

# *City of Corsicana*

## *Parks, Recreation & Open Space Master Plan*



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# Acknowledgments

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# Table of Contents

Introduction..... 5  
    The 2007 Comprehensive Plan ..... 5  
    Plan Development Process ..... 5  
Goals & Objectives ..... 7  
    Conservation of Open Spaces ..... 7  
    Parks Infrastructure..... 7  
Inventory of Park Areas & Facilities ..... 9  
    Allyn Park..... 10  
    Bunert Park ..... 10  
    Community Park ..... 11  
    Cunningham-South Hill Park ..... 12  
    Downtown Pocket Park..... 12  
    Fullerton-Garitty Park ..... 13  
    Heritage Park..... 13  
    I.O.O.F. Park ..... 14  
    Jester Park ..... 14  
    Lake Halbert Park ..... 15  
    Nature Park..... 15  
    Petroleum Park ..... 16  
    Water Tower Park..... 16  
Maintenance of Buildings and Grounds..... 17  
Demographic Profile ..... 18  
    City Population Growth ..... 18  
    Race and Ethnic Distribution..... 18  
    Age Distribution..... 19  
    Household Income Levels ..... 19  
Park Types & Recommended Standards..... 20  
    Neighborhood Park ..... 20  
    Community Park..... 21  
    Regional Parks ..... 22  
    Special Parks & Recreation Facilities ..... 22  
    Open Space, Reservations, Preserves and Greenbelts ..... 23  
Park & Recreation Needs Analysis ..... 24  
    General Assessment ..... 24  
    Public Hearings..... 24  
    Standard-Based Analysis ..... 24  
        Facility-Recreation Standard ..... 25  
    Demand Based Recreation Analysis ..... 26  
        Park Land Analysis ..... 29

Future Park Improvements & Recommendations .....	30
Future Park Land Acquisition .....	30
Regional Parks .....	30
Indoor Recreation Centers .....	30
Greenbelts and Open Space .....	31
Special Use Parks .....	31
Future Park Plan Map .....	32
Ten Year City Priority List .....	33
Plan Summary .....	34
Implementation .....	35
Policies and Ordinances .....	35
Watershed Management & Drainageway Ordinances.....	35
Funding Sources .....	35

## Introduction

A vital component of an urban area is the space devoted to satisfying active and passive community recreational needs. The quantity of this space and its distribution within the population generally indicates the quality of the local park and recreation services. Furthermore, all these spaces collectively are considered to be elements that enhance and contribute to the quality of life found in the community. Fredrick Law Olmstead, the man considered to be the father of landscape architecture in this country, advocated the concept that parks, recreation areas, and public open spaces should be "planned as integrated systems so that the components could function in conjunction with one another."<sup>1</sup>



FRANKLIN PARK IN BOSTON, MA  
Designed by Fredrick Law Olmstead

### The 2007 Comprehensive Plan

The City's 2007 Comprehensive Plan contained within it a chapter devoted to parks and recreation titled the *Open Space Plan*. The plan provided general analysis of local park and recreation needs, including a listing of current parks within Corsicana, an outline of types of parks and typical park elements, and an assessment of park acreages related to current and future population. This *Parks, Recreation & Open Space Master Plan* is intended to build upon the information within the Comprehensive Plan's *Open Space Plan*, which is more general nature.

### Plan Development Process

This *Parks, Recreation & Open Space Master Plan* will provide the City with more specific needs analyses, population-to-park calculations, and detailed recommendations so Corsicana essentially has a step-by-step guide for maintaining and improving its park and recreation system. The City Council recognized the need for a more specific and comprehensive analysis of the local park system. The City, therefore, employed a private consulting firm (Dunkin Sims Stoffels, Inc.) to work with the City of Corsicana Parks & Recreation Department staff to develop and prepare this *Parks, Recreation & Open Space Master Plan*. Meetings were held with the Corsicana Parks & Recreation Department staff to examine collected needs, findings and preliminary recommendations. To obtain a comprehensive and complete evaluation of the City's park and recreation needs, and park system, three methodologies were used: public hearings, standard based recreation analysis, and demand-based recreation analysis.

<sup>1</sup> Alexander Garvin, December 2000, "Parks, Recreation, and Open Space: A Twenty-First Century Agenda," *American Planning Association, Planning Advisory Service Report Number 497/498*, p.13.



## **Goals & Objectives**

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Goals provide a statement for achievement or accomplishment. Objectives are action-oriented means through which the goal(s) can be partially or fully attained. Identified within this section are the goals and objectives central to the ideal vision that the City has for its park and recreation system. The ultimate recommendations within this *Parks, Recreation & Open Space Master Plan* will relate to these goals and objectives. It should also be noted that the *Ten-Year Action Plan* is critical to the implementation of these goals and objectives. The *Ten-Year Action Plan* should be updated annually by the Corsicana Parks and Recreation Commission, working in close association with City staff and the City Council. The following are the goals and objectives for the Corsicana park system.

### *Conservation of Open Spaces*

**GOAL:** Promote respect, conservation, and enhancement of important natural features and resources within the community.

**OBJECTIVES:**

- Develop standards for the preservation and, where appropriate, dedication of floodplain and other flood hazard areas in their natural states in order to ensure that the City's natural drainage systems are not compromised.
- Develop and implement guidelines to identify and preserve important natural features.

### *Parks Infrastructure*

**GOAL:** Ensure that adequate parks and recreation facilities are distributed equitably throughout the City to meet the needs of each and every citizen.

**OBJECTIVES:**

- Establish a hierarchy of park classifications that will provide for the adequate and equitable distribution of park facilities throughout the community.
- Establish guidelines that create standard specifications for each classification of park.
- Develop standards for the preservation and/or dedication of land for park facilities to ensure that adequate park amenities will be provided throughout the planning area.

- Provide for an integrated system of parks, which are connected in a linear fashion throughout the community. Said linear connections may be achieved by utilizing the alternative transportation systems, major easements, and preserved floodplains/open spaces.
- Utilize existing utility easements and rights-of-way to provide connectivity for the linear park system.

*Downtown Transition District Goals*

Create vehicular and pedestrian/ bike connections between the City core/ Courthouse Square and Community Park.

Connect courthouse to park on one side and to Downtown on the other- 2nd to Bus.

*Southern Community District Goals*

Take advantage of the creek and natural features to create parks and an overall park system.

Upgrade and expand Cunningham-South Hill Park.

*Rail/Creek District Goals*

Improve park accessibility.

Create parks that have greater natural beauty, natural features (water features), and connection with the natural systems of the local landscape.

*Planning Recommendation from Comp Plan Planning Process chapter:*

*Natural Systems/Open Space Plan:* The protection of natural drainage patterns through the creation of an open space system that also accommodates parks, trails, adjacent schools, natural buffers, and watershed management areas. The determination of future park and school needs based on population projections is also addressed.

