



# COMMUNITY PARK SCHEMATIC DESIGN

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ECONOMIC DEVELOPMENT CORPORATION, OCTOBER 21, 2024

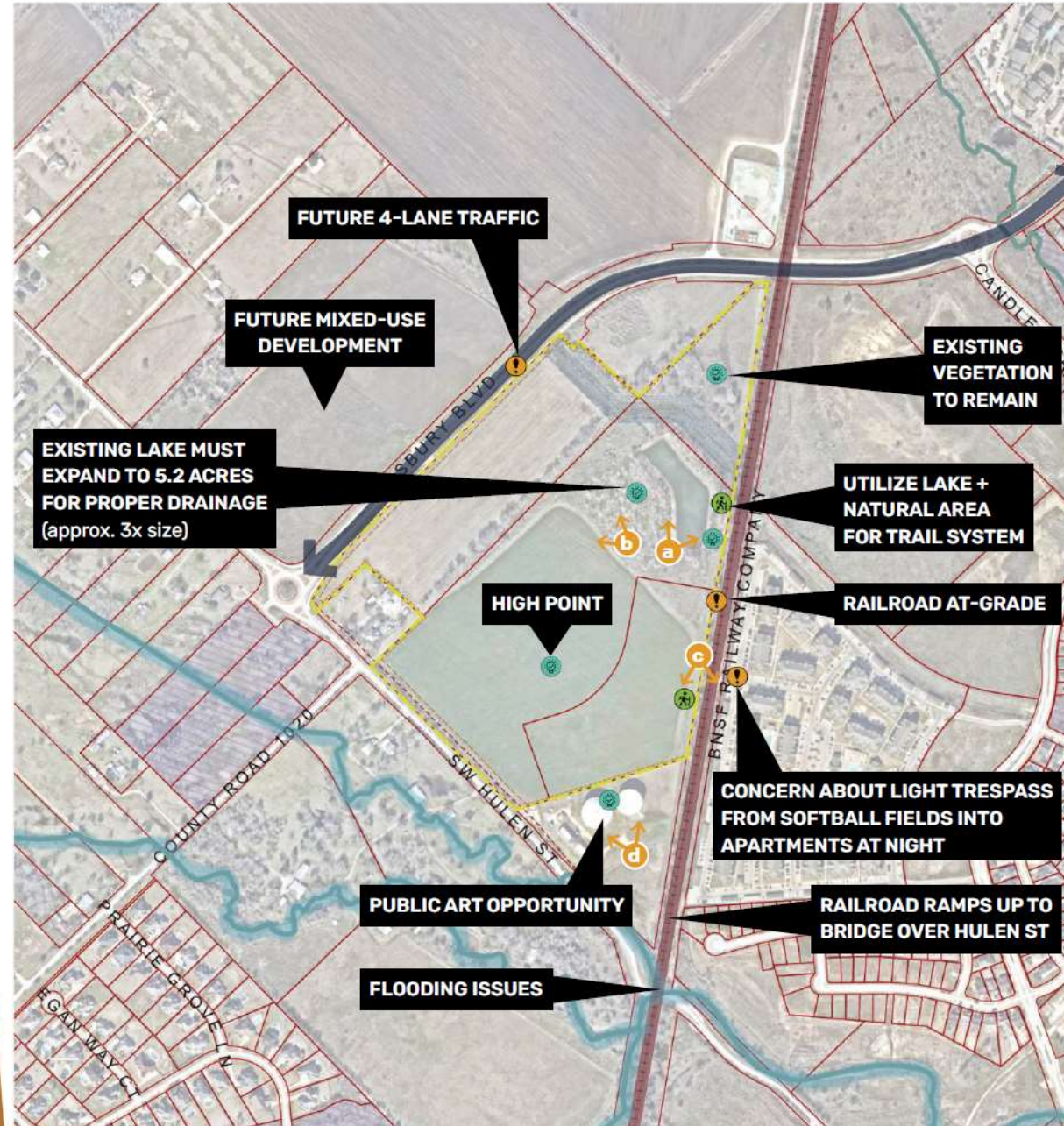
STAFF PRESENTER: JEN BASHAM, DIRECTOR OF PARKS AND RECREATION

