

# Chapter 8

## Implementation



### 8.1 Introduction

The aim of the Community Development Master Plan is to provide a “roadmap” to fulfill the vision for the City. This chapter prioritizes the recommendations and identifies potential sources of funding. Prioritization is based on information received from public input as well as from the needs assessment pertaining to facility and acreage standards shown in Chapters 6.

The criteria used to prioritize the park, recreation and other facilities needs in The Colony are as follows:

- Level of need based on citizen input (demand based need);
- Level of need based on standards assessments (standard based need); and
- Opportunities for recreation facilities and parks based on existing physical conditions in The Colony (resource based need) e.g. Lake Lewisville.

### 8.2 High Priority Facility Needs

Prioritization of facility needs involves a process that weighs a number of factors. Particularly, such factors include current trends, regional trends, citizen input, City staff, CDC Board and Council input, as well as Planning Team consultant input, all considered along with target standards. The citizen input, while offering direction and guidance, does not alone produce a resultant list of priorities. The citizen

responses are tempered by consideration of other factors that impact each facility choice. This process seeks to arrive at the best assessment of need and response for The Colony and its citizens taken as a whole. For this reason, it is important to understand that the survey results tables do not directly correlate with the overall, citywide ranked priorities.

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

### ***Overall Community Development Priorities***

#### **Priorities for Outdoor Facilities**

1. Hike and Bike Trails
2. Renovate and Update Existing Parks\*
3. Natural Habitat Protection
4. Acquire / repurpose acreage for new parks
5. New Outdoor Pool

#### **Priorities for Indoor Facilities**

1. New Community Center with Recreation/Cultural/Civic Elements
2. Senior Center\*\* Expansion / Move PARD Offices
3. Renovate Aquatic Center
4. Indoor Pool at new Recreation Center

\*Including Playgrounds, Restrooms (at Community Parks only) etc.

\*\*Currently referred to as the "Community Center"

In order to meet the current and long term need for recreation and community facilities, adequate land is required for that purpose. The need for additional land is supported by citizen demand and the target standard level of service. In addition, a good portion of the City's existing park land is natural habitat and not developable for meeting the facilities needs. However, it is also true that land is a finite resource and especially of limited availability in a city once it nears build-out conditions as is the case with The Colony. Quality land for athletic and recreation facilities is furthermore in competition with the need to develop land for profit making. For this reason, the acquisition of land is very important for community development in The Colony. In addition to the outright acquisition of land by the City, two additional tools for achieving adequate space for needed park facilities include repurposing existing park land (such as an underutilized open space) to accommodate a needed facility and amending the Parkland Dedication Ordinance to achieve an adequate dedication of land through development.

Hike and bike trails top the list of **outdoor recreation facility** priorities, correlating with the questionnaire results and the larger regional high priority need of communities to exercise and have alternate transportation corridors through the use of hike and bike trails.

The highest priority for **indoor recreation facility** needs is a new community center with amenities that allow for recreation, cultural and civic events.

### **8.3 Action Plan: Prioritized Task List**

#### ***Recommendations and Implementation of the Community Development Master Plan***

The Community Development Master Plan prioritizes the findings of the Needs Assessment and recommends a series of actions to improve and expand The Colony's community facilities and amenities including parks. The recommendations should be implemented or initiated over the general life of this master plan, which typically covers the next 5 to 10 years. However, the master plan also includes other longer range recommendations.

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

- **Priority 1 Tasks** - List of top priority items to be completed or initiated typically over the next five years.
- **Priority 2 Tasks** - List of recommendations to be completed in typically five to ten years.
- **Priority 3 Tasks** - List of recommendations to be initiated typically in ten or more years.

**Table 8.1: Prioritized Task List** on the next page summarizes the basic actions and tasks required in the short- and long-term future in order for The Colony to reach the most critical of the target goals as established in the Community Development Master Plan

