

Chapter 8

Implementation

INTRODUCTION

The primary purpose of this Master Plan is to provide both a broad vision and detailed guidelines for the future of Wylie’s parks, recreation, and open spaces. While previous chapters outlined existing conditions, various needs, and general recommendations, this chapter summarizes, prioritizes, and estimates costs for the primary actions which need to be taken over the next five to ten years and beyond. For a better understanding of the action items contained herein, refer to Chapter 4 – Existing Conditions (especially the Park & Facility Reviews section pages 4-7 to 4-29), Chapter 5 – Needs Assessment (especially Tables 5.1 and 5.3), and Chapter 6 – Recommendations (especially the maps).

Overall, the methodology used to prioritize the recommendations and actions contained in this chapter was based on three criteria:

- The level of need based on citizen demand and standards (Chapter 5);
- The logical order of facility development (that is, land must be acquired and plans must be developed before a facility can be constructed); and
- The level of potential capital funding over the course of the next five to ten years.

HIGH PRIORITY NEEDS

The following lists the top priorities for parks, recreation, and open space in Wylie. These priorities have been developed utilizing demand-based needs, standards, City Staff and City Official input, and guidance from the Planning Team in order to provide the best set of actions to enhance quality of life in Wylie. The priorities are broken into two lists – one for outdoor facilities and one for indoor facilities.

Figure 8.1
Overall Parks, Recreation & Open Space Priorities

<p>Outdoor Facilities</p> <ol style="list-style-type: none"> 1. Hike & Bike Trails 2. Neighborhood Park Development 3. Municipal Complex Property Development 4. Additional Sports Fields 	<p>Indoor Facilities</p> <ol style="list-style-type: none"> 1. Indoor / Outdoor Aquatic Center 2. Environmental Learning Center 3. Senior Center
--	--

Beyond these priorities, it is important to consider land acquisition as being an underlying priority that is related to each of these items. That is, in order to achieve the priorities listed above, land must first be acquired or otherwise set aside to house these facilities.

THE 2010 – 2020 ACTION PLAN

The Action Plan included in this chapter is a tool that translates the diverse and detailed recommendations within this Master Plan into concrete action items, which are then prioritized and given estimated costs. These action items are grouped into one of three priority groups (five year action items, ten year action items, and future action items beyond ten years) which reflect the needed improvements for each of these time periods based on target levels of service (as discussed in Chapter 5 – Needs Assessment) and forecasted population growth.

It is important to understand that this Action Plan is not intended to serve as a business plan or capital improvement plan for the Parks and Recreation Divisions, the Parks & Recreation Board, the Parks & Recreation 4B Board, or the City Council. Nor should this action plan be seen as a commitment to funding and/or carrying out these projects in the order listed. Rather, this action plan should be viewed as a tool and guideline for the City of Wylie for revising its capital improvement plan and making funding decisions.

Without a doubt, the funding levels shown for the next five to ten years are highly aggressive compared to Wylie’s past funding for parks and recreation and are possibly not one-hundred-percent achievable. However, these funding levels reflect the costs associated with taking the actions that the analysis of this Master Plan has found to be necessary to improve Wylie’s quality of life, stay ahead of the curve as Wylie continues to develop, and to help the City achieve a level of service in keeping with regional and national benchmarks. While it is possible that the City will not be capable of funding every improvement listed in the Action Plan, it is important to have a plan in place for three reasons: 1) to provide guidance for the capital improvement plan; 2) to illustrate the City’s goals during the grant application process; and 3) to have a plan in place in the event of a financial windfall.

Table 8.1: Action Plan Years 2010 – 2020 on the next page summarizes the major actions and tasks which should be initiated over the next five to ten years and beyond in order for Wylie to achieve its vision for parks, recreation, and open space.



**Table 8.1
Action Plan Years 2010 - 2020
City of Wylie Park, Recreation and Trails Master Plan**

This document is a tool and guideline for planning and grant application purposes only. Projects will be completed when funding is available, all appropriate projects will be presented to City Council and the Park Board for their approval prior to project implementation.