The Natural Systems/Open Space discussion centered upon the creation of an extensive natural system network for the City of Corsicana that preserves the existing creek-ways. This natural system would host:

- Future park development.
- Buffers and transitions where needed.
- Trails and trail heads.
- Important natural features and natural systems that identify the City and enhance its quality of life.

In addition, the open space system would serve as a geographic determinant for placement of future schools and other such public facilities that could take advantage of being located next to parks, open space, and/or trails. The overall open space network will protect the City's natural drainage system and thereby save the future costs associated with infrastructure and flooding. There was no general disagreement with the open space system or the extent of its presence in the future of Corsicana.

## *Inventory of Park Areas & Facilities*

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The following information documents existing park and recreational facilities in Corsicana. The alphabetical listing beginning on the following page is an enumeration of the existing parks, their size, the NRPA park classification which best describes their function within the City's park system, and amenities provided within each park.

*ALLYN PARK*

Park Size: 0.5 Acres  
Park Location: 301 South Beaton Street  
Park Classification: Special Use  
Park Facilities: Visitor's Center/Community Information  
Interurban Rail Car  
3 Benches  
Personalized Brick Plaza



*BUNERT PARK*

Park Size: 16.5 Acres  
Park Location: 201 Bunert Park Road  
Park Classification: Community  
Park Facilities: Picnic Pavilion with 8 Tables, Electricity & Family  
Sized Grill  
Concession Stand with Electricity  
Swimming Pool with Restrooms  
Water Spray Park  
Freedom Flag Field  
2 Basketball Courts  
Softball Field  
.5 Mile Jogging Trail with Four Benches  
10 Picnic Tables throughout Park  
Swing Bench  
Playground  
Park Restrooms  
Parking



*COMMUNITY PARK*

Park Size:	45.5 Acres
Park Location:	400 Oaklawn Drive
Park Classification:	Community
Park Facilities:	Gazebo with 4 Tables, Electricity & Family Sized Grill Picnic Pavilion with 1 Table, Electricity & Family Sized Grill Water Spray Park with Shade Canopy 9 Tennis Courts with Office, Bleachers & Restrooms Beebe Field: 5 Baseball Fields with Concession Stand and Restrooms 4 Soccer Fields 1.6 Mile Jogging Trail with 8 Benches Fitness Equipment BMX Bike Track Skate Park Fire Truck (for play) with 2 Benches Time and Temperature Display Unit Wooden Bridge Feature 3 Playgrounds: Camel's Den, Lion's Den & Noon Lions Club 4 Glider Swings throughout Park 8 Additional Benches throughout Park 9 Additional Picnic Sites throughout Park 2 Drinking Water Fountains Park Restrooms Parking



*CUNNINGHAM-SOUTH HILL PARK*

Park Size: 2.75 Acres

Park Location: South 9<sup>th</sup> Street

Park Classification: Neighborhood

Park Facilities: Picnic Pavilion with 6 Tables, Electricity & Family  
Sized Grill  
Basketball Court  
Playground with 2 Benches  
Swing Bench  
Drinking Water Fountain  
Park Restrooms  
Parking



*DOWNTOWN POCKET PARK*

Park Size: 0.07 Acres (*approx. 3,000 square feet*)

Park Location: 118 North Beaton Street

Park Classification: Special Use

Park Facilities: Cascading Water Fountain  
Stage Area with Electricity  
Landscaping with Concrete Seating  
Table with Seating  
3 Benches  
Drinking Water Fountain  
Park Restrooms  
Downtown Parking



*FULLERTON-GARITTY PARK*

Park Size: 25.5 Acres  
Park Location: 3201 McKnight Lane  
Park Classification: Community  
Park Facilities: Picnic Pavilion with 9 Tables, Electricity & Family  
Sized Grill



Amphitheater with 2 Sets of Restrooms  
9-Hole Frisbee Disc Golf Course  
.8 Mile Jogging Trail with 2 Shaded Benches  
2 Swing Benches  
Brother Hale Prayer Garden with 3 Benches  
Tennis Court  
Basketball Court  
Playground  
Drinking Water Fountain  
Park Restrooms  
Parking

*HERITAGE PARK*

Park Size: 3 Acres  
Park Location: Hwy 287 Split  
Park Classification: Special Use  
Park Facilities: Proposed park uses are illustrated in rendering



*I.O.O.F. PARK*

Park Size: 86.31 Acres

Park Location: 1400 N. 45<sup>th</sup> Street

Park Classification: Community

Park Facilities: Picnic Pavilion with Fireplace, 9 Tables, Electricity & Family Sized Grill  
Concession Stand  
12 Acre Lake with Walk Across Bridge  
1 Mile Jogging Trail with 9 Benches  
11 Soccer Fields (one is lighted)  
2 Tennis Courts  
Sand Volleyball Court with 2 Benches  
Playground  
Basketball Court  
2 Swings Benches  
Drinking Water Fountain  
2 Sets of Park Restrooms  
2 Parking Lots



*JESTER PARK*

Park Size: 24 Acres

Park Location: 600 West Park Avenue

Park Classification: Community

Park Facilities: Picnic Pavilion, Historical Marker, with Fireplace, Electricity, 10 Tables & Family Sized Grill  
Swimming Pool with Restrooms  
10 Tables throughout Park  
Swing Bench  
1950's Harvester Int'l. Farmall Tractor (for play)  
Lefty Frizzell Statue  
Playground  
Restrooms  
Parking



*LAKE HALBERT PARK*

Park Size: 145 Acres  
Park Location: 1600 Lake Halbert Road  
Park Classification: Regional  
Park Facilities: Log Picnic Pavilion with 8 Tables, Electricity & X-Large Grill  
Pavilion with 2 Tables, Electricity, 2 Family Sized Grills  
10 Covered Picnic Sites with Family Sized Grills  
2 RV Spaces; Tent Camping Available  
Lake (603 acre) with Floating, Lighted Boat Dock  
Lighted Fishing Pier with 4 Benches  
2 Lighted Softball Fields & 2 Bleacher Sets  
Concession Stand with Electricity  
Basketball Court  
Soccer Field & 2 Bleacher Sets  
Sand Volleyball Court with 2 Benches  
Playground with 2 Benches  
2 Sets of Park Restrooms  
Parking throughout Park



*NATURE PARK*

Park Size: 24.5 Acres  
Park Location: 2200 Oak Valley Road  
Park Classification: Community  
Park Facilities: Optimist Girls Softball Complex – 4 Fields  
Concession Stand & Restrooms  
Half-Court Basketball  
Swing Bench  
6 Picnic Tables  
Playground  
Parking

