



CITY OF HIGHLAND VILLAGE

City of Highland Village Parks, Recreation and Open Space Master Plan

February 28, 2024



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park and recreation department \ mission: We pledge to establish a park system for our citizens that provides them with a source of pleasure and opportunity for healthy activity, promotes economic development, minimizes demands on valuable City resources, and instills pride in those who make it all happen.

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INTRODUCTION

Due to land development and growth, municipalities are constantly challenged to provide and maintain basic services and amenities for their citizens. In addition to water, sanitary sewer, road improvement, as well as, police and fire services, cities also provide parks, recreational opportunities, and areas for leisure and passive activities.

The City of Highland Village is located south and adjacent to Lake Lewisville; west of the City of Lewisville; and north of the Town of Flower Mound in Denton County, Texas. IH 35E provides a vehicular connection to State Highway 121, which provides access to the Dallas/Fort Worth International Airport, and also provides direct vehicular access between the City of Highland Village and large employment centers in Dallas.

The City of Highland Village has been a rapidly growing community. This rapid rate of growth has necessitated the need for advance planning to ensure that municipal service systems, including parks and recreation, keep pace with the increasing demands on these systems. In the last decade, parks and open space planning has become a specialized area within the overall municipal planning structure. The existing population of Highland Village is 15,800 (Highland Village Planning Department), and is expected to continue growing to a build-out population of 18,000. The geographical size of the City is approximately 5.4 square miles. The City's Future Land Use Plan projects that when the City reaches build-out, approximately 90 percent of the community's land area will be devoted to single-family use. Because of this large proportion of land area that will be devoted to residential neighborhoods, the acquisition and development of parks and open space areas will be significant factors necessary to provide a desirable quality of life for Highland Village residents. These growth characteristics indicate that the City should continue taking a "hands-on" approach in guiding the development of the City. These factors also enable the citizens of Highland Village to enjoy a unique and fulfilling quality of life.

The City prepared its first Parks, Recreation and Open Space Master Plan in 1990. It was most recently revised in 1998. Since that time, the City has made significant improvements and has accomplished major expansion of the community's park system. Because of continued growth and development, the City is preparing a new Parks, Recreation and Open Space Master Plan to guide parkland acquisition and park facility development through build-out.

Preparation of this document has taken into consideration numerous growth factors including the widening of Village Parkway/Future F.M. 2499 and IH 35E. It is recognized that future revisions to this plan may be needed as zoning trends may shift, allowing higher densities than currently anticipated.

GOALS AND OBJECTIVES

The Park & Recreation Advisory Board has reviewed the parks and recreation goals and objectives for the City. Based upon the community's accomplishments in the recent past, the following goals and objectives were set forth by the Park & Recreation Advisory Board:

- Develop a multi-use trail system which will benefit and serve all citizens of Highland Village, and which will link schools, parks and Lake Lewisville.
- Develop a park system that will be responsive to the needs and desires of Highland Village's citizens.
- Plan a park system that will provide a variety of recreational opportunities for all age groups and for persons with differing abilities and interests.
- Explore the potential use of Lake Lewisville as a recreational resource for the City of Highland Village, and provide points of access to the shoreline wherever feasible.
- Continue to work with the adjacent cities of Lewisville and Flower Mound, and with Denton County, to share recreational facilities.
- Continue to work with the Lewisville Independent School District to acquire, develop and utilize facilities and open space for recreational purposes.

On June 2007, the Parks & Recreation Advisory Board established priorities to help accomplish the goals established herein:

- Multi-use trail system development
- Master planning and development of two (2) park sites:
 - Copperas Branch Park
 - 25-Acre School District property located on Chinn Chapel Road
- Village Park expansion
- Site selection, master planning and development of a community recreation center/public library
- Skateboard park
- Dog park
- Acquire additional parkland

In addition to the established priorities, the City Council identified key areas for development including many park projects for inclusion in the City's Capital Improvement Program. Public comment was received on both the Park & Recreation Advisory Board and the City Council priorities and projects. A series of public meetings were held to help identify future needs for improvements to existing parks as well as future park developments. Public input has been taken into consideration regarding the list of projects included in the City CIP and identified by the Board as top priorities for future park development. Related details are included in the Park Planning Process section of this plan. Council approved park Capital Improvement Projects include:

- Multi-use trail system development

- Master planning and development of three (3) park sites:
 - Copperas Branch Park
 - Unity Park
 - 25-Acre School District property located on Chinn Chapel Road
- Master Planning and Development of a 10-acre neighborhood park in the Rolling Hills Addition
- Site selection, master planning and development of a community recreation center/public library

This plan is intended to help guide the City in developing a park system that addresses the expressed recreational needs of the community and is consistent with the goals, objectives and park planning priorities established by the City Council and Park & Recreation Advisory Board.

EXISTING PARKS AND RECREATION FACILITIES

The following inventory is of public and private recreational facilities in Highland Village. Besides providing facilities, numerous homeowners' associations exist that help provide recreational opportunities for Highland Village residents, as well. The following sections identify the facilities only. It includes an outline of both public and privately-owned recreational facilities currently in existence.

Existing Public Parks

- **Copperas Branch Park** – Copperas Branch Park is a *regional park leased from the U.S. Army Corps of Engineers*, and is located on the shoreline of Lake Lewisville. The park is approximately 74.90 acres in size, and is open from April to October annually. The park is a general admission park and open to the general public. Recreational facilities included in Copperas Branch Park are picnic tables, a restroom/concession building, a boat ramp, a beach area, a parking lot, four (4) baseball fields and two (2) soccer fields.
- **Turpin Park** – Turpin Park is classified as a *mini-park* because of its size and location. Turpin Park is adjacent to Glenmere Drive to the north and Turpin Drive to the south. The park is surrounded by single-family residential homes. The park is 1.45 acres in size and has a playground structure as its main feature.
- **Lower Sellmeyer Park** – Lower Sellmeyer Park is also classified as a *mini-park* and it contains approximately 1.13 acres of land. It is located west of Sellmeyer Lane and has a single playground structure as its primary feature.
- **Sellmeyer Tennis Courts** – This *mini-park* contains two (2) tennis courts situated on 0.53 acres of land. The park is located on the northeast corner of Sellmeyer Lane and Double Tree Drive.
- **Victoria Park** – Victoria Park is located within the Texas Utilities (TU) power line easement and under electrical transmission/distribution lines. This *neighborhood park* is approximately 5.69 acres in size, and has two (2) one-half basketball courts, a jogging trail, park benches and three (3) soccer fields.
- **Bruce Lockhart Lions Club Park** – This *neighborhood park* is located adjacent to and south of Highland Village Road across the street from Wichita Forest Park. The park has a playground structure and small picnic pavilion. The park is approximately 3.16 acres in size. The Highland Village Lions Club has provided a majority of the funding for this park.
- **Sunset Point Park** – This 1.00-acre *mini-park* is located on Lake Lewisville at the north end of Edgewater and is used by local park patrons for launching small boats and other recreational watercraft. The park is also used as a scenic overlook for visual, passive recreational activities.
- **Wichita Forest Park** – Wichita Forest Park is *leased from the U.S. Army Corps of Engineers*, and is located on the south side of Highland Village Road. This 24.10-acre *natural resource area park* serves as a passive, wildlife area. It remains in a native state, and it is the habitat for various

species of flora and fauna. There are natural surface trails throughout this site that allow citizens the ability to access and enjoy the benefits of this nature preserve.

- **Unity Park** – Unity Park is the City’s *community park*, is approximately 38.07 acres and provides many active recreational amenities for residents. The park is adjacent to Briarhill Middle School, and it shares a parking lot with the school. The park contains five (5) softball/baseball fields, four (4) batting cages, four (4) tennis courts, a restroom/concession building, eight (8)-U5 soccer fields, hike & bike trails, a small pond, a fishing pier, four (4) practice soccer fields, exercise stations, a sand volleyball court, a picnic pavilion, a small restroom building, hike and bike trails, and Kid’s Kastle playground structure. The park is centrally located, and it serves the needs of both youth and adult park patrons.
- **Silverthorne Park** – This 6.54 acre *neighborhood park* is located within the Briarhill Addition of Highland Village. The park is divided into an east and west section by Shetland Drive.
- **Pilot Knoll Park** – Pilot Knoll Park is a *regional park leased from the U.S. Army Corps of Engineers*, and is located on the shoreline of Lake Lewisville. The park is approximately 122.83 acres in size and is open year-round. The park provides overnight camping for trailers and recreational vehicles, as well as facilities for day-campers. The park also has a boat ramp and three (3) picnic pavilions that can be reserved through the City’s Parks and Recreation Department. The park attracts visitors from throughout the country and is also a popular spot for users throughout the metroplex.
- **Brazos Park** - This 14.44 acre *special use park* currently houses the City’s municipal complex. Approximately one-half of the site remains undeveloped. Two (2) temporary use practice baseball fields have been constructed on the property. The park has recently been leveled, irrigated and turf added.
- **Murray Park** – This 1.80-acre *mini-park* is the easternmost end of the City’s first-phase trail system development. There is a small pond in the park, and the site has recently been irrigated.
- **Peninsula Park** – Along the south side of Lake Lewisville at the north end of Tree Haven Court, this 10.02-acre *natural resource area park* provides a scenic overlook for local residents. A dog walking trail has been added with wildflower seed planted along the trail.
- **Village Park** - A total of 10 acres has been designated for this *neighborhood park* located on Village Parkway in the Rolling Hills Addition. The City currently owns 7.3 acres. An additional 2.7 acres will be added once development occurs to the west. A nice detention area exists on this property. The majority of the site is densely forested. Preservation of the majority of these trees is desirable. Park improvements include a concrete trail, lighted fishing pier, park benches with picnic tables, landscaping, irrigation and a pond aeration fountain.
- **Victoria Pond Park** – This 5.0 acre *neighborhood park* is undeveloped and is part of the City trail system. Park improvements are scheduled to be constructed in 2008 utilizing 4B sales tax revenue, and it will include pond improvements, the addition of trails, a pond aeration fountain and miscellaneous site furnishings. The park has a pond as a natural resource.

Private Parks

A majority of residential development and new development in the City of Highland Village has occurred west of Highland Village Road. Highland Shores has developed vast amounts of land over the last two decades. Several other developers have developed residential subdivisions west of Highland Shores and Village Parkway. There are less than 100 residential and commercial acres remaining to be developed for build-out of the community. Current zoning considerations related to adding a transportation-oriented development along F.M. 407 & IH 35E will increase densities above current projections.