Priority	Action	Additional Acreage	Facility Type	Estimated Cost for Preferred Improvement Level (2015 Dollars)	Main Source of Funding	PARD-assumed Cost	Additional and Other Potential Funding Sources	Other City Department/Institution Involvement
High Priority (1 to 5 Year) Actions & Associated Costs	Policy Actions							
1-5 years	Park Land Dedication Ordinance Revision - Revise the Park Land Dedication Ordinance to meet regional standards and to help develop parks and trails.			\$0		\$0		Planning Department
1-5 years	Develop and Implement a Floodplain Management Strategy - Develop a Floodplain Management Strategy that minimizes floodplain reclamation and protects open space for recreational use and aesthetics. This strategy should implement the recommendations of the Floodplain Protection Plan and Environmental Resource Inventory (see Studies & Plans section below).			\$0		\$0		Engineering & Planning Departments
1-5 years	Update Comprehensive Plan & Zoning Ordinance - Update the Comprehensive Plan and the Zoning Ordinance to allow Tractsect and Conservation Development (see pages 6-4 and 6-5).			\$0		\$0		Planning Department
1-5 years	East Fork Park Shared Use Agreement - Engage in a shared use agreement with the US Army Corps of Engineers to allow East Fork Park to function as a community park for Wylie.			\$0		\$0		Planning Department
1-5 years	Develop and Implement a Lake Access Program - Create a program that focuses on improving the visual and physical accessibility of Wylie's two lakes through improved vehicular & pedestrian access, park visibility, directional/wayfinding signage, and parks & trails along the lake shore.			\$0		\$0		Engineering & Planning Departments
1-5 years	Joint Use Agreement with Wylie ISD - Develop a joint use agreement with Wylie ISD for the shared use of facilities and to foster partnerships for future ventures (specifically to allow the enhancement of school grounds to provide neighborhood park amenities).			\$0		\$0		
1-5 years	Land Acquisition							
1-5 years	Neighborhood Parks - Acquire about 25 acres for 3 future neighborhood parks @ 5 to 10 acres per park (~ 8 acres) as development occurs.	25 acres	Neighborhood Park	\$1,875,000	Park Land Dedication	\$0		
1-5 years	Neighborhood Parks - Acquire about 8 acres for 1 future neighborhood parks north of and adjacent to Akin Elementary.	8 acres	Neighborhood Park	\$600,000	CIP, Grant Funding	\$600,000	Park Land Dedication, WISD assistance	
1-5 years	Muddy Creek Community Park / Athletic Complex - Acquire about 20 acres for 1 future small community park in Park Zone 1 (western portion of the City) adjacent to the Muddy Creek Floodplain and north of FM644 (see Option A and Option B on the Existing & Proposed Community Parks map on page 6-13).	20 acres	Community Park	\$1,500,000	CIP, Grant Funding	\$1,500,000	Private Donations, Collin County Grant Funds	
1-5 years	Akins Community Park - Repurpose the Akins Landfill for one future community park (this is dependent on whether the landfill has "matured" to a point where park development is appropriate).	46 acres	Community Park	\$0	Existing City-owned Land	\$0		
1-5 years	East Fork Park - Per a future shared use agreement (described above), East Fork Park's acreage can be considered an "acquisition" of land.	166 acres	Community Park	\$0	Existing USACE-owned Land	\$0		
1-5 years	Open Space Acquisition and Protection (Floodplain) - Acquisition of land within the Muddy Creek and/or Rush Creek floodplains (assumed \$20,000 per acre).	85 acres	Open Space	\$1,700,000	CIP, Grant Funding	\$1,700,000	Park Land Dedication, Private Donations, Collin County Grant Funds, Land Trusts	Planning, Engineering,
1-5 years	Open Space Acquisition and Protection (out of Floodplain) - Acquisition of other important Open Space land not within the floodplain.	15 acres	Open Space	\$1,125,000	CIP, Grant Funding	\$1,125,000	Park Land Dedication, Private Donations, Collin County Grant Funds, Land Trusts	
	Subtotal Land Acquisition (excluding Regional Parks): 1-5 years	365 acres		\$6,800,000		\$4,925,000		
1-5 years	Park Development and Improvement							
1-5 years	Four New Neighborhood Parks on Dedicated Land - Develop 4 neighborhood parks at \$750,000 to \$1,250,000 per park on existing land that has been dedicated to the City through Parkland Dedication (Creekside Estates Park Ph. 4, Twin Lakes/Southbrook Park, Avalon Park Ph. 2, and Pheasant Creek Park).		Neighborhood Park	\$4,000,000	CIP, Park Improvement Fee	\$4,000,000		Grant Funding