**Table 8.1  
Prioritized Task List**

City of The Colony Community Development Master Plan

Priority	Action	Additional Acreage	Facility Type	Estimated Cost for Preferred Improvement Level (2009 Dollars)	Estimated Annual Maintenance Cost (dollars per year)	Main Source of Funding	CDC/City Assumed Cost (1) (does not include maintenance costs)	Additional Resources
<b>Policy Actions</b> <span style="float:right">CIP = Capital Improvement Program; includes Bond Funding</span>								
<b>Priority 1</b>								
1	<b>Thoroughfare Master Plan Revision</b> - Revise the Thoroughfare Master Plan to substantially incorporate the existing Trails Master Plan and the future Bicycle Route Master Plan			\$0			\$0	Engineering Department, Public Works
1	<b>Park Land Dedication Ordinance Revision</b> - Revise the Park Land Dedication Ordinance to meet regional standards (see report pages 7-31 and 8-6)			\$0			\$0	Planning Department, Parks Department
1	<b>Floodplain Ordinance Revision</b> - Revise the Floodplain Ordinance to disallow all reclamation of the floodplain at build-out conditions.			\$0			\$0	Engineering Department
1	<b>Arts Selection Committee</b> - Form an official Arts Selection Committee of citizens from the local arts community to select artists for commission and to approve public art pieces.			\$0			\$0	Cultural Arts Board
1	<b>City Engineering Standards Revision</b> - Revise the necessary City documents to allow for porous/pervious paving for parking areas.			\$0			\$0	Engineering Department, Planning Department
<b>Subtotal Policy Actions: Priority 1</b>				<b>\$0</b>			<b>\$0</b>	
<b>Total Policy Actions</b>				<b>\$0</b>			<b>\$0</b>	
<b>Land Acquisition/Reallocation</b>								
<b>Priority 1</b>								
1	<b>Eastvale Neighborhood Park</b> - Acquire about 5 acres for new neighborhood parks in the Eastvale neighborhood in order to improve service levels in that part of the City.	5 acres	Neighborhood Park	\$300,000		CIP, Grant Funding	\$300,000	Land Reallocation, Private Donations
1	<b>Southside Community Park</b> - Acquire between 30 and 50 acres (with only 10 out-of-floodplain acres) for 1 passive future community park in the southern portion of the City near Indian Creek. (10 acres acquired through parkland dedication; 20 through mandatory floodplain dedication)	30 acres	Community Park	\$1,800,000		Park Land Dedication, Floodplain protection/mandatory donation	\$0	Land Reallocation, Grant Funding, Private Donations, LISD Partnership
1	<b>Indian Creek Nature Preserve</b> - Acquire 50 acres for a Nature Preserve along the Indian Creek area in Austin Ranch (in conjunction with future Neighborhood Park in this area). Floodplain land is calculated as \$10,000 per acre.	50 acres	Regional Park / Nature Preserve	\$3,000,000		Floodplain protection/mandatory donation	\$0	Park Land Dedication, General Funds
1	<b>Fourplex Softball Location</b> - Identify 8 to 10 acres of land to be acquired / reallocated for a Fourplex Softball Complex	9 acres	Special Purpose Park	\$540,000		CIP, Land Reallocation	\$0	General Funds
1	<b>Dog Park Location</b> - Identify land to be acquired / reallocated for a dog park	5 acres	Special Purpose Park	\$300,000		CIP, Land Reallocation	\$0	General Funds
<b>Subtotal Land Acquisition: Priority 1</b>		<b>149 acres</b>		<b>\$5,940,000</b>			<b>\$300,000</b>	
<b>Priority 2</b>								
2	<b>Neighborhood Parks</b> - Acquire about 15 to 30 acres for 3 future neighborhood parks (in the northern portion of the City on Wynnewood Peninsula) through park land dedication (5 - 10 acres per park acquired as development occurs).	22.5 acres	Neighborhood Park	\$1,350,000		Park Land Dedication	\$0	LISD/LEISD Partnership
2	<b>Northside Community Parks</b> - Reallocate between 100 and 140 acres for 2 future active community parks (50 - 70+ acres per park); one at Wynnewood Park and the other at Eastvale Park.	70 acres	Community Park	\$4,200,000		Land Reallocation	\$0	US Army Corps of Engineers
2	<b>Park Maintenance Facility</b> - Acquire 5 acres for the establishment of a park maintenance facility including a tree farm.	5 acres	Special Purpose Support	\$300,000		CIP	\$300,000	Land Reallocation, Private Donations, General Funds, Other City Departments
<b>Subtotal Land Acquisition: Priority 2</b>		<b>97.5 acres</b>		<b>\$5,850,000</b>			<b>\$300,000</b>	
<b>Priority 3</b>								
3	<b>Five Star East Neighborhood Park</b> - Reallocate 5 to 10 acres of land at Five Star East (near Hawaiian Falls) for a neighborhood park (to be pursued as the new Activity Center is developed).	5 acres	Neighborhood Park	\$300,000		Land Reallocation	\$0	
3	<b>Neighborhood Parks</b> - Acquire about 5 to 10 acres for 1 future neighborhood park (in the southern portion of the City) through park land dedication (5 - 10 acres per park acquired as development occurs).	7.5 acres	Neighborhood Park	\$450,000		Park Land Dedication	\$0	LISD/LEISD Partnership
3	<b>121 Community Park</b> - Acquire between 50 and 70 acres for a future active community park in along the SH 121 corridor as per the options show on the Proposed Community Parks Map.	70 acres	Community Park	\$4,200,000		CIP	\$4,200,000	Land Reallocation, Grant Funding, Private Donations, LISD Partnership
3	<b>BB Owens Expansion</b> - Acquire 5 to 10 acres of unused LISD land to expand BB Owens Park	10 acres	Community Park	\$600,000		LISD Partnership, CIP	\$600,000	Land Reallocation, Grant Funding, Private Donations