- **Highland Shores** – Highland Shores provides “neighborhood centers” (private facilities) for recreational activities for residents within its neighborhood subdivisions. These facilities are for the exclusive use of Highland Shores residents. There are three (3) neighborhood centers in Highland Shores; each of these centers is located on or near Brazos Boulevard. The three (3) centers include three (3) swimming pools, ten (10) tennis courts, two (2) basketball courts, one (1) volleyball court, one (1) playground structure and one (1) pavilion. A substantial development of asphalt trails, many of which are currently being replaced in concrete, have been constructed as part of this residential master plan.
- **Castlewood** – The recreational amenities for the Castlewood Subdivision are located on Fairfield Lane. Site amenities include a pool with bathhouse, a small community center, a children’s playground (no swings), two (2) tennis courts, a basketball court, and a soccer field located in the utility easement toward the east end of the street. A concrete trail has been constructed in this easement that links the soccer field with the community center. There is a small parking lot near the soccer field and another near the community center.
- **YMCA Park** - The YMCA park is a public/private park. The U.S. Army Corp of Engineers leases the park to the YMCA. This park is open to members of the YMCA.

School Site “Park” Amenities

- **Highland Village Elementary School** - This site is located on Brazos Boulevard. Recreational amenities included on this site are: a small children’s playground with swings, two (2) covered pavilions with benches, and one (1) basketball court.
- **Christa McAuliffe Elementary School** – This site is located north of Briarhill Middle School on Briarhill Boulevard. The school is located immediately north of the Kansas City Railroad. Recreational amenities included on this site are: two (2) youth soccer fields, one (1) basketball court with four (4) backboards, a children’s playground with swings, and a covered pavilion with benches.
- **Heritage Elementary School** – This site is located on Barnett Boulevard. Recreational amenities included on this site are: a small children’s playground with swings, one (1) covered pavilion with two (2) picnic tables, one (1) baseball backstop, and one (1) basketball court.
- **Briarhill Middle School** – This site is located south of McAuliffe Elementary School on Briarhill Boulevard. The school is located immediately south and west of Unity Park. Recreational amenities include an outdoor football practice field and an indoor gymnasium.
- **25-acre Undeveloped Tract on Chinn Chapel** – This future site for a public school facility is located on Chinn Chapel Road in the Chapel Hills Subdivision. The site is currently

undeveloped. 4B Funds are allocated for this site to have added a full-size adult soccer practice field to it in 2008.

EXISTING LAND USE

The City of Highland Village is geographically small in size, in comparison to most cities. There is a total of approximately 5.4 square miles within the City limits and extra-territorial jurisdiction. Highland Village is a “bedroom” community without any large employment centers. Based upon the land-use analysis prepared in August 2001, approximately 90 percent of the City’s land area is devoted to single-family residential use. Most of the City’s non-residential uses are located adjacent to F.M. 407.

There are presently three (3) elementary schools and one (1) middle school campus within the City of Highland Village. Highland Village Elementary School is located in the eastern portion of the City on Brazos Boulevard and Sellmeyer Road. Christa McAuliffe Elementary School is located on Briarhill Boulevard adjacent to and north of Unity Park. Heritage Elementary School is located at the north end of Barnett Boulevard. Briarhill Middle School is located on Briarhill Boulevard, and is adjacent to and west of Unity Park. Briarhill Middle School students use the facilities in Unity Park as part of their physical education curriculum, and the City utilizes the parking lot at the school during non-school hours. There is one (1) 25-acre undeveloped tract on Chinn Chapel Road owned by the Lewisville Independent School District. This property may be developed into one additional elementary school and one middle school. It is also the designated location for a joint venture between the City and LISD for development of a soccer complex.

EXISTING THOROUGHFARE SYSTEM

The thoroughfare network establishes physical boundaries and barriers for a citywide municipal park system. Major thoroughfares typically define “neighborhood” areas to be served by neighborhood park facilities. Highland Village’s thoroughfare system is comprised of several north/south collector streets; F.M. 407, an east/west thoroughfare, forms the City’s southern corporate boundary line. Brazos Boulevard/Highland Shores Boulevard is the east/west thoroughfare which bisects the City into its northern and southern halves. Starting at the boulevard begins as Brazos Boulevard. Continuing west becomes Highland Shores Boulevard as it crosses Highland Village Road. Highland Shores Boulevard then continues until it connects to Village Parkway/Future F.M. 2499.

Sellmeyer Lane is a north/south collector street that provides the eastern side of the City with access to F.M. 407. Highland Village Road begins at the IH 35E service road and continues west through the northern section of Highland Village, then turns south to intersect with F.M. 407. This collector is a major street for ingress into and egress out of the community.

Briarhill Boulevard and Village Parkway today provide north/south access between FM 407 and Highland Shores Boulevard. Eventually, Village Parkway will be designated as FM 2499 and will be extended north across Lake Lewisville to Corinth and become a major north/south arterial for not only Highland Village but also the region.

FACTORS INFLUENCING PLANNING FOR PARKS

Demographic Profile

The Highland Village Planning Department documented the population of Highland Village to be 15,800. The City has experienced a high rate of growth since the 2000 Census. In the last seven years, the City has experienced approximately 19% growth. The City's growth is decelerating as build-out approaches, but the City now is adding an increased variety of uses in addition to traditional single family. This increased spectrum of development makes the provision of park and recreational services an even more important issue to be addressed in the short and long terms.

| TABLE 1 Race/Ethnicity Distribution City of Highland Village, Texas | | |
|---|---------------|---------------|
| *Race/Ethnicity | Number | Percent |
| White/Caucasian | 14,299 | 90.5% |
| African American | 458 | 2.9% |
| American Indian or Aleut | 79 | 0.5% |
| Asian/Pacific Islander | 79 | 0.5% |
| Other ⁽¹⁾ | 885 | 5.6% |
| Total | 15,800 | 100.0% |
| Hispanic Origin ⁽²⁾ | 981 | 13.1% |

* Source: U.S. Census 2000
⁽¹⁾ Includes "Two or More Races"
⁽²⁾ Hispanic/Spanish Origin may be of any race and may be included in any category. It is therefore not included in the total, but is separately included.

Race & Age Composition

Table 1 illustrates the race and ethnic composition of the City of Highland Village according to the U.S. Census Bureau. The table illustrates the diversity of the local population. The *White/Caucasian* group comprises the largest percentage, with the *Other* category representing the second largest.

The age composition of the population within a city can also provide insight into the types of park and recreation facilities and services the City may need to provide. As reflected in Table 2, the largest age group is the *School Age Children & Young Adults* (0-19 years old). This age group generally represents the largest

number of people that use a community's park facilities, because of league sports and other organized play activities. Highland Village also has a high percentage of people in the Prime Labor Force (35-54 years old); many in this age group play organized adult sports. The *Older Labor Force* and the *Elderly* groups combined also comprise a significant percentage of the City's population at 15 percent; these groups tend to utilize hike-and bike trails and passive open space areas. Clearly, groups of all of ages have recreational needs.

| TABLE 2 Age Composition & Distribution City of Highland Village, Texas | | |
|--|---------------|---------------|
| Age Groups | Number | Percent |
| School Age Children & Young Adults (0-19 years old) | 5,373 | 34.0% |
| College/New Family (20-34 years old) | 3,555 | 22.5% |
| Prime Labor Force (35-54 years old) | 4,503 | 28.5% |
| Older Labor Force (55-64 years old) | 1,137 | 7.2% |
| Elderly (65 + years old) | 1,232 | 7.8% |
| Total | 15,800 | 100.0% |

Source: U.S. Census 2000
Dunkin Sims Stoffels, Inc.

Household Income

The household income for Highland Village according to the 2000 U.S. Census is shown in *Table 3*, was based on the 2007 population. Approximately 3 percent of the households in Highland Village were in the range of \$24,999 or less. However, the highest percentage of households in Highland Village was within the \$100,000 to \$149,000 income category. The lowest percentages were in the range of \$34,999 and below.

| TABLE 3 Income Distribution City of Highland Village, Texas | | |
|--|---------------|--------------------|
| *Income Level | Number | *Percentage |
| Less than \$14,999 | 53 | 1% |
| \$15,000 to \$24,999 | 106 | 2% |
| \$25,000 to \$34,999 | 106 | 2% |
| \$35,000 to \$49,999 | 368 | 7% |
| \$50,000 to \$74,999 | 894 | 17% |
| \$75,000 to \$99,999 | 1,000 | 19% |
| \$100,000 to \$149,999 | 1,369 | 26% |
| \$150,000 to \$199,999 | 685 | 13% |
| \$200,000 or more | 685 | 13% |
| Total | 5,266 | 100.0% |
| *2007 Highland Village Population Dunkin Sims Stoffels, Inc. | | |

PARK TYPES AND RECOMMENDED STANDARDS

The City's present park system is comprised of several mini-parks, neighborhood parks, regional parks, and one each of the following: a natural resource area park, a special use park, and a community park.

As the City's urban area expands, there is little parkland remaining to be acquired. There are approximately 2.7 acres contiguous with the west boundary of Village Park. Dedication of this additional park area will be required as development of this tract occurs. There is an approximate 8.4-acre site located on the south shoreline of Lewisville Lake, immediately west of the future extension of Village Parkway/Future F.M. 2499. This site has sometimes been referred to as 'Marauder Park.' The City and the Parks Foundation have attempted to acquire this site in the past through a bond program and outright purchasing, respectively. The site is currently being platted for development. Development will include residential lots, and approximately 3.0 acres will be improved and sold to the City for use as a mini-park and as part of the City trail system. . The park is a prime site for use as a trail head. Another tract of land, immediately south of Copperas Branch Park, and to the west of IH 35E, is desirable to allow park access from Highland Village Road, as access to the park is eliminated due to the widening of the highway. The City anticipates this land being acquired by TXDOT due to the impact of the IH 35E project Copperas Branch Park.

When a functional classification system is used, parks can be broadly identified by their type, size and service area. Application of this process and approach to drafting and formulating the Future Parks, Recreation and Open Space Master Plan will result in parks being placed within appropriate areas of the community, as well as describe proper uses that will help maximize their community-wide recreational benefits.