1-5 years	Municipal Complex Property - Implement the Municipal Complex Property Master Plan as described in Chapter 7. This includes the development of trails, an amphitheater, and an environmental learning center as well as zoning changes.		Open Space / Community Park	\$3,000,000	CIP, Grant Funding	\$3,000,000	TPWD Outdoor Grant, Private Donations, Collin County Grant Funds	
1-5 years	Community Park Improvement - Renovate Community Park as per existing plans (under design).		Community Park	\$3,000,000	CIP, Grant Funding	\$3,000,000	TPWD Outdoor Grant, Private Donations, Collin County Grant Funds	
1-5 years	Hike and Bike Trails (Paved) - Develop 8 miles of paved trails at \$800,000 per mile.		Hike and Bike Trails	\$6,400,000	CIP, Grant Funding	\$6,400,000	TPWD Outdoor Grant, TXDOT Transportation Enhancements Grant	
1-5 years	Hike and Bike Trails (Natural Surface) - Develop 8 miles of natural surface trails at \$100,000 per mile.		Hike and Bike Trails	\$800,000	CIP, Grant Funding	\$800,000	TPWD Outdoor Grant	
1-5 years	Tree Planting - Implement a focused tree planting program at \$50,000 per year for all parks.		Citywide	\$250,000	Tree Mitigation Fund	\$250,000	Private Donations, TPWD grant	
1-5 years	Subtotal			\$17,450,000		\$17,450,000		
1-5 years	Maintenance budget for parks and recreation facilities - Calculated at 2-4% per year of overall preferred development cost; rounded to 2% per year for 5 years = 10%.			\$1,745,000	General Fund, 4B Sales Tax	\$1,745,000		
	Subtotal Park Development and Improvement: 1-5 years			\$19,195,000		\$19,195,000		
Ongoing	Development of Recreational and Maintenance Facilities							
Ongoing	Short Fields - Accounted for in the development and improvement of community parks. Between 2010 and 2015, there will be a need for an additional 4 baseball fields, 4 softball fields, 1 football field, and 8 backstops (see pages 5-13 to 5-15).							
Ongoing	Support Facilities - Playgrounds, Pavilions, Picnic Facilities, Park Restrooms etc. are accounted for in the above park development and improvement (see pages 5-13 to 5-15).							
1-5 years	Disc Golf Course - Develop an 18 hole disc golf course on existing parkland within the city.			\$30,000	CIP	\$30,000		
1-5 years	Subtotal			\$30,000		\$30,000		
1-5 years	Maintenance budget for parks and recreation facilities - Calculated at 2-4% per year of development cost; rounded to 2% per year for 5 years = 10%.			\$3,000	General Fund, 4B Sales Tax	\$3,000		
	Subtotal Development of Recreational and Maintenance Facilities: 1-5 years			\$33,000		\$33,000		
1-5 years	Floodplain Protection Plan - Prepare a comprehensive City wide Floodplain Protection Plan, which should identify the 100 year hydrologic floodplain at build-out conditions for all drainage corridors within Wylie. This plan should inform the Floodplain Management Strategy referenced above.			\$120,000	CIP	\$120,000		Planning, Engineering
1-5 years	Environmental Resource Inventory - Inventory and map the locations of important ecologically sensitive areas within Wylie. This inventory will help the City in guiding future development actions, developing city policy, and prioritizing open space acquisition. In addition to assisting and guiding the Planning Department and Parks and Recreation Divisions, it will provide guidance to the Floodplain Management Strategy referenced above.			\$50,000	CIP	\$50,000		Planning, Engineering
1-5 years	Master Plan Oncor / Lavon Park - Create a master plan for the development of this park.			\$25,000	CIP	\$25,000		
1-5 years	Master Plan Muddy Creek Community park - Create a master plan for the development of this park.			\$25,000	CIP	\$25,000		
	Subtotal Recommended Studies			\$220,000		\$220,000		
Summary of Associated Costs for High Priority (2010 to 2015) Actions		365 acres						
Total Land Acquisition				\$6,800,000		\$4,925,000		
Total Associated Costs: Park Development and Improvement				\$19,195,000		\$19,195,000		
Total Associated Costs: Development of Recreational and Maintenance Facilities				\$33,000		\$33,000		
Total Associated Costs: Studies & Plans				\$220,000		\$220,000		
Total Associated Costs for High Priority (2010 to 2015) Actions				\$26,248,000		\$24,373,000		