?	<b>Additional Land Acquisition as Needed</b> - Acquire additional land for Special Purpose Parks or Open Space as the need or opportunity arises	variable	Special Purpose Park / Open Space	variable		CIP	variable	Park land dedication, Private Donations, LISD Partnership
<b>Subtotal Land Acquisition: Priority 3</b>		<b>92.5 acres</b>		<b>\$5,550,000</b>			<b>\$4,800,000</b>	
<b>Total Land Acquisition</b>		<b>339 acres</b>		<b>\$17,340,000</b>			<b>\$5,400,000</b>	
<b>Trails &amp; Trail Amenities</b>								
<b>Priority 1</b>								
1	<b>Trailhead Bathroom Facilities</b> - Stewart Creek Park		Hike and Bike Trails	\$80,000	\$1,200	CIP	\$80,000	Stewart Creek Park Development Funding
<b>Subtotal Trails &amp; Trail Amenities: Priority 1</b>				<b>\$80,000</b>	<b>\$1,200</b>		<b>\$80,000</b>	
<b>Priority 2</b>								
2	<b>Austin Ranch Neighborhood Park</b> - Acquire about 3 acres to expand Austin Ranch Park for trailhead amenities.	3 acres	Neighborhood Park	\$180,000	\$2,700	CIP, Grant Funding	\$180,000	Private Donations
2	<b>Park Loop Trail</b> - Electric Easement North		Hike and Bike Trails	\$750,000	\$11,250	CIP, Grant Funding	\$750,000	TPWD Outdoor Grant, Private Donations
2	<b>Hike and Bike Trails</b> - Develop 3 miles of trail (1 mile of per year) at \$650,000 per mile.		Hike and Bike Trails	\$1,950,000	\$29,250	CIP, Grant Funding	\$1,950,000	TPWD Outdoor Grant, Transportation Funding
2	<b>Hike and Bike Trails</b> - Develop 5 miles of trail (1 mile of per year) at \$650,000 per mile.		Hike and Bike Trails	\$3,250,000	\$48,750	CIP, Grant Funding	\$3,250,000	TPWD Outdoor Grant, Transportation Funding
<b>Subtotal Trails &amp; Trail Amenities: Priority 2</b>				<b>\$6,130,000</b>	<b>\$91,950</b>		<b>\$6,130,000</b>	
<b>Priority 3</b>								
3	<b>Trail Heads and Trail Gateways</b> - Reallocate between 2 and 4 acres for 2 future trail heads and gateways. Optionally co-locate trailheads with neighborhood parks	3 acres	Hike & Bike Trails	\$180,000	\$2,700	Land Reallocation	\$0	CIP, Grant Funding, Private Donations
3	<b>Trail Heads and Trail Gateways</b> - Acquire or reallocate between 3 and 9 acres for 3 future trail heads and gateways. Optionally co-locate trailheads with neighborhood parks	6 acres	Hike & Bike Trails	\$360,000	\$5,400	CIP, Land Reallocation	\$0	Grant Funding, Private Donations
3	<b>Austin Ranch Trail</b> - Extension along Plano Parkway toward SH 121.		Hike and Bike Trails	\$750,000	\$11,250	CIP, Grant Funding	\$750,000	TPWD Outdoor Grant, Private Donations
3	<b>Trail Heads</b> - Develop 2 trail heads at yet-to-be-determined locations at \$400,000 per unit.		Hike and Bike Trails	\$800,000	\$12,000	CIP	\$800,000	TPWD Outdoor Grant, Transportation Funding
3	<b>Scout Park Trail Head</b> - Develop 1 trail head with parking at Scout Park for \$200,000		Hike and Bike Trails	\$200,000	\$3,000	CIP	\$200,000	TPWD Outdoor Grant, Private Donations
<b>Subtotal Trails &amp; Trail Amenities Priority 3</b>				<b>\$2,290,000</b>	<b>\$34,350</b>		<b>\$1,750,000</b>	
<b>Total Trail &amp; Trail Amenities</b>				<b>\$8,500,000</b>	<b>\$127,500</b>		<b>\$7,960,000</b>	
<b>Public Space Development and Improvement</b>								
<b>Priority 1</b>								
1	<b>One Neighborhood Park</b> - Develop 1 new neighborhood park in the Eastvale neighborhood at \$750,000.		Neighborhood Park	\$750,000	\$11,250	CIP	\$750,000	Private Donations, CDBG Funding
1	<b>Carr/Chapman Park / Neighborhood Park Improvement</b> - Develop Master Plan for the park (created by a Registered Landscape Architect), replace the playground (for an estimated \$75,000), and perform additional improvements (see recommendations as per Individual Park Assessments in the report Appendix).		Neighborhood Park	\$100,000	\$1,500	CIP, Grant Funding	\$100,000	Private Donations
1	<b>Dave Cowan Park / Neighborhood Park Improvement</b> - Develop Master Plan for the park (created by a Registered Landscape Architect), replace the playground (for an estimated \$75,000), and perform additional improvements (see recommendations as per Individual Park Assessments in the report Appendix).		Neighborhood Park	\$100,000	\$1,500	CIP, Grant Funding	\$100,000	Private Donations
1	<b>Friendship Park / Neighborhood Park Improvement</b> - Develop Master Plan for the park (created by a Registered Landscape Architect), replace the playground (for an estimated \$75,000), and perform additional improvements (see recommendations as per Individual Park Assessments in the report Appendix).		Neighborhood Park	\$100,000	\$1,500	CIP, Grant Funding	\$100,000	Private Donations
1	<b>Wilcox Park / Pocket Park Improvement</b> - Develop Master Plan for the park (created by a Registered Landscape Architect), replace the playground (for an estimated \$75,000), and perform additional improvements (see recommendations as per Individual Park Assessments in the report Appendix).		Neighborhood Park	\$100,000	\$1,500	CIP, Grant Funding	\$100,000	Private Donations
1	<b>Kids Colony Playground Addition</b>		Special Purpose Park	\$100,000	\$1,500	CIP, Grant Funding	\$100,000	Private Donations
1	<b>Historical Parks Development</b>		Special Purpose Park	\$150,000	\$2,250	CIP, Grant Funding	\$150,000	Private Donations, Texas Historical Commission
1	<b>Parking Lot</b> - Pave the parking lot at the North Colony Blvd Little League Fields		Special Purpose Park	\$212,000	\$3,180	CIP	\$212,000	Planned Development Expansion