The following sections describe a classification system commonly used for cities, and they follow guidelines similar to those established by the National Recreational and Park Association (NRPA). The NRPA has modified its park classification system to include additional park categories for a municipal park system. This Parks, Recreation and Open Space Master Plan will re-classify the parks in Highland Village.

CLASSIFICATION OF PARKS

City of Highland Village, Texas

Mini-Parks

Lower Sellmeyer Park
Sunset Point
Turpin Park
Sellmeyer Tennis Courts
Murray Park
Victoria Pond Park
Unnamed Park

Neighborhood Parks

Victoria Park
Bruce Lockhart Lions Club Park
Silverthorne Park
Village Park

Natural Resources Area Park

Wichita Forest Park
Peninsula Park

Community Park

Unity Park

Large or Regional Park

Copperas Branch Park
Pilot Knoll Park

Special Use Park

Brazos Park

Each type of park, or park function, is described in the sections below to identify recreational activities associated with each park, the service area usually associated with each type of park, and the physical relationship of each type of park to the population residing within its service area.

Mini-Park

- **General Description:** A mini-park, sometimes referred to as a “pocket” park, is the smallest park included in the classification system. These parks are often no more than the size of one residential lot. Park improvements for these small public areas are often limited to a park bench or small playground.
- **Size and Service Area:** Mini-parks are less than 5 acres in size. They serve the residential community within a ¼ mile radius. These parks are limited in purpose and are inefficient to maintain. Acquisition and development of these types of parks should be discouraged.
- **Site Selection Criteria:** (not applicable)
- **Development Standards:** These parks should be located along the City trail system and public open space. No vehicular parking is needed. Mini-parks should be developed for passive recreation that can be enjoyed by persons of virtually all ages. Picnic tables, park benches, trails, small pavilions and children’s play lots are typical amenities for inclusion in mini-park development. Citizen input should be considered during the design development process. All park developments should allow no less than 1/3 of the available land to remain open, green space.

Neighborhood Park

- **General Description:** Neighborhood parks are the foundation of a well-balanced park system. These parks provided the network linking parks with neighborhoods and area schools. They serve as the recreational and social centers for residential districts. Neighborhood parks are developed for both active and passive recreation. Park development should accommodate recreational needs of a wide variety of age groups ranging from the very young to older, senior populations. Development of these sites should focus on informal active and passive recreation.
- **Size and Service Area:** Neighborhood parks are between 5 and 10 acres in size with 10 acres being the optimal size. They serve the residential community within approximately a ¼ to ½ mile radius. Safe and convenient pedestrian and bicycle access is considered important in locating a neighborhood park site. Generally, the location of neighborhood park sites adjacent to heavily traveled major thoroughfares should be avoided since most of neighborhood parks' visitors are expected to walk or ride a bicycle to them.
- **Site Selection Criteria:** A neighborhood park should be located near the geographic center of the neighborhood area it serves. Whenever possible, these parks should be located adjacent to elementary schools. Public access to these sites is an important consideration during the site selection process. At least one side of the park should have vehicular access via a residential street. Pedestrian trails linking area homes with these parks are desirable. Leftover parcels from residential development are not desirable due to their size and inconsistencies with these standards. When consideration is given for parkland that includes floodplain or detention areas, careful consideration should be given to the extensive costs associated with improving and maintaining the area as well as the actual net park acres available for public use.

Sites should drain properly and exhibit desirable aesthetic qualities. They should be located outside floodways, detention ponds, and drainage easements, but may be located adjacent to them. The site should enable the park to be connected to municipal facilities, local schools and business centers via a network of off road trails.

Ready access to city water should be provided prior to accepting ownership of this land. Neighborhood parks should be located in areas buffered from heavy traffic and commercial, retail centers.

- **Development Standards:** Development of neighborhood parks should be balanced to included active, passive and natural amenities. Approximately one-third of the park should be developed for active play, one-third for passive recreation, and one-third of the site should remain undeveloped, open space.

Citizen input should be solicited during the park design process. Development of these parks could include multi-purpose open play fields. High intensity lighting is obtrusive to the neighborhood and should not be included in these parks. Use of these parks for organized sports should be discouraged.

- It is generally considered undesirable to provide any substantial amount of off-street parking on a neighborhood park site. Facilities provided within a neighborhood park typically consist of playground equipment for small children; a multiple-purpose surfaced play area; an athletic area for games such as baseball, football and soccer; and a surfaced area for sports such as volleyball, basketball, in-line hockey and similar activities. Picnic pavilions with tables and grills, restrooms,

unlighted tennis courts, walking & jogging trails, bike racks and drinking fountains are also common elements in neighborhood parks, depending upon funds budgeted for construction. Passive areas are also desirable as part of the playground facility, and such areas should include landscaping, trees and natural features.

Community Park

- **General Description:** Community parks are larger in size and serve a broader population than do neighborhood parks. These parks are intended to meet the recreational needs of several neighborhoods or large populations within the community. Park development shall protect desirable natural amenities and address active and passive recreation needs.
- **Size and Service Area:** Community parks are usually between 50 and 100 acres in size. They have a service area that ranges anywhere from ½ to 3 mile radius. A community park is oriented primarily to active recreational facilities for all age groups. A community park normally serves several contiguous neighborhood areas, and it should be conveniently accessible by automobile and should include provisions for off-street parking. Because of the geographical size of Highland Village, one community park can serve its citizens.
- **Site Selection Criteria:** Community parks should be integrated into the park system in an efficient manner. Overlaps in the service areas of community parks and other parks can be prevented by proper selection of the community park sites in relation to other park facilities. Adequate vehicular access is very important for adequate public access. City streets may border the entire park site if proper open space is available to buffer the park interior from traffic.

A site's natural character should play a substantial role in selection of community park sites. The site should exhibit physical characteristics appropriate for both active and passive recreation. Suitable soils, positive drainage, varying topography and various plant species are desirable.

Whenever possible, these sites should be adjacent to desirable natural resources and greenways. Community parks should have ready access to city streets, water, sewer and electricity.

Activities provided within a community park should include lighted fields for baseball and other sports, an athletic field for football and soccer, a community building, one or more tennis courts, a surfaced multiple-purpose play area, some play apparatus, and a passive area for picnicking. Location adjacent to, or integrally part of, a junior high or high school campus is generally considered acceptable and often desirable.

- **Development Standards:** Community parks provide both active and passive recreation opportunities. Community parks should provide recreation for the entire family. Typical amenities included in community park development are lighted sports fields, picnic areas, playgrounds, swimming pools, tennis courts, volleyball courts, basketball courts, pedestrian paths and passive open space. Vehicular parking should be planned in these parks for the convenience and safety of the users. Linkage to the city trail system is strongly desired. It is desirable that park developments allow no less than 1/3 of the available land to remain open, green space.

Large or Regional Park

- **General Description:** Regional parks serve the entire population of the community or region. These parks are generally located in areas with unique natural beauty or cultural attributes. Development of these sites will generally be geared toward enhancing existing features for recreation purposes. Recreation provided as part of development should appeal to both local residents and people from adjacent communities.
- **Size and Service Area:** Regional parks vary in size. These parks may be as small as fifty acres if a truly unique site exists within the community. They are generally larger than community parks, greater than 75 acres, and are very important in regard to the preservation of large open spaces with valuable natural features.
- **Site Selection Criteria:** Site selection considerations are similar to those used to locate community park sites. Desirable natural features play a substantial role in the selection of regional park sites. The site should be suitable for both active and passive recreation. Suitable soils, positive drainage, varying topography and various plant species are desirable.

Site selection may be determined to help preserve natural areas with high aesthetic value. These sites should be adequately buffered from insensitive developments. Placement of city streets next to them may help provide this buffer. Regional park sites should have ready access to city streets, water, sewer and electricity.

- **Development Standards:** Regional parks may be developed to provide a variety of recreation facilities. They may be diverse in their development or geared toward a single recreational use. To create assurances that people will travel to this site, proper development is critical. Therefore, if the park provides passive recreation, the site should contain desirable and unique natural amenities. Active regional parks should be developed for tournament activities and allow opportunities for high quality development and maintenance.
- Development of these sites should enable specialized recreational areas and facilities of a more regional nature such as nature studies, hiking, major sports activities, etc. Ample vehicular parking should be provided to promote utilization of the facility on a regional basis. All park developments should allow no less than 1/3 of the available land to remain open, green space.

Natural Resource Area Park

- **General Description:** Natural resource area parks are lands set aside for preservation of significant natural resources, open space, visual buffering. These lands consist of sites exhibiting natural resources and/or land that are unsuitable for development but offer natural resource potential, and protected lands, such as wetlands and shorelines along waterways. Examples include parcels with steep slopes and natural vegetation, drainage ways and ravines, detention ponds, and utility easements.
- **Size and Service Area:** These parks vary in size depending on the natural features, topography, aesthetic properties and availability. Resource availability and opportunity are the primary factors determining size. They serve the entire population and often serve as destination points for the region.

- **Site Selection Criteria:** Resource quality is the primary determinant when it comes to selecting a site for preservation. Sites with unique landscape features should be the highest priority for consideration when considering these sites. Integrating these sites into the park system should be addressed. Utilization of these areas as connectors and habitat corridors is often desirable. Undeveloped/protected lands should be selected based on how they enhance the character of the community, buffering and providing linkages with other park components protecting natural systems and habitats.
- **Development Standards:** These sites are identified due to their unique and desirable natural characteristics. Although they are commonly preserved in their natural state, they offer opportunities for minor improvements that enable passive recreational uses. As much open, natural space as possible should remain in these natural resource area sites. It is especially important to evaluate the benefit of hard structures over the natural areas when considering development.

Special Use Park

- **General Description:** Special use parks classify parks with a broad range of park facilities oriented toward a single purpose. Uses generally fall into one of three categories: historic/ cultural/ social sites; recreation facilities; or, outdoor recreation facilities.

Historic/ Cultural/ Social Sites include historic downtown parks, performing art parks, arboretums, ornamental gardens, indoor theatres and amphitheatres. Recreation facilities typically offer activities in community centers, senior centers, hockey arenas, marinas, golf courses, aquatic parks, and community theatres. Outdoor recreation facilities typically include parks with tennis centers, softball complexes, and sports stadiums.