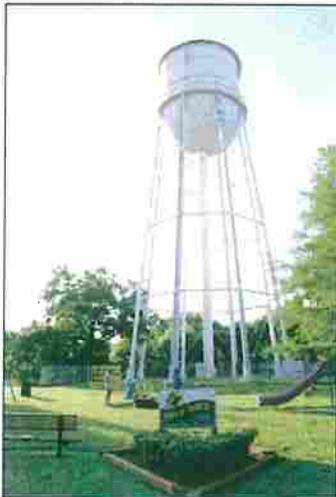


*PETROLEUM PARK*

Park Size: 0.5 Acres  
Park Location: 418 South 12<sup>th</sup> Street  
Park Classification: Special Use  
Park Facilities: Historic War Cannon  
Historic Oil Derrick  
Historic Blacksmith Shop  
1923 Wooden Jail with Gazebo  
Picnic Table  
2 Benches

*WATER TOWER PARK*

Park Size: 0.3 Acres  
Park Location: 1020 West 6th  
Park Classification: Special Use  
Park Facilities: City's Water Supply Tower  
Playground  
Bench



## Maintenance of Buildings and Grounds

The parks and Recreation Department operates and maintains all of the park land and facilities listed on the previous pages. In addition to these Parks, the department maintains the following Buildings and Grounds for the City.

<b>Buildings/Grounds Maintained by the City of Corsicana</b>		
<b>Building/Grounds</b>	<b>Address</b>	<b>Acreage</b>
Senior Activity Center	919 West Park	2 acres
Temple Beth-El	208 South 15 <sup>th</sup> Street	.5 acres
Government Center	200 North 12 <sup>th</sup> Street	3 acres
Collin Street Annex Building	320 West Collin Avenue	2.5 acres
Pioneer Village	912 West Park Avenue	2 acres
K-Wolens Building	701 South Main Street	5 acres
Corsicana Public Library	100 North 12 <sup>th</sup> Street	.5 acres
Corsicana Visitor's Center at Allyn Park/Rail Car	301 South Beaton Street	.5 acres
Northrop Grumman Property	800 North Main Street #X	3.5 acres
Animal Shelter Property	617 South 12 <sup>th</sup> Street	2 acres
Large Derrick	5 <sup>th</sup> Street & Business 45	.25 acres
<b>Total Acreage:</b>		<b>21.75 acres</b>

The Parks and Recreation Department also maintains the following City Entrances and Medians throughout the City of Corsicana.

<b>Medians/Entrances Maintained by the City of Corsicana</b>		
<b>Medians/Entrances</b>	<b>Number</b>	<b>Acreage</b>
Corsicana Crossing median (Gander Mountain)	8	5 acres
Highway 287 split median	7	5 acres
Highway 22 and 2555 Youth Expo entrance	1	.5 acres
7 <sup>th</sup> Avenue median/South 37 <sup>th</sup> – 40 <sup>th</sup> Street median	2	4 acres
7 <sup>th</sup> Avenue/24 <sup>th</sup> Street median	2	.5 acres
South Highway 287 entrance	4	2 acres
North Beaton and Hardy median	2	.75 acres
East and West Highway 31 entrances	5	7 acres
1 <sup>st</sup> and 75 entrance extended north to TX DOT property	2	6 acres
Lake Halbert Rock House, work shop, entrances and Lake Halbert Road	2	3 acres
West Park Row median	7	4 acres
Brookshire's median	1	.25 acres
T & Company median	1	500 sq. ft.
TXDOT New plantings	East Hwy 31, Hwy 287 split, Hwy 287 and I-45 entrance, Business 45 and I-45 exchange	30 acres
<b>Total</b>	<b>44 Sections:</b>	<b>68.00 acres</b>
<b>Total Acreage:</b>		<b>464.26 acres</b>

In total the Parks and Recreation Department maintains 464.26 acres of park land, open space and building maintenance for the City.

# Demographic Profile

## City Population Growth

Basic demographic data provides valuable information about the community. Data such as population growth and age composition may be used to create a snapshot of the City at a given point in time. This data also provides insight as to the segments of the population who might need and utilize park and recreation facilities.

Table 1 shows population growth for the City of Corsicana from 1970 to the North Central Texas Council of Governments (NCTCOG) estimate in 2007. The City has grown in every decade since 1970, although growth has been slower between 1990 and 2007. It is anticipated that Corsicana will continue to experience a relatively high rate of growth, making the provision of park and recreational services even more important to address in the short- and long-term.

Year	Population	Population Change	Percent Change
1970	19,972	—	—
1980	21,712	1,740	8.7%
1990	22,911	1,199	5.5%
2000	24,485	1,574	6.9%
2009 <sup>(1)</sup>	25,300	815	3.3%

Sources: U.S. Census  
<sup>(1)</sup> North Central Texas Council of Governments (NCTCOG) 2009 Population Estimate as of January 1<sup>st</sup>, 2009

## Race and Ethnic Distribution

Table 2 depicts Corsicana's race and ethnic distribution in 2000 according to the U.S. Census. This is the most current information of this type available, since the Census is only conducted every ten years and the NCTCOG does not provide projections of race/ethnicity. The *White/Caucasian* groups accounted for the highest percentage of the local population, while the *African-American* group was the second-highest percentage. Also a high percentage was the group representing people of *Hispanic Origin*.

RACE/ETHNICITY	Number	Percent
White/Caucasian	14,515	59.3%
African-American	5,775	23.6%
American Indian or Alaska Native	120	0.5%
Asian	155	0.6%
Hawaiian or Pacific Islander	114	0.5%
Other <sup>(1)</sup>	3,806	15.5%
TOTAL POPULATION	24,485	100.0%
Hispanic Origin (of any race) <sup>(2)</sup>	5,502	22.5%

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

## Age Distribution

Table 3 illustrates the age composition of the City's, information which can also provide insight into the types of park and recreation facilities and services the City may need to provide. As reflected in the table, the largest age group is the *School Age Children & Young Adults* (0-19 years old). This age group generally represents the largest number of people that use a

Age Group	Population	Percent
School Age Children & Young Adults (0-19 years old)	7,824	32.0%
College/New Family (20-34 years old)	5,172	21.1%
Prime Labor Force (35-54 years old)	5,988	24.5%
Older Labor Force (55-64 years old)	1,828	7.5%
Elderly (65 + years old)	3,673	15.0%
<b>Total</b>	<b>24,485</b>	<b>100.0%</b>

Source: U.S. Census 2000

community's park facilities, because of league sports and other organized play activities. Corsicana also has a high percentage of people in the *Prime Labor Force* (35-54 years old); many in this age group play organized adult sports. The *Older Labor Force* and the *Elderly* groups combined also comprise a significant percentage of the City's population at 22.5 percent;

these groups tend to utilize hike and bike trails and passive open space areas. All of these various age groups should be considered in analyzing the recreational needs of Corsicana's citizenry.