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Prioritized Task List**

City of The Colony Community Development Master Plan

Priority	Action	Additional Acreage	Facility Type	Estimated Cost for Preferred Improvement Level (2009 Dollars)	Estimated Annual Maintenance Cost (dollars per year)	Main Source of Funding	CDC/City Assumed Cost (1) (does not include maintenance costs)	Additional Resources
1	Image Enhancements Projects - Make \$25,000 worth of image enhancement projects per year (ongoing)		Beautification	\$50,000	\$750	CIP	\$50,000	Private Donations, Grant Funding
1	Spray Grounds - Develop 1 spray ground at an existing park (Historical Park or Kids Colony)		Special Purpose Park	\$175,000	\$2,625	CIP	\$175,000	Private Donations
1	Tree Planting - Implement a focused tree planting program at \$50,000 per year for public spaces (ongoing)		Citywide	\$100,000	\$1,500	CIP, Grant Funding	\$100,000	Private Donations, Texas Forest Service
1	Wildflower Program - Implement this program along roads and streets for seasonal color and interest at a cost of \$10,000 per year (ongoing).		Citywide	\$20,000	\$300	CIP, Grant Funding	\$20,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds
1	Eastvale Park / Community Park Development - Develop this park pending the completion of a master plan and as demand requires (by leasee)		Community Park	\$4,000,000	\$60,000	Bluesky Sport Center	\$0	
1	Signage - Develop directional and informational signage throughout the City as per the future Beautification & Streetscape Master Plan (ongoing)		Citywide	\$500,000	\$7,500	CIP	\$500,000	Private Donations
<b>Subtotal Public Space Development and Improvement: Priority 1</b>				<b>\$6,457,000</b>	<b>\$96,855</b>		<b>\$2,457,000</b>	
<b>Priority 2</b>								
2	Three Neighborhood Parks - Develop 3 new neighborhood parks (in the northwestern portion of the City) at \$750,000 per park as development occurs in the Wynwood area.		Neighborhood Park	\$3,000,000	\$45,000	Park Improvement Fee	\$0	CIP, Private Donations, LISD/LEISD Partnership
2	Taylor Street Park & Greenbelt Development - Develop Master Plan for the park (created by a Registered Landscape Architect), add a playground (for an estimated \$75,000), and perform additional improvements (see recommendations as per Individual Park Assessments in the report Appendix page A-41).		Linear Parks	\$500,000	\$7,500	CIP, Grant Funding	\$500,000	TPWD Outdoor Grant, Private Donations
2	Develop a Dog Park - Develop a dog park on existing park land		Special Purpose Park	\$175,000	\$2,625	CIP	\$175,000	Private Donations
2	Develop a Community Garden - Develop a pilot community garden at Augusta Park. Specific garden size and distribution will need to be determined independently		Special Purpose Park	\$50,000	\$750	CIP	\$50,000	Private Donations, LISD Partnership, Texas Master Gardeners, Faith-based Organizations
2	North Colony Municipal Complex / Community Park Improvement - Make improvements pending the completion of a master plan for this park and as per Individual Park Assessment in the report Appendix page A-17. (Excludes Little League Complex and Kids Colony improvements)		Community Park	\$500,000	\$7,500	CIP, Grant Funding	\$500,000	Private Donations
2	Stewart Creek Park / Community Park Improvement - Make improvements pending the completion of a master plan for this park and as per Individual Park Assessment in the report Appendix. (Excludes other park improvements listed in this table)		Community Park	\$500,000	\$7,500	CIP, Grant Funding	\$500,000	Private Donations
2	Four Plex Softball Facility		Special Purpose Park	\$3,250,000	\$48,750	CIP, Grant Funding	\$3,250,000	Private Donations
2	Bathroom Facilities - Bill Allen Memorial Park		Community Park	\$80,000	\$1,200	CIP	\$80,000	Private Donations
2	Bill Allen Memorial Park / Community Park Improvement - Make improvements as per Individual Park Assessment in the report Appendix.		Community Park	\$100,000	\$1,500	CIP, Grant Funding	\$100,000	Private Donations
2	Southside Community Park Development - Develop this park pending the completion of a master plan as development occurs and demand requires.		Community Park	\$2,000,000	\$30,000	CIP, Park Improvement Fee	\$1,250,000	Grant Funding, Private Donations
2	Public Art - Provide for environmental and outdoor art in parks and open spaces (ongoing or project percentage based).		Citywide	\$80,000	\$1,200	CIP, Grant Funding, HOT	\$80,000	Private Donations, LAF Volunteer Efforts
<b>Subtotal Public Space Development and Improvement: Priority 2</b>				<b>\$10,235,000</b>	<b>\$153,525</b>		<b>\$6,485,000</b>	
<b>Priority 3</b>								
3	Austin Ranch Park Expansion - Expand Austin Ranch Park to make it a neighborhood park by installing play equipment, a pavilion, and other amenities as per the Individual Park Assessment in the report Appendix page A-24.		Neighborhood Park	\$75,000	\$1,125	CIP, Grant Funding	\$75,000	Private Donations
3	Five Star East Neighborhood Park - Develop one new neighborhood park at a cost of \$750,000 (to be developed concurrently with the new Activity Center)		Neighborhood Park	\$750,000	\$11,250	CIP, Grant Funding	\$750,000	Private Donations
3	Lion's Club Park / Neighborhood Park Improvement - Perform needed improvements (see recommendations as per Individual Park Assessments in the report Appendix page A-6).		Neighborhood Park	\$100,000	\$1,500	CIP, Grant Funding	\$100,000	Private Donations
3	Scout Park / Neighborhood Park Improvement - Add a playground (for an estimated \$75,000) and perform additional improvements (see recommendations as per Individual Park Assessments in the report Appendix page A-10).		Neighborhood Park	\$100,000	\$1,500	CIP, Grant Funding	\$100,000	Private Donations
3	Slay/Baker Park / Neighborhood Park Improvement - Perform needed improvements (see recommendations as per Individual Park Assessments in the report Appendix page A-12).		Neighborhood Park	\$100,000	\$1,500	CIP, Grant Funding	\$100,000	Private Donations
3	Five Star Community Complex / Community Park Improvement - Make improvements as per Individual Park Assessment in the report Appendix (page A-16).		Community Park	\$100,000	\$1,500	CIP, Grant Funding	\$100,000	Private Donations
3	Wynwood Park / Community Park Development - Develop this park pending the completion of a master plan and as demand requires.		Community Park	\$4,000,000	\$60,000	CIP, Grant Funding	\$4,000,000	Private Donations
3	121 Community Park Development - Develop this park pending the completion of a master plan as development occurs and demand requires.		Community Park	\$4,000,000	\$60,000	CIP, Grant Funding	\$4,000,000	Private Donations
3	West Lake Highlands / Pocket Park Improvement - Make improvements to this park as per the Individual Park Assessments in the report Appendix page A-39 (unless the Eastvale neighborhood park is developed).		Neighborhood Park	\$75,000	\$1,125	CIP, Grant Funding	\$75,000	Private Donations
3	One Neighborhood Park - Develop 1 new neighborhood parks (in the Austin Ranch/southern portion of the City) at \$750,000 as development occurs.		Neighborhood Park	\$750,000	\$11,250	Park Improvement Fee	\$0	CIP, Private Donations, LISD/LEISD Partnership
<b>Subtotal Public Space Development and Improvement: Priority 3</b>				<b>\$10,050,000</b>	<b>\$150,750</b>		<b>\$9,300,000</b>	
<b>Total Public Space Development and Improvement</b>				<b>\$26,742,000</b>			<b>\$18,242,000</b>	
<b>Development of Recreational and Cultural Facilities</b>								
<b>Priority 1</b>								
1	Bridges Cemetery Improvement - Improve the historic Bridges Cemetery to allow more visibility and better access to this location			\$150,000	\$2,250	HOT Funds, Grants	\$150,000	Capital Improvement Funds, Private Donations, LISD Partnership, Bond Funds, Texas Historical Commission
n/a	Sport Fields - Accounted for in the development and improvement of community parks.					CIP, Grant Funding		Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, LISD/LEISD Partnership, Bond Funds
n/a	Support Facilities - Playgrounds, Pavilions, Picnic Facilities, Park Restrooms etc. are accounted for in the above park development and improvement.					CIP, Grant Funding		Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds
<b>Subtotal Development of Recreational and Cultural Facilities: Priority 1</b>				<b>\$150,000</b>	<b>\$2,250</b>		<b>\$150,000</b>	
<b>Priority 2</b>								
2	Activity Center - Develop a new Activity Center with Recreational/Cultural/Civic Elements. This Activity Center shall include a large multi-purpose/ball room which can host performing arts activities (See Chapter 7).			\$10,000,000	\$150,000	CIP, Grant Funding	\$10,000,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, LISD Partnership, Bond Funds
2	Park Maintenance Facility - Develop the future parks operation and maintenance facility (See Chapter 7).			\$2,000,000	\$30,000	CIP	\$2,000,000	Capital Improvement Funds, Private Donations, Bond Funds
2	Five Star Storage and Maintenance Facility (Alternative option to separate maintenance facility listed elsewhere in this table)			\$750,000	\$11,250	CIP, Grant Funding	\$750,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds
2	Expand Senior Center - Expand the existing Senior Center to include the space currently occupied by PARD offices. This will require relocating the PARD office. (\$350,000 to renovate existing building, \$200,000 for new PARD office space)			\$550,000	\$8,250	CIP	\$550,000	Capital Improvement Funds, Private Donations, Bond Funds
<b>Subtotal Development of Recreational and Cultural Facilities: Priority 2</b>				<b>\$13,300,000</b>	<b>\$199,500</b>		<b>\$13,300,000</b>	
<b>Priority 3</b>								
3	Outdoor Pool - Develop a new Outdoor Leisure Swimming Pool on existing park land. Consider colcoating with the proposed new Activity Center.			\$1,500,000	\$22,500	CIP, Grant Funding	\$1,500,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, LISD Partnership, Bond Funds
3	Renovate Aquatic Center			\$1,500,000	\$22,500	CIP	\$1,500,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, LISD Partnership, Bond Funds
3	Little League Fields Renovation			\$3,000,000	\$45,000	CIP, Grant Funding	\$3,000,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds
3	Turner Soccer Complex Renovations			\$650,000	\$9,750	CIP, Grant Funding	\$650,000	Capital Improvement Funds, TPWD Outdoor Grant, Private Donations, Bond Funds
<b>Subtotal Development of Recreational and Cultural Facilities: Priority 3</b>				<b>\$6,650,000</b>	<b>\$99,750</b>		<b>\$6,650,000</b>	
<b>Total Development of Recreational and Maintenance Facilities</b>				<b>\$20,100,000</b>			<b>\$20,100,000</b>	