- **Size and Service Area:** Depending on the type of amenities developed in these parks, they can draw large groups from within and outside of the local community. Sizes vary depending on the use. A golf course may require 150 acres whereas a community center may be comfortably located on a 10-15 acre parcel of land.
- **Site Selection Criteria:** Optimally, these parks are located in the geographic center of a community. There are no specific standards for the type of site required for this type of park. Standards are all dependent on, and a consequence of, the type of use.
- **Development Standards:** Special use parks each have their own uniqueness. Because they are encouraged to be centrally located in the community, use of citizen input during the design of these parks is instrumental in creating a desirable, successful park for local patrons.

When utilizing the above functional classification system, the City's principal concern will be to improve the park system for the maximum recreational benefit to residents of the community while maintaining a balance between open space, active play areas and development for passive recreation.

PLAN DEVELOPMENT PROCESS

The Park & Recreation Advisory Board determined that the *Parks, Recreation and Open Space Master Plan* should be reviewed and revised to ensure that the Plan reflects the City's long-term objectives for the park system. There is little land remaining for acquisition into the parks system. There are several park acres that are currently undeveloped or subject for redevelopment within the existing park system. A methodical approach has been utilized to inventory and assess the condition of the existing park system; and evaluate the recreational needs of the Highland Village residents.

To obtain a comprehensive and objective analysis of the community's park and recreational needs and the citizens' desires, the City utilized four different methodologies: standards based; demand based; public input; and a statistically valid phone survey.

The process used in updating and revising the Plan began in September 2007 and concluded in April 2008. The City Council, Parks & Recreation Advisory Board, City staff, and the consultants worked together to analyze existing data, make projections on the City's future parks needs, and formulate the findings of the study. One (1) public input meeting and one (1) public hearing was held to allow opportunities for citizens to voice their opinions regarding the needs within the park system.

Throughout the park development process, the City of Highland Village worked closely with the Lewisville Independent School District to develop joint facilities and to share in capital costs associated with development of outdoor athletic facilities. A primary example of this interjurisdictional cooperation is the construction and usage of Unity Park. The City and the Lewisville Independent School District will continue to work together to provide recreational opportunities that benefit citizens within the City and the School District.

Because of its geographical size limitations and the inability to annex additional land, the service area for the Parks, Recreation and Open Space Master Plan is located entirely within the Highland Village City limits.

NEEDS ANALYSIS

An important component of the updating process was the analysis of existing parkland and recreational programs. Youth sport participants in Highland Village currently participate in athletics organized in the City of Highland Village as well as the City of Lewisville and the Town of Flower Mound.

The Highland Village Area Baseball/Softball Association offers youth baseball and softball programs at Unity Park. The Greater Lewisville Area Soccer Association offers a youth soccer program and currently utilizes soccer fields at Unity, as well as fields in Lewisville. Adults can play soccer in Lewisville and Flower Mound, as there are no adult soccer game facilities in Highland Village. The needs analysis prepared for this Parks, Recreation and Open Space Master Plan will illustrate the participation numbers in Highland Village, and does not consider Lewisville participants. The City should analyze the needs within the corporate limits of Highland Village, and not consider other non-resident participants. The City should analyze the needs within the corporate limits of Highland Village to determine a true and accurate representation of needed facilities per capita.

PUBLIC INPUT MEETING

The City of Highland Village's Park & Recreation Advisory Board held one (1) public input meeting on September 18, 2007 to receive citizens' comments on the park and recreational needs within the community. The input meeting was posted on the City's website, and athletic organizations were also notified. The primary topic of interest and discussion was the expanded use and future development of the trail system. Typical comments included: expansion of the trail system, land acquisition, linkage of parks to schools, and public access to the Lake Lewisville shoreline. The following is a listing of facilities identified by Highland Village citizens.

- Hard Surface Trails
- Trail Linkage
- Nature Trails
- Lake Lewisville Shoreline Trails
- Trail Safety/Intersections
- Historical Building
- Open Space/Practice Fields
- Skate Park
- Adult Recreation
- Recreation Center
- Touch Football
- Outdoor Swimming
- Shade Structure
- Dog Park
- Land Acquisition
- Historical Building
- Adult Recreation Activities/Seniors
- Library

DEMAND-BASED RECREATION ANALYSIS

Demand-based analysis compares existing participation numbers in specific recreational programs or activities to specific fields/facilities. Only these three organized activities were considered on the demand-based analysis, because actual participation numbers for an analysis were available. The participation numbers used for this analysis are from the 2007 spring season. The following activities were analyzed:

- Youth Baseball
- Youth Softball
- Youth Soccer

As discussed earlier in this report, the City of Highland Village participates in athletic leagues and associations with the City of Lewisville and other adjacent cities. The following matrix evaluates each sport versus the existing field capacity for each sport. In this evaluation, the age of the participants, length of games, and the number of games per week normally played by a league were taken into consideration.

The horizontal section of the matrix can best be explained by the following:

- **Games Per Week Per Field Capacity** – The number of league games played in a week, as scheduled by the league.
- **Teams Per Field Per Week** – The number of games a single field will support, based upon length of game and age of participant.

- **Existing Teams** – The number of teams each league reports to the City for the 2007 season.
- **Existing Number of League Fields** – The number of league fields available in the City of Highland Village’s inventory.
- **Field Requirement Per Standard** – The number of fields required to serve the number of games per week, based upon existing teams (existing teams divided by games per week per field).
- **Number of Regulation Equivalent Fields** – The available game space allowed in the Highland Village park facility inventory, considering the number of lighted fields versus unlighted fields.
- **Number of Fields Needed to Meet Standard** – The number of fields required to meet the field requirements (Field Requirements per Standard minus Number of Regulation Equivalent Fields).

Table 4, “Recreational Activity Field Capacity Analysis”, provides important data which actually demonstrates the needs for each league and/or activity. The youth baseball and softball organizations use the fields on Wednesdays and Sundays which is uncommon for game play in field usage. However, the matrix does not account for “rain-out” games, which must be rescheduled, in the formula for games per week per field depending upon climatic conditions within any given year.

Table 4

**RECREATIONAL ACTIVITY FIELD CAPACITY ANALYSIS
HIGHLAND VILLAGE ANALYSIS ONLY
City of Highland Village, Texas**

| | GAMES PER WEEK PER FIELD CAPACITY | TEAMS PER FIELD PER WEEK | EXISTING TEAMS | EXISTING NUMBER OF LEAGUE FIELDS | FIELD REQUIREMENTS/ STANDARD | NUMBER OF EQUIVALENT FIELDS | NUMBER OF ADDITIONAL FIELDS NEEDED TO MEET STANDARD |
|----------------|-----------------------------------|--------------------------|----------------|----------------------------------|------------------------------|-----------------------------|---|
| Youth Baseball | 14 | 14 | 56 | 4 | 4 | 4 | 0 |
| Youth Softball | 16 | 32 | 15 | 1 | 1 | 1 | 0 |
| Soccer* | 8 | 16 | 50 | 8 | 4 | 8 | 0 |

*Note: There are no full size regulation size soccer fields in Highland Village. Participants from the age of 10 and up must travel out of the City to play. The eight (8) existing soccer fields are U5 and sometimes arranged to provide four (4) U10 fields.

ADDITIONAL RECREATION FACILITY ANALYSIS

- **Multi-Use Trails** – Through public surveys and public meetings held in 1994 and 1995, the City of Highland Village determined that development of a trail system was a high priority. The trail would provide public access to parks, greenbelts, easements, schools, neighborhoods and retail areas of the City.

The trails were of such high priority that the City retained a consulting firm to prepare a specific study for a Trail System within Highland Village. (The final trail recommendations are illustrated on Page 50).

Throughout the comprehensive master plan process, the trails continued to be of primary importance and of high priority in the overall Parks, Recreation and Open Space Master Plan.

- **Playground Structures** – The City currently has five (5) playground structures on park property within the City of Highland Village. These structures are in Pilot Knoll Park, Unity Park and Lower Sellmeyer Park, Bruce Lockhart Lions Club Park and Turpin Park. The western section of the City does not have any playground structures open to the public without charges for use. The Pilot Knoll Playground is in a Corps Lease Park where fees are required for park entry.
- The primary reason these playgrounds are of importance is due to the overall young demographic and number of children in Highland Village. The City is proposing to build two (2) Neighborhood Parks in the western section of the City. Each of these parks should have a playground. The two (2) parks are currently referred to as Village Park and ‘Marauder’ Park.

- **Recreation/Community Center** – A Recreation Center has been set as a priority in the future park plan. Using a population ratio of one (1) recreation center for over 25,000 people, the city will need only one (1) center.
- **Park Land Acquisition** – There will be four (4) additional neighborhood parks needed. Parkland acquisition will be necessary within the next five (5) years. The total acquisition should be between 20 to 40 acres to provide land for neighborhood parks.
- **Active Sports/Soccer/Baseball and Softball** – With the exception of soccer, the Demand Based Recreation Analysis did not dictate active sports activities. The City has Unity Park with five (5) softball/baseball fields and four (4) under 5 soccer fields. The soccer fields are currently used by Greater Lewisville Area Youth Soccer Association for under 5 games. These facilities will meet the immediate need of the City of Highland Village.
- **Tennis Courts** – The City has four (4) tennis courts in Unity Park and two (2) courts at the Sellmeyer Tennis Courts Park. These courts are open to the public. There are also six (6) tennis courts in the Highland Shores development and two (2) tennis courts at the Clear Water Club. The City’s tennis court needs are met and will not need additional courts.
- **Needs Analysis Summary** – Highland Village reaps some benefits because of its limited geographical size. The City Staff has the ability to take a hands-on management philosophy, and to continually stay in touch with and understand the needs of its citizens.

The priority listing was developed as a result of the public input meeting and analysis of existing facilities’ actual participation numbers. The City has adequate Soccer, Softball/Baseball fields and picnic facilities. Parkland will be acquired as land develops to the west, and one recreation center will fulfill the City’s needs when the population approaches 16,000 to 18,000. The top priorities are due to the lack of hike and bike trails and playgrounds and the demonstrated need for these facilities expressed during the public input meeting:

- **Private Parks** – As mentioned in the existing park inventory, there are several private park and recreation facilities primarily in the western section of the City. The facilities do provide recreational opportunities to citizens in Highland Village. The City does not regulate or maintain these parks but recognizes the recreational benefit they provide.
- **Public/Private** – The YMCA leases U.S. Army Corp of Engineers land for recreational opportunities for members of the YMCA. The facility is not open to the general public.
- **Joint Use Parks** – Use of Lewisville I.S.D. properties for future park amenities.