Notes:
Costs shown are 2015 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 \$75,000 per acre at an estimated 2015 value. Land costs shown are general estimates intended to establish allowances and will vary. Grants and donations may reduce the cost of each item significantly.

**Table 8.1
Action Plan Years 2010 - 2020
City of Wylie Park, Recreation and Trails Master Plan**

This document is a tool and guideline for planning and grant application purposes only. Projects will be completed when funding is available, all appropriate projects will be presented to City Council and the Park Board for their approval prior to project implementation.

Priority	Action	Additional Acreage	Facility Type	Estimated Cost for Preferred Improvement Level (2015 Dollars)	Main Source of Funding	PARD-assumed Cost	Additional and Other Potential Funding Sources	Other City Department/Institution Involvement
5 to 10 Year Priority Actions & Associated Costs								
Land Acquisition								
5-10 years	Neighborhood Parks - Acquire about 30 acres for 4 future neighborhood parks @ 5 to 10 acres per park (~ 8 acres) as development occurs.	30 acres	Neighborhood Park	\$2,250,000	Park Land Dedication	\$0		
5-10 years	Neighborhood Parks - Acquire about 8 acres for 1 future neighborhood park near the convergence of Rush Creek and Lake Ray Hubbard from the City of Dallas.	8 acres	Neighborhood Park	\$600,000	CIP, Grant Funding	\$600,000	Park Land Dedication, WISD assistance	
5-10 years	East Side Community Park - Acquire about 40 acres for 1 future community park in Park Zone 2 (eastern portion of the City) south of Wylie East High School (see the Existing & Proposed Community Parks map on page 6-15).	40 acres	Community Park	\$3,000,000	CIP	\$3,000,000	Private Donations, Collin County Grant Funds	
5-10 years	Special Purpose Parks - Acquire about 10 acres for special purpose parks including trail heads, trail gateways, and other as yet unforeseen special purpose use.	10 acres	Special Purpose Park	\$750,000	CIP, Grant Funding	\$750,000	Park Land Dedication, Private Donations, Collin County Grant Funds, Land Trusts	
5-10 years	Open Space Acquisition and Protection (Floodplain) - Acquisition of land within the Muddy Creek and/or Rush Creek floodplains (assumed \$20,000 per acre).	85 acres	Open Space	\$1,700,000	CIP, Grant Funding,	\$0	Park Land Dedication, Private Donations, Collin County Grant Funds, Land Trusts	Planning, Engineering,
Subtotal Land Acquisition: 5-10 years								
				\$8,300,000			Grant Funding	
5-10 years	Three New Neighborhood Parks on Dedicated Land - Develop 3 neighborhood parks at \$750,000 to \$1,250,000 per park on land that has yet to have been dedicated to the City through Parkland Dedication as development occurs.	173 acres	Neighborhood Park	\$3,000,000	CIP, Park Improvement Fee	\$3,000,000	Grant Funding	
5-10 years	Neighborhood Park Amenities in Three Existing Parks - Develop neighborhood park amenities in 3 existing parks at \$750,000 to \$1,250,000 per park in order to provide neighborhood park amenities in currently under-served areas (Parkside Park, Creek Hollow Ph. 2 Park, and Bozman Farm Estates Ph. 1B Park).		Neighborhood Park	\$3,000,000	CIP, Park Improvement Fee	\$3,000,000	Grant Funding	
5-10 years	Neighborhood Park Amenities at Smith Elementary - Partner with Wylie ISD to develop neighborhood park amenities adjacent to Smith Elementary School on WISD land in order to provide neighborhood park amenities in this currently under-served area.		Neighborhood Park	\$500,000	CIP, WISD Assistance	\$500,000	TPWD Outdoor Grant, Private Donations	
5-10 years	Neighborhood Park Improvement - See recommendations as per Chapter 3 (two parks @ \$250,000 per park).		Neighborhood Park	\$500,000	CIP	\$500,000	TPWD Outdoor Grant, Private Donations, Collin County Grant Funds	
5-10 years	Muddy Creek Community Park / Athletic Complex - Develop 1 community park located adjacent to the Muddy Creek Floodplain and north of FM544 (see Option A and Option B on the Existing & Proposed Community Parks map on page 6-13). This park should include restrooms, concessions, lights, and sport fields (see below).		Community Park	\$6,000,000	CIP, Grant Funding	\$6,000,000	TPWD Outdoor Grant, Private Donations, Collin County Grant Funds	
5-10 years	East Fork Park Improvements - Partner with the US Army Corps of Engineers to improve East Fork Park by enhancing access, expanding amenities, and improving visibility of the park so that it may function as a Community Park for Wylie.		Community Park	\$500,000	CIP	\$500,000	TPWD Outdoor Grant	
5-10 years	Hike and Bike Trails (Paved) - Develop 8 miles of paved trails at \$800,000 per mile.		Hike and Bike Trails	\$800,000	CIP, Grant Funding	\$800,000	TPWD Outdoor Grant, TxDOT Transportation Enhancements Grant	
5-10 years	Hike and Bike Trails (Natural Surface) - Develop 8 miles of natural surface trails at \$100,000 per mile.		Hike and Bike Trails	\$800,000	CIP, Grant Funding	\$800,000	TPWD Outdoor Grant	
5-10 years	Tree Planting - Implement a focused tree planting program at \$50,000 per year for all parks.		Citywide	\$250,000	Tree Mitigation Fund	\$250,000	Private Donations, TPWD grant	
Subtotal				\$20,950,000				
5-10 years	Maintenance budget for parks and recreation facilities - Calculated at 2-4% per year of development cost, rounded to 2% per year for 5 years = 10%.			\$2,095,000	General Fund	\$2,095,000		
Subtotal Park Development and Improvement: 5-10 years				\$23,045,000				
Ongoing	Development of Recreational and Maintenance Facilities							
Ongoing	Sport Fields - Accounted for in the development and improvement of community parks.							
Ongoing	Support Facilities - Playgrounds, Pavilions, Picnic Facilities, Park Restrooms etc. are accounted for in the above park development and improvement.							
5-10 years	Lake Access Enhancements - Upon implementation of the Lake Access Program (described above under Policy Actions), implement a wayfinding signage system to direct vehicle and pedestrians. Make improvements to Skyview Drive / Co Rd 384 and Forest Ross Road.			\$5,000,000	CIP	\$1,000,000	TPWD Outdoor Grant, Private Donations, explore WISD assistance	Engineering & Planning Departments
5-10 years	Park Maintenance Facility - Renovate the parks operation and maintenance facility.			\$1,000,000	CIP	\$1,000,000	TPWD Outdoor Grant, Private Donations, Collin County Grant Funds	
Subtotal				\$6,000,000				
5-10 years	Maintenance budget for parks and recreation facilities - Calculated at 2-4% per year of development cost, rounded to 2% per year for 5 years = 10%.			\$600,000	General Fund	\$600,000		
Subtotal Development of Recreational and Maintenance Facilities: 5-10 years				\$6,600,000				
5-10 years	Master Plan Muddy Creek Community park - Create a master plan for the development of this park.			\$25,000	CIP	\$25,000		
Subtotal Recommended Studies				\$25,000				
Summary of Associated Costs for 2015 to 2020 Actions								
Total Land Acquisition		173 acres						
Total Associated Costs: Park Development and Improvement				\$8,300,000				
Total Associated Costs: Development of Recreational and Maintenance Facilities				\$23,045,000				
Total Associated Costs: Studies & Plans				\$6,600,000				
Total Associated Costs for 2015 to 2020 Actions				\$37,970,000				
Total Associated Costs for 2010 to 2020 Actions				\$64,218,000				

Notes:
Costs shown are 2015 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 \$75,000 per acre at an estimated 2015 value. Land costs shown are general estimates intended to establish allowances and will vary. Grants and donations may reduce the cost of each item significantly.

Table 8.1

Action Plan Years 2010 - 2020

City of Wylie Park, Recreation and Trails Master Plan

This document is a tool and guideline for planning and grant application purposes only. Projects will be completed when funding is available, all appropriate projects will be presented to City Council and the Park Board for their approval prior to project implementation.