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Prioritized Task List**

City of The Colony Community Development Master Plan

Priority	Action	Additional Acreage	Facility Type	Estimated Cost for Preferred Improvement Level (2009 Dollars)	Estimated Annual Maintenance Cost (dollars per year)	Main Source of Funding	CDC/City Assumed Cost (1) (does not include maintenance costs)	Additional Resources
<b>Consultancy Studies</b>								
<b>Priority 1</b>								
1	<b>Beautification &amp; Streetscape Master Plan</b> - Develop a Beautification and Streetscape master plan for the entire City that includes the location and concept for gateway features at major City entrances, the coordination of signage, developing a monument sign standard for parks in the City, and landscaping medians with trees, shrubs, seasonal color, and grasses. (see Chapter 7).			\$50,000		General Fund	\$50,000	Capital Improvement Funds, Private Donations, Bond Funds
1	<b>Arts Master Plan</b> - Prepare a master plan, which should include an analysis and recommendations public art and the display and performance of other types of art. This master plan should include general themes and ideas for public art to be located in public spaces such as parks and streetscapes and should identify funding opportunities.			\$50,000		General Fund	\$50,000	Capital Improvement Funds, Private Donations, Bond Funds
1	<b>Community Gardens Master Plan</b> - Develop a Master Plan that addresses the conceptualization, implementation, operations, maintenance, and marketing of Community Gardens. The Master Plan will give guidance to the Pilot Community Garden at Augusta Park and will include performance measures to give guidance to the development of additional Community Gardens in the future.			\$30,000		General Fund	\$30,000	Capital Improvement Funds, Private Donations, Bond Funds
1	<b>Bicycle Route Master Plan</b> - Prepare a comprehensive City wide Bicycle Route Master Plan utilizing streets and roads as a complimentary study to the City's existing Trails Master Plan.			\$75,000		General Fund	\$50,000	Capital Improvement Funds, Private Donations, Bond Funds
1	<b>Stewart Creek Park Master Plan</b>			\$30,000		General Fund	\$30,000	Capital Improvement Funds, Private Donations, Bond Funds
1	<b>Eastvale Park Master Plan</b> - By leasee			\$30,000		Bluesky Sport Center	\$30,000	
1	<b>Community Development Website</b> - Improve the website as part of the Community Development Corporation marketing strategy. The website should provide information to the public about new and ongoing community development projects (ongoing).			\$5,000		General Fund	\$5,000	Capital Improvement Funds, Private Donations, Bond Funds
<b>Subtotal Recommended Studies: Priority 1</b>				<b>\$270,000</b>			<b>\$245,000</b>	
<b>Priority 2</b>								
2	<b>Wynnewood Park Master Plan</b> (in coordination with leasee)			\$30,000		General Fund	\$30,000	Capital Improvement Funds, Private Donations, Bond Funds
2	<b>Recreational Programming Study</b> - Perform a study to better identify the indoor & outdoor recreational programming needs in The Colony and strategies for meeting these needs.			\$50,000		General Fund	\$50,000	Capital Improvement Funds, Private Donations, Bond Funds
2	<b>BB Owens Park Master Plan</b>			\$30,000		General Fund	\$30,000	Capital Improvement Funds, Private Donations, Bond Funds
2	<b>Bill Allen Memorial Park Master Plan</b>			\$30,000		General Fund	\$30,000	Capital Improvement Funds, Private Donations, Bond Funds
<b>Subtotal Recommended Studies: Priority 2</b>				<b>\$140,000</b>			<b>\$140,000</b>	
<b>Priority 3</b>								
3	<b>Lion's Club Park / Neighborhood Park Master Plan</b> - Develop a Master Plan for the park (created by a Registered Landscape Architect).		Neighborhood Park	\$20,000		CIP, Grant Funding	\$20,000	Private Donations
3	<b>Scout Park / Neighborhood Park Master Plan</b> - Develop a Master Plan for the park (created by a Registered Landscape Architect)		Neighborhood Park	\$20,000		CIP, Grant Funding	\$20,000	Private Donations
3	<b>Slay/Baker Park / Neighborhood Park Master Plan</b> - Develop a Master Plan for the park (created by a Registered Landscape Architect)		Neighborhood Park	\$20,000		CIP, Grant Funding	\$20,000	Private Donations
<b>Subtotal Recommended Studies: Priority 3</b>				<b>\$60,000</b>			<b>\$60,000</b>	
<b>Total Development of Recreational and Maintenance Facilities</b>				<b>\$470,000</b>			<b>\$445,000</b>	
<b>Priority 1 Expenditure</b>				<b>\$12,817,000</b>			<b>\$3,152,000</b>	
<b>Priority 2 Expenditure</b>				<b>\$39,575,000</b>			<b>\$29,525,000</b>	
<b>Priority 3 Expenditure</b>				<b>\$30,810,000</b>			<b>\$28,770,000</b>	

Summary Actions and Expenditures				
Total Land Acquisition	339 acres		\$17,340,000	\$5,400,000
Total Expenditure: Trails & Trail Amenities			\$8,500,000	\$7,960,000
Total Expenditure: Public Space Development and Improvement			\$26,742,000	\$18,242,000
Total Expenditure: Development of Recreational and Cultural Facilities			\$20,100,000	\$20,100,000
Total Expenditure: Consultancy Studies			\$470,000	\$445,000
<b>Total Expenditure for all Priority Levels</b>			<b>\$73,152,000</b>	<b>\$52,147,000</b>

Note: Costs shown are 2009 values at a pre-design level, and will vary as more detailed design occurs. List is for guidance in planning, and not all items may be implemented.

Land costs are estimated at an average of \$60,000 per acre.

Land costs shown are general estimates intended to establish allowances and will vary. Grants and donations may reduce the cost of each item significantly.

(1) This includes all costs that are the responsibility of the CDC and the City. The reduction in CDC/City-assumed cost provided by bonds, grants, etc. are not accounted for here.

Cells highlighted in this color are items currently on the CDC/City's Comprehensive Improvement Plan

**Action Plan** - The Action Plan (see **Table 8.1: Prioritized Task List**) recommends the basic actions and tasks required in order for The Colony to reach the goals for community development as outlined in Chapter 4 (Section 4.8) based on values expressed through a process of public participation. The Action Plan also reflects the actions as recommended in Chapter 7. It maps out the immediate tasks at hand, together with the costs attached.

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

The listing of the projects is categorized as follows:

1. Land Acquisition and Repurposing
2. Trails & Trail Amenities
3. Public Space Development and Improvement
4. Development of Recreational & Cultural Facilities
5. Consultancy Studies

<b>Prioritized Task List Priority 1 Action Items</b>			
	<b>Units</b>	<b>Estimated Cost (2009 Dollars)</b>	<b>CDC/City Assumed Cost*</b>
Land Acquisition and Repurposing	<b>149 acres</b>	<b>\$5,940,000</b>	<b>\$300,000</b>
Trails & Trail Amenities		<b>\$80,000</b>	<b>\$80,000</b>
Public Space Development and Improvement		<b>\$6,457,000</b>	<b>\$2,457,000</b>
Development of Recreational and Cultural Facilities		<b>\$150,000</b>	<b>\$150,000</b>
Consultancy Studies		<b>\$270,000</b>	<b>\$245,000</b>
<b>Total Priority 1 Expenditures</b>		<b>\$12,817,000</b>	<b>\$3,152,000</b>

*\*The CDC assumed costs basically includes all costs that are not covered by land conveyance through city ordinances. The reduction in CDC/City-assumed cost provided by bonds, grants, etc. are not accounted for here.*

Consider the following notes when reviewing the Action Plan:

- **Order of Sequence** – The sequence is based directly on the recommended importance and need for each action. However, some actions may involve fund-raising or requirements that are more complicated, and may take longer to occur. In that case, other actions may be easier to accomplish sooner, but should not diminish the need for the higher priority actions.
- **Funding possibilities** - The Action Plan includes current assumed levels of funding from the ongoing Capital Improvement Projects. The sale of certificates of obligation will generate additional funds and is strongly recommended. The

Action Plan is a guide, but may vary as specific needs or opportunities within the City occur. Other potential funding sources are noted, but are not secured. Rather, they should be considered as possibilities for further pursuit.

- **Projected Costs** - The projected costs per project are intended to establish a concept and reference of the magnitude of what is needed. These estimates are made prior to any designs or detailed concepts being developed, and will vary as more detailed design occurs.
- **Suggested Time frame** - The projected time frames are intended to establish a sequence to actions.

## Land Acquisition

A comparison of the recommended acreage acquisition with the acreage needs at build-out population of 80,500 reads as follows:

Table 8.2 Acreage Acquisition for Close to Home Parks Compared to Acreage Required		
Park Type	Recommended Acreage Acquisition	Acreage required at build-out population*
Neighborhood Parks	43	76
Community Parks	180	285
<b>TOTAL</b>	<b>223</b>	<b>361</b>
Special Purpose Parks	74	Variable

\* Acreage required per target level of service additional to 2009 existing acreage - See Table 6.1

## Park Dedication and Development

As much as residential and non-residential development may increase the City tax base, new homes and commercial development add pressure on the need for parks, recreation facilities and open space. Consequently many cities have park land dedication and park development fees in place to ensure that the burden to provide parks and recreation facilities are shared with the developer community. The following recommends both a revision of the Park Dedication Ordinance as well as new measures:

### 1) Revision:

#### a) Park Dedication

1 acre / 50 DU - single family AND multi-family residential units (currently 1 acre / 64.5 DU)

#### b) Fee in Lieu of Land

\$500 / DU - single family AND multi-family residential units (currently: fee is based on the value of the property that is developed).