STANDARD BASED ANALYSIS

This approach is used to assist in assessing the future recreational needs, and it follows established and recognized standards for assessing the quantity of park land and the number of facilities that are required to meet the needs of a given population.

Table 5

| Park Facility Standard Analysis Ratio Using Existing 2007 Population of 15,800 City of Highland Village, Texas | | | | | | |
|---|----------------|---------------------------|------------------------------------|-----------|-------------------------|-----------------------------------|
| | NRPA STANDARDS | NRPA NUMBER OF FACILITIES | CURRENT HIGHLAND VILLAGE INVENTORY | METROPLEX | ADJUSTED RECOMMENDATION | RECOMMENDED FACILITIES FOR 15,800 |
| Basketball | 1/15,000 | 2 | 3 | NS | 1/5,000 | 4 |
| Tennis Courts | 1/2,000 | 8 | 6 | 1/ 4,000 | 1/4,000 | 4 |
| Baseball | 1/20,000 | 1 | 5 | 1/5,000 | 1/4,500 | 4 |
| Softball | 1/5,000 | 4 | 1 | 1/5,000 | 1/7,500 | 3 |
| Football | 1/20,000 | 1 | 0 | 1/12,000 | 1/20,000 | 1 |
| Soccer | 1/10,000 | 2 | 8 | 1/4,500 | 1/4,500 | 4 |
| Playgrounds ⁽¹⁾ | NS | | 5 | NS | (1) | (1) |
| Swimming Pools | 1/20,000 | 1 | 0 | 1/20,000 | 1/30,000 | 1 |
| Trails | NS | NS | 2.7 miles | NS | As many as possible | |
| Recreational Center | NS | 1 | 0 | 1/20,000 | 1/40,000 | 1 |

(1) A playground should be included in each park type.

Facility-Recreation Standard

One source is the National Recreation and Park Association (NRPA). The NRPA has functioned as a source of guidance for park standards and development for a number of years. The NRPA's standards are suggested to be a guide for determining park and open space needs. From community to community, differences will be found in the socio-economic and cultural characteristics, as well as in climatic conditions. Therefore, the range of demands and preferences for recreational activities will vary with these differences. Obviously, these variances will directly influence a uniform standard for all locations. NRPA is very specific in pointing out that their data is to be used only as a guide for the development of local standards. Therefore, the NRPA provides input on the formation of local needs.

The standard analysis has been prepared for the current City population of approximately 15,800 (as shown on table above) and for the future projected populations of 18,000 (table on next page) in the year 2012. This is a standard comparison which illustrates the level of services provided at 15,800, and what the projected facilities needed would be for these various anticipated population levels. Again, it is important to note that these are national standards and the comparison will vary from city-to-city. It is common for larger cities to provide recreational facilities for smaller communities nearby.

Table 6

| Park Facility Standard Analysis Ratio Using Build-Out Population of 18,000 Approx. City of Highland Village, Texas | | | | | | |
|---|----------------|---------------------------|------------------------------------|-----------|-------------------------|-----------------------------------|
| | NRPA STANDARDS | NRPA NUMBER OF FACILITIES | CURRENT HIGHLAND VILLAGE INVENTORY | METROPLEX | ADJUSTED RECOMMENDATION | RECOMMENDED FACILITIES FOR 18,000 |
| Basketball | 1/15,000 | 2 | 3 | NS | 1/5,000 | 4 |
| Tennis Courts | 1/2,000 | 9 | 6 | 1/ 3,000 | 1/3,000 | 5 |
| Baseball | 1/20,000 | 1 | 5 | 1/5,000 | 1/4,500 | 4 |
| Softball | 1/5,000 | 4 | 1 | 1/5,000 | 1/7,500 | 3 |
| Football | 1/20,000 | 1 | 0 | 1/12,000 | 1/20,000 | 1 |
| Soccer | 1/10,000 | 2 | 8 | 1/4,500 | 1/4,500 | 4 |
| Playgrounds(1) | NS | | 5 | NS | (1) | (1) |
| Swimming Pools | 1/20,000 | 1 | 0 | 1/20,000 | 1/30,000 | 1 |
| Trails | NS | NS | 2.7 | NS | As many as possible | |
| Recreational Center | NS | 1 | 0 | 1/20,000 | 1/40,000 | 1 |

(1) A playground should be included in each park type.

Park Land Analysis

Park land analysis is also evaluated on the basis of Highland Village’s current population, as shown in the table below. This evaluation is a reliable guide and analysis for park land comparison. The acreage required per 1,000 populations varies for each park classification. For long-range planning, this is a useful tool for determining future park land acreage acquisition.

Table 7

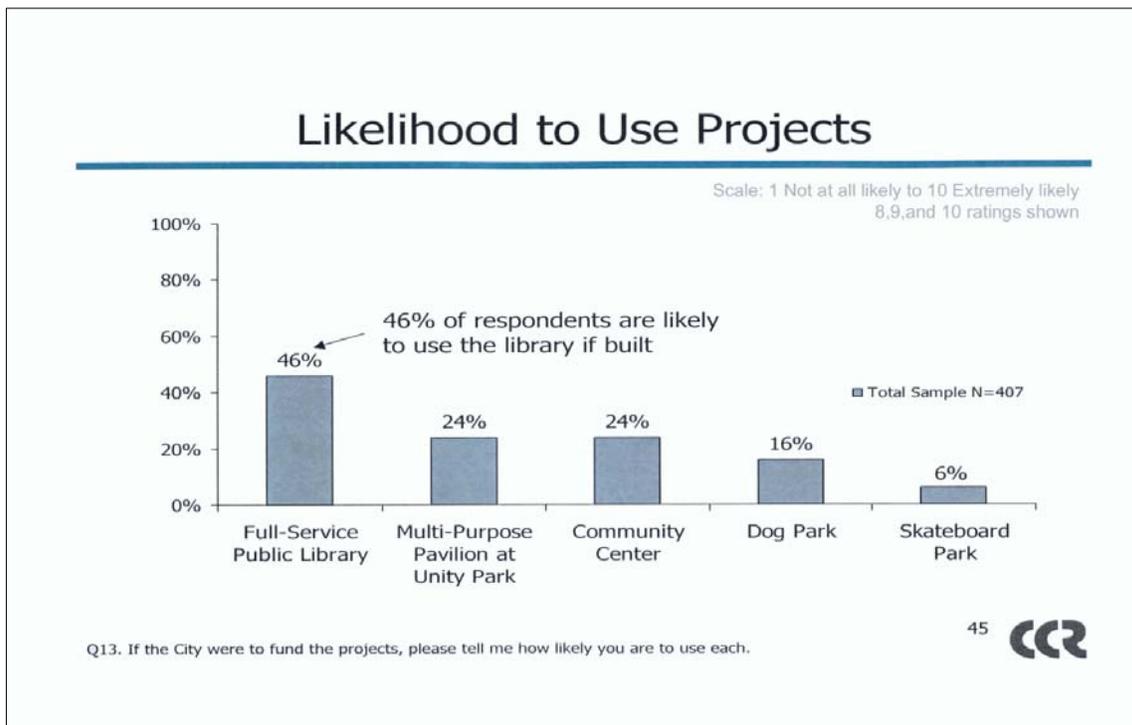
| Park Land Requirements per 1,000 Persons City of Highland Village, Texas | | | | |
|--|-------------------------------------|---------------------------------|--|---------------------------|
| Park Type | Recommended Acres per 1,000 Persons | Existing Highland Village Parks | Acreage for Existing 15,800 Population | Acreage for 18,000 People |
| Mini | 2.5 acres | 10.91 acres | 39.5 acres | 45 acres |
| Neighborhood | 2.5 acres | 25.39 acres | 39.5 acres | 45 acres |
| Community | 5 acres | 38.07 acres | 79 acres | 90 acres |
| Special | 2 acres | 14.44 acres | 31.6 acres | 36 acres |
| Natural Resource | 5-10 acres | 34.12 acres | 158 acres | 180 acres |
| Regional | 10-20 acres | 197.73 acres | 316 acres | 360 acres |
| Acres: | 37 acres | 320.66 acres | 663.60 acres | 756 acres |

As mentioned previously, the neighborhood park is an important aspect of the overall municipal park system. The optimum size of a neighborhood park is 10 acres. The ratio of 2.5 acres per 1000 population should not be confused with the minimum acreage size. The minimum acreage for a neighborhood park should be five (5) acres for several important reasons. A minimum of five (5) acres provides enough land to develop playgrounds, small pavilions, etc. The City from time to time may accept a smaller tract of land, in the one (1) acre to three (3) acre range, maintenance of these parks would be time consuming and would also require an increase in the City's maintenance budget. A minimum of five (5) acre tracts is therefore recommended for Neighborhood Park development with ten (10) acres being the optimal desired size.

Public Opinion Survey

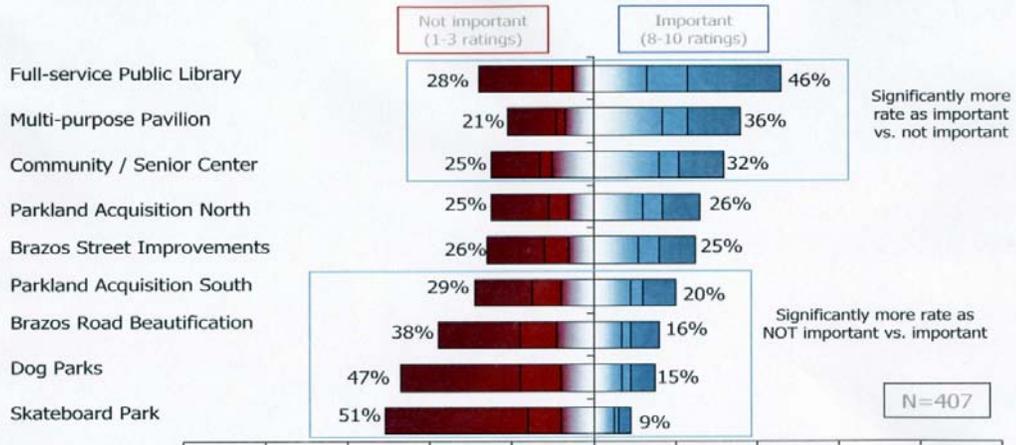
One component of the Needs Assessment was citizen involvement and opinions. A scientifically valid sampling of residents in the community, prepared by Creative Consumer Research, was conducted to generate an analysis of their attitudes and how they relate to recreation in the City. The survey was designed to examine residents' participation in recreational activities, as well as other needs in the community. The information gathered from this survey will allow elected officials and City staff to better understand the recreational needs and desires of the citizenry.