## Household Income Levels

Table 4 shows income data for the City of Corsicana in 1999, as reported by the 2000 U.S. Census. This data is also the most recent of this type that is available. The largest percentage of households in 1999 in Corsicana, specifically 18.8 percent, earned between \$15,000 and \$24,999 annually. The lowest percentage of households in the City, 0.7 percent, earned between \$150,000 and \$199,999 annually in 1999. There were also a small percentage of households that reported an income of over \$200,000.

INCOME LEVEL	Number	Percentage
Less than \$10,000	1,475	16.8%
\$10,000 to \$14,999	1,017	11.6%
\$15,000 to \$24,999	1,645	18.8%
\$25,000 to \$34,999	1,205	13.7%
\$35,000 to \$49,999	1,029	11.7%
\$50,000 to \$74,999	1,453	16.6%
\$75,000 to \$99,999	470	5.4%
\$100,000 to \$149,999	314	3.6%
\$150,000 to \$199,999	61	0.7%
\$200,000 or more	95	1.1%
<b>TOTAL HOUSEHOLDS</b>	<b>8,764</b>	<b>100.0%</b>
<i>Median Household Income</i>	<i>\$27,203</i>	

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

## Park Types & Recommended Standards

In order to provide the parks, recreational and open space facilities needed by the City's residents, a set of standards and design criteria should be followed. The National Recreation and Park Association (NRPA) has developed such standards for parks, recreation and open space development, which are intended to guide communities in establishing a hierarchy of park areas. Corsicana currently has 379 acres of City-owned parkland, as shown in *Table 5*. The City provides this park acreage through a variety of park types. Specific park and open space needs for Corsicana will be discussed later herein.

The following sections describe a commonly used classification system that follows guidelines similar to those set forth by the National Recreation and Park Association (NRPA). The park areas discussed are defined by 1) the various types of activities that are to be furnished, and 2) their type, size, and service area. Each park type is discussed below in order to achieve the following:



CUNNINGHAM SOUTH HILL PARK – A NEIGHBORHOOD PARK IN CORSICANA

- (1) Identification of the function of each park type;
- (2) Identification of the recreational activities generally associated with each park type; and
- (3) Definition of the general service area and the physical relationship of each type of park to the population residing within its service area.

These various park types will be considered within this *Park, Recreation, & Open Space Master Plan* as possible components of Corsicana's park system.

### Neighborhood Park

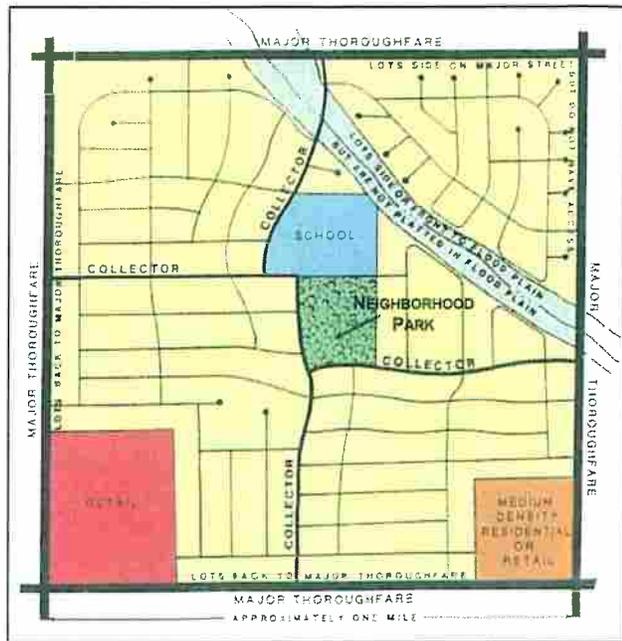
The neighborhood park, sometimes referred to as a playground, is deemed to be one of the most important features of a park system, and is often considered to be one of the major cohesive elements in neighborhood design. Its primary function is the provision of recreational space for the neighborhood that surrounds it.

When it is possible to combine an elementary school with this type of park, the two features further enhance the identity of the neighborhood by providing a central location for recreation and education, and by providing a significant open space feature within the neighborhood. A neighborhood park should be located near the center of the neighborhood, and should have a service area of approximately one-half mile to three-fourths mile. Safe and convenient pedestrian access (sidewalks or hike-and-bike trails) is important to a neighborhood park location. Generally, the location should not be adjacent to a heavily traveled major thoroughfare. Facilities traditionally provided at a neighborhood park consist of the following:

- ◆ Playground equipment for small children;
- ◆ A multiple-purpose, surfaced play area;
- ◆ An athletic area (non-lighted) for games such as baseball, football and soccer, and a surfaced area for such sports as volleyball, basketball and similar activities.

Other desirable elements for neighborhood parks include:

- ◆ Pavilions with tables and grills for picnics,
- ◆ Restrooms,
- ◆ Drinking fountains;
- ◆ Tennis courts; and
- ◆ A passive area with landscaping, trees and natural elements.



EXAMPLE OF A NEIGHBORHOOD PARK AND ITS RECOMMENDED RELATIONSHIP TO THE SURROUNDING NEIGHBORHOOD

Neighborhood parks are designed to serve a small population area. An appropriate standard in relation to size and population for this type of park is 2.5 acres per 1,000 persons. These parks normally serve a population base of 1,000 to 2,500 persons, and they generally range in size from 5 to 10 acres, Comp Plan says 5 to 15. An ideal situation that enables a city to provide a neighborhood park can occur in cooperation with an elementary school play area; the city oftentimes is able to purchase additional land adjacent to the site so that the area serves as a neighborhood park. This is a positive circumstance for the city because parking and other infrastructure is already in place, and is positive for the school because of the additional open space provided.

## Community Park

A community park is larger than a neighborhood park, and is oriented toward providing active recreational facilities for all ages. Community parks serve several neighborhood areas or an entire city, and therefore, they should be conveniently accessible by automobile, and should include provisions for off-street parking. Activities provided in these parks can include:

- ◆ Game and practice fields for baseball, football, soccer and softball;
- ◆ Walking or biking trails;
- ◆ A community building/recreation center;



I.O.O.F. PARK – A COMMUNITY PARK IN CORSICANA

- ◆ Tennis courts;
- ◆ A surfaced multiple-purpose play area;
- ◆ Playground structures;
- ◆ A passive area for picnicking; and,
- ◆ Other special facilities, such as frisbee golf, if space is available.

The service radius of a community park play field is a minimum of one mile, and a location adjacent to, or as a part of, a junior high or high school is considered desirable. Community parks are designed to serve a medium to large population area. An appropriate size standard for these parks in relation to size and population is 5 acres per 1,000 persons. These parks normally serve a population base of 5,000 persons or more, and they generally range in size from 40 acres to 100 acres. Corsicana provides several community parks for its citizenry, including I.O.O.F Park (as shown in the illustration to the above right), Community Park, Burnet Park, and Fullerton-Garitty Park.

