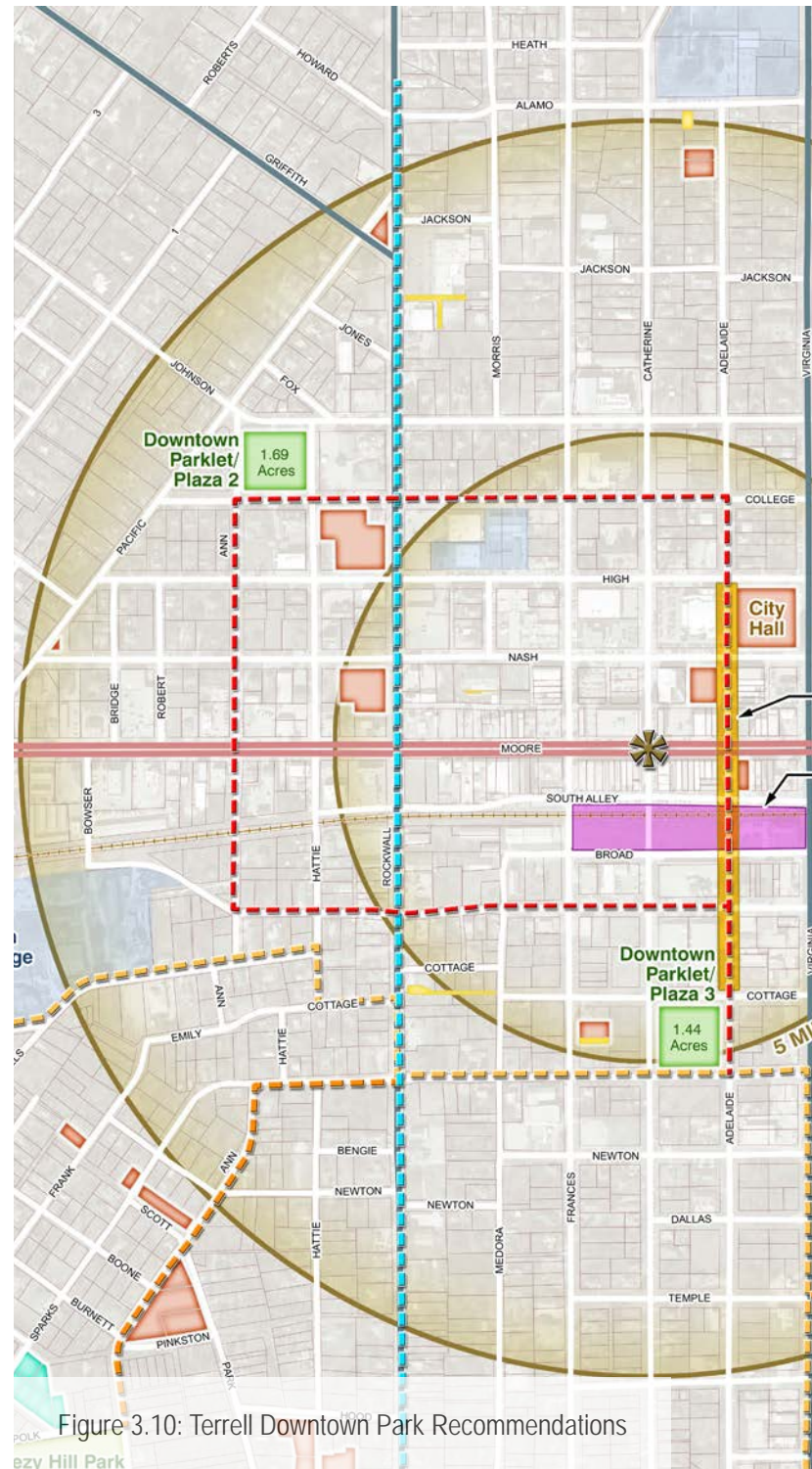


Figure 3.10: Terrell Downtown Park Recommendations



treatment, site furnishings, landscaping, and portals/gateways. For special events, this section of the street could be closed to vehicular traffic to provide more of a market feel. This would be a great way to showcase local businesses and vendors.

BROAD STREET PROMENADE: from Frances Street to Virginia Street, there are a few vacant parcels of land just south of the railroad tracks that could be repurposed into public space. The promenade could serve as somewhat of a linear park with landscaping, site furnishings, and pavement treatment. This area could also work well for downtown festivals or markets.





PLAZA STANDARDS

Since plazas are a new type of facility recommended for Terrell, the city is encouraged to incorporate the following standards into a formal ordinance. This will ensure future plazas are developed to the same standards throughout the city. The images in this section are examples from other North Texas communities.

SUGGESTED SIZE: 0.5 – 2 acres

LOCATION: These plazas/parklets should be in highly trafficked areas (either on foot or by car) in order to attract users.

MINIMUM AMENITIES

- Park entry sign
- Seating
- Trash receptacles
- Drinking fountains
- Open space area
- Landscaping
- Security lighting
- Focal feature (ex: art, stage, amphitheater, water feature)

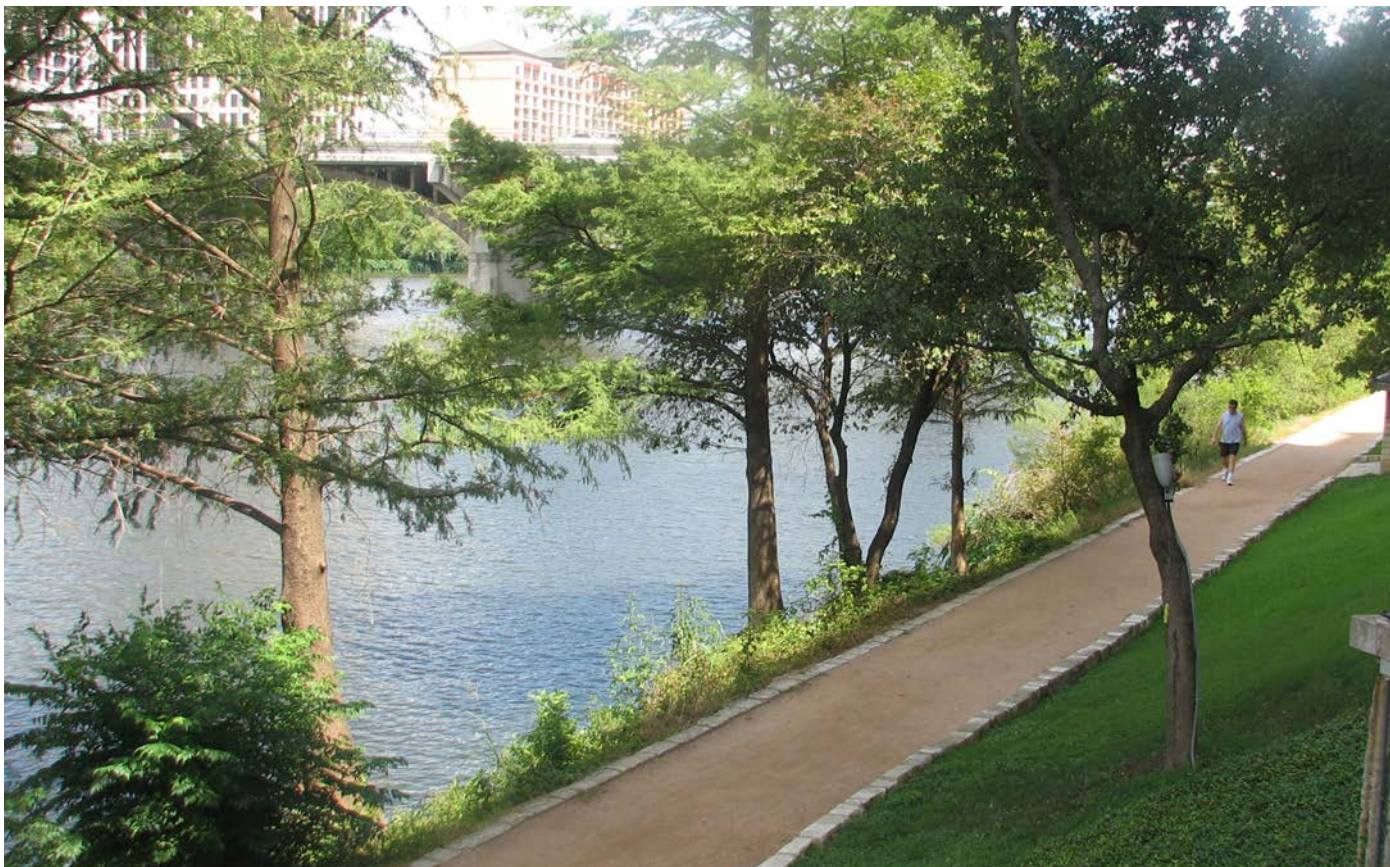
OPTIONAL AMENITIES

- Play equipment
- Pavilion
- Walking path
- Decorative lighting

DESIGN: The design of plazas/parklets can vary widely and should be reflective of the surrounding area. For example, a plaza in downtown may have more programmed elements than a parklet in a residential area. Security should be a major consideration for developing these sites. Plazas should be designed with flexibility for small events and other uses.

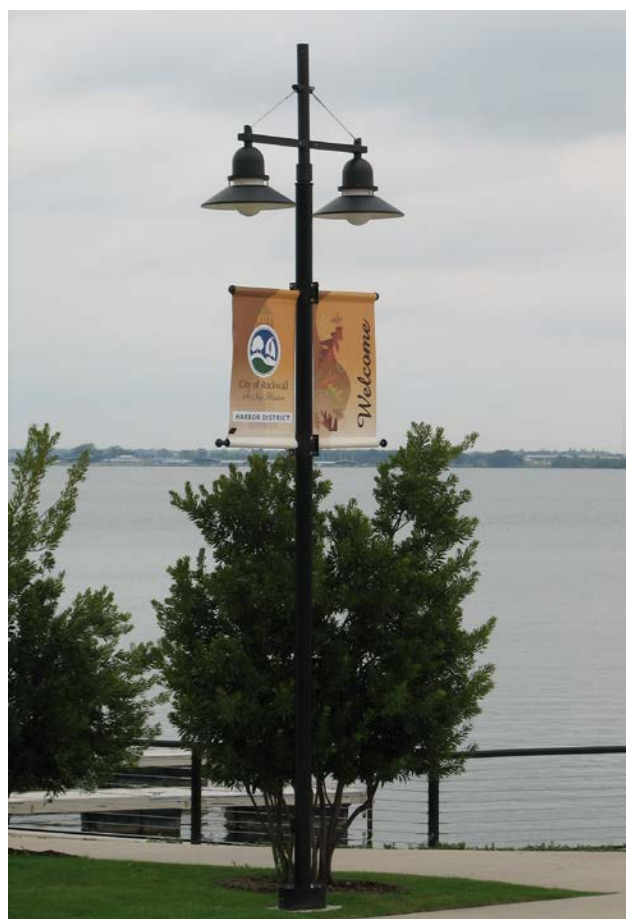
ADJACENCY AND INTERACTION: If the purpose of a plaza is to hold special events, then the adjacent uses should be commercial or retail instead of residences that may consider an event a nuisance. Alternatively, if the purpose of the plaza is to provide a small amount of greenspace in an area, the adjacent land uses could be residential, commercial, retail, industrial, or institutional.





LAKE RECREATION LAND ACQUISITION AND NEW PARK DEVELOPMENT

In addition to the small pond at Ben Gill Park, the City of Terrell owns three lakes - two within the city limits and one just east of the city. None of these lakes are currently open to the public, so Terrell residents travel to other communities for lake recreation such as fishing, boating, and camping. However, there are opportunities at each of these lakes in Terrell to develop the shorelines and surrounding area into parkland. A description of the existing conditions and opportunities at each of the lakes follows.

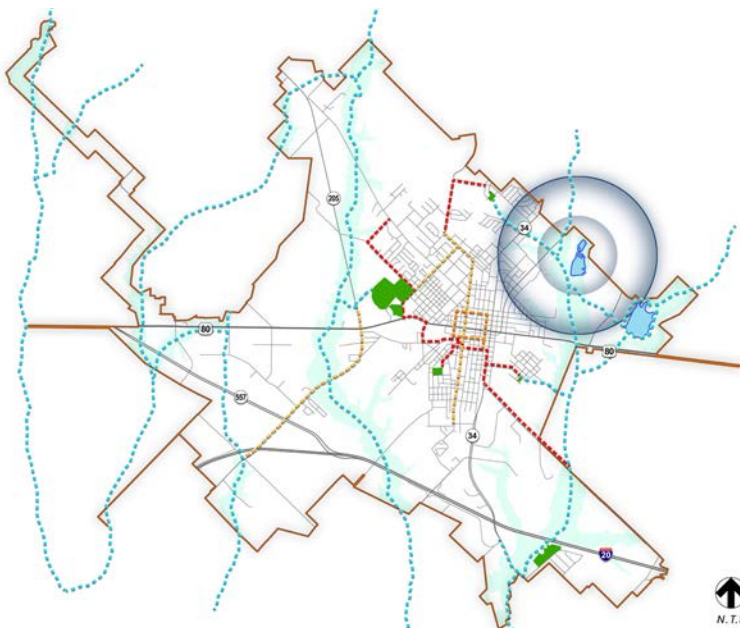




TERRELL STATE HOSPITAL LAKE

DESCRIPTION

This small lake sits on Terrell State Hospital property in the northeastern section of the city. It is used for flood control but has the potential to serve as a recreational lake in the future. Although it is small, the location of the lake is ideal. Lakefront trails could connect to the recently constructed Terrell police headquarters building and Terrell State Hospital, as well as tie into the proposed greenway running in the floodplain along Kings Creek. Public input received during the visioning process include adding park amenities and trail connections. Before any decisions are made about the future of the lake, the city should determine if there is a leak since the water levels appeared to be low in Fall 2016 despite recent heavy rains.





Amenities that could be included at Terrell State Hospital Lake if it were to be made publicly accessible include:

Fishing pier



Small boat launch for canoes, kayaks and paddle boats

Picnic tables



Interpretative signage to share history of Terrell State Hospital

Walking trail to connect to nearby employers and to the proposed greenway trail



Relative to the other lakefront recreation, this should be the first priority.

COST: PHASE I: \$3,000,000
PHASE II: \$3,000,000





NEW TERRELL CITY LAKE

DESCRIPTION



This large lake is located about six miles east of the city limits off of US 80. The lake and dam are owned by the City of Terrell but much of the shoreline is private property, so the lake is generally not accessible to the public. This is the largest of the three lakes and used to be the site of a state park where a few abandoned buildings remain today. The beautiful scenery and plentiful wildlife make this lake a great candidate for perimeter parkland development. Public input received during city visioning include developing parkland, renaming the lake, adding camping opportunities, and constructing trails. There was also discussion about the potential to host sporting events at the lake like triathlons that would increase tourism for the city. The Parks System Recommendation map shows two potential sites on the lake to construct the park. A site assessment should be included as part of the lake recreation master plan to determine the most feasible site.



Amenities that could be added at New Terrell City Lake if it were to be made accessible to the general public include:

Fishing pier(s)

Boat launch

Beach for swimming

Pavilion(s)

Picnic tables

Perimeter hike and bike trail

New road infrastructure to access the lake that doesn't go through public property

Wayfinding signs and kiosks

Parking

Potential new names for the Park Board to enact include Lake Elmo (many people already refer to it as this). Relative to the other lakefront recreation, this should be the second priority.

COST: \$6,000,000





OLD TERRELL CITY LAKE

DESCRIPTION

Old Terrell City Lake is used for flood control purposes and is located in the northeastern part of the city. Public access is currently prohibited. However, due to the frontage along US 80, visibility would be ideal if the land surrounding the lake was developed into public parkland. Public input received related to Old Terrell City Lake include creating a park around the lake, renaming the lake into something more descriptive, and adding a hike & bike trail. The Kaufman County thoroughfare plan recommends realignment of US 80 near the lake, so coordination with the county should occur if a park is developed.





Amenities that could be added at Old Terrell City Lake if it were open to the public include:

Fishing pier

Small boat launch for canoes, kayaks and paddle boats

Pavilion

Picnic tables

Perimeter hike and bike trail

Parking

Potential new names for the Park Board to enact include Tiger Lake or Terrell Lake. Relative to the other lakefront recreation, this should be the third priority.

COST: \$6,000,000





LAKE RECREATION STANDARDS

Since lake recreation would be a new amenity in Terrell, it is recommended that the city formally adopt the following standards to guide their development. These standards can help to ensure that future parks at lakes in Terrell have consistent amenities. The images in this section are examples from other North Texas communities.