The following two charts illustrate desired need of the citizenry in Highland Village with regard to parks and recreation. The most desired amenity is a picnic pavilion followed by a community/recreation center, dog park and skateboard park.



Importance of Projects Without Cost Association

Scale: 1 Not at all Important to 10 Extremely Important



Q4. Using a scale of '1' (not at all important) to '10' (extremely important), how important are the following potential capital improvements for the City?

38



THE TRAIL SYSTEM

The City has worked to incorporate into the park system an overall trail system master plan which will allow citizens convenient pedestrian and bicycle access / linkages to schools, parks, passive areas, Lake Lewisville, retail centers, the municipal complex and other activity nodes. Ordinance Number 03-929 adopted the City of Highland Village Comprehensive Trail System Master Plan. Council approved this Ordinance in August 2003. The Ordinance amends the Comprehensive Plan of the City of Highland Village to include the trail system master plan as a Functional Plan Element. That plan shall be considered part of the Parks, Recreation and Open Space Master Plan by reference. The overall trail system map shall be used as a planning guide to determine locations for future phases of the trail system and designate critical areas of connectivity for a localized and regional trail system. The main spine of the trail shall be given a high priority for development.

As shown on the Park Master Plan map, the trail system traverses the City from east to west as well as from north to south. The trail system, when implemented, will be the stabilizing structure, or backbone, of the City's park system, and will significantly contribute to the quality of life enjoyed by the residents of the community.

Children will be able to ride their bikes to any one of the four schools connected by the trail, and safety will be better since the trail is primarily off road. Currently, many children ride bicycles on local streets or travel with their parents by car. Residents will also be able to ride, walk, skate or jog to fifteen existing park facilities and future park sites. Highland Village residents will have trail access to the City's municipal complex and future community center. The municipal complex serves as central hub for the trail system. Trails will have a regional connection to both Flower Mound and Lewisville, when those cities trails are complete at F.M. 407, IH 35E and the Denton County Transit Authority.

The proposed trail journeys through Copperas Branch Park at the easternmost city limits, and will continue west to Bruce Lockhart Lions Club Park and Wichita Forest. The City has worked diligently since 1990 to obtain property, rights-of-way and easements to continue the trail through the municipal complex area. The trail connects to the existing trail west of Highland Village Road in the Highland Shores development. These trails are within a Texas Utilities (TU) easement and within some rights-of-way of dedicated streets.

As the trail proceeds west within the TU easement, it provides a pedestrian connection to Christa McAuliffe Elementary School, Unity Park, and Briarhill Middle School. The trail also connects with various neighborhood centers (private recreation centers) and the privately owned trail system within the Highland Shores development. The trail system will also connect to various retail centers along F.M. 407 as well as connect with the 7.3 acre future neighborhood park site, Village Park, west of Village Parkway/Future F.M. 2499, and north of Saddle Brook.

As the "spine" of the community's park system, the comprehensive trail system will allow citizens to walk and/or bicycle to many parts of the City with minimal vehicular/pedestrian conflicts.

The primary funding source for the trail system in Highland Village is the 4B Sales Tax. The sales tax is an excellent source of funding, and the addition of the retail use on the northwest and northeast corners of F.M. 407 and Village Parkway/Future F.M. 2499 will provide additional funds for development of the trail system as approved by Highland Village voters, 4B funds should continue to be used first and foremost for trail system design construction, maintenance and operations.

FUTURE PARK IMPROVEMENTS & RECOMMENDATIONS

Existing Park Improvements

Because of the geographical limits and boundaries of the City, the focus of this section will be the renovation of existing parks. The improvements are based on an analysis of existing facilities. Descriptions of these parks and related recommendations begin on the following page.

Brazos Park & Municipal Complex

| | |
|----------------------|--------------------------|
| Park Size: | 14.4 Acres |
| Park Location: | 190 Brazos |
| Park Classification: | Special Use |
| Park Facilities: | Baseball practice fields |

Recommended Improvements:

- Brazos Park is the potential site for a future municipal community center/library/senior citizen center. There are currently no funds available for the development of this park. It shall be used as a temporary practice field for baseball, soccer, and lacrosse until funding is available for construction of the community center. Minor improvements may include addition of trash receptacles, bike racks, and parking for the ballfields. Permanent improvements should be discouraged due to the possible use of this site for the center.

Bruce Lockhart Lions Club Park

| | |
|----------------------|---|
| Park Size: | 3.16 Acres |
| Park Location: | 500 Highland Village Road |
| Park Classification: | Neighborhood Park |
| Park Facilities: | Open play area Playground equipment Pavilion with picnic tables |

Recommended Improvements:

- A few of the site improvements have become obsolete, and options for replacement need to be considered in the future. The existing parking lot is not an efficient design and should be reconfigured. There is a raised planter bed that may need to be remodeled to allow for adequate parking at this site. An existing playground has become somewhat obsolete and replacement parts are hard to find. This situation will necessitate replacement of the equipment at some point in time, when the ability to repair the equipment becomes problematic. There is also a desire to designate this park a drug free zone. Additional playground is needed to meet the criteria to be classified “drug free.” As future trails are considered, this site would be the prime location for a trail head and access to both the main spine of the trail system as well as natural surfaced trails through environmentally sensitive areas. Other items would include a shade cover for the playground and installation of a bike rack. A master plan for the park should be completed before any major renovations.

Copperas Branch Park

| | |
|----------------------|--|
| Park Size: | 74.90 Acres |
| Park Location: | 100 Copperas Branch Drive |
| Park Classification: | Large or Regional Park |
| Park Facilities: | Covered picnic tables Swim area Boat dock and ramp Baseball and soccer fields Restrooms with showers |

Recommended Improvements:

- IH 35E is scheduled for widening over the next few years. As this road is widened, several acres of parkland along the easternmost park border will become part of the road system. TxDOT is required to mitigate the impact to Copperas Branch Park caused by the construction of the highway. A resolution passed by the Highland Village City Council identifying the desired items for mitigation and an approved concept master plan for future developments. That resolution shall become part of this document and shall be referenced as future park improvements are being considered.

Victoria Pond Park

| | |
|----------------------|-------------------|
| Park Size: | 5.0 Acres |
| Park Location: | Gayle Lane |
| Park Classification: | Neighborhood Park |
| Park Facilities: | None |

Recommended Improvements:

- Located on Gayle Lane, this park is currently a detention pond and is completely fenced in prohibiting public access. As Victoria Trail, part of the main spine of the City's comprehensive trail system, is constructed, this site will be improved to include a looped trail system with scenic overlooks and site furnishings as well as detention pond improvements. The fence will be removed and access provided throughout the site. Neighborhood input has been solicited in designing this park to help serve the recreation and leisure needs of the residents.

Lower Sellmeyer Park

| | |
|----------------------|---|
| Park Size: | 1.13 Acres |
| Park Location: | 600 Sellmeyer Lane |
| Park Classification: | Mini Neighborhood Park |
| Park Facilities: | Open play area Picnic table and grill Playground area |

Recommended Improvements:

- The playground structure is relatively new and will be sufficient for quite some time. There is a small creek that runs through the park. There are several eroded areas along the creek bed that need to be corrected and many areas that need to be stabilized to prevent erosion issues from reoccurring. Pedestrian access to the playground, including trails and handicap accessibility should be considered in the near future. A sunscreen over the playground would be beneficial to protect park users and shade the play structure; specifically the slide. The slide gets a great amount of sun exposure and gets very hot during the summer months and times of heaviest park use.

Murray Park

| | |
|----------------------|--|
| Park Size: | 1.80 Acres |
| Park Location: | 241 Sellmeyer Lane |
| Park Classification: | Mini |
| Park Facilities: | Open space for picnics and gatherings Amenity 'E' of 'City Trail' |

Recommended Improvements:

- Murray Park is a beautiful site located at the east end of City Trail. This park could be developed to include a small parking lot for access to the city trail system. Pond improvements and a series of trails would be nice additions to the park. The park would also benefit from some moderate landscaping and, possibly, some additional site furnishings or a children's playground.

Peninsula Park

| | |
|----------------------|---------------------------------------|
| Park Size: | 10.02 Acres |
| Park Location: | 814 Tree Haven Court |
| Park Classification: | Mini |
| Park Facilities: | Open Area Decomposed Granite Trail |

Recommended Improvements:

- Owned by the Army Corps of Engineers, design of this park has restrictions imposed on it by the owner. Development of the site would need to be approved by the Corps prior to construction. Natural surface trails, as well as native grasses and wildflowers, have received prior approval from the Corps. These amenities could be expanded in the near future to allow access throughout the site. An entry feature or marker is needed to help announce this as an entrance into a public park. The entrance is currently hidden from view, and the site is often mistaken for private property. Private/Public property boundaries should be marked and identified on-site. This should help traffic flow for access and identify parking areas.

Pilot Knoll Park and Campground

Park Size: 65-85 Acres (depending on water level)

Park Location: 218A Orchid Hill Road

Park Classification: Regional

Park Facilities: 48 RV & tent campsites
Restroom facility with showers
Playground
Boat ramp and dock
Picnic tables with grills

Overnight Camping:

This area includes grill, picnic table, fire ring and water hookups at each site:

48 RV and tent campsites with 30 Amp Electrical Hookup
9 RV and tent campsites with 50 Amp Electrical Hookup
Grey Water Dump Station
Restroom Facility with Showers
Playground Area with picnic table and grill

Day Use Area:

Boat Ramp and Dock
Large and Medium pavilions with grills, electricity, water and picnic tables
Covered and Uncovered Picnic Tables with Grills
Restroom Facility
Poindexter and Hickory Creek Trail Equestrian Trails

Recommended Improvements:

- This park is a beautiful, overnight campground with 54 campsites including RV hookups and picnic tables. The park also serves as the neighborhood park for homes in the Brooks Court Subdivision. There are essentially two zones in the park. One is designated as the day use area, and the other is the overnight camping zone. It would be beneficial if the security gate and entry system could allow access to these zones with varying levels of security. The day use area could be more readily available for public use whereas elevated security for the overnight campground is appropriate. The entry systems and the reservation systems are currently manual and in great need of change. Updates using more advanced automated systems are needed and should be addressed as soon as possible. Many of the park amenities are also in need of updates. The park needs to be looked at holistically, and a plan for upgrading essentially all existing improvements should be scheduled and budgeted for accordingly. Additional trails should be evaluated for use in Pilot Knoll which will provide additional recreation opportunities to park patrons.