Priority	Action	Additional Acreage	Facility Type	Estimated Cost for Preferred Improvement Level (2015 Dollars)	Main Source of Funding	PARC-assumed Cost	Additional and Other Potential Funding Sources	Other City Department/ Institution Involvement
Future Actions Beyond 2020								
Beyond 10 years	Future Land Acquisition	0 acres		No needed acquisitions currently identified.				
Subtotal Future Land Acquisition 0 acres								
Beyond 10 years	Future Park Development and Improvement		Neighborhood Park	Four New Neighborhood Parks on Dedicated Land - Develop 4 neighborhood parks at \$1,000,000 per park on land that has yet to have been dedicated to the City through Parkland Dedication as development occurs.				
Beyond 10 years	Park Improvement - Ongoing park improvement of two parks per year.		Neighborhood Park					
Beyond 10 years	Alanis Community Park - Develop 1 community park at the former Alanis Landfill site.		Community Park					
Beyond 10 years	Oncor / Lavon Park - Develop Oncor / Lavon Park as per the Master Plan (discussed above).		Special Purpose Park					
Beyond 10 years	East Side Community Park - Develop 1 new community park in Park Zone 2 (eastern portion of the City) south of Wylie East High School (see the Existing & Proposed Community Parks map on page 6-13).		Community Park					
Beyond 10 years	Develop Linear Parks - As yet undetermined.		Linear Park					
Beyond 10 years	Develop Special Purpose Parks - As yet undetermined.		Special Purpose Park					
Beyond 10 years	Hike and Bike Trails - Develop hike and bike trails.		Hike and Bike Trails					
Beyond 10 years	Tree Planting - Continue tree planting program for all parks (+/- 400 trees per year).		Citywide					
Ongoing	Future Development of Recreational and Maintenance Facilities							
Ongoing	Sport Fields - Accounted for in the development and improvement of community parks.							
Ongoing	Support Facilities - Pavilions, Picnic Facilities, Park Restrooms etc. are accounted for in the above park development and improvement.							
Beyond 10 years	Indoor / Outdoor Aquatic Center - This includes all project development costs projected in advance (does not include land acquisition costs).							
Beyond 10 years	Senior Center - This includes all project development costs projected in advance for a 7,000 to 7,500 square foot center (does not include land acquisition costs).							
Total Land Acquisition Beyond 2020		0 acres						
Total Land Acquisition for 2010 to 2020 and Beyond		538 acres						

Action Plan Summary

Below is a summary of the costs of the high priority action items. This table reflects the total costs associated with the high priority action items shown on the Action Plan but should not be seen as an indication of committed funding.

Table 8.2 Summary of Costs – High Priority Action Items (based on assumed needs for 2010 to 2015*)			
		Estimated Cost** (2015 Dollars)	City-Assumed Cost**
Total Land Acquisition/Reallocation	365 acres	\$6,800,000	\$4,925,000
Park Development and Improvement		\$19,195,000	\$19,195,000
Development of Recreational and Maintenance Facilities		\$33,000	\$33,000
Studies & Plans		\$220,000	\$220,000
Total Associated Costs for High Priority Actions		\$26,248,000	\$24,373,000

* High Priority Actions are based on target levels of service for the City and forecasted population growth between 2010 and 2015.

**Estimated Cost reflects the total value of improvements and land acquisition (this column includes the value of land to be dedicated to the City through development). City-Assumed Cost reflects total expenditures for which the City of Wylie would be responsible (this column does not include the value of dedicated parkland because it will not require any City expenditure).

The action items described in the Action Plan are divided into five categories – policy actions, land acquisition, park development and improvement, development of recreational and maintenance facilities, and studies and plans. Each of these categories is discussed in more detail below.

Policy Actions

Several policy actions are included in the Action Plan. While these actions were described in Chapter 6 – Recommendations, they have been included here as well so that the Action Plan can serve as a comprehensive set of necessary steps to take to realize the vision of this Master Plan. These policy actions do not present a cost to the City and generally influence the way in which development occurs in Wylie.

Land Acquisition

Acquiring land is often the essential first step in making improvements to the parks, recreation, and open space system. The needs assessment performed in Chapter 5 demonstrates the need to acquire additional park land in order to meet the target level of service (20 acres per 1,000 residents) and provide a well-distributed park system. As land is finite and as its costs are continually increasing, the Action Plan’s land acquisition recommendations are based on build-out conditions to ensure that there is enough park land to house future recreation facilities.

Land for Future Neighborhood Parks

In order to meet the target level of service for neighborhood parks and to ensure that these types of parks are present across Wylie, thirteen new neighborhood parks will eventually need to be developed. The land for most of these parks will be dedicated to the City through the development process, but additional park land will need to be acquired by other means. The Action Plan includes recommendations for providing new neighborhood park sites by four types of action:

- **Purchase Land** (2 park sites)
- **Dedication of Land by Development** (7 park sites)
- **Utilize Land Already Owned by the City** (3 park sites)
- **Partner with Wylie ISD Through Joint-Use Agreement** (1 park site)

Land for Future Community Parks

In order to meet the target level of service for community parks and to ensure that these types of parks are present across Wylie, four new community parks will eventually need to be developed. Unlike with neighborhood parks, the land for community parks will likely not be dedicated to the City through the development process. Rather, park land will need to be acquired by other means. The Action Plan includes recommendations for providing new neighborhood park sites by three types of action:

- **Purchase Land** (2 park sites)
- **Utilize Land Already Owned by the City** (1 park site)
- **Partner with the US Army Corps of Engineers to Utilize East Fork Park as a Community Park** (1 park site)

Other Land Acquisition

In addition to acquiring land for neighborhood and community parks, there is a need to acquire land for open space protection, trails, trailheads, and future facilities. The most significant land acquisition actions in the Action Plan (other than that for neighborhood and community parks) is the need to acquire land for open space protection and preservation. This land (in conjunction with the development of trails) would provide access for Wylie’s citizens to the beautiful natural areas within the community.