SUGGESTED SIZE: 20+ acres

MINIMUM AMENITIES

- | | |
|-------------------|----------------------|
| • Park entry sign | • Picnic pavilions |
| • Walking trails | • BBQ grill |
| • Seating | • Trash cans |
| • Large pavilion | • Drinking fountains |
| • Parking | • Fishing pier |

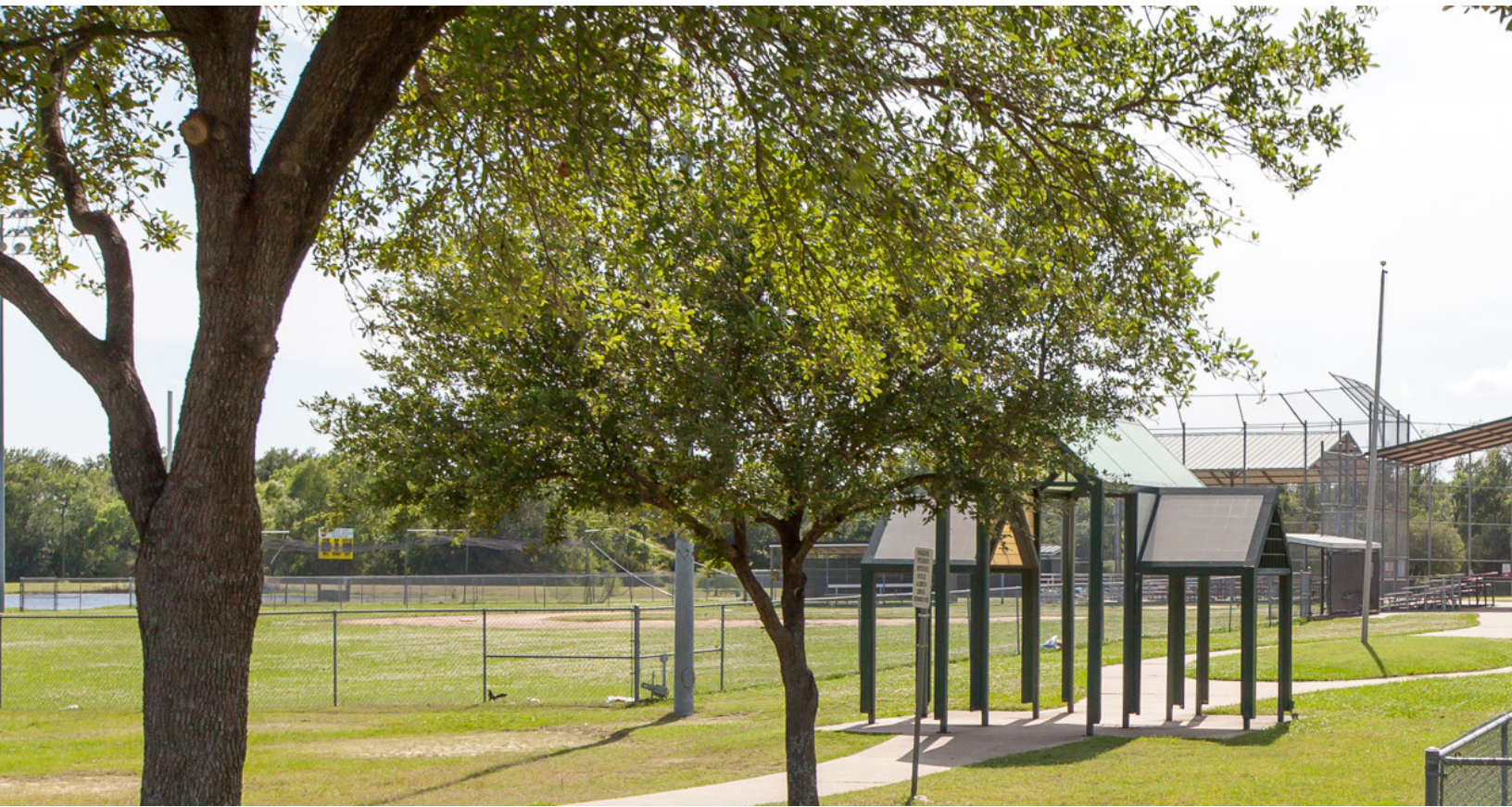
OPTIONAL AMENITIES

- | | |
|----------------------|---------------|
| • Permanent restroom | • RV camping |
| • Wayfinding signage | • Day camping |
| • Paddle launches | |

DESIGN: The design of lakefront parks should include both passive and active elements that are clustered together. Parking should be located at least a few hundred feet from the shoreline and all amenities should be connected via walkways.







ADMINISTRATIVE ACTIONS

Policy and administrative-related actions are also a critical component of the recommendations in this chapter. Since the following administrative actions only require staff time and no expenditures, it is recommended that these actions occur in the first five years.

Hire a full-time Parks Director. This position would be responsible for overseeing the planning, design, construction, maintenance, and operations of all parks and trails within the city. Currently the Public Works Director must split time between public works and parks, and as the park system grows a singular staff member will be required to address the added complexities of the system.

Change the existing parkland dedication ordinance to increase the amount of parkland that is dedicated as new development in Terrell continues. The current parkland dedication ordinance stipulates that developers must dedicate one acre of land for each 133 proposed dwelling units or by a payment in lieu of land dedication in some cases. The ordinance also states that an area less than 5 acres is impractical for a neighborhood park so the Council may require a developer proposing fewer than 665 dwelling units to just pay the cash in lieu of land. Additionally, the ordinance requires a park development fee with every new development calculated at \$250 per dwelling unit. In lieu of this development fee, the developer has the option to actually construct neighborhood park amenities and improvements.

In order to determine the appropriate amount of land dedication, a review of other cities' parkland dedication ordinance was conducted. As shown in Table 3.4, the required parkland dedication and in-lieu fee is much lower than peer communities. In order to capitalize on the expected growth in Terrell, the city should increase the acreage required and to an even number, such as 1 acre per 50 units. The city should also strongly consider increasing the in-lieu fee to \$1200 per single-family dwelling unit. Additionally, the city should consider adding in a requirement for developers to build parks as part of a large development. This will lessen the burden on the city and the developers will likely pass the cost off to the residents.

Table 3.4: Parkland Dedication Peer Comparison

City	Parkland Dedication	In-Lieu Fee
Terrell	1 acre per 133 d.u.	\$250 per d.u.
Forney	2 acres per 100 d.u.	\$1,200 per SF d.u. \$350 per MF d.u.
Wylie	5 acres per 100 d.u.	Set by council periodically
Waxahachie	2 acres per 100 d.u.	\$400 per d.u. \$600 per acre for non-residential property
DFW Metroplex Average	1 acer per 90 d.u.	\$1,200 - \$1,500 per d.u.
Recommended for Terrell	1 acre per 50 d.u.	\$1,200 per d.u.



Change the existing sidewalk maintenance ordinance so that individual property owners aren't responsible for maintaining their sidewalk. In the current code of ordinances Sections 4-13 through 4-15, it is explained that property owners are responsible for the costs to maintain and repair sidewalks on their property. While some cities elect to do this, it is evident by the amount of sidewalks in disrepair in the city that this method should change. The city should consider establishing a fund for sidewalk repair and then take over the cost of repairing sidewalks.

Review park rules and post them at every existing and future park site. Review Sec. 1-15 of the city code of ordinances periodically to ensure that they are up to date and post the regulations at all of the parks. For example, the section will need to be revised if and when parkland is added at the lakes and they are made publicly accessible. Additionally, as more sports fields are added to other neighborhood parks, the operating hours should be adjusted accordingly to allow for game play after dusk.

Adopt a lighting ordinance for sports field lighting and security lighting in parks. As the number of parks with sports fields increases over time, field lighting should be allowed and regulated. Security lighting near the pavilions, parking lot, and courts is also recommended to be allowed and regulated in the ordinance. The proposed language to be incorporated into the Section 1-15 of the existing municipal code is included in the Appendix.

Periodically review the cost per resident of parks services and compare that metric to other cities. To ensure that Terrell is on par with other communities in terms of providing parks and recreation services, an analysis of the amount spent per resident is a useful metric. Based on documented FY16 expenditures and 2015 Census population, the City of Terrell spent \$40 per residents on parks and recreation services. This is lower than the other cities reviewed; in FY16 Wylie spent \$50 per resident, Rowlett spent \$81 per resident, Forney spent \$87 per resident, and Waxahachie spent \$99 per resident.

Develop maintenance standards to ensure that parks are consistently maintained. As the amount of parkland increases, the scale of maintenance also increases. It is recommended that maintenance standards and an overall maintenance schedule be developed to ensure that parks throughout Terrell are maintained at a consistent standard. Additional staff may also need to be hired.

Consider adding a Quality of Life (Type B) Sales Tax to fund park improvements. The City of Terrell currently has a Type A sales tax that funds job creation such as economic development. Type B sales tax, which Terrell could elect, would fund quality of life improvements, including parks. Discussions would be needed with the City Council and Economic Development Corporation and ultimately a citizen vote would have to occur.

3.6 POTENTIAL FUNDING SOURCES

Texas Parks and Wildlife Outdoor Recreation Grants: This Texas Parks & Wildlife Department (TPWD) program provides 50% matching grant funds to municipalities and other local units of government with a population less than 500,000 to acquire and develop park land or to renovate existing public recreation areas as identified and described per a TPWD-approved Parks Master Plan. There are two funding cycles per year with a maximum award of \$500,000. Eligible sponsors include cities, counties, municipal utility districts, river authorities, and other special districts. Projects must be completed within three years of approval. Application deadlines are March 1st and August 1st each year (the Parks Master Plan submission deadline for TPWD approval is 60 days prior to application deadline). Award notifications occur six months after deadlines.

Additionally, the Texas Parks and Wildlife Department (TPWD) 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, improvement of existing trails, development of trail heads or trailside facilities and acquisition of trail corridors

The deadline for this program is June 1st of each year. Grant funding for this program is on a cost reimbursement basis. Eligible projects include:

- Construction of new recreation trails on public or private lands
- Trail restoration or rehabilitation
- Americans with Disabilities Act upgrades
- Acquisition of easements, acquisition of property
- Maintenance of existing trails
- Environmental mitigation
- Development of trail-side and trail-head facilities (signs, restrooms, parking areas, water fountains, horse-watering, corrals, hitching posts, tool storage, bike racks, benches, picnic tables and fencing).

Transportation Investment Generating Economic Recovery Discretionary Grant Program (TIGER): TIGER grants are competitive/discretionary grants that can be utilized to fund surface transportation infrastructure capital investments. TIGER grants primarily focus on projects that provide both economic benefits and improve access to reliable, safe and affordable transportation options. TIGER grants may be used for, but are not limited to, bicycle lanes, cross walks, lighting, and bridges. Capital funds provided through the TIGER program are unique in that individual municipalities, counties, and MPOs can receive them directly from the federal government, as opposed to most federal funds that are distributed at the State or transit agency level and then allocated to individual municipalities. It is important to note that many bicycle and pedestrian projects will only be competitive if they are part of a larger project with proven economic benefits.

Safe Routes to School (SRTS): SRTS is associated with the FAST Act as a set-aside program under the Surface Transportation Block Grant Program (STBG). SRTS funds are meant to assist local municipalities in funding projects that improve connectivity and access to schools. Eligible bicycle and pedestrian projects include bicycle lanes, crosswalks, separated bicycle lanes, and signed bicycle routes, among others.

Transportation Alternatives Program (TAP): TAP funding is a set-aside of the STBG Program. All bicycle and pedestrian projects previously eligible for TAP funding under MAP-21 continue their eligibility in the revised TAP from the FAST Act. Projects that are small-scale in nature typically qualify for TAP funding. TAP funding is a competitive process and now requires states and MPOs to provide annual reports on applications for funding and awarded funds.

Municipal Bonds: Debt financing through the issuance of municipal bonds is the most common way in which to fund park and open space projects. This type of funding is a strategy wherein a city issues a bond, receives an immediate cash payment to finance projects, and must repay the bond with interest over a set period of time ranging from a few years to several decades. General obligation bonds—the most common form of municipal bond—is the primary bond type for park and open space projects.



Developer Requirements: This tool can be used to require new development to provide a dedication of land for neighborhood and community parks (or fee-in-lieu of land) and park development fees to offset the City's costs. This is accomplished through the Park Land Dedication Ordinance, which is recommended to be revised, as discussed in section 5.3.

Tax Increment Financing/Public Improvement Districts: These related tools allow a development district to divert a portion of its property taxes to fund infrastructure improvements within its area. This can include plazas, pocket parks, linear parks, and other types of facilities.

Private Sponsorship Programs/Naming Rights: Obtaining private sponsorship for parks and recreation facilities—often by selling naming rights—can be an effective tool for acquiring additional financing. The long-term success of this financing tool depends greatly on a concerted effort by the City to ensure the ongoing prominence of the sponsored facilities through appropriate marketing efforts and a commitment to an excellent maintenance program.

Purchase and Transfer of Development Rights: Purchase of development rights (PDR) and transfer of development rights (TDR) are programs for landscape preservation whereby a municipality, county, or other entity can pay landowners (typically farmers and ranchers) to limit development on their land. Through PDR, landowners are paid an amount relative to the development potential of their land, required to maintain their land generally as-is (greatly limiting any future development), and maintain ownership of the land and residence. The land is thereby conserved, either in a natural or cultivated state. Taking the PDR model a step further, TDR programs conserve rural landscapes through "trading" potential development intensity between sending areas and receiving areas. Areas to be protected (significant cultural, rural, or natural landscapes) are designated as sending areas while areas where more intense development is desirable are designated as receiving areas. In this model, landowners in sending areas are allowed to sell their right to develop their land to developers in receiving areas. Both of these programs can offer a financially competitive alternative to selling land for development.

Tree Mitigation Funds: The source of such a fund results when

a city levies fines against developers for removing quality trees for development. The revenue generated is used to plant trees and to irrigate city properties, thereby enhancing the community.

Electric Utility Partnerships: This type of partnership can be established for the purpose of providing and enhancing linear parks and trails along utility easements. This partnership typically does not involve monetary contributions. However, through use agreements and/or easements, it makes land for trail corridors accessible at little or no cost to the community.

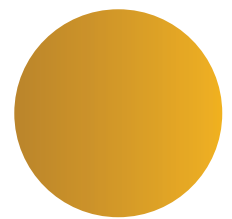
Utility Bill Contributions: In many cities, residents are allowed to electively add a small amount to their utility collection bills to fund park improvements. As an example, the City of Colleyville has a Voluntary Park Fund, which allows citizens to donate \$2.00 per month through their water utility bills. This results in approximately \$150,000 per year, which is used to fund park improvements throughout their community.

Land Trusts: Land trusts provide a valuable service to municipalities across the country in helping to acquire natural areas, open space, and other land for public use. Typically, land trusts not only assist in funding land acquisition but also assist in managing the transaction and financing. Often, each land trust will have a specific set of requirements for the types of land they are willing to help acquire and/or how that land will be used. The Texas Land Trust Council can be contacted for more information.

Baseball Tomorrow Fund: Major League Baseball (MLB) created a grant program in 2000 to assist organizations involved in the operation of youth baseball and softball programs. Funding can be used to finance a new program, expand an existing program, undertake a new effort, or obtain necessary facilities or equipment. Grants are awarded on a quarterly basis and about 10% of applications are awarded. Baseball/softball field renovations and construction are eligible activities under the grant program.







INDOOR RECREATION & AQUATICS

- 4.1 INTRODUCTION
- 4.2 FACILITIES REVIEW
- 4.3 NEEDS ASSESSMENT
- 4.4 RECOMMENDATIONS

4

4.1 INTRODUCTION



Indoor recreation and aquatic facilities are an important component of a comprehensive parks and recreation system. Recreation trends that are evident in the DFW Metroplex include a focus on multi-generational centers that have amenities for all ages, including seniors. Facility users also want to have flexibility in how they use indoor courts since there are many emerging sports like pickle ball and badminton.

The City of Terrell currently has one outdoor pool and a very small community room that is used for group meetings; there is no municipal recreation center or indoor pool. In order to keep up with the expected growth, the city should consider making improvements to the existing facilities and making the investment in additional recreation and aquatic facilities to stay competitive with other cities.



GOALS AND PURPOSE

This purpose of this chapter is to assess the existing facilities, analyze the current and future facility level of service, and make recommendations for future investments.

Related goals and objectives to aquatics and indoor recreation include:

GOAL: PROVIDE A SYSTEM OF SAFE, WELL-MAINTAINED, QUALITY PARKS THAT ACCESSIBLE TO ALL.

- OBJECTIVE:
Consider the needs of both current and future residents of Terrell during park planning and design processes.
- OBJECTIVE:
Incorporate parks and recreation trends into park improvements.

GOAL: PURSUE STRATEGIC PARTNERSHIPS AND FUNDING OPPORTUNITIES TO SUPPLEMENT EXISTING FUNDING SOURCES.

- OBJECTIVE:
Consider partnerships with other local governments and Terrell Independent School District to pursue additional park and recreation facilities.
- OBJECTIVE:
Incorporate meaningful citizen participation in all park designs and park master plan updates.

4.2 FACILITIES REVIEW

There are not many existing facilities today, but as Terrell grows in population, the demand for these types of facilities will increase as well. This section describes the existing municipal facilities as well as school facilities.