Sellmeyer Tennis Court

| | |
|----------------------|---|
| Park Size: | .53 Acres |
| Park Location: | 302 Double Tree Drive |
| Park Classification: | Mini |
| Park Facilities: | Open play area Picnic table and grill Playground area |

Recommended Improvements:

- The two tennis court surfaces located at this site are in very good condition. The perimeter fence, backboard, and surrounding grounds need to be improved. Improvements are needed to the landscaping, parking lot and pedestrian pathways. A handicap accessible route to the tennis court is needed.

Silverthorne Park

| | |
|----------------------|------------------------|
| Park Size: | 6.54 Acres |
| Park Location: | 930 Silverthorne Trail |
| Park Classification: | Neighborhood |
| Park Facilities: | Undeveloped |

Recommended Improvements:

- Silverthorne Park is a narrow park site with a small creek bisecting it and running in an east/west direction. The park is the location where trail connections will occur, linking the already constructed City Trail to the Market Trail. As trails are designed and constructed, recreational opportunities should be explored. Preserving the natural beauty of this park is very important to consider as site improvements are made.

Sunset Point Park

| | |
|----------------------|---------------------|
| Park Size: | 1.00 Acre |
| Park Location: | 400 Edgewater Drive |
| Park Classification: | Mini |
| Park Facilities: | Undeveloped |

Recommended Improvements:

- This natural setting is the perfect location for a Lake Lewisville overlook. Site improvements are needed to provide a more welcoming atmosphere and encourage public access and use. A series of retaining walls, to stabilize the banks, and the addition of park site furnishings and landscaping should be considered in the near future. Signage designating this site as a public park facility is needed.

Turpin Park

| | |
|----------------------|--|
| Park Size: | 1.45 Acres |
| Park Location: | 223 Turpin Drive |
| Park Classification: | Mini |
| Park Facilities: | Playground Open play area Picnic table and grill |

Recommended Improvements:

- This small park includes a playground structure that will need to be updated sometime in the near future. As playground equipment gets updated throughout the parks system, consideration should be given to the type of design allowing for separate play areas for different age-grouped children, as well as providing handicap accessibility. Current drainage issues should be addressed in the near future, i.e., as soon as possible. Low areas are prevalent around existing trees, creating problems with water runoff. These low areas retain water during the wet season, and are a prime habitat for breeding mosquitoes.

**Unity Park
Kids Kastle**

| | |
|----------------------|---|
| Park Size: | 38.07 Acres |
| Park Location: | 2200 Briarhill Blvd. 2250 Briarhill Blvd. |
| Park Classification: | Community Park |
| Park Facilities: | Baseball fields Soccer game and practice fields Tennis courts In-line hockey court Sand volleyball court Exercise equipment Detention ponds Fishing pier Picnic table with grill Pavilion Kid's Kastle playground |

Recommended Improvements:

- A Parks, Recreation and Open Space Master Plan has been approved by passage of a City Council resolution. Many of the approved site improvements have been completed. Those improvements include pond enhancements, the addition of a blast ball field, the addition of four (4) batting cages, and reconfiguration of an existing baseball field, i.e., the red field. Remaining improvements that have been identified as priorities include: additional parking and a multi-purpose hard surfaced court with concessions/restroom amenities.

Victoria Park

| | |
|----------------------|---|
| Park Size: | 5.69 Acres |
| Park Location: | 202 Victoria Drive |
| Park Classification: | Neighborhood Park |
| Park Facilities: | Asphalt running track Basketball court Soccer practice fields (temporary use) |

Recommended Improvements:

- This park is currently used for soccer practices. Soccer fields already planned to be added to the park system in the near future should eliminate the need for the soccer practice fields at this park. When the new soccer fields are added, this park should be redesigned using input from area residents, and it should be developed to serve as a neighborhood park rather than a sports practice facility. The park is a key piece of the Highland Village trail system, and there is a great opportunity to enhance this park, creating a pedestrian-oriented development.

Village Park

| | |
|----------------------|--|
| Park Size: | 7.30 Acres |
| Park Location: | 3000 Village Parkway |
| Park Classification: | Neighborhood Park |
| Park Facilities: | Benches Fishing pier Pond Paved Trails Water feature |

Recommended Improvements:

- The City should pursue expansion of the existing park from 7.3 acres to 10 acres by acquiring an additional 2.7 acres west of the park. This additional acreage would allow the City to add one of the amenities rated highest by area residents, i.e., a children's playground. This playground was not included in the initial development, due to the lack of sufficient funds and lack of open space in secured park areas. At the time of the original parkland development, it was decided that the City would take ownership of the adjacent 2.7 acres and place the playground on this newly acquired property. The additional acreage is also a critical area where City trails will connect the Rolling Hills Addition with Chapel Hills and Chapel Springs Estates.

Wichita Forest Park

| | |
|----------------------|---|
| Park Size: | 24.10 Acres |
| Park Location: | 700 Highland Village Road |
| Park Classification: | Natural Resources Area |
| Park Facilities: | Nature Trails – upgraded (widen for both bikes & walkers) |

Recommended improvements:

- Wichita Forest Park is located along the City’s comprehensive trail plan and is considered an environmentally sensitive site where natural, pervious surface trails are desired. Opportunities exist at this site for interpretive signage and scenic overlooks. These should be considered as part of the trail system at the onset of site engineering and design services. Access for pedestrians and vehicle parking are needed at this site. There is also a need to locate signage at park entrances to encourage public use.

FIVE YEAR CITY PRIORITY LIST

The Five-Year Action Plan/Priority List, as outlined in the table below, represents the culmination of the *Parks, Recreation and Open Space Master Plan*. It is the synoptic conclusion of the park master planning process. Annual review of the action plan, will allow analysis of action item recommendations for acquisition, improvements and new facilities, to enhance the quality of the Highland Village Parks and Recreation.

Table 8

| Recreational Facility Development Listing City of Highland Village, Texas | | | | |
|--|---------------------|-------------|------------------------|--|
| Priority | Facility | Timing | Estimated Cost | Possible Funding Sources |
| 1. | Multi-Use Trails | 2008 - 2013 | \$195,000 per mile | Bonds, Grants, Private Donations, 4B Sales Tax |
| 2. | Playgrounds | 2008 - 2013 | \$60,000 per structure | Bonds, Grants, Private Donations |
| 3. | Picnic Facilities | 2008 - 2013 | Varies | Bonds, Grants, Private Donations |
| 4. | Soccer Field | 2008 - 2013 | \$250,000 | Bonds, Grants, Private Donations, 4B Sales Tax |
| 5. | Multi-Purpose Court | 2008 - 2013 | \$50,000 | Bonds, Grants, Private Donations |
| 6. | Dog Park | 2008 - 2013 | Varies | Bonds, Grants, Private Donations |
| 7. | Skate Park | 2008 - 2013 | Varies | Bonds, Grants, Private Donations |

Table 9

| Five Year Action Plan – Recreational Facility Development Listing – Indoor City of Highland Village, Texas | | | | |
|---|----------------------|-------------|----------------|----------------------------------|
| Priority | Facility | Timing | Estimated Cost | Possible Funding Sources |
| 1. | Indoor Walking Track | 2010 - 2015 | Varies | Bonds, Grants, Private Donations |
| 2. | Aerobic Room | 2010 - 2015 | Varies | Bonds, Grants, Private Donations |
| 3. | Computer Game Room | 2010 - 2015 | Varies | Bonds, Grants, Private Donations |
| 4. | Table Game Room | 2010 - 2015 | Varies | Bonds, Grants, Private Donations |
| 5. | Arts & Crafts Room | 2010 - 2015 | Varies | Bonds, Grants, Private Donations |

Plan Summary

This *Parks, Recreation and Open Space Master Plan* is a fluid planning tool which will guide the development and acquisition of new park land and recreational facilities. The *Parks, Recreation and Open Space Master Plan* has identified the need for park improvements, recreational athletic fields, facilities and restoration of existing parks. As with any public or municipal project, the amount of available funding or the potential to retire debt is the controlling factor in deciding which project or projects should take priority.

As identified, renovation projects for existing parks typically have smaller construction budgets. The renovations specified in this *Parks, Recreation and Open Space Master Plan* outline requires improvements and some new construction. These types of projects generally receive money from the City's general fund, and/or a bond issue which requires voter approval. Projects of this nature and scope outlined in the *Parks, Recreation and Open Space Master Plan* would take approximately 6 to 8 months to complete. The larger renovation projects, such as field renovation, should allow 12 to 14 months for completion; this includes development of plans and specifications, as well as construction.

This *Parks, Recreation and Open Space Master Plan* should be reviewed annually, or after a major project or task has been accomplished.

IMPLEMENTATION

Identified within this section are the ways and methods of implementing the recommendations within this *Parks, Recreation and Open Space Master Plan*. Critical to its implementation is the action plan, which should be developed annually by the City of Highland Village.

Policies and Ordinances

The accuracy of these implementation mechanisms is dependent upon the proper coordination of input from contributing bodies, including City officials (elected and appointed), City staff, the Lewisville Independent School District, surrounding municipalities, sports groups, and, most importantly, the citizens of Highland Village. All parties must communicate and work collectively toward common goals, as only this will ensure the successful development of the park system. An example of this type of communication, at the staff level, would be the incorporation of the *Parks, Recreation and Open Space Master Plan* during review of proposed development plans with the various entities involved.

Ordinances provide the legal framework for implementation of this *Parks, Recreation and Open Space Master Plan* and, therefore, aid in park system development and protection. Outlined below are several ordinances directly related to park land acquisition and development.

Watershed Management & Drainageway Ordinances

These ordinances protect and preserve greenbelts and floodplains. They provide a tool to manage the drainage and floodplains within Highland Village. The ordinances respond to Federal Emergency Management Agency (FEMA) and National Pollutant Discharge Elimination System (NPDES) mandates for cities. These tools may be drafted in a format as restrictive as the City wishes. A reciprocal benefit of the preservation of these areas would be their use as linear greenbelts and connections to destinations throughout the City.