### *Regional Parks*

Areas that are 60 to 100 or more acres in size, which provide both passive and active recreational facilities, are considered to be regional parks. These parks can serve all age groups, and often have athletic fields. It is desirable that a balance of active and passive recreational facilities be provided in a regional park. Such facilities may include picnicking, fishing, water areas, and hiking and natural areas. Dependent upon location, need, and possibly topography, some community park features may be placed in the regional park. These parks are often lighted and have multi-purpose functions. A standard of 7.5 acres per 1,000 persons is commonly recommended for large or regional parks, and they normally serve a population base of 5,000 to 7,500 persons. Corsicana's Lake Halbert Park is considered a regional park; this park provides for a variety of activities from active recreation, such as softball and soccer fields, to passive recreation, such as observing miniature aircraft flights and picnicking.



*LAKE HALBERT PARK – A REGIONAL PARK IN CORSICANA*

### *Special Parks & Recreation Facilities*

Golf courses, linear parks/greenbelts, trails, country clubs, school parks, botanical gardens and special athletic and community centers, including youth centers (e.g., YMCA) and civic centers, are considered to be special types of recreational facilities. Standards for this type of facility are variable and dependent upon the extent of services provided by the special facility. In terms of existing



*DOWNTOWN POCKET PARK – A SPECIAL PARK IN CORSICANA*

facilities, the City's Downtown Pocket Park is an example of a special park, and the Senior Activity Center is an example of a recreation facility.

### *Open Space, Reservations, Preserves and Greenbelts*

These areas are natural and are generally left undisturbed, and can be referred to as preserves. Although active recreation can be accommodated within these areas, they are primarily intended for passive recreational use. Floodplains should be dedicated to the City in lieu of purchasing floodplain property. Typically sections of the floodplain are not developable and can become a liability to property owners. Corsicana's 2007 Comprehensive Plan recommends various areas to be preserved for passive open space, such as those associated with watershed protection areas. If the City pursues this recommendation, such areas would fall into this park classification.



*EXAMPLE OF A HIKE-AND-BIKE TRAIL*

# Park & Recreation Needs Analysis

## General Assessment

The purpose of the Needs Analysis is to gain an understanding of the existing association recreation needs and additional needs based on citizen input in Corsicana. The following leagues and associations use the City's parks and athletic fields: youth baseball, softball, flag football, and soccer, and adult soccer and softball. As stated previously, this Parks, Recreation & Open Space Master Plan utilizes three methods for the Needs Analysis: (1) public hearings, a description of which begins below, (2) standard-based analysis and (3) demand-based analysis, a description of which begins following the public hearing information.

## Public Hearings

The City of Corsicana held two (2) public input meetings to receive citizens' comments on the park and recreational needs within the City. The meetings were advertised in the local newspaper and held on August 20, 2009 and August 27, 2009. Participants were given the opportunity to express their concerns, needs, and vision for the Corsicana park system. The public comments were varied in all areas of recreation. The following is a listing of recreational elements (in order of importance) mentioned at the meetings. Recreational elements in italics were mentioned by senior citizens in the meetings.

- |                                      |                              |
|--------------------------------------|------------------------------|
| 1. Youth Softball                    | 13. Dog Park                 |
| 2. Baseball Field                    | 14. Skateboard Park          |
| 3. Hike and Bike Trails              | 15. Park Lighting            |
| 4. Picnic Tables                     | 16. Practice Fields (Sports) |
| 5. Playground Equipment              | 17. Equestrian Trails        |
| 6. Soccer Fields                     | 18. Electricity in Parks     |
| 7. Park Land/ Open Space Acquisition | 19. Pavilions                |
| 8. Sand Volleyball                   | 20. Irrigation Systems       |
| 9. Park Benches                      | 21. Basketball Goals         |
| 10. Frisbee Golf                     | 22. Greenbelt Renovation     |
| 11. Splash Pad/Park                  | 23. Drinking Fountains       |
| 12. Tennis Courts                    | 24. Restrooms                |

## Standard-Based Analysis

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

**FACILITY-RECREATION STANDARD**

One source is the National Recreation and Park Association (NRPA). The NRPA has functioned as a source of guidance for park standards and development for a number of years. The NRPA's standards are suggested to be a guide for determining park and open space needs. From community to community, differences will be found in the socio-economic and cultural characteristics, and in climatic conditions. Therefore, the range of demands and preferences for recreational activities will vary with these differences. Obviously, these variances will directly influence a uniform

<p align="center"><i>Table 5</i>                      PARK FACILITY STANDARD ANALYSIS USING EXISTING POPULATION OF 25,300                      Corsicana, Texas</p>			
FACILITY	NRPA Standard	Current Corsicana Inventory	Recommended Corsicana Standard
Basketball	1/5,000	7	1/4,000=7
Tennis Courts	1/2,000	12	1/4,000= 7
Youth Baseball	1/20,000	5	1/5,000=5
Youth Softball	1/5,000	5	1/5,000=5
Adult Softball	1/5,000	2	1/5,500=5
Football	1/20,000	0	1/65,000=1
Youth Soccer	1/10,000	16	1/5,000=5
Playgrounds <sup>(1)</sup>	NS	11	(1)
Swimming Pool	1/20,000	2	1/30,000= 1
Volleyball	NS	2	1/10,000=3
Trails	NS	3.9 miles	As many as possible*
Recreation Center	1/20,000	0	1/40,000= 1

NOTES: This table assumes lighted facilities  
 NS = No Standard  
 NRPA = National Recreation and Parks Association  
 \* As many as possible in order to provide a comprehensive system of pedestrian trails that connect residential areas to parks, schools and open space  
<sup>(1)</sup> One playground should be installed in each neighborhood, community and regional park (excludes Spray Grounds)

standard for all locations. NRPA is very specific to point out that their data is to be used only as a guide to the development of local standards. Therefore, the NRPA provides input to the formation of local needs. *Table 5* at the above right shows a standard analysis for the current population of 25,300 people (based on NCTCOG estimate, refer to *Table 1*), and *Table 6* on the following page illustrates a standards analysis for Corsicana's build-out population of 76,129 people<sup>2</sup>.

This is a standard comparison which illustrates the level of services provided at 25,300 and what the projected facilities need would be for the anticipated population of 76,129. Again, it is important to note that these are national standards and the comparison will vary from city-to-city.

<sup>2</sup> Projected build-out population from the Corsicana 2007 Comprehensive Plan, *Open Space Plan*, page 82.