MUNICIPAL POOL

100 LIONS CLUB LANE
27,000 SQUARE FEET

DESCRIPTION

Ben Gill Park includes an outdoor pool that is the only municipal aquatics facility in the city. The fenced-in pool area features two diving boards, one small slide, one large slide, restrooms, a shade structure, and several benches. The pool is open from June to August each year and the current admission fees are \$2.00 for children aged 3 years and younger, \$3.00 for people aged 4-64, and \$2.00 for adults aged 65 and older. Programs that the city administers include Family Night, Learn-To-Swim, and Water Aerobics. There is a parking lot with about 58 spaces right next to the pool facility, but these spots are meant to be shared with the tennis courts and sand volleyball courts.

INPUT RECEIVED

- City loses money on pool – expensive to maintain
- Meeting attendees want to see an improved and bigger pool
- Meeting attendees want longer pool hours

Recommended Improvements: Opportunities to improve the pool include:

Cover the pool equipment that is visible from both the pool and park for security and aesthetic purposes.

Enhance the pool area as described in the Ben Gill section in Chapter 3, including resurfacing pool, new slides, and new structures.

Provide more direct access to the pool by constructing a new road on the perimeter of the park and constructing walking paths that connect to other parts of the park.

Add a splash pad near the pool

Add more parking to serve the swimming pool, tennis courts, and sand volleyball courts.

Assess the fees of peer cities to determine future rates that will be more competitive.

Extend the pool hours to be opened longer.

ESTIMATED COST: \$450,000 (for pool enhancements and splash pad; other costs are included in Ben Gill estimates)
2017 PARKS, RECREATION & OPEN SPACE MASTER PLAN



COMMUNITY ROOM

351 NEW HOPE STREET
2,000 SQUARE FEET

DESCRIPTION

Breezy Hill Park features a small, 2,000 square foot community room that is used primarily by local churches for meetings. Inside the small, windowless facility are several chairs and benches and a bathroom that park users utilize as well. The building has visible signs of water damage and should be repaired when financially feasible. Direction from the city indicated that instead of removing the existing structure and replacing it, the city would like to explore options for improving the existing structure.

Recommended Improvements: Opportunities to enhance the existing community room include:

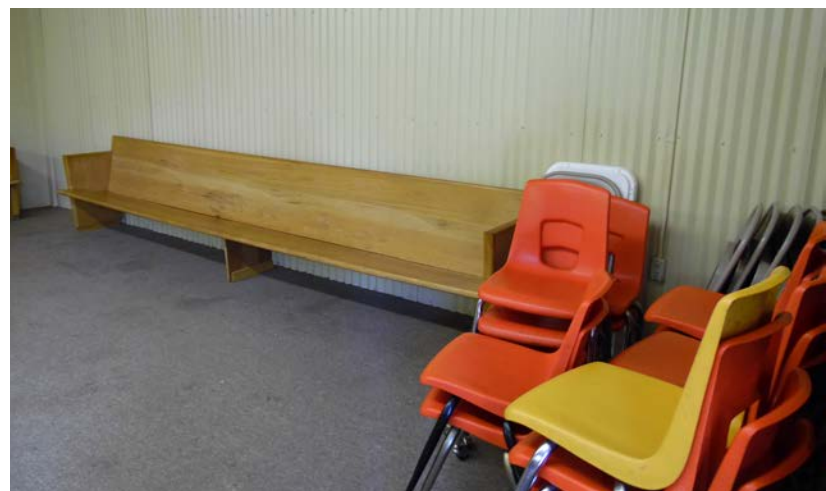
Update interior of community room by replacing flooring with stained concrete with an educational image incorporated, upgrade the paneling on the walls and ceiling, update the bathrooms, and replace the chairs.



Update exterior of community room by adding a masonry façade and adding an extended outdoor covered area where the pavilion is now.



ESTIMATED COST: \$2,700,000



OTHER FACILITIES

Terrell ISD has plans to construct an Excel Center, which stands for Excellence Center for Enhanced Learning, on land between Ben Gill Park and the Herman J. Furlough Middle School. The approximately 75,000 square foot building will include flexible instructional spaces and indoor physical activity areas. Specifically, the center will include four competitive basketball courts, four basketball/volleyball courts, one indoor soccer field, walking track, 3,300 SF workout facility, concessions area, and five classrooms. The Center is meant for exclusive use for students, but Terrell ISD employees and senior citizens will be able to use the walking track and workout facility. There will also be additional parking added to serve both the middle school and the excel center. The project is funded through a recently passed Terrell ISD bond program. Although this facility is primarily geared towards student and employee use, it still increases the amount of indoor recreation space in the community.



4.3 NEEDS ASSESSMENT

Similar to the needs assessment that was conducted for parkland, a similar level of service can be calculated for recreation facilities. Facility level of service is expressed as 'X SF per 1,000 residents'. As shown below, as the population increases over time, the square footage level of service for each type of facility goes down.

POOL: 27,000 SF

- 2015: 1.6 square feet per 1,000 residents
- 2030: 1.1 square feet per 1,000 residents
- 2040: 0.6 square feet per 1,000 residents

COMMUNITY ROOM: 2,000 SF

- 2015: 0.12 square feet per 1,000 residents
- 2030: 0.08 square feet per 1,000 residents
- 2040: 0.05 square feet per 1,000 residents

RECREATION CENTER: 0 SF

SENIOR CENTER: 0 SF

Benchmarks were developed based on the facility level of service for peer cities including Forney, Rockwall, Rowlett, Waxahachie, and Wylie. For the communities that have pools, the average LOS was 0.98 SF per 1,000 residents. In Terrell, the pool level of service for the current population exceeds the LOS of other communities, but as the population grows it will become deficient. For communities that have recreation or community centers, the average LOS was 0.62 SF per 1,000 residents. In Terrell, this LOS is deficient since the community room is so small and there is no recreation center. Since the Excel Center is not open to everyone, it wasn't factored into the level of service for recreation centers. Finally, for the communities that have senior centers, the average LOS was 0.53 SF per 1,000 residents.



4.5 RECOMMENDATIONS

In order to meet the demand of the growing community, it is recommended that enhancements be made to existing facilities and that additional facilities be added in the future.

SHORT-TERM

Make interior and exterior improvements to the Community Room at Breezy Hill. With the updates the room could be used for more activities and programs. Potential funding sources include the city's General Fund and bond program. These improvements should be incorporated into the city's Capital Improvement Program whenever possible to prioritize it on a future bond program.

MID-TERM

Make improvements to the existing pool at Ben Gill Park. These improvements will enhance the existing pool and make it more of a focal feature in the park. Potential funding sources include the city's General Fund and bond programs and public/private partnerships. Again, these improvements should be incorporated into the city's Capital Improvement Program whenever possible to prioritize it on a future bond program.

LONG-TERM

Plan, design, and construct a recreation center in Terrell. As the population grows, a center will be warranted. Elements to consider as part of a future center include cardio and weight areas, multi-purpose courts that can be flexible for programming, an indoor pool, meeting rooms, classrooms, and locker rooms. Typical cost for a new recreation center is \$12,000,000 - \$18,000,000, and this number will likely rise with inflation. Since this is a large investment on part of the city, careful consideration about location, potential users, and programming is critical. Potential funding sources for this large capital outlay include bonds and public/private partnerships. Giving naming rights to a large donor is a good way to start funding such a large project. A recreation director and staff will also have to be hired to run the future center.







TRAILS & BIKEWAYS

- 5.1 INTRODUCTION
- 5.2 TRAIL & BIKEWAY NETWORK
- 5.3 RECOMMENDATIONS

5

5.1 INTRODUCTION



The provision of trails and bikeways has increasingly become more important for cities and towns as more people are searching for alternative forms of transportation to get exercise, recreate, or commute. A trail and bikeway system that is well-planned allows people to access various destinations and helps to foster a more healthy and active population. Trails also enhance quality of life and can generate a healthy return on investment; in the City of Dallas, for every \$1 invested in trails, the city saw a return of \$50. While this is an extreme example, Terrell could experience a return on investment if trails and bikeways are well-planned and connected and make the city more competitive in terms of the amenities they offer. In this chapter, opportunities and constraints for trail and bikeway development are discussed and recommendations for areas or corridors to pursue trail and bikeways in the future are presented.

GOALS AND PURPOSE

The purpose of this chapter is to identify areas or corridors for potential trail or bikeway development and to develop a strategy to implement a connected trail and bikeway system.

The goals and objectives related to parks and trail development are listed below.

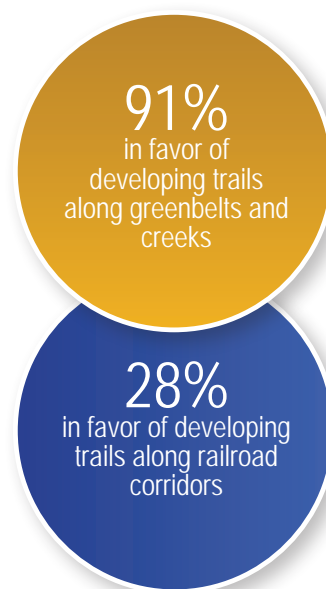
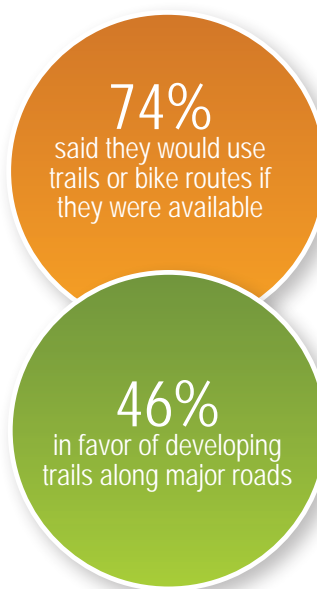
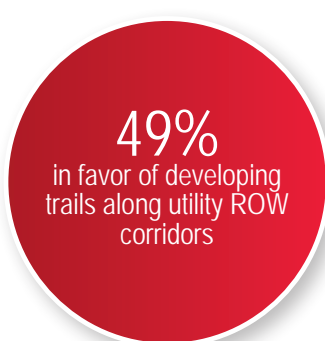
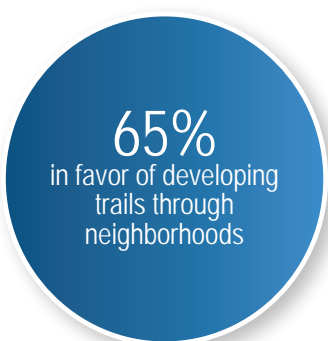
GOAL: CREATE A CONNECTED PARKS SYSTEM VIA A COMPREHENSIVE TRAIL, BIKEWAY, AND SIDEWALK NETWORK.

- **OBJECTIVE:**
Acquire land around greenbelts and creeks to serve as future trail corridors.
- **OBJECTIVE:**
Plan for a system of trails and bikeways that link parks, schools, downtown, and major attractions throughout the city.
- **OBJECTIVE:**
Pursue funding opportunities to design and construct safe routes to school and active transportation corridors.
- **OBJECTIVE:**
Ensure bike and pedestrian projects are incorporated into the thoroughfare plan.



PERTINENT CITIZEN INPUT

One key theme that emerged from the visioning sessions was to connect the city via trails and bikeways. Additional input from the questionnaire included:



5.2 TRAIL & BIKEWAY NETWORK



Within Terrell there are only 1.2 miles of existing trails, all of which are walking paths within parks. The longest is the Ben Gill Park trail, which is a 0.75 mile loop around the pond; the path is only 6' wide and doesn't provide connectivity to the rest of the park. The walking path at Arlie White Park is about 0.30 miles long, 7' wide, and provides a connection to the nearby schools. Finally, the smallest, Stallings Park, has about 0.15 miles of perimeter path that is 6' wide. As discussed in Chapter 3, the 1.2 miles of current trails is a deficit of the NRPA standard of about 7.2 miles today and 11.2 miles in 2030.

In addition to trails, Terrell has been the recipient of multiple rounds of grant funding for Safe Routes to School projects. Completed SRTS sidewalk projects in Terrell include portions of Rockwall Avenue and State Street. Planned SRTS sidewalk projects in Terrell include filling in gaps along Rockwall Avenue. However, there are many areas in the city where students still walk unsafely due to lack of pedestrian infrastructure.



Shared-Use Path

FACILITY TYPES

The universe of trail and bikeway facilities is described below, however, not all facility types will be appropriate in Terrell.

OFF-STREET TRAILS

Shared-Use Path

A paved trail (also referred to as shared-use path) is typically located in an independent right-of-way such as a creek or river corridor, greenway, utility corridor, or a railroad corridor. Width of the trail is determined by the surrounding context and amount of use expected. The existing standard minimum width for paved trails according to the American Association of State Highway Transportation Officials (AASHTO) *Guide for the Development of Bicycle Facilities* is 10', but is recommended to be at least 12' to accommodate more and different types of users. If land must be acquired for developing a trail along a creek or utility corridor, it is desirable to secure a corridor at least 30' wide to accommodate the trail, shoulders, tree protection, overlooks, and rest areas.

Park Loop Trails

Short loop trails in parks or those that make minor connections to other bikeways may be as narrow as 8'. Other than children, these types of trails do not experience much bicycle traffic.



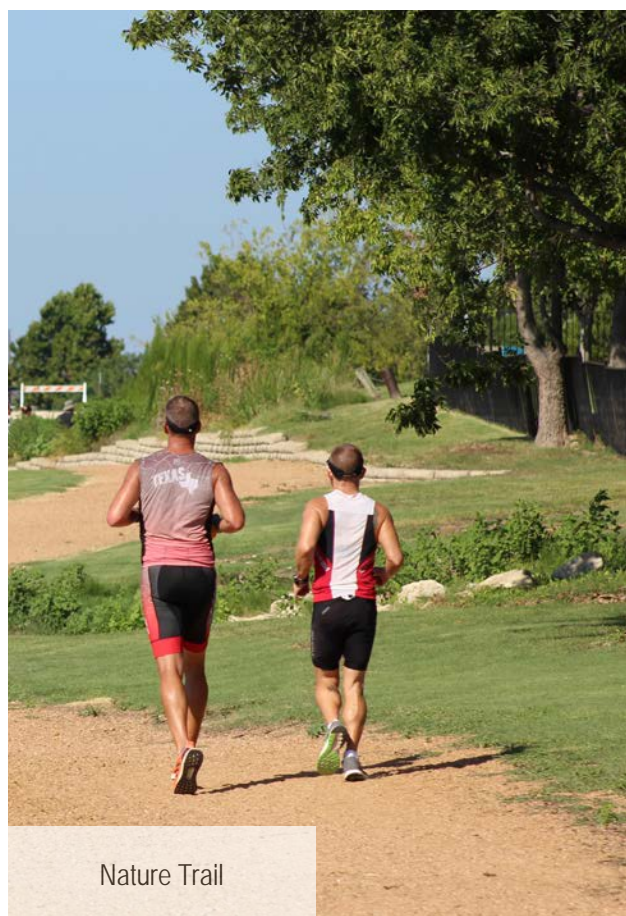
Sidepath

Nature Trails

Also referred to as soft-surface trails, these paths are often built using decomposed granite or compacted earth. Width of these trails vary from 4' to 6' and are not always multi-use. In Terrell, nature trails could be incorporated around the lakes.

Sidepaths

A sidepath is a shared-use paved path or trail located adjacent to a roadway. Sidepaths may be used along high volume or high speed roadways, where dedicated on-street bikeways are impractical due to traffic speeds or volume and physical constraints. Sidepaths often create increased conflicts between path users and motor vehicles at intersections and driveway crossings, but these can be reduced by minimizing the number of driveway and street crossings present along a path. Common engineering standards state that sidepaths should be used to supplement a network of on-street bikeways. In other words, in some situations it may be appropriate to provide an on-street bikeway in addition to a sidepath along the same roadway. The standard minimum width for sidepaths according to AASHTO's *Guide for the Development of Bicycle Facilities* is 8'. In order to develop a sidepath, a minimum corridor width of 20' is required to accommodate a 12' path, two 3' shoulders, and 2' setback from the roadway.