Proposed Acquisition versus Standards-Based Need

The table on the following page compares the Action Plan’s acreage acquisition levels to the acreage needs identified in Chapter 5 – Needs Assessment. At first glance, the amount of land acquisition as shown in the Action Plan might appear to exceed the amount that the standards-based needs assessment (pages 5-2 to 5-9) identifies as needed. Indeed, the Action Plan recommends acquiring more land for neighborhood parks and other park land than was found to be necessary in the standards-based needs assessment. However, there are two key concepts which must be understood when considering the Action Plan:

1. It is important to recall that, as discussed in Chapter 5 (specifically on pages 5-3, 5-7, and 5-8), acreage-based needs should not be the only factor in determining how much land the City should acquire over the next five to ten years. Rather, it is important for the City to **acquire an adequate amount of land in all sectors of the City** to provide space for parks and facilities **so that all residents enjoy the same level of service.**

Specifically, while the acreage-based portion of the Needs Assessment only shows a need for 18 acres of neighborhood park land in the future, examining park service area identifies the need for an additional 10 to 12 new neighborhood park sites by build-out (see page 5-7).

2. Not all of the acreage “acquisition” as shown in the Action Plan would need to be purchased or dedicated. Rather, 212 of the acres shown on the Action Plan are currently owned by either the City or by the US Army Corps of Engineers. So while the total acreage acquisition shown on the Action Plan is significantly greater than what was identified in the standards-based needs assessment, **a significant portion of the acreage shown on the Action Plan refers to acreage that can be “repurposed” rather than purchased or dedicated for community park purposes.**

**Table 8.3
Land Acquisition Recommendation Compared to Acreage Need**

Park Type	Approximate Acreage Acquisition as per Action Plan			Standards-Based Acreage need at build-out population
	Acquisition	Reallocation*	Total	
Neighborhood Parks	71	0	71	3
Community Parks	60	212	272	211
Sub-Total	131	212	343	215
Other Park Land**	195	0	195	176
TOTAL	326	212	538	391

*Indicates land already owned by the City or USACE which can be reallocated as community park land.

** Including Special Purpose Parks, Linear Parks, Open Space Preserves/Nature Areas, Hike & Bike/Equestrian Trails, and Recreation and Other Park Facilities.

Park Development & Improvement

In addition to the need to acquire land for future parks, it is also important for Wylie to develop new parks and renovate existing parks within the next five to ten years. In total, it is recommended that the City develop thirteen new parks in the near future as follows:

New Parks within the Next Five Years (Five Parks Total)

- Four New Neighborhood Parks
- One new Open Space/Community Park (The Municipal Complex Property)

New Parks within the Next Six to Ten Years (Eight Parks Total)

- Three New Neighborhood Parks
- Develop Neighborhood Park Amenities at Four Existing Parks
- One new Community Park

Also included in this category are recommendations for developing a total of 32 miles of trails in Wylie (16 miles per five year period, half of these miles should be paved and half should be natural surface). This recommendation is based on the facility level of service figures shown on

Table 5.3 and discussed on page 5-14. It is also recommended that within the next five to ten years the City begin improving two of its older existing neighborhood parks each year.

Development of Recreational and Maintenance Facilities

The majority of these types of facilities should be constructed along with park development; however, some recreational facilities will likely be constructed independently of other park development projects. Specific to this category, the Action Plan includes the following items as being priorities for development within the next five to ten years: Disc Golf Course, Lake Access Enhancements (including street improvements), and renovations to the Park Maintenance Facility. Additional recreation facilities have been identified as priorities, but on a longer time-frame. These include an Indoor/Outdoor Aquatic Center and a Senior Center.

Studies & Plans

Finally, this Action Plan includes items pertaining to future studies and plans that will assist the City in implementing the actions included in this Master Plan. Recommended studies include a Floodplain Protection Plan, an Environmental Resource Inventory, and individual park master plans for Oncor / Lavon Park and two future community parks being referred to in the Action Plan as “Muddy Creek Community Park” and “East Side Community Park.”

FUNDING & IMPLEMENTATION STRATEGIES

Between 2004 and 2009, the City of Wylie’s capital expenditures for parks, recreation, and open space totaled \$8,638,823 with an average annual expenditure of \$1.73 million. The total funding levels for the next five to ten years shown in the Action Plan significantly exceed this average annual expenditure (\$55.5 million total; \$5.5 million per year). As discussed earlier in this chapter, it is not assumed that the City will be capable of spending \$55.5 million on parks, recreation, and open space within the next ten years. Rather, the Action Plan is presented as a menu of options (all of which are important) for the City to choose from. The City Council, Parks & Recreation Board, Parks & Recreation 4B Board, and City Staff should use this as a guide for decision making and should focus on investing in parks and facilities that provide the greatest value for the community. Therefore it is important for the City to strategically implement this Master Plan utilizing multiple funding sources – both real and potential – to achieve as much of the Action Plan as possible. The following describes some of the potential funding strategies to be used by the City of Wylie.

City-Generated Funding Sources

The most likely funding source for the majority of the items shown on the Action Plan is the City’s capital improvement program, which draws upon municipal bonds, the General Fund, property taxes, sales taxes, and the 4B sales tax among other things. The level of funding available through tax sources is constant, generally changing only as commerce increases, property values increase, or tax rates increase. In other words, the level of funding made available through taxes alone is probably insufficient to implement the Action Plan. Because of these limitations, the City should look beyond taxes for funding options in order to effectively implement the Action Plan. Two such sources for funding which should be explored by the City are municipal bonds and developer fees.