Funding Sources

This *Parks, Recreation and Open Space Master Plan* recommends the development of a number of new parks, and further development in some existing parks. Once completed, these recommended improvements represent a substantial public investment in parks and open space as the City grows and develops. The various sources of funds for these improvements are as important as the diversity of those sources. When there are several sources of funds for implementing this *Parks, Recreation and Open Space Master Plan*, then no one source is over-burdened, and the *Parks, Recreation and Open Space Master Plan* has a better probability of successful implementation. The sources discussed below relate to the purchase, and/or development and renovation/expansion, of park land and facilities.

General Fund

This source of funding is supported by ad valorem tax revenues, and it is generally the primary source of funds for maintenance and operation of the existing park system. The general fund is also the source for projects requiring smaller amounts of capital investment. Although projects funded by this source make a small annual contribution to the expansion of the park system, analysis over a number of years usually reflects a major accomplishment in improvements to the park system. It is important to include funding for on-going maintenance and staff requirements for new developments and improvements.

Bonds

Bonds are generally the most common funding source utilized by cities for the purchase of land and for providing development monies. There are two types of bonds which are used for parks, both of which must be approved by referendum.

General Obligation Bond

The General Obligation Bond is amortized using ad valorem taxes and is used for the funding of capital projects which are not supported by a revenue source. These projects include water service, sanitary sewer service, and park acquisition and development. The availability of bonding for parks is often dependent upon the overall municipal needs funded by this source. Capital items, such as purchase of land and physical improvements with a useable life expectancy of 15 to 20 years, can be funded with general obligation bonds.

Revenue Bonds

Revenue bonds fund projects which produce enough revenue to retire their debt, such as golf courses, batting cages, and enterprise-oriented park projects.

Private Donations

This source of financial assistance would usually come from a citizen, an organization, or a business with an interest in assisting with the development of the park system. The Highland Village Parks Foundation was created to facilitate such donations. Land dedication is not an uncommon occurrence when property is being developed. The location of a neighborhood park within a residential development offers additional value to residential units within that neighborhood, especially if the residential development is occupied by younger families with children. Although the future dedication of neighborhood park land is considered a limited resource in central Highland Village, due to the extent that development has occurred and the small size and configuration of remaining parcels within most areas of Highland Village, it nevertheless remains a viable means of acquiring land. Once property is acquired through this method, the City should be prepared to improve the facility for use within a reasonable length of time.

Private donations may also be received in the form of funds, facilities, recreation equipment, art or in-kind services. Donations from local and regional businesses, as sponsors for events or facilities, should be pursued. A Parks Improvement Trust Fund may be set up to manage donations by service organizations, benevolent citizens, willed estates and other donated sources. The purpose of this trust is to establish a permanent source of principal value which will increase as donations occur. The principal cannot be decreased; however, the annual interest can be used for park development. The Parks Foundation, a 501 CC agency, may also serve as a valuable stakeholder working with private donors accepting funds to help fulfill the goals of the City.

Sales Tax Option (4B)

The passage of Senate Bill 376 in 1992 gave cities an economic development tool which provided a sales tax that could be levied for park and recreation purposes. Highland Village has passed a 4B sales tax which is dedicated to the trail system and the development of a soccer complex. The 4B sales tax shall be used for the trail and soccer complex and no other uses shall be approved until substantial progress is made.

Grant-In-Aid Programs

Grant programs provide funding assistance for various aspects of parks and recreational facilities. The grant-in-aid programs are usually matched programs, meaning the grant matches municipal funds or services at a prescribed ratio, typically ranging from 50/50 to 80/20.

Texas Recreation and Parks Account (TRPA) Program

The Texas Local Parks, Recreation and Open Space Fund is administered by the Texas Parks and Wildlife Department (TPWD). The TPWD program allows a city to request matching funds for both the acquisition and construction of park facilities. Currently, funds are available on a fifty percent (50%) cost share basis; the maximum amount for which a grant request can be is \$400,000. The grant is secured through submission of an application which follows a standard format for applicants. All applications received are ranked by a point system designed to evaluate the need for the purchase or construction being requested. Funds are distributed among the applicants having the greater number of points, until all allocated funds are expended.

Applications to the TPWD can be made annually, with a six-month waiting period following the submission date before successful applicants are notified. The number of applications a city may submit at any given time is based on both past performance on grants and TPWD evaluation criteria. This funding source is used by many communities. The competitiveness of the program generally allows cities having bona fide park needs to prevail in obtaining funds.

The Landscape Cost Sharing Program

The Landscape Cost Sharing Program is administered by the Texas Department of Transportation. Fifty percent (50%) cost sharing support is available for both highway and pedestrian landscaping projects on routes within the designated permanent state highway system.

Urban and Community Forest Challenge Grant

Matching grants are available on a 50/50 cost share basis from the Texas Department of Forestry. A variety of projects, including: program development, beautification, and staffing and training workshops are considered. These are relatively small grants of \$5,000 to \$10,000.

Maintenance Fees and Non-Resident Fees

These fees (\$2.00 for residents and \$14.00 for non-residents) are collected from users, and are used to offset the cost associated with the maintenance of the parks. Non-residents may be charged a fee for the use of Highland Village facilities which is used to offset a fraction of the cost associated with the programs. This decision should be reviewed with City staff and the sports leagues. It should be noted that ETJ (non-resident) fees account for only about 2% of total Parks Department revenues, although, for many recreational programs, approximately one-half of users reside outside the City.

Public Improvements District (P.I.D.)

When authorized by City Council in compliance with state laws, new developments can establish a Public Improvement District (P.I.D.). As a taxing district, the P.I.D. provides funds specifically for the operation and maintenance of public facilities such as parks and major boulevards.

Tax Increment Financing District (T.I.F.)

A T.I.F. is a tool used by local government to finance public improvements in a defined area, as approved by the City Council. When an area is designated a T.I.F. district, the tax base is frozen at the current level. As development occurs within the T.I.F. and property values increase, the tax increment is captured. The tax increments are posted to a separate fund to finance public improvements within the district.

FUTURE PARKS, RECREATION AND OPEN SPACE MASTER PLAN

Future parks planning must be capable of responding to the needs of Highland Village citizens. To achieve this objective, the *Parks, Recreation and Open Space Master Plan* is comprised of several elements. Two major types of park spaces – neighborhood and community parks – are the basic elements within the *Parks, Recreation and Open Space Master Plan*. When applicable, the neighborhood park is recommended to be used in conjunction with an elementary school, forming a park/school site and environment. Opportunities for walking, jogging and bicycling trails are present in Highland Village, principally along the power line easements and street rights-of-way, and the *Parks, Recreation and Open Space Master Plan* suggests that these opportunities be captured when conditions prevail for these types of recreational activities. As discussed below, other elements support these two major components of the 2008 *Parks, Recreation and Open Space Master Plan*.

NEIGHBORHOOD PARKS

The neighborhood park is the primary element in the City of Highland Village’s park system. In connection with this type of park, a wide range of recreational activities and amenities can be provided for the residential areas surrounding the park. The City will eventually need four (4) additional sites for neighborhood parks, two (2) in the northwest section of the City and two (2) in the southwest section. As stated in the Park Dedication Service Zone, residential developers may build their own parks within their subdivisions to satisfy the requirements of the park fee ordinance, and, at the same time, provide recreational opportunities for residents within that service area.

Recommended locations for new neighborhood parks are shown on the *Parks, Recreation and Open Space Master Plan*. Unless it is an existing park, the location shown for a future park site is general, and the exact location should be established when that residential neighborhood is developed.

Future Park Plan

CAPITAL PARK IMPROVEMENT COSTS

Based upon future park sites and other improvements proposed in the 2008 *Parks, Recreation and Open Space Master Plan*, the following sections outline the anticipated costs of land acquisition and other improvements for neighborhood parks.

The estimated cost for land acquisition in Highland Village is approximately \$30,000 per acre. The land area required for a typical neighborhood park is 10.0 acres. Table 10 illustrates the recreational elements that are typically provided within a neighborhood park along with estimated construction costs (based upon today's dollar value). All cost estimates shown are based upon information from the consultant. Costs were determined based on their experience in designing and constructing parks of this size and scope throughout the metroplex area. These costs will increase in the future, due to rising land values, higher costs for labor and materials, and other similar factors.

The Comprehensive Trail System cost estimate (see Table 11) was prepared using the City of Highland Village Comprehensive Trail System Master Plan (prepared by Bowman Melton and adopted in August 2003) as a guide, and with input from City Staff and the Parks & Recreation Advisory Board.

Table 10

**TYPICAL NEIGHBORHOOD PARK ELEMENTS
AND ESTIMATED CONSTRUCTION COST**

City of Highland Village, Texas

| | | |
|--|-----------|------------------|
| <u>Typical Neighborhood Park Land Acquisition:</u> | | \$300,000 |
| (10.0 acres @ \$30,000 per acres) | | |
| <u>Typical Neighborhood Park Development Costs:</u> | | |
| Playgrounds | \$ 65,000 | |
| Concrete Hike & Bike Trail (8' wide- ½ mile long) | 85,000 | |
| Practice Backstop | 10,000 | |
| 15-Space Parking Lot | 25,000 | |
| Multi-Purpose Court | 40,000 | |
| Turf and Irrigation (10-acres site) | 100,000 | |
| Drinking Fountain | 7,500 | |
| Picnic Shelter with 5 Tables | 45,000 | |
| Park Benches | 5,000 | |
| | | <hr/> |
| | | 382,500 |
| Total Land Acquisition and Development Costs Per Neighborhood Park: | | \$682,500 |

Table 11

COST ESTIMATE FOR THE COMPREHENSIVE TRAIL SYSTEM
City of Highland Village, Texas

| | | |
|---|-----------|--------------------|
| <u>Trail:</u> | | |
| Trail Paving (10' wide; 29,400 linear feet) | | \$1,176,000 |
| <u>Miscellaneous Expenses:</u> | | |
| Safety and Directional Signage | \$ 21,000 | |
| Drainage Structures | 30,000 | |
| Buffer Fencing | 29,000 | |
| | | <hr/> |
| | | 80,000 |
| TOTAL: | | \$1,256,000 |

SUMMARY

As stated previously, the *Parks, Recreation and Open Space Master Plan* should be reviewed annually to ensure that the community's goals and objectives are being addressed on an ongoing basis. A *Parks, Recreation and Open Space Master Plan* is a fluid, dynamic document, which should change as different forms of recreation and leisure activities evolve.