Nature Trail



Bike Lane

ON-STREET BIKEWAYS

Bike Lanes | Buffered Bike Lanes

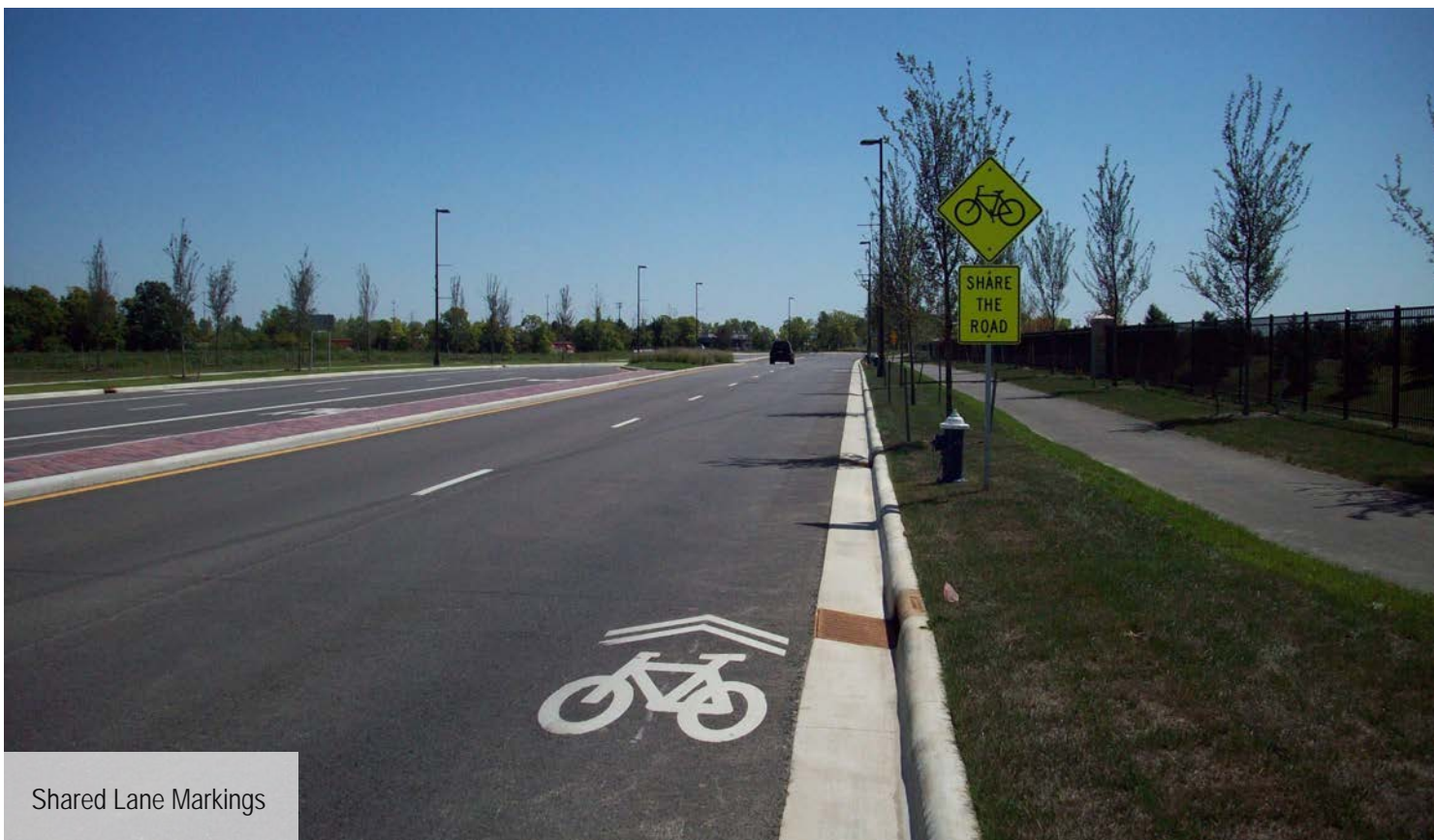
A bike lane designates space for the preferential or exclusive use of bicyclists. Standard bike lanes are typically 5 feet wide but wider variations can be advantageous, especially where traffic volumes are higher than 8,000 Average Daily Traffic (ADT) or speeds are greater than 30 miles per hour. A common variation is the buffered bike lane, which places an 18-inch to 3-foot wide painted buffer between the bike lane and adjacent travel lane. This is especially helpful on higher-traffic or higher-speed roadways in order to increase horizontal separation between bicycle and motor vehicle traffic. When high-turnover on-street parking is present, it is common to place a painted buffer between the bike lane and the parking lane to minimize the threat of “dooring.” The bike lanes recommended as part of the Collector Bikeways network are of standard width and without buffers.

Bicycle Boulevards

A bicycle boulevard is a street with low traffic volumes and speeds to give priority to bicyclists and local motor vehicle traffic. Bicycle boulevards typically have signs, shared lane markings, and traffic calming elements, which vary based on the context. In addition to lowering traffic stress for bicyclists, traffic calming can also improve conditions for pedestrians (such as by adding curb extensions to shorten crosswalks).



Buffered Bike Lane



Shared Lane Markings

OTHER ON-STREET BIKEWAY TREATMENTS

Shared Lane Markings

Also known as “sharrows,” SLMs are not a standalone facility type. Rather, they are a treatment to be applied on bicycle boulevards and signed roadways to increase awareness of bicyclist presence. The use of SLMs on busier roadways should be avoided unless used as a supplementary (e.g., in addition to a sidepath) or interim treatment (until a dedicated bikeway can be established).

Bikes May Use Full Lane Signs

Bicyclists are allowed to use the full lane when the lane is less than 14 feet in width or when conditions in the roadway make it unsafe to ride next to the edge of the roadway. This is regardless of whether Bikes May Use Full Lane signs are present. The placement of these signs along roadways is advisable because the signs reinforce and increase awareness of the law.



Signage

OPPORTUNITIES AND CONSTRAINTS

As discussed in the Needs Assessment section in Chapter 3, there are several resource-based opportunities in Terrell to enhance the number of trails and bikeways. This section analyzes opportunities and constraints for trail and bikeway connectivity in more depth.

Opportunities: the major opportunities for additional trails and bikeways are the miles of creeks and streams, wide rights-of-way on some roadways, slow speeds in neighborhoods, and the number of lakes in the city. Kings Creek and Bachelor Creek are both north-south corridors in the eastern and western part of the city, respectively. The land that surrounds these creeks is often designated as floodplain, which means that most development should not occur except for uses such as trails and passive parkland. These corridors are prime for trail development, especially since many destinations (parks and schools) are located near the creeks. Additionally, some roadways have wide right-of-ways that could accommodate sidepaths or on-street infrastructure. Some of these roads are Rockwall Avenue, Poetry Road, and Colquitt Road. Speeds on many streets are also slow, which is good for implementing bike lanes and other on-street infrastructure such as shared lane markings. Finally, connections to and around the three lakes in Terrell is a great opportunity for trail implementation. Lakes provide a natural scenic beauty that draws Terrell residents and visitors.

Constraints: There are also barriers to trail and bikeway development in the city. This includes crossing major roadways such as IH 20, US 80, SH 34 and SH 205, significant coordination that has to occur with Union Pacific railroad, and changing perceptions of sharing the road and being courteous to cyclists. Above or below-grade crossings will be required for any trails that traverse IH 20, but at-grade solutions may be feasible along US 80, SH 34, and SH 205. Crossings at signalized intersections is preferred, but other solutions such as HAWK pedestrian signals and associated crosswalk striping and cautionary signage could be incorporated. Additionally, any project that crosses into railroad ROW requires significant coordination with the railroad operator. For any proposed shared-use path, sidepath, or sidewalk that crosses the Union Pacific Railroad tracks, extra time should be allotted during the ROW acquisition phase to coordinate with the railroad company. Finally, since there are no existing shared-use paths, sidepaths, or on-street bicycle infrastructure in Terrell currently, there will likely need to be a shift in how motorists perceive and interact with cyclists. One way to support this perception change would be to create an educational campaign that educates the public on how motorists and cyclists can safely share the road and understand various regulatory signs.

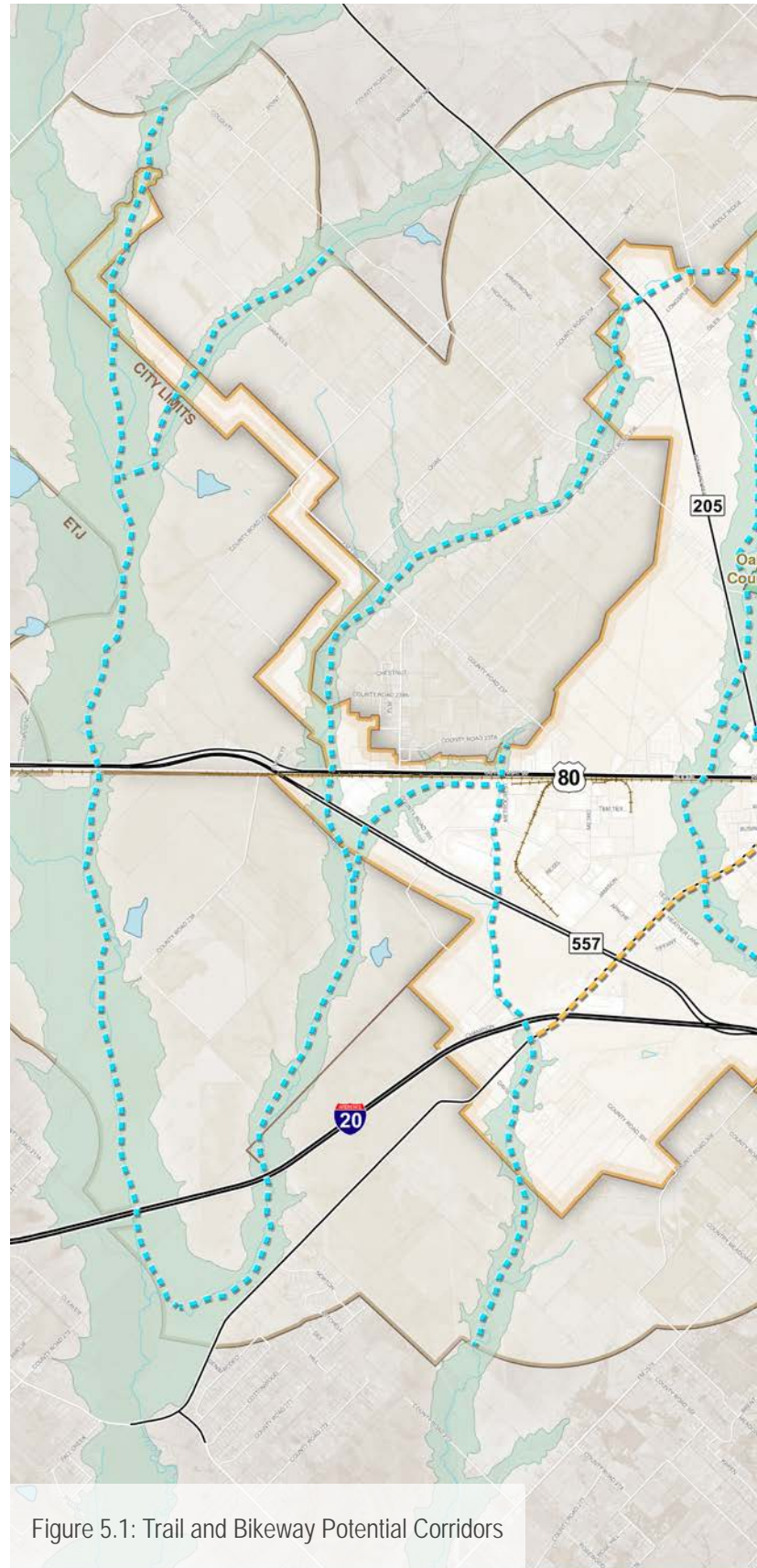
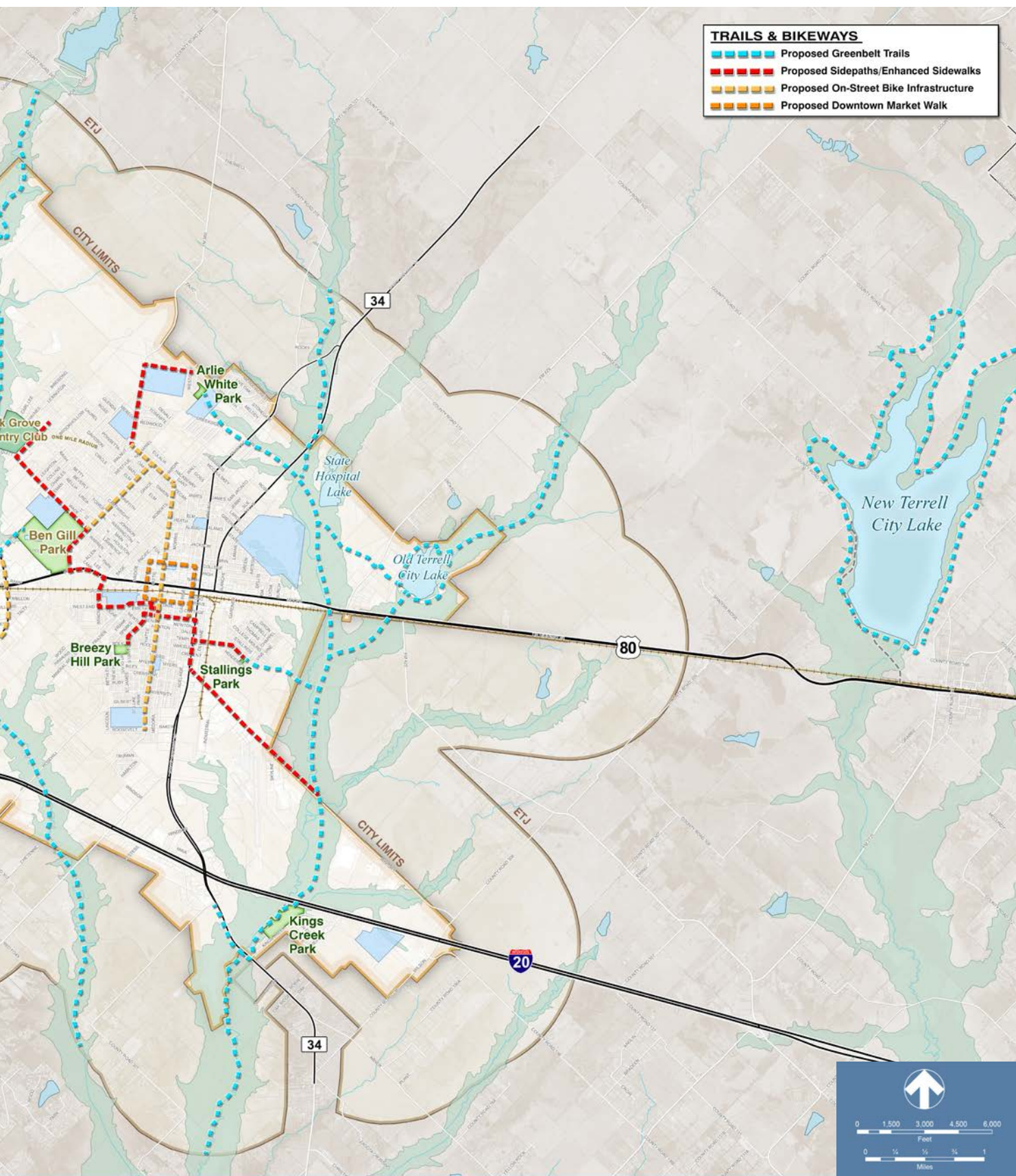


Figure 5.1: Trail and Bikeway Potential Corridors



5.3 RECOMMENDATIONS



The following recommendations were developed by assessing how major destinations such as schools, parks, and commercial areas could be connected while considering resource and demand-based opportunities. Figure 5.1 depicts the overall trail and bikeway recommendations for Terrell.

Before implementation of these corridors a comprehensive **Trails and Bikeways Master Plan** should be conducted to identify feasibility of corridors, detail costs, and identify implementation strategies.

SHARED-USE PATHS

Kings Creek Greenbelt

The city would like to create a city-wide greenbelt trail connection in the Kings Creek floodplain that goes from Arlie White Park in the northern part of the city to Kings Creek Park in the south. In addition to connecting the two most northern and southern parks, this trail would also connect to Stallings Park if it is expanded and to the lake at Terrell State Hospital as well as Old Terrell City Lake. The total length of this proposed trail is 15 miles (including the area in the current ETJ) and it is recommended that it be 12' wide.

Bachelor Creek Trail

There is also an opportunity to create a greenbelt trail connection along Bachelor Creek in the western part of Terrell. In comparison to the Kings Creek Greenbelt, there is more privately held land in this corridor, which is approximately 9.3 miles long (including the area in the current ETJ). It is recommended that this trail be 12' wide.

Western Creek Trail

In the very western part of the city there is an unnamed creek in which portions of its surroundings are in the floodplain. Since this is closer to the newer development that is occurring in Terrell, it is recommended that a trail be constructed there in the long-term. The total length of this proposed trail is 3.9 miles (including the area in the current ETJ) and it is recommended that it be 12' wide.

Terry Creek Trail

Terry Creek is located primarily in the current ETJ of Terrell, but as the city grows, the city limits will expand into the ETJ as well. It is recommended that a paved trail be built in this creek corridor as well. The total length of this proposed trail is 10 miles (including the area in the current ETJ) and it is recommended to be 12' wide.

Brushy Creek Trail

Brushy Creek is located in the current ETJ of Terrell but the land could be annexed in the future. It is recommended that a paved trail be built in this creek corridor to provide additional trail connectivity. The total length of this proposed trail is 10 miles long and it is recommended to be 12' wide.

SIDEPATHS

East-West Connection

The city would like to construct an off-street trail to connect residential areas to Ben Gill Park and other parts of the city. In places where right-of-way is tight sidewalks may need to be incorporated. Physical obstructions like the railroad crossing exist along the desired path so solutions will need to be identified. If all parts of the connection are



constructed, Furlough Middle School, Ben Gill Park, Breezy Hill Park, downtown, Southwestern Christian College, Stallings Park, and the Kings Creek Greenbelt would be connected. The entire length of the recommended connection is 6.1 miles and it is recommended that the width be 8'-10' where feasible.