#### c) Floodplain land

Revise the allowance of 1:3 ratio to 1:15, or ideally, no acceptance of any floodplain land as part of park land dedication

**2) New:**

**a) Dwelling Unit Park Improvement Fee**

\$1,500 / DU

**b) Non-residential Park Improvement Fee (new):**

\$1,000 / acre

**c) Floodplain land**

Have all flood plain land protected with no reclamation allowed

### **Implementing the Action Plan with Vision**

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

The very purpose of this Community Development Master Plan is to provide the City of The Colony with the vision to motivate the citizens of City of The Colony to support, participate, and collaborate with park development, recreation, cultural and historical programs.

## **8.4 Funding Strategies**

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

### **8.4.1 City Generated Funding Sources**

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

**Bond Funds** are primarily targeted for new facilities. Bond funding for parks and recreation, especially land acquisition, has proved very successful in the State of Texas in recent years. The Colony has as yet not called for any bond program, and is encouraged to consider this avenue to secure additional funding for parks, recreation, cultural and historical facilities.

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

**Water Utility Bill Contributions** – residents of the City can choose to add a small amount to their water collection bills to fund park improvements. In demonstrated foresight, The Colony City Council recently approved the \$1.00 donation a month check box to be added to the residents' water bills as a contribution for City beautification.

**Half Cent Sales Tax Funds** – The Colony Development Corporation manages the funds that derive from the City's Half Cent Sales Tax to be used for land, buildings, equipment, facilities, and improvements required or suitable for use for sports, athletic, entertainment, tourist, convention, and public park purposes and events, including but not limited to Community Centers, and Hike and Bike Trails, as well as the promotion or development of new or expanded business enterprises; and maintenance and operating costs associated with any of the above projects that are publicly owned and operated.

**Hotel Occupancy Tax (HOT)** - can be used for historical and cultural facilities to promote tourism.

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

**Park Development Fee Funds** – This funding is a revenue source that many cities require from developers in addition to park dedication fees.

**Tree Restoration Funds** – The source of such a fund is a city that levies fines against developers for removing quality trees for development. The revenue generated is often used to plant trees and to irrigate city properties.

## **8.4.2 Governmental Grant Sources**

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

**TPWD - Texas Recreation and Parks Account (TRPA)** funds the following grants:

### **1. Outdoor Recreation Grants (TPWD)**

This program provides 50% matching grant funds to municipalities, counties, MUDs and other local units of government with a population less than 500,000 **to acquire and develop parkland or to renovate existing public recreation areas**. There will be two funding cycles per year with a maximum award of **\$500,000**. Eligible sponsors include cities, counties, MUDs, river authorities, and other special districts. Projects must be completed within three years of approval. Application deadlines are **January 31st** and **July 31st** each year (the master plans submission deadline is 60 days prior to application deadline). Award notifications occur 6 months after deadlines.

### **2. Indoor Recreation (Facility) Grants (TPWD)**

This program provides 50% matching grant funds to municipalities, counties, MUDs and other local units of government with a population less than 500,000 to construct recreation centers, community centers, nature centers and other facilities (buildings). The grant maximum will increase to \$750,000 per application. The application deadline is July 31st each year (with master plan submission deadline 60 days prior to application deadline). Award notifications occur the following January.

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

The CO-OP grant helps to introduce under-served populations to the services, programs, and sites of Texas Parks & Wildlife Department. This is not a land acquisition or construction grant; this is only for programs. Grants are awarded to non-profit organizations, schools, municipalities, counties, cities, and other tax-exempt groups. Minimum grant requests are \$5,000 and maximum grant requests are \$50,000. The application deadline is February 1st and October 1st with awards on April 15th and December 15th.

The purpose of the Community Outdoor Outreach Program (CO-OP) is to expose participants to environmental and conservation programs as well as outdoor recreation activities.

#### ***Recreational Trail Grants (TPWD)***

TPWD administers the National Recreational Trails Fund in Texas under the approval of the Federal Highway Administration (FHWA). This federally funded program receives its funding from a portion of federal gas taxes paid on fuel used in non-highway recreational vehicles. The grants can be up to 80% of project cost with a maximum of \$200,000 for non-motorized trail grants and currently there is not a maximum amount for motorized trail grants (the contact number for motorized trail grant funding availability is 512-389-8224). Funds can be spent on both motorized and non-motorized recreational trail projects such as the construction of new recreational trails, to improve existing trails, to develop trailheads or trailside facilities, and to acquire trail corridors. Application deadline is May 1st each year. Download Recreational Trail Grant Application:

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

TPWD administers the Texas apportionments of LWCF through the Texas Recreation Park Account. If an entity is applying for an Indoor Grant, Outdoor Grant, or Small Community Grant, TPWD may consider the application for LWCF funding. No separate application is required.

#### ***Regional Park Grants administered by TPWD***

This grant program was created to assist local governments with the acquisition and development of multi-jurisdictional public recreation areas in the metropolitan areas of the state. It allows cities, counties, water districts, and other units of local government to acquire and develop parkland. The program provides 50% matching fund, reimbursement grants to eligible local governments for both active recreation and conservation opportunities. Master plans submission deadline is 60 days prior to application deadline. Grants are awarded yearly by TPW Commission when funds are available. There is no ceiling on match amounts, but grant awards are dependent on the number of applicants and the availability of funds. Past recipients for the Regional Park Grant have ranged from \$750,000 to \$1,200,000. **This program is currently inactive, but may be reinstated in 2009.** In the past deadlines were held on January 31 of each year.

***National Park Service (NPS) Programs*** include the Land and Water Conservation Fund (LWCF) and Urban Park and Recreation Recovery Act (UPARR), which provide funds for parks and recreation. Congress appropriates both funds. Typically, the funding sources have supported traditional parks rather than linear systems. The FY 2008 land and water conservation fund apportionment came to \$23,133,400. Of this amount, funding for the State of Texas exceeded \$1.2 million in 2008.

The President's budget for FY 2009 proposed zero funding for LWCF State grants. However, for the first time in the program's history, legislation has been enacted

which insures that regular LWCF appropriations will be supplemented by proceeds from certain oil and gas leases in the Gulf of Mexico. Section 105 of the Gulf of Mexico Energy Security Act (GMESA) designates 12.5 percent of the proceeds from leases in Areas 181, 181 South and the 2002-2007 planning areas to be dispensed to the States in accordance with Section 6 of the LWCF Act. These funds will remain available until expended as opposed to the 3-year time frame for regular LWCF apportionments. In the early years, LWCF proceeds from these Gulf leases are expected to be quite modest.

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

### ***Sustainable Development Funding Program***

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

The program is designed to foster growth and development in and around historic downtowns and Main Streets, infill areas, and passenger rail lines and stations. To support this effort, the Regional Transportation Council designated \$41 million in 2009 for sustainable infrastructure and planning projects throughout the region. Deadline to Submit Grant Application: October 2, 2009. Types of projects include:

#### Infrastructure:

An infrastructure project is a construction project that provides public infrastructure in the public right-of-way and can be used to support private vertical development. Examples include pedestrian amenities, landscaping, intersection improvements, lighting, street construction, traffic signalization, etc.

#### Planning:

Planning projects include market, housing, and economic analyses, transit station planning, Transit Oriented Development (TOD) Planning, General Planning (subdivision regulations, creation of new code/zoning regulations, master planning, updates to pedestrian and/or bicycle plans, etc.), and others.