*Table 6  
PARK FACILITY STANDARD ANALYSIS USING BUILD-OUT POPULATION OF 76,129  
Corsicana, Texas*

<b>FACILITY</b>	<b>NRPA Standard</b>	<b>Current Corsicana Inventory</b>	<b>Recommended Corsicana Standard</b>
Basketball	1/5,000	7	1/4,000=19
Tennis Courts	1/2,000	12	1/4,000= 19
Youth Baseball	1/20,000	5	1/5,000=16
Youth Softball	1/5,000	5	1/5,000=16
Adult Softball	1/5,000	2	1/5,500=16
Football	1/20,000	0	1/65,000=2
Youth Soccer	1/10,000	16	1/4,000=16
Playgrounds <sup>(1)</sup>	NS	11	(1)
Swimming Pool	1/20,000	2	1/30,000= 3
Volleyball	NS	2	1/10,000=8
Trails	NS	3.9 miles	As many as possible*
Recreation Center	1/20,000	0	1/40,000= 2

NOTES: This table assumes lighted facilities  
 NS = No Standard  
 NRPA = National Recreation and Parks Association  
 \* As many as possible in order to provide a comprehensive system of pedestrian trails that connect residential areas to parks, schools and open space  
<sup>(1)</sup> One playground should be installed in each neighborhood, community and regional park

## Demand Based Recreation Analysis

The demand base analysis compares existing participation numbers in specific recreational programs or activities to specific field or facilities available. This analysis only includes game fields for competitive game play. The participation numbers used for this analysis are from the 2009 season. Corsicana is unique because it provides field opportunities to residents outside the city limits. The following activities were analyzed:

- ◆ Youth baseball
- ◆ Youth softball
- ◆ Youth football
- ◆ Youth soccer
- ◆ Adult softball
- ◆ Adult soccer

The City does not utilize multi-use fields; therefore, it was decided to apply the demand based recreational analysis on the actual use of each field and the field capacity for each field. This includes whether the field is lighted or unlighted, specific field dimension, and baseball versus softball use. The following matrix evaluates each sport versus the existing field capacity for

each sport. In this evaluation, the age of the participant, length of games, and the number of games per week normally played by a league were taken into consideration.

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

**Games Per Week Per Field Capacity** - The number of league games played by each team as scheduled by the league.

**Teams Per Field Per Week** - The number of games a single field will support based on length of game and age of participant.

**Existing Teams** - The number of teams each league reports to the City for the 2009 season.

**Existing Number of League Fields** - The number of league fields available in the City of Corsicana's inventory.

**Field Requirement Per Standard** - The number of fields required to serve the number of games per week based on existing teams (existing teams divided by games per week per field).

**Number of Fields Needed to Meet Standard** - The number of fields required to meet the field requirements (Field Requirements per Standard minus Number of Regulation Equivalent Fields).

Table 7 on next page, *Recreational Activity Field Capacity Analysis*, provides important data which actually demonstrates the needs for each league and/or activity. However, the table does not account for "rain-out" games, which must be rescheduled, in the formula of games per week per field depending on climatic conditions within any given year.

**TABLE 7  
RECREATIONAL ACTIVITY FIELD CAPACITY ANALYSIS**

	Games Per Week Per Field Capacity	Teams Per Field Per Week	Existing Teams	Existing Number of League Fields	Field Requirements/ Standard	Number of Fields Needed to Meet Standard
Youth Baseball	12	12	33	5	3	0
Youth Softball	12	12	33	4	3	0
Adult Softball	18	36	30	2	2	0
Football *	16	12	7	0	1	1
Youth Soccer **	10	10	50	11	5	0
Adult Soccer	10	20	13	1	1	0

\*Football does not use City of Corsicana facilities

\*\*Only one field is lighted; thereby reducing number of games per week.

*PARK LAND ANALYSIS*

Park land analysis is also provided on the basis of Corsicana’s current population, as shown in *Table 8* below. This evaluation is a reliable guide and analysis for park land comparison. The acreage required per 1,000 populations varies for each park classification. For long range planning, this is a useful tool for determining future park land acreage acquisition.

As mentioned previously, the neighborhood park is an important aspect to the overall municipal park system. The ratio of 2.5 acres per 1000 population should not be confused with the minimum acreage size. The minimum acreage for a neighborhood park should be five (5) acres for several important reasons. A minimum of five (5) acres provides enough land to develop playgrounds, small pavilions, etc. A smaller tract will limit the facilities and the recreational opportunities available to citizens. In the event that a city accepts a smaller tract of land, in the one (1) acre to three (3) acre range, maintenance of these parks would be time consuming and would also require an increase the City’s maintenance budget. A minimum of five (5) acre tracts is therefore recommended for Neighborhood Park development.

Park Type	Recommended Acres per 1,000 Persons	Existing Corsicana Parks	Acreage for Existing 25,300 Population	Acreage for 76,129 People at Build-Out
Neighborhood	2.5 acres	28.25 acres	63.25 acres	190 acres
Community	5 acres	196.81 acres	126.5 acres	380 acres
Special Use	2 acres	4.37 acres	50.6 acres	152 acres
Open Space/ Greenbelts	6-8 acres	0	177.1 acres	532 acres
Regional	7.5 acres	145 acres	189.75 acres	570 acres
<b>Acres:</b>	<b>25.0 acres</b>	<b>374.43 acres</b>	<b>607.20 acres</b>	<b>1,824 acres</b>

# ***Future Park Improvements & Recommendations***

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## ***Future Park Land Acquisition***

Based on analysis of parks in the City of Corsicana a majority of parks were classified as community parks as defined by this parks master plan. This is unusual for municipal park systems. It is also unique and provides the Citizens of Corsicana easy access to a variety of park and recreational opportunities. Community Parks have a greater land area than neighborhood parks and therefore allow for more recreational elements such as pools, league ball fields, and trails which are not characteristic of neighborhood parks. The primary benefit of the community parks in Corsicana is the parks are distributed throughout the city, and this provides access to citizens for recreational opportunities.

Based on the future land use plan prepared by Mesa Design in 2007, the City will need to acquire an additional 16 neighborhood/community parks. Fifteen of these parks are in the City's ETJ and one of the parks is within the current City limits. The proposed location of the parks does not depict the actual location, only the general location for the service area. It is not anticipated the park land acquisitions will have to occur in the near future. The City should rely on the parks master plan to guide park land acquisition and development during the next 10 years.

## ***Regional Parks***

Municipal park systems typically do not have a regional park within their inventory. Corsicana is fortunate to have Lake Halbert Park. The 145 acres provides for a variety of activities from active recreation, such as softball and soccer fields, to passive recreation, such as observing miniature aircraft flight, picnicking, bank fishing, and a boat ramp. The open space in the park can also allow for future park development as the need arises in Zone 3.