Terrell High School Connection

Terrell High School and Bruce Wood Elementary School are both located on Poetry Road, which is a heavily trafficked road with speeds of 45 mph and no sidewalks. In order to promote children to walk or bike to school safely, it is recommended that an 8'-10' sidepath be constructed on Poetry Road and Town North Drive. The total length of this project is 1.0 mile.

ON-STREET BIKEWAYS

Rockwall Avenue

Rockwall Avenue from Roosevelt Avenue to State Street (approximately 2.1 miles) is an appropriate candidate for bike lanes or in the interim, shared-lane markings and associated signage. South of US 80, lanes are not marked so the street acts as a two-lane roadway with very wide lanes (about 20' each). North of US 80, the pavement is marked as four lanes that are 10' each. Given that Rockwall Avenue serves as a main artery in Terrell, adding bike lanes would create cyclist connectivity to downtown as well as to Kennedy and Burnett Elementary. In order to accommodate the bike lanes, the travel lanes would need to be reduced to one in each direction with a width of 10' to 11'. With this ROW, a buffer between the bike and travel lanes could also be accommodated.

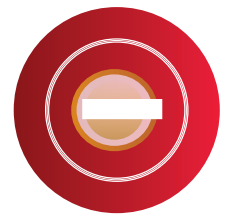
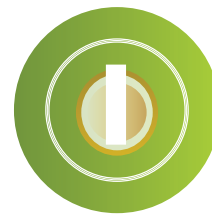
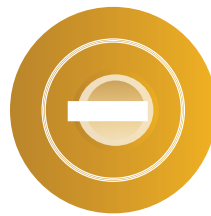
9th Street and State Street

Bike lanes are also recommended for segments of these two streets in order to link up with the proposed sidepaths near Terrell High School and the east-west connection. State Street from Rockwall Avenue to Poetry Road already has a striped buffer on both sides of the roadway that could be transformed into bike lanes. There is also an existing sidewalk on the south side of the street that was funded by the Safe Routes to School program. Since this is already a two lane road, cars do not park in the street which makes it ideal for cyclists. On 9th Street, bike lanes are recommended from State Street to Colquitt Road. Again, there are a minimal number of cars parked in the street which make it a good candidate for bike lanes. Also, this would increase access for kids biking to the middle school or Ben Gill Park.

FM 148

This roadway from US 80 to Spur 557 will be undergoing reconstruction to widen from two to four lanes with a median. When this construction occurs, TxDOT is proposing to add sidewalks as well as a 14' shared use lane that would accommodate cyclists. If there is still flexibility in changing the design, it is recommended that the shared use lane is not built and instead, a buffered bike lane installed and extended in both directions to connect to the proposed Bachelor Creek and western creek greenbelt trails. This would be much safer than a shared use lane since the current speed limit is 40 mph and with more lanes, people will likely be traveling faster.





IMPLEMENTATION

- 6.1 INTRODUCTION
- 6.2 ACTION PLAN & COST ESTIMATES
- 6.3 PARTNERSHIPS
- 6.4 TPWD MASTER PLAN COMPLIANCE
- 6.5 CONCLUSION





6.1 INTRODUCTION

This plan is meant to be realized over a period of about 20 years. This chapter presents a phased implementation plan with all the recommendations from the previous chapters. Details about probable costs, assumed city costs, and funding sources are found in this section.

6.2 ACTION PLAN & COST ESTIMATES

ACTION PLAN: 1-5 YEARS (SHORT-TERM): The action plan for the initial 1-5 years (2018-2022) includes key land acquisition, master plan studies, and much needed upgrades to existing parks, such as ADA access, security lighting, and removing unsafe playground equipment.

Policy Actions to be pursued in the first five years include the following:

- Parkland Dedication Ordinance Revision: as discussed in Chapter 3, the existing parkland dedication ordinance should be revised to better reflect the true cost of parkland and to ensure that developers pay their fair share towards developing parks. This update is crucial to be able to maximize the amount of parkland as Terrell continues to grow.
- Parkland Standards: Chapter 3 includes proposed standards for the redevelopment of existing and development of new neighborhood parks, community parks, plazas, and lake recreation. These standards should be incorporated into Section 1-15 of the Terrell Code of Ordinances to ensure that future parks are developed in a consistent and equitable manner.
- Lighting Ordinance: As discussed in Chapter 3, as more parks in Terrell have sports fields in them, park lighting regulations need to be addressed. The suggested ordinance language in Chapter 3 allows for field lighting for parks with sports fields and security lighting at all parks for safety. This ordinance should be codified into the code of ordinances so as to allow for more league play at Terrell parks.
- Type B Quality of Life Sales Tax: As discussed in Chapter 3, the City of Terrell could elect a Type B sales tax, which would fund quality of life improvements, including parks. Discussions would be needed with the City Council and Economic Development Corporation and ultimately a citizen vote would have to occur. Appendix D has specific recommendations on how this can be achieved.

ACTION PLAN: 1-5 YEARS

LAND ACQUISITION				
Action	Acres	Estimate of Probable Cost	City Assumed Cost	Funding Sources
Neighborhood Park Expansion – acquire approximately 41 acres to expand the four existing neighborhood parks.	41	\$861,000	\$215,250	Assume 75% land dedication
Neighborhood Parklet – acquire approximately 2 acres for a parklet in the Crossroads area.	2	\$42,000	\$10,500	Assume 75% land dedication
Community Park Expansion – acquire approximately 6 acres to expand Ben Gill Park.	6	\$126,000	\$126,000	General Fund
Baseball/Softball Complex – acquire approximately 50 acres for the future baseball/softball complex.	50	\$1,100,000	\$275,000	Assume 75% land dedication
Soccer Complex - acquire approximately 50 acres for the future soccer complex.	50	\$1,100,000	\$275,000	Assume 75% land dedication
Acquisition for Kings Creek Greenbelt trail - acquire approximately 30 acres – mostly floodplain – in order to develop the trail.	30	\$300,000	\$75,000	Assume 75% land dedication
Subtotal Land Acquisition: 1-5 years	129	\$3,529,000	\$976,750	

MASTER PLAN/CONSULTANT STUDIES			
Action	Estimate of Probable Cost	City Assumed Cost	Funding Sources
Downtown Park Plazas – Develop a master plan for the three proposed downtown park plazas.	Cost Reflected in Downtown Plan		
New Neighborhood Park – Develop a detailed master plan for the proposed new park based on the recommended park standards described in Chapter 3.	\$25,000	\$25,000	General Fund
Existing Neighborhood Parks – develop master plans for improvements to existing parks.	\$25,000	\$25,000	General Fund
Lake Recreation – Conduct a master planning effort for the three potential lake parks.	\$90,000	\$90,000	General Fund
Baseball/Softball Complex – Conduct a master plan for the proposed baseball/softball complex.	\$75,000	\$75,000	General Fund
Soccer Complex - Conduct a master plan for the proposed soccer complex.	\$75,000	\$75,000	General Fund
Trails and Bikeways Master Plan – Conduct a comprehensive trail and bikeway master plan to finalize improvement types, costs, and prioritization for trail and bikeway recommendations.	\$60,000	\$60,000	General Fund
Subtotal Master Plans/Consultant Studies: 1-5 years	\$275,000	\$275,000	

ACTION PLAN: 1-5 YEARS CONT.

PARK DEVELOPMENT AND IMPROVEMENT			
Action	Estimate of Probable Cost	City Assumed Cost	Funding Sources
Arlie White Park – implement near-term improvements to the existing park as described in Chapter 3.	\$1,035,000	\$1,035,000	General Fund, CIP, Bond Program
Breezy Hill Park – implement near-term improvements to the existing park as described in Chapter 3.	\$1,740,000	\$1,240,000	50/50 TPWD matching grant
Kings Creek Park – implement near-term improvements to the existing park as described in Chapter 3.	\$1,470,000	\$970,000	50/50 TPWD matching grant (\$500K max)
Stallings Park – implement near-term improvements to the existing park as described in Chapter 3.	\$1,590,000	\$1,590,000	General Fund, CIP, Bond Program
Neighborhood Parklet – construct a neighborhood parklet in the Crossroads area based on the associated master plan design.	\$1,500,000	\$250,000	Partnership Funding, General Fund
Downtown Park Plaza – construct the three park plazas in downtown based on the associated master plan design and recommended plaza standards described in Chapter 3.	Cost Reflected in Downtown Plan		
Subtotal	\$7,335,000	\$5,085,000	
Maintenance budget: calculated at 2-4% per year of development cost; rounded to 2% per year for five years = 10%	\$733,500		
Subtotal Park Development and Improvement: 1-5 years	\$8,068,500		

BEN GILL PARK DEVELOPMENT AND IMPROVEMENT			
Action	Estimate of Probable Cost	City Assumed Cost	Funding Sources
Ben Gill Park – implement Phase 1A of Ben Gill Park improvements as described in Chapter 3 (includes improvement costs as well as engineering, design, and construction costs).	\$5,610,000	\$4,900,000	General Fund, CIP, Bond Program, TPWD 50/50 Grant, 70/30 Matching Grant
Subtotal	\$5,610,000	\$4,900,000	
Maintenance budget: calculated at 2-4% per year of development cost; rounded to 2% per year for five years = 10%	\$561,000		
Subtotal Ben Gill Park Development and Improvement: 1-5 years	\$6,171,000		

ACTION PLAN: 1-5 YEARS CONT.

RECREATION AND AQUATIC CENTERS			
Action	Estimate of Probable Cost	City Assumed Cost	Funding Sources
Community Room at Breezy Hill Park – update interior (new flooring, upgrade wall paneling, update bathrooms, replace chairs) and update exterior (add outdoor covered area, update masonry façade).	\$2,700,000	\$1,350,000	General Fund, CIP, Bond Program, TPWD 50/50 Grant
Subtotal	\$2,700,000	\$1,350,000	
Maintenance budget: calculated at 2-4% per year of development cost; rounded to 2% per year for five years = 10%	\$270,000		
Subtotal Recreation Facilities & Aquatic Centers: 1-5 years	\$2,970,000		

TRAILS AND BIKEWAYS			
Action	Estimate of Probable Cost	City Assumed Cost	Funding Sources
Kings Creek Greenbelt Trail – design and construct approximately 4 miles of 12' paved trail in the Kings Creek corridor.	\$4,800,000	\$1,440,000	70/30 matching TAP grant
Downtown Market Walk – design and construct 1.5 miles of 8'-10' enhanced sidewalk and landscape improvements to the downtown area as described in Chapter 3.	Cost Reflected in Downtown Plan		
Subtotal	\$4,800,000	\$1,440,000	
Maintenance budget: calculated at 2-4% per year of development cost; rounded to 2% per year for five years = 10%	\$480,000		
Subtotal Trails and Bikeways: 1-5 years	\$5,280,000		



ACTION PLAN: 6-10 YEARS (MEDIUM-TERM): The action plan for the subsequent 6-10 years (2023-2032) focuses on acquiring land to expand the parks and trails system, additional improvements to existing parks, and establishing more of the city's trail and bikeway system.

LAND ACQUISITION				
Action	Acres	Estimate of Probable Cost	City Assumed Cost	Funding Sources
Neighborhood Parks – acquire approximately 30 acres of land for 3 new neighborhood parks.	30	\$660,000	\$165,000	Assume 75% land dedication
Acquisition for Bachelor Creek Greenbelt trail - acquire approximately 39 acres – mostly floodplain – in order to develop the 12' paved trail.	39	\$409,500	\$102,375	Assume 75% land dedication
Subtotal Land Acquisition: 6-10 years	69	\$1,069,500	\$267,375	

PARK DEVELOPMENT AND IMPROVEMENT			
Action	Estimate of Probable Cost	City Assumed Cost	Funding Sources
Arlie White Park – implement medium-term improvements to the existing park as described in Chapter 3.	\$550,000	\$550,000	General Fund, CIP, Bond Program
Breezy Hill Park – implement medium-term improvements to the existing park and construct park elements in the expanded portion of the park as described in Chapter 3.	\$2,490,000	\$1,990,000	50/50 TPWD grant (max \$500K), General Fund, Bond Program
Kings Creek Park – implement medium-term improvements to the existing park as described in Chapter 3.	\$3,410,000	\$3,410,000	General Fund, CIP, Bond Program
Stallings Park – implement medium-term improvements to the existing park as described in Chapter 3.	\$235,000	\$235,000	General Fund, CIP, Bond Program
Lake Recreation – construct phase 1 of the park amenities at the Terrell State Hospital Lake as described in the lake recreation master plan.	\$3,000,000	\$2,500,000	50/50 TPWD grant (max \$500K), General Fund, Bond Program
Baseball/Softball Complex Phase 1 – construct phase 1 of the baseball/softball complex as described in Chapter 3.	\$8,000,000	\$4,000,000	General Fund, CIP, Bond Program, PPP, TPWD Grant
Subtotal	\$17,685,000	\$12,685,000	
Maintenance budget: calculated at 2-4% per year of development cost; rounded to 2% per year for five years = 10%	\$1,768,500		
Subtotal Park Development and Improvement: 6-10 years	\$19,453,500		

ACTION PLAN: 6-10 YEARS CONT.

BEN GILL PARK DEVELOPMENT AND IMPROVEMENT			
Action	Estimate of Probable Cost	City Assumed Cost	Funding Sources
Ben Gill Park – implement Phase 1B of Ben Gill Park improvements as described in Chapter 3 (includes improvement costs as well as engineering, design, and construction costs).	\$3,655,000	\$2,735,000	General Fund, CIP, Bond Program, TPWD 50/50 Matching Grant
Subtotal	\$3,655,000	\$2,735,000	
Maintenance budget: calculated at 2-4% per year of development cost; rounded to 2% per year for five years = 10%	\$365,500		
Subtotal Ben Gill Park Development and Improvement: 6-10 years	\$4,020,500		

TRAILS AND BIKEWAYS			
Action	Estimate of Probable Cost	City Assumed Cost	Funding Sources
Kings Creek Greenbelt Trail – design and construct approximately 4.7 miles of 12' paved trail to complete the Kings Creek Greenbelt trail.	\$5,640,000	\$1,692,000	70/30 matching TAP grant
Downtown Market Walk – design and construct 1.5 miles of 8'-10' enhanced sidewalk and landscape improvements to the downtown area as described in Chapter 3.	Cost Reflected in Downtown Plan		
Subtotal	\$5,640,000	\$1,692,000	
Maintenance budget: calculated at 2-4% per year of development cost; rounded to 2% per year for five years = 10%	\$564,000		
Subtotal Trails and Bikeways: 6-10 years	\$6,204,000		



ACTION PLAN: 11-25 YEARS (LONG-TERM): The action plan for the subsequent 11-25 years (2033-2047) is not set in stone since it is assumed that an update to this plan will occur before that timeframe is reached. Some big ticket items that are included for now are expansion of existing parks, developing new parks, completing the redo of Ben Gill Park, and completing the trail and bikeway system. These recommendations should be reviewed the next time the park master plan is updated.

SIGNIFICANT PROJECTS AND ACQUISITIONS: 11 TO 25 YEARS					
Action	Additional Acreage	Facility Type	Estimate of Probable Cost	Assumed City Cost	Funding Sources
Acquisition – neighborhood parks	20 acres	Park Land	\$440,000	\$110,000	Assume 75% land dedication
Acquisition – floodplain for trails along western creek and Terry Creek	70 acres	Park Land	\$770,000	\$192,500	Assume 75% land dedication
Studies – Parks and Trails Master Plan Update		Studies	\$125,000	\$125,000	General Fund
Studies – New Neighborhood Parks Master Plan and Design		Neighborhood Park	\$100,000	\$100,000	General Fund
Construction – Arlie White park expansion		Neighborhood Park	\$1,855,000	\$1,355,000	TPWD 50/50 matching grant, General Fund, CIP, Bond Program
Construction – Stallings park expansion		Neighborhood Park	\$2,100,000	\$1,600,000	TPWD 50/50 matching grant, General Fund, CIP, Bond Program
Construction – 5 new neighborhood parks (see recommendations in Chapter 3).		Neighborhood Park	\$7,500,000	\$0	Developer dedication
Construction – phase 2 of lake recreation at Terrell State Hospital Lake.		Lake Recreation	\$3,000,000	\$1,500,000	TPWD 50/50 matching grant, General Fund, CIP, Bond Program, PPP
Construction – lake recreation at New Terrell City Lake and Old Terrell City Lake.		Lake Recreation	\$12,000,000	\$6,000,000	TPWD 50/50 matching grant, General Fund, CIP, Bond Program, PPP
Construction – phase 2 of Baseball/Softball Complex.		Community Park	\$12,000,000	\$6,000,000	TPWD 50/50 matching grant, General Fund, CIP, Bond Program, PPP
Construction – implement phase 2 of Ben Gill Park improvements as described in Chapter 3.		Community Park	\$1,720,000	\$1,136,000	TPWD 50/50 matching grant, 70/30 matching grant, General Fund, CIP, Bond Program, PPP
Construction – plan, design, and construct a recreation center as discussed in Chapter 4.		Recreation Center	\$18,000,000	\$9,000,000	TPWD 50/50 matching grant, General Fund, CIP, Bond Program, PPP
Trails & Bikeways – design and construct 6 miles of bike lanes.		Trails and Bikeways	\$540,000	\$162,000	70/30 matching grant
Trails & Bikeways – design and construct 7.2 miles of 6'-10' paved sidepaths.		Trails and Bikeways	\$8,640,000	\$2,592,000	70/30 matching grant
Trails & Bikeways – design and construct 18.7 miles of 12' paved trail in creek greenbelts.		Trails and Bikeways	\$22,440,000	\$6,732,000	70/30 matching grant
Estimated Maintenance			\$8,979,500		
Totals	90 acres		\$100,209,500	\$36,604,500	



6.3 PARTNERSHIPS

Most of the recommendations are to be implemented by the City of Terrell but partnerships with other entities are critical to implementing the plan over time. Suggested entities to continue partnerships with or pursue new partnerships with include: elected and appointed officials, such as the City Council, Planning & Zoning Commission, Parks Board, and Economic Development Board; public sector entities such as the Terrell Independent School District, North Central Texas Council of Governments, Kaufman County, and the Texas Department of Transportation; and, private entities like the Terrell Chamber of Commerce, homeowners associations, sports associations/leagues, and professional consultants.