### ***Regional Transportation Council Partnership Program***

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

### ***Transportation Enhancement Program funds available***

Through the Statewide Transportation Enhancement Program, the Texas Department of Transportation has made funds available during 2006 for construction of non-traditional transportation projects such as bicycle routes, pedestrian safety, and landscaping of transportation facilities. NCTCOG reviewed the projects within the Metropolitan Planning Area for eligibility, ranked the projects, and provided the state-required Letter of Transportation Improvement Program Placement.

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

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

***Partnering with Developers and Private Land Owners*** is possible by implementing park land dedication rules, whether voluntary or mandatory. Such an ordinance provides a vehicle for development of parks, open space, and trails as land is developed in a city. The Colony has such an ordinance in place and needs to be updated on a regular basis as recommended in Chapter 7 of the Community Development Master Plan. The purpose of an up-to-date dedication ordinance is to ensure sufficient funding so that tangible park improvements can be made, rather than token improvements.

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

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

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

***Sponsorship through Businesses*** is a means to secure funding through businesses operating in The Colony. Entities can contribute through a Foundation (once

established) or directly support Community Development Corporation Board construction or programming efforts.

***Partnerships with Interest or Volunteer Groups*** that are typically non-profit organizations keenly interested in particular subjects e.g. aesthetics, theater, art, and human interaction with nature including wildlife and native plants. Such Volunteer Groups are often willing to contribute time and energy free of charge for the betterment of public spaces within a city. Examples in The Colony include park clean-up and playground maintenance activities.

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

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

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

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

<http://www.neh.gov/grants/grants.html>

### ***Texas Historical Commission***

#### **Certified Local Government Grants**

Certified Local Government (CLG) grants provide funding to participating city and county governments to develop and sustain an effective local preservation program critical to preserving local historic resources. These grants can be used for local historic preservation projects, including surveys of historic properties/districts, preparation of nominations to the National Register of Historic Places and other community-based preservation projects. Other examples of eligible projects for CLG funding may include the following activities:

1. All CLG grants require a local cash match budgeted on a one-to-one (dollar for dollar) match equal to a 50-50 ratio for the total cost of the project. Proposed projects utilizing all or partial matches of verifiable in-kind services and/or goods may also qualify as long as the local match equals a 50-50 ratio

- for the total cost of the project. Only non-federal monies may be used as a match, with the exception of Community Development Block Grants.
2. Cities and county governments that have been individually "certified" by the National Park Service as CLGs (prior to the time of their grant application) are eligible to apply for CLG grants. County CLGs may apply to assist non-CLG cities within their jurisdiction. CLGs may also partner together to facilitate larger projects such as public workshops or hiring a consultant to perform services for multiple CLGs. The grants may also be sponsored by CLGs by delegating a third-party organization such as another unit of local government, a commercial firm, a non-profit entity or educational institution to administer it. The contributed services of the third party to the CLG may be counted toward the matching share requirements of the grant.
  3. CLGs may apply for CLG grants in the spring of each year, and they are usually awarded in the following fall. Applications for the FY 2010 grant cycle are due Friday, June 5, 2009.

Typically, grants range from \$2,000 to \$30,000.

More information is available at: <http://www.thc.state.tx.us/grantsincent/graclg.shtml>

#### Texas Preservation Trust Fund Grants

Eligibility: historic structures, archeological sites, archeological curatorial facilities, and heritage education projects.

The Texas Historical Commission (THC) awards grants for preservation projects from the Texas Preservation Trust Fund (TPTF). Created by the Texas Legislature in 1989, the TPTF is an interest-earning pool of public and private monies. The earned interest and designated gifts are distributed yearly as matching grants to qualified applicants for the acquisition, survey, restoration, preservation or for the planning and educational activities leading to the preservation of historic properties, archeological sites and associated collections of the State of Texas. Competitive grants are awarded on a one-to-one match basis and are paid as reimbursement of eligible expenses incurred during the project. Applications will be available early each year.

The TPTF grant cycle is typically once a year. The next grant cycle is for the fiscal year 2010 grant cycle and information will be posted on this web site when funds become available.

#### The Texas Main Street Program

The Texas Main Street Program, part of the Texas Historical Commission's Community Heritage Development Division, helps Texas cities revitalize their historic downtowns and neighborhood commercial districts by utilizing preservation and economic development strategies.

The program began in 1981 and is affiliated with the National Trust for Historic Preservation. The Texas Main Street Program is among the most successful downtown revitalization programs in the nation, and has assisted more than 140

Texas cities through the program. The program has resulted in the private reinvestment of more than \$1.3 billion in Texas downtowns and neighborhood commercial districts, the creation of more than 23,000 jobs and the establishment of more than 5,900 new businesses.

The annual application process for Main Street cities includes a Letter of Intent filed in mid-May of each year and an application deadline on the last working day of July. The next round of applications will be accepted Friday, July 31, 2009, for the program beginning January 1, 2010. For copy of the application guidelines, the contact number is 512-463-6092.

#### Texas Heritage Tourism Partnership Grants

Government and nonprofit organizations within active Texas Heritage Trails Program regions can apply for matching grants when funds are available. Grants are used for heritage tourism-oriented projects such as interpretation, signage, publications and web sites, curriculum development, educational programs, and workshops and training. Grants are one-to-one with in-kind and/or cash matches.

More information the following number may be called: 512-463-2630.

#### *American Association for State and Local History*

##### The Save Our History Initiative

AASLH is a partner of HISTORY ® on the Save Our History Initiative. HISTORY ® created Save Our History (SOH) to support local history education and historic preservation efforts in communities across America.

Over the past four years, the network has awarded nearly \$1 million in grants to fund partnerships between schools and local history organizations on student-driven community preservation projects, distributed free educational resources to 60,000 teachers reaching approximately 1.8 million students, hosted SOH teacher training sessions, and honored dozens of teachers and students for their commitment to local history education and preservation.

Guidelines, entry forms and rules are available online at [www.saveourhistory.com](http://www.saveourhistory.com). Entries are due June 5, 2009.

## **8.5 Policies & Ordinances**

### ***Ordinance Support for Trail System Development***

Utilization of the existing Park Land Dedication Ordinance is an important tool to assist in the implementation of a City wide trail system. Trail corridors can be integrated into developments as the development goes through the platting process. Land for trail corridors can be donated in a fashion similar to the dedication of land for traditional parks, and each adjacent development can be required to construct its portion of the overall trail system, or other trails that connect to the main trail network.

### ***Community Development Corporation Board***

All revisions to the Community Development Master Plan require a recommendation from the Community Development Corporation Board and approval of City Council. City Staff should present significant changes in the Community Development Master Plan and provide brief summaries of annual updates to the documentation. This will provide the CDC Board with comprehensive information to assist with development decisions.

### ***Joint Planning with the neighboring Cities of Lewisville, Frisco, Little Elm, Plano, Hebron and Carrollton***

Establish joint planning efforts with these neighboring cities to provide additional options to address recreation needs in The Colony, especially trail connections across city boundaries and along Lake Lewisville.

### ***Joint Planning with Lewisville ISD***

Establish joint planning review sessions with Lewisville ISD to allow for coordination of facilities usage and development.

### ***Joint Planning with Denton County***

Continue joint planning efforts with Denton County to provide additional options to address recreation needs in The Colony.