Municipal Bonds

One way to significantly augment the amount of funding available for parks, recreation, and open space through the capital improvement program is to perform debt financing through the issuance of municipal bonds. Debt financing through municipal bonds is a strategy wherein a city issues a bond, receives an immediate cash payment to finance projects, and must repay the bond with interest over a set period of time ranging from a few years to several decades. The interest rates for municipal bonds are significantly lower than rates for corporate bonds or consumer loans (such as home mortgages). There are two main types of municipal bonds, described as follows:

- **General Obligation Bonds** – This is the standard type of municipal bond and is repaid through property taxes. This is the most common form of bond for parks and open space purposes (as well as other infrastructure uses such as streets and storm sewers).
- **Revenue Bonds** – This type of bond is repaid through revenues generated by a facility, such as the user fees generated by a water utility. This type of bond may be appropriate for funding recreation centers, aquatics centers, and senior centers if the user fees for these centers are substantial enough to service the bond's debt.

Given the costs associated with implementing the Action Plan, it is likely that the City of Wylie will need to issue municipal bonds within the next five to ten year period, depending on whether other funding sources become available.

Developer Fees

Many of the needed improvements included in the Action Plan are a result of Wylie's continued growth and the need to accommodate the needs of new residents. While the City currently requires that park land be dedicated to the City when new development occurs (the amount of which varies based on the size of the development), there is currently no requirement for development to assist financially in the construction of these parks. Implementing a Park Improvement Fee requirement as described in Chapter 6 – Recommendations would assist the City in funding neighborhood park development and require "development to pay for development" (see pages 6-6 to 6-7).

Grant Opportunities

Grants offer the opportunity to greatly enhance Wylie's parks, recreation, and open space system. While the majority of items on the Action Plan will be funded through traditional means, grant funding can be utilized to help offset the cost of certain projects and reduce the strain on the City's budget. However, because of current economic conditions, grants are becoming increasingly competitive and in many instances are decreasing in scale. For these reasons, it is important for the City to make a concerted effort to apply for grants as competitively as possible. A variety of grant sources exist, but five major sources account for most of the major potential sources of grants for parks in Wylie:

- Texas Parks and Wildlife Department (TPWD)
- Collin County
- Texas Department of Transportation (TxDOT)
- North Central Texas Council of Governments (NCTCOG)
- Department of the Interior through the Urban Parks and Recreation Recovery (UPARR) program.

The following is an overview of major grant programs from these sources.

Texas Parks & Wildlife Department

- **Outdoor Recreation Grants (TPWD)**

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

- **Indoor Recreation (Facility) Grants (TPWD)**

This program provides 50% matching grant funds to municipalities 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) as identified and described per a TPWD-approved Parks Master Plan. The grant maximum is \$750,000 per application. The application deadline is July 31st each year (the Parks Master Plan submission deadline for TPWD approval is 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 the Texas Parks and 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 costs with a maximum of \$200,000 for non-motorized trail grants. Currently there is not a maximum amount for motorized trail grants.¹ 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.

¹ The contact number for motorized trail grant funding availability is 512-389-8224

- **Land & Water Conservation Fund (LWCF) Grants (TPWD)**
TPWD administers the Texas apportionments of LWCF through the Texas Recreation and Parks 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. Grants are awarded yearly by Texas Parks and Wildlife Commission when funds are available. There is no ceiling on matching 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 the future.** In past years, the deadline was January 31st each year.

Collin County

- **Project Funding Assistance Program**
In November 2007, the citizens of Collin County approved a \$17 million bond proposition for Parks and Open Space. Between 2009 and 2015 Collin County will make these funds accessible to cities and non-profit organizations within the County. These funds will be obtainable through an application process to assist with the acquisition of park land, trail construction and park/open space improvements.

The Collin County Parks Foundation Advisory Board administers the Project Funding Assistance Program. This is a reimbursement program. Applicants must have at minimum dollar for dollar in matching funds, comprised of direct cash or in-kind services, for the project being proposed.

Proposed project goals must be similar to and support or advance the mission published in the Collin County Parks and Open Space Strategic Plan (October 2001). The executive summary of this plan is made available on the Collin County website or you may request a complete copy by emailing openspace@collincountytexas.gov.

In 2009, the application submission deadline was July 7. General questions can be addressed by phoning (972) 548-3744.

Texas Department of Transportation

- **Statewide Transportation Enhancement Program (TxDOT)**
Through the Statewide Transportation Enhancement Program (STEP), the Texas Department of Transportation periodically makes funds available for construction of bicycle routes, trails, pedestrian safety enhancements, and landscaping of transportation facilities. To date, there have been seven program calls (1993, 1994, 1996, 1999, 2001, 2005-cancelled, and 2009) totaling in \$533.4 million worth of grant dollars. Grant

selection and administration goes through NCTCOG, which reviews the projects within the Metropolitan Planning Area for eligibility, ranks the projects, and provides 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. The grant application window for the 2009 program call is now closed. However, there will likely be additional grant calls within the next five years. This is one of the most important grants for trail projects.

Additional information can be found at: <http://www.txdot.gov/business/governments/te.htm>

North Central Texas Council of Governments

- **Sustainable Development Funding Program (NCTCOG)**

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. 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 (NCTCOG)**

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.

Department of the Interior - Urban Parks & Recreation Recovery Program (UPARR)

National Park Service (NPS) Programs include the Land and Water Conservation Fund (LWCF) and the Urban Park and Recreation Recovery Act (UPARR), which provide funds for parks and recreation. Congress appropriates both funds. Typically, the funding sources have supported traditional parks rather than linear systems. Funding for the State of Texas exceeded \$1.2 million in 2008.