6.4 TPWD MASTER PLAN COMPLIANCE

In order to remain eligible for grant funding, Texas Parks and Wildlife Department (TPWD) stipulates that park master plans must be updated every *five years* and that a completely new plan is required *every ten years*. The minimum requirements for a plan are: summary of accomplishments since previous plan; new, pertinent public input; inventory data; updated needs assessment; priorities; implementation plan; demographics; goals and objectives; standards; and, maps.

Consistent with TPWD requirements, a high priority needs list should be developed with each park master plan. These priorities have been developed based on public input and the needs assessment.

HIGH PRIORITY NEEDS LIST:

1. Bring the quality of existing parks and facilities up to present-day standards.
2. Acquire land for future park and trail development.
3. Redevelop Ben Gill Park as a community park and multi-use sports complex.
4. Establish an interconnected trail system.
5. Improve the community room at Breezy Hill Park to make it usable again.
6. Add sports field and security lighting at neighborhood parks and update ordinance to reflect the change.
7. Develop downtown park plazas to provide green space in the downtown area.
8. Make lakes publicly accessible and develop recreation amenities.

6.5 CONCLUSION

The recommendations in this plan are focused on a bright future for parks, recreation, and open space in Terrell. As the city sees new development in the coming years, the city should strive to make parks and trails critical amenities that are developed along with other infrastructure. When the improvements in this plan are made, the parks and recreation system in Terrell will be high-quality and attractive for residents, employees, and visitors alike.

APPENDICES



APPENDIX A - LIGHTING ORDINANCE PROPOSED LANGUAGE

The use of lights at parks with sports fields used in activities covered by this article is allowed and shall be subject to the following:

- (1) All use of lights, whether for practice or games, shall cease and lights shall be turned off at 10:00 p.m.
- (2) Lights should be turned on thirty (30) minutes prior to dusk but not earlier than 5:30 p.m. weekdays and 5:00 p.m. weekends.
- (3) Lights shall be oriented away from residential neighborhoods to minimize light pollution.
- (4) Only with the approval of the director of public services or designee, and only under certain conditions and/or for certain special uses, will the light usage time be allowed or extended.

The use of security lighting in parks is allowed and shall be subject to the following:

- (1) Security lighting shall be allowed in all parks in picnic pavilions, parking lots, basketball courts, and tennis courts.
- (2) Security lighting shall be on a timer turned on thirty (30) minutes prior to dusk but not earlier than 5:30 p.m. weekdays and 5:00 p.m. weekends.
- (3) Security lighting shall be on a timer turned off at 10:00 p.m.

APPENDIX B - QUESTIONNAIRE RESULTS



Parks, Recreation and Open Space Master Plan Questionnaire

TOTAL RESPONSES: 62

1) Are you a resident in the City of Terrell? If not, in what city do you live?

☐ Terrell

☐ Other city: Ables Spring, Wills Point, Forney

2) What do you generally do when you go to a city park? (*check all that apply*)

☐ Take Kids to Play: 28

☐ Participate in Organized Sports: 17

☐ Picnic: 16

☐ Participate in Non-Organized Sports: 13

☐ Walk, Hike, or Jog: 37

☐ Appreciate the View: 19

☐ Bike: 9

☐ Attend Special Events/Programs: 44

☐ Walk my Dog: 15

☐ I Don't Go to Parks: 1

☐ Meet with Friends: 26

☐ Other: have lunch; skateboard (x4); birthday parties; Chamber activities; visit rail car (x2); photography

3) Do you or any member of your household participate in the following activities in Terrell or any other city? (*Check all that apply; please add city name where applicable, including Terrell*)

☐ **Fitness/Exercise** (like Running, Jazzercise, Yoga, Etc.)

City/s: Frisco, Forney (x2), Rockwall, Dallas

☐ **Team Sports** (like Baseball, Soccer Etc.)

City/s: Forney, Frisco (x2), Garland, Lewisville, Rockwall, Plano

☐ **Individual Sports** (like, Golf, Tennis, Boxing, Etc.)

City/s: Royce City, Crandall (x2), Rockwall

☐ **Fine arts** (like Painting, Drawing, Etc.)

City/s: Dallas (x2), Fort Worth, Rockwall (x4), Mesquite

☐ **Performing Arts** (like Music, Drama, Etc.)

City/s: Dallas (x2), Rockwall

☐ **Crafts** (like Pottery, Weaving, Etc.)

City/s: Rockwall

☐ **Excursions** (like Tours, Trips, Etc.)

City/s: Tyler, Dallas

☐ **Outdoor recreation** (like Camping, Fishing Boating, Etc.)

City/s: Caddo Lake (x2), Tyler (x2), Dallas, Rockwall (x2)

☐ **Social Activities** (like Dances, Cooking, Card Playing, Etc.)

City/s: Silver Leaf Resorts, Rockwall (x2), Dallas (x2)

☐ **Outdoor Aquatics** (like Swimming, Spray Parks, Etc.)

City/s: Forney (x7), Mineola, Dallas (x2), Rockwall, Tawakoni

☐ **Indoor Aquatics** (like Lap Swimming, Water Aerobics, Etc.)

City/s: Rockwall (x3), Forney, Mesquite

☐ **Extreme Sports** (like BMX, Skateboarding, rock climbing Etc.)

City/s: Dallas (x5), McKinney (x3), Allen (x3)

☐ **Trail & Cycling Activities** (like Walking, Bicycling, Jogging, Etc.)

City/s: Dallas (x3), Forney (x2), Little Elm, Garland, Rockwall

☐ **Family Events** (like Picnics, Get-togethers, Etc.)

City/s: Rockwall, Dallas, Forney

4) What **ONE** recreational facility/amenity would you say Terrell is lacking?

Skate park (x8), football (x3), basketball (x4), splash pad (x6), amphitheater (x2), rec center/gym (x6), cameras, dog park (x7), trails (x5), baseball, more/better playgrounds (x2), golf (x4), picnic



Parks, Recreation and Open Space Master Plan Questionnaire

areas, water park (x2), lighted soccer fields (x2), cycling, shade, practice fields, downtown gathering space (x2), year-round softball, disc golf, open space,

5) What **ONE** recreational program/activity would you say Terrell is lacking?
outdoor concerts (x2), indoor aquatics (x6), outdoor concerts (x2), public fitness equipment (X3), summer morning program for kids, indoor activities, access to lakes, sports tournament, indoor soccer (x2), swim team, community sports outside of school, social activities

6) How important is it that Terrell acquires park land for parks and recreation?

<input type="checkbox"/> Very Important: 45	<input type="checkbox"/> Somewhat Important: 13	<input type="checkbox"/> Not Important : 1
--	--	--

7) For what purpose should parkland be acquired by Terrell? (*Check all that apply.*)

<input type="checkbox"/> Small neighborhood parks: 34	<input type="checkbox"/> Passive recreation: 21
<input type="checkbox"/> Large community parks: 30	<input type="checkbox"/> Protection of natural areas: 36
<input type="checkbox"/> Family events: 25	<input type="checkbox"/> Protection of agricultural land: 11
<input type="checkbox"/> Competitive athletic fields: 23	<input type="checkbox"/> Picnic uses: 34
<input type="checkbox"/> Practice fields: 22	<input type="checkbox"/> Community gatherings: 33
<input type="checkbox"/> Informal pick-up games: 14	<input type="checkbox"/> Recreation centers: 29
<input type="checkbox"/> Trail connections: 33	<input type="checkbox"/> Other: lake access; retirement areas; skate park (x3)

8) Do you agree or disagree with developing trails in the following areas?

A = Agree

D =Disagree

N = Neutral

Along Greenbelts and Creeks:

Agree = 50
Disagree = 2
Neutral = 3

Through neighborhoods:

Agree = 35
Disagree = 11
Neutral = 8

Along utility right of way corridors (e.g. electric, water, drainage easements)

Agree = 25
Disagree = 15
Neutral = 11

Along major roads

Agree = 22
Disagree = 15
Neutral = 11

Along railroad corridors

Agree = 13
Disagree = 21
Neutral = 13

9) If Terrell had safe trails/bike routes connecting neighborhoods, schools, parks and civic places, would you use them instead of driving?

a. Yes 42 b. No: 15

10) What tagline or catch-phrase would you use to describe the character or identity of Terrell?

Real people, real future; Homey and Historic; better and getting bigger;

11) What improvements would you like to see made to Ben Gill Park?

Lights (x12)

Parking (x5)

Traffic flow (x5)

Football practice space (x2)

Covered basketball courts (x2)

Picnic tables (x4)

Skate park (x6)

Cameras (x2)

Gazebos/covered areas (x2)

Dog park (x5)

Signage

Shade (x3)

Better pool operating hours

Safety (x2)

Concessions

Connect to Lion's Club Park (x2)

Maintenance (x5)

Drainage (x2)

Splash pad

Water activities

Update fields to be able to hold tournaments

Cleaner restrooms (x2)

Better playground equipment

Another entrance

Special events

New sod/turf

Expand trail system

Tree trimming at woods for safety

- 12) Please provide any additional comments that you have regarding the future of Terrell's parks, trails, streetscapes, and beautification.

Access to lakes (x2)

Better bathroom facilities

maintenance

bike lanes from north to south town of town

update parks

Breezy Hill neighborhood needs to be cleaned up adjacent to park

Quality over quantity

Quality standards for neighborhood parks (x2)

Permeable surfaces

Shade

More sidewalks (x2)

Activities for kids in summer

Food trucks downtown

Beautify all parks in Terrell

Need a park on the east side of town

Don't spend all of money at one park

Lighting

Amphitheater

Trails

Natural views

Enforcement of rules

Entrance signs

Accessible parks (ADA)

Gazebos and fountains

Add a park where nursing home was

APPENDIX C - ECONOMIC VALUE OF PARKS

TEXAS MUNICIPAL LEAGUE PRESENTATION



**Parks: An Economic Engine for Your Bottom Line
and Quality of Life**

Texas Municipal League
October 4, 2017

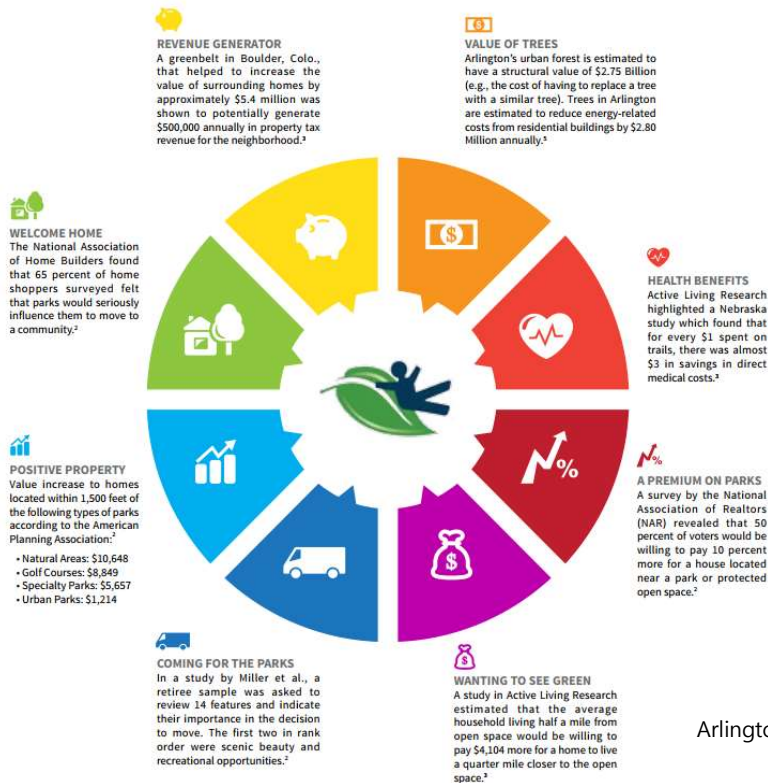


Economic Impact of Parks



Economic Impact of Parks

“Parks provide intrinsic environmental, aesthetic and recreation benefits to our cities. They are also a source of positive economic benefits. They enhance property values, increase municipal revenue, bring in homebuyers and workers, and attract retirees.” — AMERICAN PLANNING ASSOCIATION - CITY PARKS FORUM



Arlington, Texas

Economic Impact of Parks



Economic Impact of Parks

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Economic Impact of Parks

Parks & Open Space

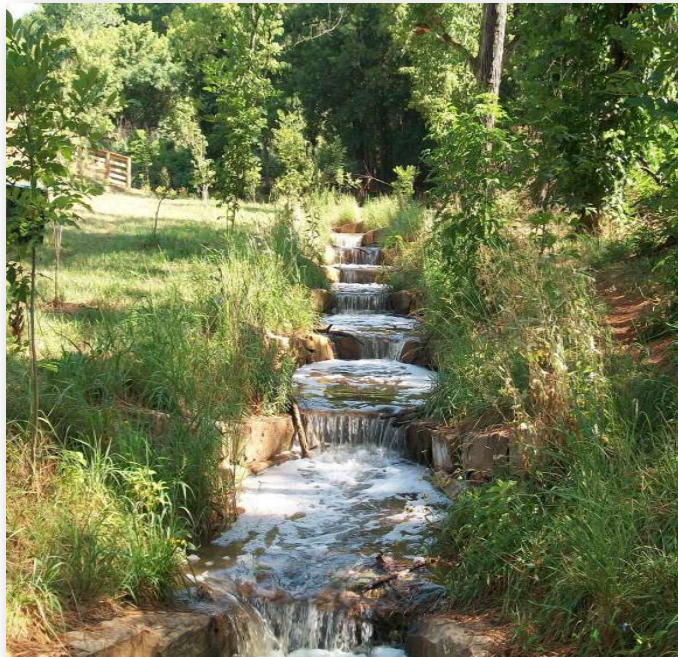
proximate principle (John Crompton, Texas A&M)



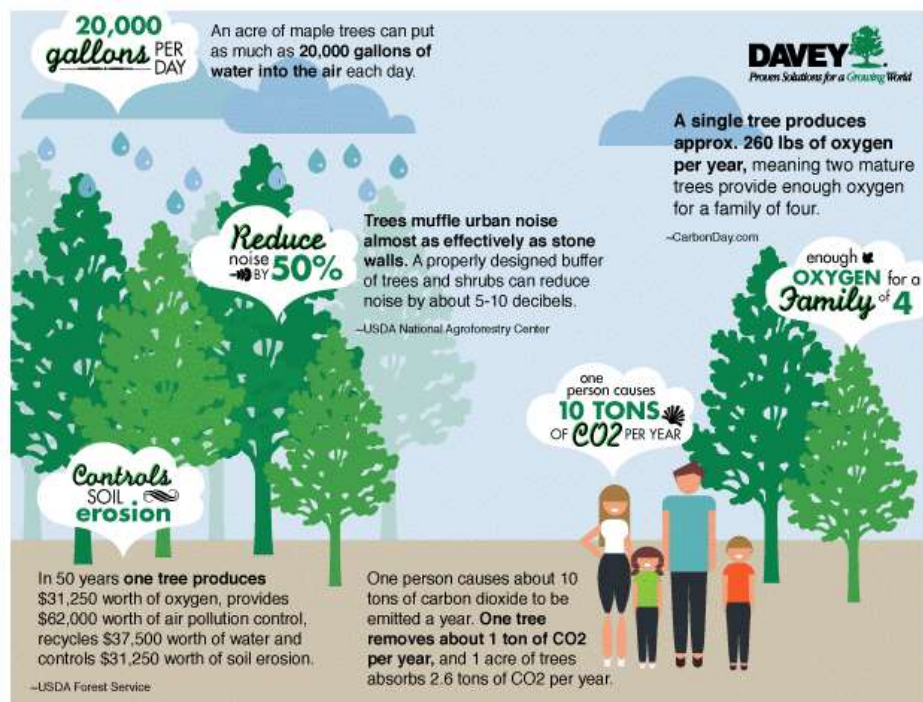
Value

Increase	Condition
10%	inner city home located within 1/4 mile of a park
17%	home near cleaned-up vacant lot
20%	home adjacent to or fronting a passive park area
32%	residential development adjacent to greenbelts

Economic Impact of Parks



Economic Impact of Parks



Economic Impact of Parks

THE HIGH COSTS OF CHRONIC DISEASES EACH YEAR IN THE U.S.