## ***Indoor Recreation Centers***

Typically, cities provide indoor recreational opportunities in the form of a recreation center. These facilities provide for organized work out programs such as aerobic exercise, weight lifting, and stationary low-impact bikes and treadmills. Basketball and racquetball also cultivate recreation opportunities. Based on future need and the public hearing, the City should consider development of one recreation center. These centers normally cost between \$4,000,000 to \$10,000,000 depending upon size and facilities.

## *Greenbelts and Open Space*

There are several creeks and floodplains which bisect Corsicana. When property adjacent to creeks and floodplains is developed, floodplain property should be dedicated to the City. These floodplains and greenbelts provide excellent opportunities for preservation of open space and for trail corridors.

The City should accept floodplain areas as a donation and should not purchase the land, unless the City foresees a need for a critical purchase in order to preserve land and/or provide a link to another park. These open spaces preserve trees and native areas and enhance the educational and passive use of floodplains and open space.

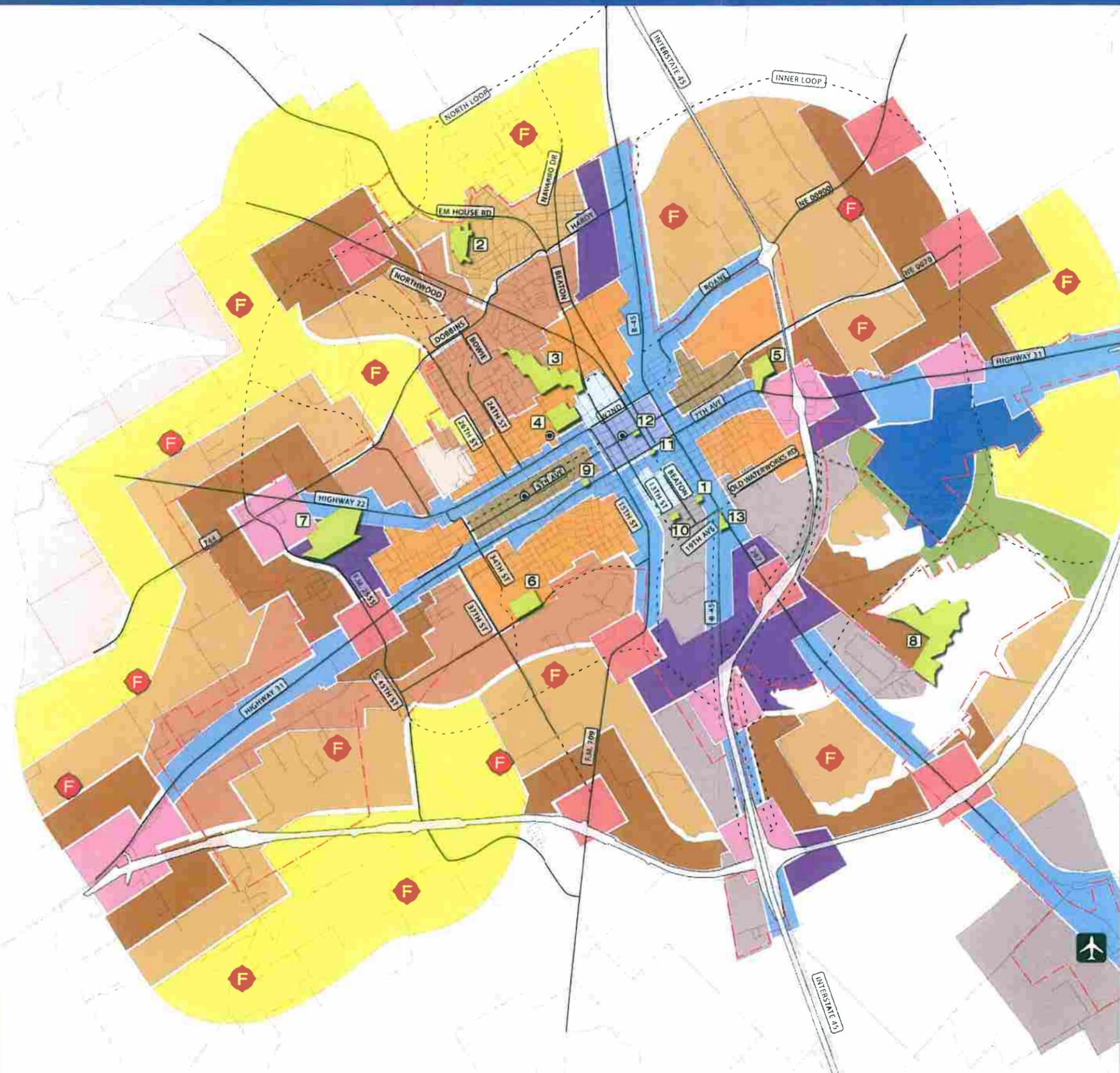
## *Special Use Parks*

Another unique aspect of Corsicana parks are the special use parks in the parks system. Allyn Park and Petroleum Park are excellent examples of parks which depict historical traits about Corsicana. The Downtown Pocket Park provides a pleasant sitting for people and the Water Tower Park is a special use park because of its size. The Pioneer Village Historical Museum and Lefty Frizzell Memorial in Jester Park are also unique features for Corsicana.



# FUTURE PARKS PLAN

## CITY OF CORSICANA, TX



EXISTING PARKS	
<b>Neighborhood Park</b>	
1) CUNNINGHAM-SOUTH HILL PARK	(2.75 ACRES)
<b>Community</b>	
2) FULLERTON-GARITTY PARK	(25.5 ACRES)
3) COMMUNITY PARK	(45.5 ACRES)
4) JESTER PARK	(24 ACRES)
5) BUNERT PARK	(16.5 ACRES)
6) NATURE PARK	(24.5 ACRES)
7) I.O.O.F. PARK	(86.3 ACRES)
<b>Regional</b>	
8) LAKE HALBERT PARK	(145 ACRES)
<b>Special Use</b>	
9) WATER TOWER PARK	(0.3 ACRES)
10) PETROLEUM PARK	(0.5 ACRES)
11) ALLYN PARK	(0.5 ACRES)
12) DOWNTOWN POCKET PARK	(0.25 ACRES)
13) HERITAGE PARK	(3.0 ACRES)
F	<b>FUTURE PARK</b>

**LEGEND**

<b>RESIDENTIAL CATEGORIES</b>	
	CORE CITY MIXED RESIDENTIAL
	TRANSITIONAL MIXED RESIDENTIAL
	COMMERCIAL CENTER MIXED RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	LOW DENSITY RESIDENTIAL
	RURAL RESIDENTIAL
	ESTATE RESIDENTIAL
	HISTORIC MIXED RESIDENTIAL
<b>COMMERCIAL CATEGORIES</b>	
	EMPLOYMENT INDUSTRIAL
	EMPLOYMENT COMMERCIAL
	RETAIL COMMERCIAL
	MIXED USE COMMERCIAL
	CORE CITY MIXED COMMERCIAL
	HISTORIC MIXED COMMERCIAL
	APPROACH-WAY MIXED USE
<b>PUBLIC SPACE CATEGORIES</b>	
	RESOURCE BASED OPEN SPACE
	USER ORIENTED OPEN SPACE
	PUBLIC INFRASTRUCTURE FACILITIES
	SPECIAL DISTRICTS
	CITY LIMITS
	ETJ LIMITS