Alternative Funding Sources

In addition to the funding sources described above, there are other, alternative funding sources and implementation strategies which might be available or become available to the City in the future.

- **Tree Mitigation Funds**

The source of such a fund results when a City levies fines against developers for removing quality trees for development. The revenue generated is used to plant trees and to irrigate City properties enhancing the community.

- **Purchase of Development Rights**

Purchase of development rights (PDR) is a program for rural landscape preservation whereby a municipality, county, or other entity can pay landowners (typically farmers and ranchers) to limit development on their land. Through this program, farmers and ranchers are paid an amount relative to the development potential of their land, required to maintain their land generally as-is (greatly limiting any future development), maintain ownership of the land and residence, and rural land is thereby conserved. This type of program typically can offer a financially competitive alternative to selling land for development.

- **Transfer of Development Rights**

Taking the PDR model a step further, transfer of development rights (TDR) programs conserve rural landscapes through “trading” density between sending areas and receiving areas. Areas to be protected (significant cultural, rural, or natural landscapes) are designated as sending areas while areas where denser development is desirable are designated as receiving areas. In this model, landowners in sending areas are allowed to sell their right to develop their land to developers in receiving areas.

- **Land Trusts**

Land trusts provide a valuable service to municipalities across the country in helping to acquire natural areas, open space, and other land for public use. Typically, land trusts not only assist in funding land acquisition but also assist in managing the transaction and financing. Often, each land trust will have a specific set of requirements for the types of land they are willing to help acquire and/or how that land will be used. Contact the Texas Land Trust Council for more information (<http://www.texaslandtrustcouncil.org>). Here are some of the land trusts operating in Collin County:

Table 8.4
Land Trusts Operating in Collin County

Name	Phone	Web Site
American Farmland Trust	(413) 586-4593	http://www.farmland.org/
Archaeological Conservancy	(505) 266-1540	http://www.americanarchaeology.org/
Connemara Conservancy	(214) 351-0990	http://www.connemaraconservancy.org/
Conservation Fund	(512) 477-1712	http://www.conservationfund.org/
Ducks Unlimited, Inc	(832) 595-0663	http://www.ducks.org/
Native Prairies Association of Texas	(512) 772-4741	http://www.texasprairie.org/
National Wild Turkey Federation	(803) 637-3106	http://www.nwtf.org/
Quail Unlimited	(800) 450-1602	
Texas Agricultural Land Trust	(210) 828-7484	http://www.txaglandtrust.org
Texas Cave Management Association	(210) 699-1388	http://www.tcmacaves.org/
Texas Land Conservancy	(512) 301-6363	http://www.texaslandconservancy.org
Texas Parks and Recreation Foundation	(972) 744-4595	http://www.tprfoundation.org/
Texas Parks and Wildlife Foundation	(214) 720-1478	http://www.tpwf.org/
The Nature Conservancy	(210) 224-8774	http://www.nature.org/texas/
The Trust for Public Land	(512) 478-4644	http://www.tpl.org/
Wetland Habitat Alliance of Texas	(936) 569-9428	http://www.whatduck.org/
Wildlife Land Trust, Humane Society	(301) 548-7735	http://www.hsus.org/

Source: Modified from Texas Land Trust Council's Prairies and Lakes Region Land Trust Database

- **Electric Utility Partnerships**

This type of partnership can be established for the purpose of providing trails along utility easements. This partnership typically does not involve monetary contributions. However it does, through use agreements and/or easements, make land for trail corridors accessible at little or no cost to the City.

- **Utility Bill Contributions**

In many cities, residents are allowed to electively add a small amount to their utility collection bills to fund park improvements. Abilene has used a \$1.00 a month contribution in its water utility bills to raise over \$470,000 since 1987 and has used that funding to replace playgrounds throughout the community.

PLAN UPDATES

This Parks, Recreation and Open Space Master Plan is a guide to be used by the City to develop and expand the existing parks, recreation and open space system for future needs over the next five to ten years and beyond. Since trends and needs change over time, it is important that this Master Plan is seen as a living document and is updated regularly based on these changing trends and needs. Potential factors that might bring about the need to revise this Master Plan include:

- The population may increase more or less rapidly than projected;
- The needs, wants, and priorities of the community may change; and
- The implementation of certain action items may stimulate and inspire other needs.

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 Parks, Recreation and Open Space Master Plan by City Staff should be conducted every two years (as required by the Texas Parks and Wildlife Department) or when significant changes occur. These updates can be published in short report format and attached to this Master Plan for easy use. Four key areas for focus of these periodic reviews are as follows:

- **Facility Inventory** - An inventory of new facilities should be recorded as well as any significant improvements of facilities provided by Wylie Independent School District whenever such facilities may become available for public use.
- **Facility Use** - Facility use is a key factor in determining the need for renovation of additional facilities. Updates on league participation of sports facilities should be prepared each season with data from each association. Changes in participation of those outside the City limits as well as the citizens of Wylie should be recorded.
- **Public Involvement** - As mentioned previously, this Master Plan reflects the current population and attitudes as expressed by the citizens of Wylie. 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 plan of action for City Staff.

Maintaining a regularly updated Master Plan will ensure that the needs of Wylie’s citizens continue to be met and that the vision set forth in Chapter 1 of building fingers of green, embracing the lakes, and providing diversity, choice, and enhancing Wylie’s image can be achieved.