OBESITY
\$147 billion³¹



DIABETES
\$245 billion³²



HEART DISEASE
\$108 billion³³

Parks and Recreation: A TRUE HEALTH SOLUTION

Local park and recreation agencies provide health and wellness opportunities for all populations in communities across the country. As America continues to face serious health issues parks and recreation offer an affordable and accessible solution. Share with your communities the impact you are having on their health!

People who use parks and open spaces are **3 times more likely** to achieve the recommended levels of physical activity than nonusers¹

Organized activities in parks in low-income neighborhoods can **increase park use by as much as 25%**²

Older adults engage in over **3.5 times more physical activity** in parks with walking loops.³

Children in summer camps at park and recreation sites report a **20% increase** in fruit and vegetable knowledge⁴

73% of adults believe parks, trails, and open space are an essential part of the healthcare system⁵

www.nrpa.org/Health

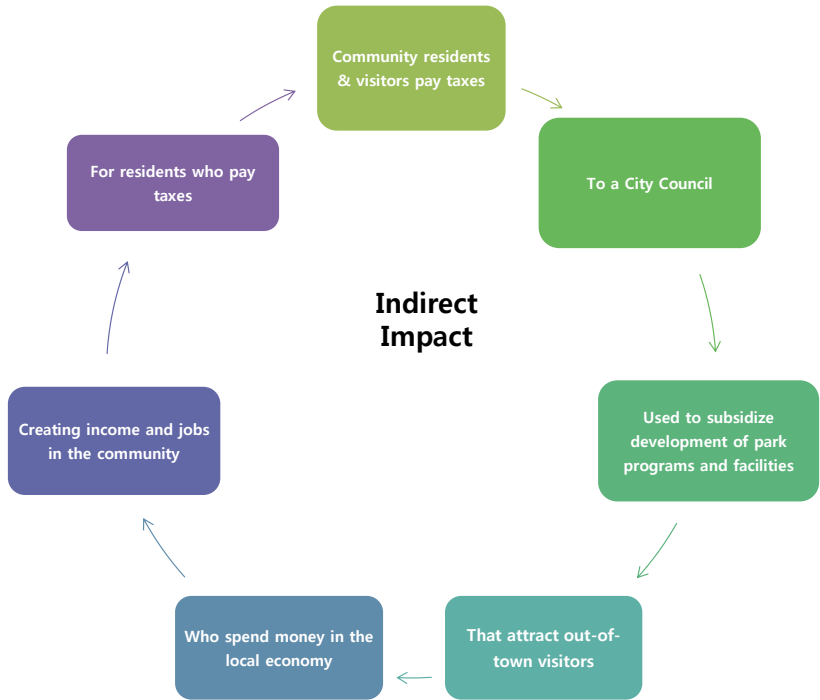
1. Sallis, J.F., & Frank, L.D. (2004). The Built Environment and Physical Activity: Links Between Urban Design and Public Health. *Journal of the American Medical Association*, 292, 961-975.
2. Cohen, D.A., & Sallis, J.F. (2005). The Built Environment and Physical Activity: Links Between Urban Design and Public Health. *Journal of the American Medical Association*, 292, 961-975.
3. Cohen, D.A., & Sallis, J.F. (2005). The Built Environment and Physical Activity: Links Between Urban Design and Public Health. *Journal of the American Medical Association*, 292, 961-975.
4. Cohen, D.A., & Sallis, J.F. (2005). The Built Environment and Physical Activity: Links Between Urban Design and Public Health. *Journal of the American Medical Association*, 292, 961-975.
5. Cohen, D.A., & Sallis, J.F. (2005). The Built Environment and Physical Activity: Links Between Urban Design and Public Health. *Journal of the American Medical Association*, 292, 961-975.

PAPRN+ POLICY RESEARCH NETWORK PLUS **ACTIVE LIVING RESEARCH** **NRPA National Recreation and Park Association**





Economic Impact of Parks



Economic Impact of Parks



Economic Impact of Parks



Avenues to Fund Park Development

- City/County Bond Funds
- Tiff's, TIRZ or 4B's
- Dedication Ordinances
- Grants
- Donors/Foundations



Avenues to Fund Park Development

- **Partnerships**
 - **Public/Public**
 - **Public/Private**

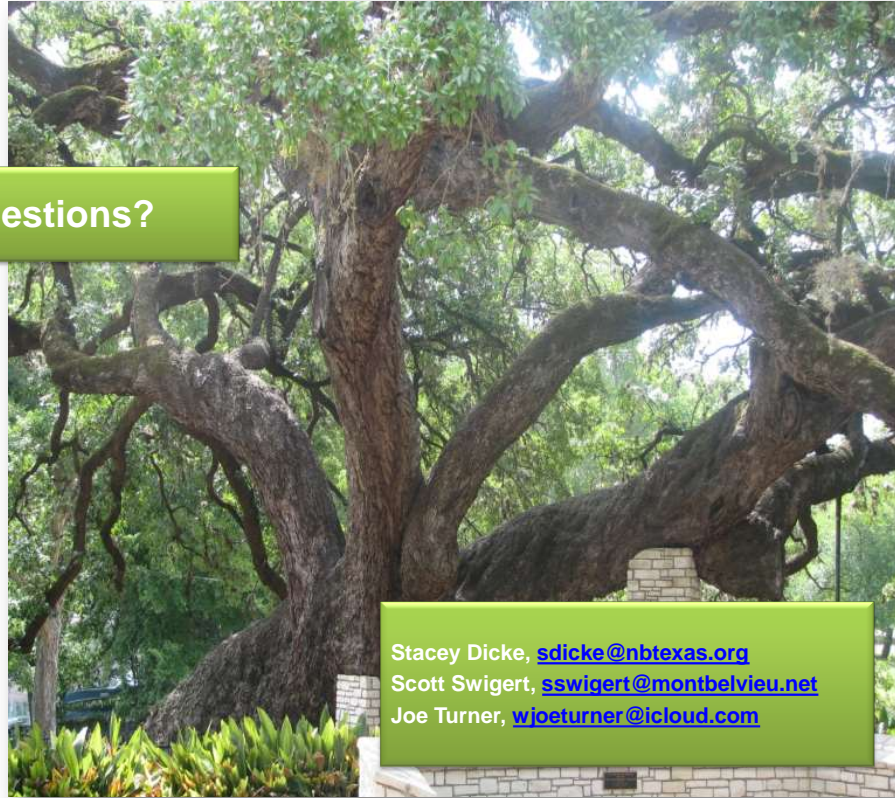


Avenues to Fund Park Development

- **Buffalo Bayou Park (PPP)**
 - **Houston Parks and Recreation Dept.**
 - **Buffalo Bayou Partnership**
 - **Kinder Foundation**
 - **Private Donors**
 - **Downtown Redevelopment Authority/TIRZ**
 - **Harris County Flood Control District**
 - **TxDOT**



Questions?



Stacey Dicke, sdicke@nbtexas.org
Scott Swigert, sswigert@montbelvieu.net
Joe Turner, wjoeturner@icloud.com

Resources...

City Parks Alliance, www.cityparksalliance.org

How Cities Use Parks for Economic Development, American Planning Association,
www.planning.org/cityparks/briefingpapers/economicdevelopment.htm

Measuring the Total Economic Value of a Park System to a Community, Peter Harnik
and John Crompton,
<https://rpts.tamu.edu/economic-impacts-of-park-and-recreation-services/>

The Impact of Parks on Property Values, John Crompton,
<https://rpts.tamu.edu/the-proximate-principle-impact-of-parks-on-property-value/>

National Recreation and Park Association, www.nrpa.org

Texas Recreation and Park Society; www.traps.org

APPENDIX D - TYPE B SALES TAX INFORMATION

Park Master Plan Type B Proposal

1. The Park Master Plan calls for substantial new investments in parks and recreation facilities, with two primary concentrations:
 - a. Build a park system that attracts home builders who wish to build high quality homes and that retains/attracts families seeking excellent youth recreation opportunities.
 - b. Build facilities to attract baseball, softball, soccer and other youth sports tournaments.
2. These goals generate economic benefits to the City:
 - a. High quality neighborhood parks increase property values and increase housing demand, both of which increase the workforce living in the City.
 - b. Youth tourism generates sales tax and hotel tax revenue and introduces families and business people from other areas to Terrell
 - c. Thus, transitioning to a Type B sales tax can help the City continue to grow with a quality of life emphasis
3. To fund the Park Master Plan and achieve these goals, the City Council may initiate a Type B election transitioning a portion of either the Property Tax Reduction 4/8 cent sales tax or the Type A 4/8 cent sales tax for industrial development (or a combination thereof) to a newly created Type B Board.

Funding the Plan

General Fund

- Studies, routine park improvements, maintenance

Long-Term Borrowing

- Big ticket items/capital expenditures
- Bonds/Certificates of Obligation

Public-Private Partnerships

- School District
- Developers/large land holders
- Large corporations – sponsorships
- Small-scale developers

Grants

- Texas Parks and Wildlife Dept. (\$500,000 max award)
- Transportation Alternatives Set-Aside (70% federal match every two years)
- Community Development Block Grant (CDBG)

Dedications

- Dedicate sales tax funds to Quality of Life
- Funds could be used for park development/improvement and downtown improvements
- Provide predictable flow of funds to phase in improvements and match with grants



State Law on Dedicated Sales Tax

Cities may, by public vote, dedicate funds from sales tax in 1/8 cent increments, up to 1 cent, to a combination of the following:

- Type A: Industrial Development
- Type B: Quality of Life
- Property Tax Reduction
- Transit



Terrell – Current Dedicated Sales Tax

4/8 cent sales tax – Property Tax Reduction

4/8 cent sales tax – Industrial Development

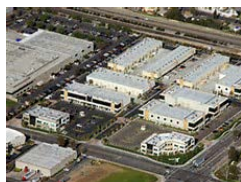
Success!

- Property tax reduction sales tax keeps property taxes down by **23 cents**
- Industrial Development sales tax produces **\$2.6 Million** annually to the TEDC and has filled two industrial parks

Type A and Type B Permissible Uses

Type A: Job Creation and Retention Focus

- Industrial plants
- Recycling facilities
- Warehouse and distribution centers



Type B: Quality of Life Focus

All uses authorized in Type A, plus...

- Water and sewer installation
- Parking
- Convention and tourism facilities
- **Parks and athletic facilities**



APPENDIX E - CONCEPTUAL COST DETAIL SHEETS FOR EXISTING PARKS

Arlie White Park				
Site Improvements - Existing Park (5.7 acres)				
Item	Quantity	Units	Unit Cost	Total
Short Term (1-5 years)				
Demolition and Site Grading	1	EA	\$50,000	\$ 50,000.00
Replace pavilion	1	EA	\$150,000	\$ 150,000.00
Sidewalk connection to pavilion, playground, basketball court for ADA access	950	SF	\$ 5.50	\$ 5,225.00
Resurface basketball court	1	LS	\$ 20,000.00	\$ 20,000.00
Add security lighting	1	LS	\$80,000	\$ 80,000.00
Replace entry sign	1	LS	\$ 20,000.00	\$ 20,000.00
Replace playground (Tiger theme)	1	LS	\$ 250,000.00	\$ 250,000.00
SUBTOTAL				\$ 575,225.00
GENERAL CONDITIONS			20%	\$ 115,045.00
CONTINGENCY			25%	\$ 172,567.50
DESIGN/TESTING			20%	\$ 172,567.50
TOTAL				\$ 1,035,405.00
Mid Term				
Interpretative signage	4	EA	\$ 1,000.00	\$ 4,000.00
Pave parking area off of Eastgate Dr.	12	EA	\$ 2,500.00	\$ 30,000.00
New Baseball/Softball Field	1	LS	\$ 200,000.00	\$ 200,000.00
Bleachers	2	EA	\$ 10,000.00	\$ 20,000.00
Planting and Irrigation	1	LS	\$ 50,000.00	\$ 50,000.00
SUBTOTAL				\$ 304,000.00
GENERAL CONDITIONS			20%	\$ 60,800.00
CONTINGENCY			25%	\$ 91,200.00
DESIGN/TESTING			20%	\$ 91,200.00
TOTAL				\$ 547,200.00
GRAND TOTAL - Existing Park Improvements			\$	1,582,605.00
Park Development - Park Expansion Area (9.3 acres)				
Item	Quantity	Units	Unit Cost	Total
Long Term				
Demolition and site grading	1	EA	\$150,000	\$ 150,000.00
Perimeter walking path @ 10' wide	30000	SF	\$ 5.50	\$ 165,000.00
Site Furnishings	1	LS	\$30,000	\$ 30,000.00
New field irrigation	150000	SF	\$ 0.50	\$ 75,000.00
Add soccer fields	2	LS	\$ 100,000.00	\$ 200,000.00
Bleachers	4	EA	\$ 10,000.00	\$ 40,000.00
Parking lot	120	EA	\$ 2,500.00	\$ 300,000.00
Entry sign	1	LS	\$ 20,000.00	\$ 20,000.00
Planting and Irrigation	1	LS	\$ 50,000.00	\$ 50,000.00
SUBTOTAL				\$ 1,030,000.00
GENERAL CONDITIONS			20%	\$ 206,000.00
CONTINGENCY			25%	\$ 309,000.00
DESIGN/TESTING			20%	\$ 309,000.00
TOTAL				\$ 1,854,000.00
GRAND TOTAL - Park Expansion Improvements			\$	1,854,000.00
GRAND TOTAL - ARLIE WHITE PARK			\$	3,436,605.00

Breezy Hill Park				
Site Improvements - Existing Park (7.5 acres)				
Item	Quantity	Units	Unit Cost	Total
Short Term				
Demolition and Site Grading	1	EA	\$50,000	\$ 50,000.00
Remove unsafe playground equipment	1	LS	\$10,000	\$ 10,000.00
New benches	4	EA	\$1,000	\$ 4,000.00
Shade Structures @ playground	2	EA	\$ 25,000.00	\$ 50,000.00
Shade Structures @ Baseball Field	2	EA	\$ 25,000.00	\$ 50,000.00
Add security lighting	1	LS	\$80,000	\$ 80,000.00
Add field lighting	1	LS	\$80,000	\$ 80,000.00
Add backstop	1	EA	\$ 10,000.00	\$ 10,000.00
Replace playground (Dinosaur theme)	1	LS	\$ 250,000.00	\$ 250,000.00
Entry sign	1	LS	\$ 20,000.00	\$ 20,000.00
Walking trail around park (1970 LF @ 8' WIDE)	15760	SF	\$ 5.50	\$ 86,680.00
Add combination football/soccer field	1	LS	\$ 200,000.00	\$ 200,000.00
Refurbish existing pavilion	1	LS	\$ 75,000.00	\$ 75,000.00
SUBTOTAL				\$ 965,680.00
GENERAL CONDITIONS			20%	\$ 193,136.00
CONTINGENCY			25%	\$ 289,704.00
DESIGN/TESTING			20%	\$ 289,704.00
TOTAL				\$ 1,738,224.00
Mid Term				
Redo parking, address ADA access	86	EA	1250	\$ 107,500.00
Add pavilion to other side of park	1	EA	\$150,000	\$ 150,000.00
New Field Irrigation (baseball and soccer)	104000	SF	\$ 0.50	\$ 52,000.00
Resurface basketball court	1	LS	\$ 20,000.00	\$ 20,000.00
Planting and Irrigation	1	LS	\$ 50,000.00	\$ 50,000.00
SUBTOTAL				\$ 379,500.00
GENERAL CONDITIONS			20%	\$ 75,900.00
CONTINGENCY			25%	\$ 113,850.00
DESIGN/TESTING			20%	\$ 113,850.00
TOTAL				\$ 683,100.00
GRAND TOTAL - Existing Park Improvements			\$	2,421,324.00
Park Development - Park Expansion Area (5.3 acres)				
Item	Quantity	Units	Unit Cost	Total
Mid Term				
Demolition and site grading	1	EA	\$125,000	\$ 125,000.00
Perimeter walking path @ 8' wide	7000	SF	\$ 5.50	\$ 38,500.00
Site Furnishings	1	LS	\$30,000	\$ 30,000.00
Interpretative Signage	5	EA	\$1,000	\$ 5,000.00
Shade structure	1	EA	\$150,000	\$ 150,000.00
New Field Irrigation (baseball and soccer)	208000	SF	\$ 0.50	\$ 104,000.00
Add combination baseball/soccer field	2	LS	\$ 200,000.00	\$ 400,000.00
Field lighting	2	EA	\$ 75,000.00	\$ 150,000.00
SUBTOTAL				\$ 1,002,500.00
GENERAL CONDITIONS			20%	\$ 200,500.00
CONTINGENCY			25%	\$ 300,750.00
DESIGN/TESTING			20%	\$ 300,750.00
TOTAL				\$ 1,804,500.00
GRAND TOTAL - Park Expansion Improvements			\$	1,804,500.00
GRAND TOTAL - BREEZY HILL PARK			\$	4,225,824.00
COMMUNITY ROOM				
Update interior (redo flooring, upgrade paneling, update bathrooms, replace chairs)	1	LS	\$300,000	\$ 300,000.00
Update exterior (add outdoor covered area, update masonry façade)	1	LS	\$300,000	\$ 300,000.00
SUBTOTAL				\$ 600,000.00
GENERAL CONDITIONS			20%	\$ 120,000.00
CONTINGENCY			25%	\$ 180,000.00
DESIGN/TESTING			20%	\$ 180,000.00
TOTAL				\$ 1,080,000.00