**DUNKIN  
SIMS  
STOFFELS  
INC.**

**MESA**

\*CREDITED FOR ORIGINAL FUTURE LAND USE MAP



## Ten Year City Priority List

The Ten-Year Action Plan/Priority List as outlined in *Table 9*, for outdoor facilities, and *Table 10*, for indoor facilities, represents the culmination of the *Parks, Recreation & Open Space Master Plan*. It is the synoptic conclusion of the park master planning process. Annual review of the action plan by the City Staff, City Council members, Corsicana Parks and Recreation Commission members and citizens will allow analysis of action item recommendations for acquisition, improvements and new facilities to enhance the quality of Corsicana Parks and Recreation System to maximum effect.

**Table 9**

<b>10-Year City Priority List – Recreational Outdoor Facility Development Listing City of Corsicana, Texas</b>				
<b>Priority</b>	<b>Facility</b>	<b>Timing</b>	<b>Estimated Cost</b>	<b>Possible Funding Sources</b>
1.	Youth Softball	2010 - 2015	\$250,000	Bonds, Grants, Private Donations
2.	Youth Baseball	2010 - 2015	\$250,000	Bonds, Grants, Private Donations
3.	Playgrounds	2010 - 2015	\$65,000	Bonds, Grants, Private Donations
4.	Picnic Tables	2010 - 2015	\$1,500 per table	Bonds, Grants, Private Donations
5.	Hike & Bike Trails	2010 - 2015	\$185,000 per mile	Bonds, Grants, Private Donations,
6.	Multi-Use Courts	2010 - 2015	\$35,000	Bonds, Grants, Private Donations
7.	Sand Volleyball	2010 - 2015	\$20,000	Bonds, Grants, Private Donations
8.	Park Benches	2010 - 2015	\$1,000	Bonds, Grants, Private Donations
9.	Open Space Acquisition	2010 - 2015	Varies	Bonds, Grants, Private Donations
10.	Horseshoe Pit	2010 - 2015	\$5,000	Bonds, Grants, Private Donations
11.	Shade Pavilions	2010 - 2015	Varies	Bonds, Grants, Private Donations
12.	Adult Softball	2010 - 2015	\$300,000	Bonds, Grants, Private Donations
13.	Splash Park	2010 - 2015	\$200,000	Bonds, Grants, Private Donations
14.	Tennis Court	2010 - 2015	\$60,000	Bonds, Grants, Private Donations

Table 10

10-Year City Priority List - Recreational Indoor Facility Development Listing City of Corsicana, Texas				
Priority	Facility	Timing	Estimated Cost	Possible Funding Sources
1.	Indoor Multi-Purpose Courts	2011 - 2016	Varies	Bonds, Grants, Private Donations
2.	Aerobic Room	2011 - 2016	Varies	Bonds, Grants, Private Donations
3.	Game Room	2011 - 2016	Varies	Bonds, Grants, Private Donations
4.	Arts & Crafts Room	2011 - 2016	Varies	Bonds, Grants, Private Donations
5.	Indoor Jogging Track	2011 - 2016	Varies	Bonds, Grants, Private Donations
6.	Weight Room	2011 - 2016	Varies	Bonds, Grants, Private Donations
7.	Volleyball	2011 - 2016	Varies	Bonds, Grants, Private Donations
8.	Soccer	2011 - 2016	Varies	Bonds, Grants, Private Donations
9.	Racquetball	2011 - 2016	Varies	Bonds, Grants, Private Donations
10.	Rock Climbing Wall	2011 - 2016	Varies	Bonds, Grants, Private Donations
11.	Spin Room	2011 - 2016	Varies	Bonds, Grants, Private Donations

### Plan Summary

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

Some of the existing parks will have to be renovated due to age and use. These types of projects generally receive money from the City's general fund and/or a bond issue which requires voter approval. Projects of this nature and scope outlined in this *Master Plan* would take approximately 6 to 8 months to complete. The larger renovation projects, such as field renovation or community parks, should allow for 12 to 14 months to complete. This includes development of plans and specifications and construction.

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

## Implementation

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

### *POLICIES AND ORDINANCES*

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

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

### *WATERSHED MANAGEMENT & DRAINAGEWAY ORDINANCES*

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

### *FUNDING SOURCES*

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

#### General Fund

This source of funding is supported by ad valorem tax revenues and is generally the primary source of funds for maintenance and operation of the existing park system. The general

fund is also the source for projects requiring smaller amounts of capital investment. Although projects funded by this source make a small annual contribution to the expansion of the park system, analysis over a number of years usually reflects a major accomplishment in improvements to the park system. It is important to include funding for on-going maintenance and staff requirements for new developments and improvements.

### Bonds

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

#### General Obligation Bond

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

#### Revenue Bonds

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

#### Private Donations

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

Private donations may also be received in the form of funds, facilities, recreation equipment, art or in-kind services. Donations from local and regional businesses as sponsors for events or facilities should be pursued. A Parks Improvement Trust Fund may be set up to manage donations by service organizations, benevolent citizens, willed estates and other donated sources. The purpose of this trust is to establish a permanent source of principle value that

will increase as donations occur. The principal can not be decreased; however, the annual interest can be used for park development.

### *Sales Tax Option (4B)*

The passage of Senate Bill 376 in 1992 gave cities an economic development tool which provided a sales tax that could be levied for park and recreation purposes. This is a common tool cities use for park land acquisition and development.

### *Grant-In-Aid Programs*

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

### *Texas Recreation and Parks Account (TRPA) Program*

Texas Local Parks, Recreation and Open Space Fund is administered by the Texas Parks and Wildlife Department (TPWD). The TPWD program allows a city to request matching funds for both the acquisition and construction of park facilities. Currently, funds are available on a fifty percent (50%) cost share basis, the maximum amount a grant request can be for is \$500,000. The grant is secured through submission of an application which follows a standard format for applicants. All applications received are ranked on a point system which is designed to evaluate the need for the purchase or construction being requested. Funds are distributed among the applicants having the greater number of points until all allocated funds are expended.

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

### *Urban and Community Forest Challenge Grant*

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

### *Public Improvements District (P.I.D.)*

When authorized by City Council in compliance with state laws, new developments can establish a Public Improvement District (P.I.D.). As a taxing district, the P.I.D. provides

funds specifically for the operation and maintenance of public facilities such as parks and major boulevards.

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

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