### ***Specific Policy Actions***

*(See also Paragraph 7.2 City Policy)*

1. Pro-actively search for parklands to target for acquisition, prioritized each year over the next five years.
2. Establish a City Ordinance that requires a minimum of 80% compliance for single loaded roads (roads with development along one side only, with park land on the other) along all future parks, buffers, floodplains, and open space. Single loaded roads allows for accessible parks that are safe and inviting. Safety is generally achieved by the informal surveillance provided by the residents overlooking the park.

3. Establish a City Ordinance that requires transparent metal (or cast iron) fences in lieu of solid wood fences along private properties bordering parks, trails, creek corridors, and open space so as to contribute to a sense of openness and safety.
4. Adopt policies, which emphasize the importance of the preservation and protection of the City's tree cover in addition to and complementary with the City's tree ordinance.
5. Adopt policies, which emphasize the importance of the preservation and protection of the City's creek system in addition to and complementary with the City's creek ordinance.
6. Plan ahead to protect and preserve the City's 100-year floodplains at build-out conditions, including a buffer of up to 20 to 50 feet beyond the floodplain.
7. Establish a City Ordinance that mandates the donation of floodplain lands along creeks and other water bodies (e.g. Lake Lewisville). Such land is not developable, yet provides habitat and corridors of movement for fauna and the opportunity for use as open space, greenways, and trails (see Paragraph 7.2; Recreation and Drainage Easements)
8. Establish a City Ordinance that mandates no reclamation of any floodplain land for purposes of residential and non-residential development.
9. Continue to work directly and continuously with Lewisville Independent School District, so as to acquire lands for neighborhood parks in conjunction with school district property acquisitions and to develop park facilities that can be used jointly by school children and residents.
10. Identify school sites that may be developed jointly with the school district as publicly accessible parklands. Potential projects include a jointly built natatorium and the joint use of land at B.B. Owens Elementary School for practice facilities.
11. Establish a formal process and agreements for working directly and continuously with the private sector and City departments that can assist in acquiring park lands or in jointly developing facilities. These include the City's Engineering, Public Works, and Development Services Departments; schools; private entertainment providers.
12. Endorse the park to population ratios established by this Community Development Master Plan to guide the acquisition and development of parks in all sectors of the City. For neighborhood and community parks, these are 2 acres and 6 acres per 1,000 population respectively.
13. Require all new development adjacent to existing or proposed trails in the Community Development Master Plan to provide connections to both existing and

proposed trails to ensure that everyone in the City is within walking distance of a trail that links with the overall City Trail network.

14. Establish standards for developing land adjacent to linear park corridors. These include helping to fund linear parks, providing pedestrian connections to the parks, minimum amounts of landscaping along those corridors, and signage regulations adjacent to or within the linear park corridors.
15. Continue to ensure that adequate maintenance personnel are provided to take care of parklands in the City. Expect and provide an exceptional level of care.
16. Endorse the need for the preservation of open space throughout the City.
17. Pursue alternative methods of funding park system and programming improvement, such as partnerships with non-governmental entities, grant funding sources, establishing “Friends of...” organizations, and contracting out programs or operations. Consider these and other methods only where feasible and financially sound.

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

The success of the Community Development Master Plan implementation goes hand-in-hand with other City plans and ordinances e.g. Trails Master Plan; Comprehensive Plan; Flood Prevention Ordinance; and Thoroughfare Plan. The Community Development Master Plan concepts and ideas to be addressed by these documents include the following:

1. Comprehensive Plan:
  - Single loaded roads;
  - Transparent metal fencing; and
  - Protection of unique features in the City.
2. Flood Prevention Ordinance:
  - Creek corridor protection; and
  - No platting allowed further to the creek than the edge of the 100 year floodplain.
  - No reclamation of floodplain land.
3. Thoroughfare Plan:
  - Creek crossings should make allowance for 11 to 12’ free board below bridge to allow for under-bridge trail connections, which is important to consider for any future bridges and the upgrade of existing bridges.
  - Adopt and include the entire Trails Master Plan into the Thoroughfare Plan as alternative transportation routes.
  - Ensure adequate ROW acquisition for safe and effective design of roads and trail corridors.

## 8.6 Community Development Marketing Implementation

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

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

### Promotion of Facilities and Programs

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

The Community Development Corporation is encouraged to continue including the following components in their marketing plan:

- Distribution of promotional materials, including flyers and seasonal newspaper inserts;
- Three seasonal recreational programming brochures (Fun Times).
- A regularly updated internet website;
- Periodic presentations to the City Council regarding community development projects;
- Regular promotional events; and
- Periodic public announcements and special features on local radio and television to discuss new features and programs provided by the Community Development Corporation Board.

**Web site enhancement** – many cities today are relying on sophisticated websites to promote facilities, programs, and special events. The Colony’s website is functional and provides information similar to most cities. The Community Development Corporation Board should strive to enhance its website constantly as technology advances. The website should be interesting, dynamic, and to some degree have new features periodically that keep it up to date.

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

- ***Existing parks – facilities available within each park.*** Information from the Community Development Master Plan document can be added to the website for a quick description of each park. Include 360 panoramic views from specific locations in parks.
- ***Planned improvements*** – Continue to provide information on planned improvements, including a copy of the overall master plan summary in a downloadable format.
- ***Special facilities*** – Continue to provide information on meeting rooms, fitness facilities, gymnasiums and aquatic areas; include hours of operation and cost, special events, and photographs of the facilities.
- ***Athletic, cultural and historical information*** – Continue to assist associations in establishing their own sites, and provide links to those sites.
- ***Upcoming events*** – Continue to provide information on upcoming events.
- ***Programs that are currently being offered*** – Continue to provide information on programs offered by The Colony.
- ***Rental information*** – Continue to provide rental rates and pictures of each facility. Outdoor pavilions can also be included on the web site.
- ***Contact and Comment section*** – Continue to provide location for contact information as well as a place for citizen comments.

## 8.7 Plan Updates

The 2009 The Colony Community Development Master Plan is a guide to be used by the City to develop the existing system for future needs over the next 5 to 10 up to 25 years. There will be changes that occur during the time frame of this plan:

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

The Texas Parks and Wildlife Department stipulates the following for park master plans: *“The park, recreation, and open space master plans must cover at least a ten year period after which a completely new plan is required. Plans must be updated every two years to remain eligible. As a minimum, updates should include a summary of accomplishments, new public input, most recent inventory data, and updated needs, priorities, and new implementation plan. Demographics, population projections, goals and objectives, standards, and maps should also be updated if appropriate. Priorities should be updated as high priority items are accomplished and lower priorities move up. A new resolution is not required when updating priorities; however if priorities are revised or change, a new resolution adopting the new priorities, is required.”*

A review and update of this Community Development Master Plan by City staff should be conducted every two years or when a significant change does occur. These

updates can be published in short report format and attached to this Community Development Master Plan for easy use. Four key areas for focus of these periodic reviews are as follows:

**Facility Inventory** - An inventory of new facilities should be recorded as well as any significant improvements of facilities controlled by Lewisville/Little Elm Independent School District or the City's public/private partners.

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

**Public Involvement** - As mentioned previously, this Community Development Master Plan reflects 2008 population and attitudes as expressed by the citizens of The Colony. However, over time, those attitudes and interests may change as the City changes. Periodic surveys are recommended to provide a current account of the attitudes of the citizens and additional direction from the public on issues that may arise.

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