Kings Creek Park				
Site Improvements - Existing Park 31.5 acres)				
Item	Quantity	Units	Unit Cost	Total
Short Term				
Demolition and Site Grading	1	EA	\$150,000	\$ 150,000.00
Shade Structures @ playground	2	EA	\$ 25,000.00	\$ 50,000.00
Sidewalk connection from parking to playground for ADA access	570	SF	\$ 5.50	\$ 3,135.00
Walking trail around park (4600 LF @ 8' WIDE)	36800	SF	\$ 5.50	\$ 202,400.00
Add bleachers to basketball court	2	EA	\$ 10,000.00	\$ 20,000.00
Add backstops/practice goals	4	EA	\$ 10,000.00	\$ 40,000.00
Add security lighting	1	LS	\$80,000	\$ 80,000.00
Entry sign	1	LS	\$ 20,000.00	\$ 20,000.00
Replace playground (medieval theme)	1	LS	\$ 250,000.00	\$ 250,000.00
SUBTOTAL				\$ 815,535.00
GENERAL CONDITIONS			20%	\$ 163,107.00
CONTINGENCY			25%	\$ 244,660.50
DESIGN/TESTING			20%	\$ 244,660.50
TOTAL				\$ 1,467,963.00
Mid Term				
New Field Irrigation for practice fields	350000	SF	\$ 0.50	\$ 175,000.00
Add combination baseball/soccer fields	4	EA	\$ 200,000.00	\$ 800,000.00
Field lighting	4	EA	\$ 75,000.00	\$ 300,000.00
Paved parking lot	100	EA	\$ 2,500.00	\$ 250,000.00
Add pavilion + Lighting	1	LS	\$200,000	\$ 200,000.00
Site Furnishings	1	LS	\$20,000	\$ 20,000.00
Planting and Irrigation	1	LS	\$ 150,000.00	\$ 150,000.00
SUBTOTAL				\$ 1,895,000.00
GENERAL CONDITIONS			20%	\$ 379,000.00
CONTINGENCY			25%	\$ 568,500.00
DESIGN/TESTING			20%	\$ 568,500.00
TOTAL				\$ 3,411,000.00
GRAND TOTAL - Park Improvements			\$	4,878,963.00
Park Development - Park Expansion Area (17 acres)				
Trail connection (included in trails estimates)				

Stallings Park				
Site Improvements - Existing Park (1.6 acres)				
Item	Quantity	Units	Unit Cost	Total
Short Term				
Demolition and Site Grading	1	LS	\$ 75,000.00	\$ 75,000.00
Replace benches	2	EA	\$1,000	\$ 2,000.00
Replace backstop	1	EA	\$10,000	\$ 10,000.00
Cover electrical equipment adjacent to playground	1	LS	\$25,000	\$ 25,000.00
Add security lighting	1	LS	\$80,000	\$ 80,000.00
Develop Historical Marker	1	LS	\$ 20,000.00	\$ 20,000.00
Replace playground (Cowboy theme)	1	LS	\$ 150,000.00	\$ 150,000.00
Shade Structures @ playground	2	EA	\$ 25,000.00	\$ 50,000.00
Entry sign	1	LS	\$ 20,000.00	\$ 20,000.00
Demolition and site grading Expansion	1	EA	\$150,000	\$ 150,000.00
Pavilion / Master Plan	2	EA	\$150,000	\$ 300,000.00
SUBTOTAL				\$ 882,000.00
GENERAL CONDITIONS			20%	\$ 176,400.00
CONTINGENCY			25%	\$ 264,600.00
DESIGN/TESTING			20%	\$ 264,600.00
TOTAL				\$ 1,587,600.00
Mid Term				
Pave existing parking lot	12	EA	\$ 2,500.00	\$ 30,000.00
Install a fitness course along walking path	1	LS	\$50,000	\$ 50,000.00
Planting and Irrigation	1	LS	\$ 50,000.00	\$ 50,000.00
SUBTOTAL				\$ 130,000.00
GENERAL CONDITIONS			20%	\$ 26,000.00
CONTINGENCY			25%	\$ 39,000.00
DESIGN/TESTING			20%	\$ 39,000.00
TOTAL				\$ 234,000.00
GRAND TOTAL - Existing Park Improvements				\$ 1,821,600.00
Park Development - Park Expansion Area (9.7 acres)				
Item	Quantity	Units	Unit Cost	Total
Long Term				
Demolition and site grading	1	EA	\$150,000	\$ 150,000.00
Perimeter walking path @ 8' wide	20800	SF	\$ 5.50	\$ 114,400.00
Site Furnishings	1	LS	\$30,000	\$ 30,000.00
New field irrigation	150000	SF	\$ 0.50	\$ 75,000.00
Add soccer fields	2	LS	\$ 100,000.00	\$ 200,000.00
Bleachers	4	EA	\$ 10,000.00	\$ 40,000.00
Parking lot	75	EA	\$ 2,500.00	\$ 187,500.00
Entry sign	1	LS	\$ 20,000.00	\$ 20,000.00
Pavilion	1	EA	\$150,000	\$ 150,000.00
Playground	1	EA	\$150,000	\$ 150,000.00
Planting and Irrigation	1	LS	\$ 50,000.00	\$ 50,000.00
SUBTOTAL				\$ 1,166,900.00
GENERAL CONDITIONS			20%	\$ 233,380.00
CONTINGENCY			25%	\$ 350,070.00
DESIGN/TESTING			20%	\$ 350,070.00
TOTAL				\$ 2,100,420.00
GRAND TOTAL - Park Expansion Improvements				\$ 3,922,020.00
GRAND TOTAL - STALLINGS PARK				\$ 5,743,620.00

Ben Gill Park Master Plan - Conceptual Cost Estimate

Item	PHASE 1								PHASE 2			
	PHASE 1A (1-5 Years)				PHASE 1B (5-10 Years)				PHASE 2 (10-25 Years)			
	Quantity	Units	Unit Cost	Total	Quantity	Units	Unit Cost	Total	Quantity	Units	Unit Cost	Total
Sitework												
Mobilization	1	LS	\$ 75,000.00	\$ 75,000.00	1	LS	\$ 75,000.00	\$ 75,000.00	1	LS	\$ 75,000.00	\$ 75,000.00
SWPPP Controls and Maintenance	1	LS	\$ 50,000.00	\$ 50,000.00	1	LS	\$ 50,000.00	\$ 50,000.00	1	LS	\$ 100,000.00	\$ 100,000.00
Clearing and Grubbing	1	LS	\$ 25,000.00	\$ 25,000.00	1	LS	\$ 25,000.00	\$ 25,000.00	1	LS	\$ 10,000.00	\$ 10,000.00
Tree Removal	1	LS	\$ 5,000.00	\$ 5,000.00	1	LS	\$ 5,000.00	\$ 5,000.00	1	LS	\$ 5,000.00	\$ 5,000.00
Pond & Swale Excavation (8' Depth)	0	CY	\$ -	\$ -	0	CY	\$ -	\$ -	0	CY	\$ -	\$ -
Tree Protection	1	LS	\$ 10,000.00	\$ 10,000.00	1	LS	\$ 10,000.00	\$ 10,000.00	1	LS	\$ 5,000.00	\$ 5,000.00
Paving Demolition	50000	SF	\$ 2.00	\$ 100,000.00	70000	SF	\$ 2.00	\$ 140,000.00	10000	SF	\$ 2.00	\$ 20,000.00
Court Demolition	1	EA	\$ 2,000.00	\$ 2,000.00	2	EA	\$ 2,000.00	\$ 4,000.00	0	EA	\$ -	\$ -
Wooden Park Playscape Demolition	0	EA	\$ -	\$ -	1	EA	\$ 10,000.00	\$ 10,000.00	0	EA	\$ -	\$ -
Structure Demolition	1	EA	\$ 10,000.00	\$ 10,000.00	2	EA	\$ 10,000.00	\$ 20,000.00	0	EA	\$ -	\$ -
103 E. 9th Structure Demolition	1	LS	\$ 20,000.00	\$ 20,000.00	0	LS	\$ -	\$ -	0	LS	\$ -	\$ -
Lights for Existing Soccer Fields	4	EA	\$ 25,000.00	\$ 100,000.00	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -
Athletic Field Demolition	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -
Earthwork (assumes average of 12" cut/fill over entire site)	15,000	CY	\$ 10.00	\$ 150,000.00	15,000	CY	\$ 10.00	\$ 150,000.00	5000	CY	\$ 10.00	\$ 50,000.00
Subtotal Sitework				\$ 547,000.00				\$ 489,000.00				\$ 265,000.00
Utilities												
Storm Sewer	1	LS	\$ 10,000.00	\$ 10,000.00	1	LS	\$ 10,000.00	\$ 10,000.00	1	LS	\$ 5,000.00	\$ 5,000.00
Water Service	1	LS	\$ 50,000.00	\$ 50,000.00	1	LS	\$ 50,000.00	\$ 50,000.00	1	LS	\$ 20,000.00	\$ 20,000.00
Sanitary Sewer	1	LS	\$ 25,000.00	\$ 25,000.00	1	LS	\$ 25,000.00	\$ 25,000.00	1	LS	\$ 12,500.00	\$ 12,500.00
Subtotal Utilities				\$ 85,000.00				\$ 85,000.00				\$ 37,500.00
Site Hardscape Elements												
Pedestrian Paving (8' Sidewalk, 8' Trail)	50000	SF	\$ 6.00	\$ 300,000.00	100000	SF	\$ 6.00	\$ 600,000.00	20000	SF	\$ 6.00	\$ 120,000.00
Football Stadium Reconfiguration (Box Culvert, Parking, Drive)	1	LS	\$ 500,000.00	\$ 500,000.00	0	LS	\$ -	\$ -	0	LS	\$ -	\$ -
24' Wide Asphalt Drive	36000	SF	\$ 6.00	\$ 216,000.00	40000	SF	\$ 6.00	\$ 240,000.00	0	SF	\$ -	\$ -
Rehabilitated Existing Parking	1	LS	\$ 50,000.00	\$ 50,000.00	0	LS	\$ -	\$ -	0	LS	\$ -	\$ -
Asphalt Parking Lot	25000	SF	\$ 6.00	\$ 150,000.00	40000	SF	\$ 6.00	\$ 240,000.00	0	SF	\$ -	\$ -
Concrete Curb & Gutter	5000	LF	\$ 5.00	\$ 25,000.00	6500	LF	\$ 5.00	\$ 32,500.00	0	LF	\$ -	\$ -
Vehicular Bridge (Abutments, Drill Shafts, Railing, Median, Sidewalk)	0	SF	\$ -	\$ -	0	SF	\$ -	\$ -	0	SF	\$ -	\$ -
Decorative Pedestrian Paving	5000	SF	\$ 7.00	\$ 35,000.00	2500	SF	\$ 7.00	\$ 17,500.00	2500	SF	\$ 7.00	\$ 17,500.00
Subtotal Site Hardscape Elements				\$ 1,276,000.00				\$ 1,130,000.00				\$ 137,500.00
Amenities												
Amphitheater (Stage, Seating, Pavilion)	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -	1	EA	\$ 400,000.00	\$ 400,000.00
Volleyball	0	EA	\$ -	\$ -	2	EA	\$ 15,000.00	\$ 30,000.00	0	EA	\$ -	\$ -
Concession & Restroom Building	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -
Soccer Field (4U-12U, Turn Key)	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -
Baseball Field (8U-12U, Turn Key)	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -
Basketball Court	1	EA	\$ 75,000.00	\$ 75,000.00	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -
Multi-Purpose Court	1	EA	\$ 50,000.00	\$ 50,000.00	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -
Skate Park	1	EA	\$ 250,000.00	\$ 250,000.00	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -
Splash Pad	1	EA	\$ 550,000.00	\$ 550,000.00	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -
Pond Fountains	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -
Pool Enhancements	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -	1	EA	\$ 250,000.00	\$ 250,000.00
Playground	1	EA	\$ 350,000.00	\$ 350,000.00	1	EA	\$ 450,000.00	\$ 450,000.00	0	EA	\$ -	\$ -
Fishing Pier	0	LF	\$ -	\$ -	0	LF	\$ -	\$ -	0	LF	\$ -	\$ -
Boardwalk	0	LF	\$ -	\$ -	0	LF	\$ -	\$ -	0	LF	\$ -	\$ -
Maintenance Building	0	EA	\$ -	\$ -	1	EA	\$ 15,000.00	\$ 15,000.00	0	EA	\$ -	\$ -
Entryway Signage/Icon Element	1	EA	\$ 15,000.00	\$ 15,000.00	1	EA	\$ 15,000.00	\$ 15,000.00	0	EA	\$ -	\$ -
Subtotal Amenities				\$ 1,290,000.00				\$ 510,000.00				\$ 650,000.00
Site Furnishings												
Drinking Fountain	2	EA	\$ 5,000.00	\$ 10,000.00	1	EA	\$ 5,000.00	\$ 5,000.00	1	EA	\$ 5,000.00	\$ 5,000.00
Grills	5	EA	\$ 500.00	\$ 2,500.00	5	EA	\$ 500.00	\$ 2,500.00	0	EA	\$ -	\$ -
Bike Rack	2	EA	\$ 800.00	\$ 1,600.00	2	EA	\$ 800.00	\$ 1,600.00	1	EA	\$ 800.00	\$ 800.00
Picnic Seating/Tables & Chairs	5	EA	\$ 2,000.00	\$ 10,000.00	5	EA	\$ 2,000.00	\$ 10,000.00	5	EA	\$ 2,000.00	\$ 10,000.00
Trash Receptacle	5	EA	\$ 1,500.00	\$ 7,500.00	5	EA	\$ 1,500.00	\$ 7,500.00	5	EA	\$ 1,500.00	\$ 7,500.00
Removable Bollard	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -
Subtotal Site Furnishings				\$ 31,600.00				\$ 26,600.00				\$ 23,300.00
Lighting/Electrical												
Parking Lot/Roadway Lighting	1	LS	\$ 100,000.00	\$ 100,000.00	1	LS	\$ 125,000.00	\$ 125,000.00	0	LS	\$ -	\$ -
Subtotal Lighting/Electrical				\$ 100,000.00				\$ 125,000.00				\$ -
Landscaping												
Shade Tree	200	EA	\$ 500.00	\$ 100,000.00	100	EA	\$ 500.00	\$ 50,000.00	50	EA	\$ 500.00	\$ 25,000.00
Ornamental Tree	100	EA	\$ 350.00	\$ 35,000.00	50	EA	\$ 350.00	\$ 17,500.00	25	EA	\$ 350.00	\$ 8,750.00
Landscape Planting	4000	SF	\$ 5.00	\$ 20,000.00	4000	SF	\$ 5.00	\$ 20,000.00	0	SF	\$ -	\$ -
Turfgrass SOD	40000	SF	\$ 0.50	\$ 20,000.00	60000	SF	\$ 0.50	\$ 30,000.00	0	SF	\$ -	\$ -
Turfgrass Hydromulch	40000	SF	\$ 0.15	\$ 6,000.00	60000	SF	\$ 0.15	\$ 9,000.00	0	SF	\$ -	\$ -
Permanent Irrigation System	1	LS	\$ 110,000.00	\$ 110,000.00	1	LS	\$ 50,000.00	\$ 50,000.00	1	LS	\$ 50,000.00	\$ 50,000.00
Subtotal Landscaping				\$ 291,000.00				\$ 176,500.00				\$ 83,750.00
Land Acquisition												
Land Acquisition	14	AC	\$ 20,000.00	\$ 280,000.00	4	AC	\$ 20,000.00	\$ 80,000.00	0	AC	\$ -	\$ -
Subtotal Land Acquisition				\$ 280,000.00				\$ 80,000.00				\$ -
Subtotal				\$ 3,900,600.00				\$ 2,542,100.00				\$ 1,197,050.00
Contingency			25%	\$ 975,150.00			25%	\$ 635,525.00			25%	\$ 299,262.50
Total				\$ 4,875,750.00				\$ 3,177,625.00				\$ 1,496,312.50
Other Costs												
Engineering, Design & Construction Documents	1	LS	\$ 731,362.50	\$ 731,362.50	1	LS	\$ 476,643.75	\$ 476,643.75	1	LS	\$ 224,446.88	\$ 224,446.88
Subtotal				\$ 731,362.50				\$ 476,643.75				\$ 224,446.88
Grand Total w/ Engineering, Design & Construction Documents				\$ 5,607,112.50				\$ 3,654,268.75				\$ 1,720,759.38



CITY OF TERRELL PARKS, RECREATION & OPEN SPACE MASTER PLAN