# BACKGROUND

THE CITY OF BURLESON IS IN THE BEGINNING STAGES OF LOOKING AT THE LONG TERM POTENTIAL FOR A 55 ACRE TRACT OF CITY OWNED PROPERTY ON THE WEST END OF TOWN

BEGINNING IN FEBRUARY 2024 LAND DESIGN BEGAN TAKING A DEEP DIVE INTO LEARNING WHAT THE COMMUNITY WANTED TO SEE IN THIS PARK

## SITE ANALYSIS + DRONE DOCUMENTATION



- CHALLENGE
- OPPORTUNITY
- TRAIL CONNECTION
- SITE BOUNDARY
- RAILROAD
- STREAMS + RIVERS
- PARCEL LINES
- OTHER CITY-OWNED PROPE
- FUTURE RIGHT-OF-WAY
- SETBACK
- SIDEYARD
- 120' DRAINAGE EASEMENT

## SUMMARY OF KEY FINDINGS

### WHAT WE HEARD

The design team prepared a series of boards for the public, City staff, and stakeholders to respond to over the course of the charrette. This included three (3) activities and two (2) open-ended response questions (see right for the Activity Guide). The design team was also available in the room to answer questions and discuss residents' preferences and priorities.

The same content was used for all three audiences, with the exception of four (4) additional "Positioning Boards" with more spatial and design-related prompts that were presented at the Stakeholder Open House. **The following section summarizes the key findings, priorities, and major themes from all three Open House events, and the subsequent online Community Survey.** The numbering corresponds with the activity stations (1-6) at the Open House – see the Activity Guide to the right for information about each station.

*All of the boards used during the Community Engagement phase with documented notes from the public and tallies of how many stars each image or project goal received can be found in Appendix A and B of this booklet.*

approx.  
**120** people attended the  
Public Open House  
(92 people signed in)

approx.  
**30** people attended the  
City Staff Open House

approx.  
**14** people attended the  
Stakeholder Open House

The graphic to the right guided participants through the six (6) Open House stations and activities.

After you sign in...

- PROJECT BACKGROUND + CONTEXT**  
Review the Project Background board for a better understanding of how this project came to be. This board has an overview of the project process, history, and images of the site. Consultants and representatives from the City of Burleson will be available if you have any questions.
- LIVE, WORK, LEARN, PLAY**  
Use the colored flag pins to show us where you live, work, learn, and play on the tabletop map of Burleson. Feel free to grab a sticky note and leave us a comment if you have other thoughts to add to the map!
- DRAFT VISION + PROJECT GOALS**  
Review the draft vision statement and draft project goals. Place a star sticker on your TOP TWO (2) project goals. Or, write your own goal on a sticky note and place it in the "Other" circle. Feel free to provide comments on the draft vision statement, too.
- IMAGE BOARD SERIES**  
This activity has a series of four (4) boards with collages of imagery on each. For each board, place up to three (3) star stickers on the images that you like. You can put all three on one image, or spread them out across three different images.
- WHAT OTHER COMMUNITIES, PARKS, + PLACES SHOULD WE RESEARCH?**  
The team is compiling a list of great places to research and use as examples for the new community space. What places do we need to know about before designing? Why is it great? Write your answer on a sticky note and place it on the board.
- WHO ELSE DO WE NEED TO REACH OUT TO?**  
A successful community space will require input from all types of people in Burleson, what organizations, community leaders, or groups do you think are important to contact during the design process? Or, who do you represent? Write your answer on a sticky note and place it on the board.

Your input is invaluable as we begin to define the future of this community space. Thank you for your time and feedback.

**ACTIVITY GUIDE**

## THE BIG IDEA

The community engagement process and site analysis informs the Big Idea for the new community space. Much of the feedback indicated that the community wants to balance civic and social uses with places to recreate and be with nature. **Connectivity was a key theme that emerged** – providing opportunities to connect to nature, connect families internally through multigenerational programming, create spaces that inspire new social connections to friends and the larger community, and bridge the gap between citizens and local government through civic and educational resources.

## The Program

A general program of elements was developed based on public, City staff, and stakeholder input. All of the site plan concepts include these elements in different configurations:

- Three (3) softball fields
- Sports courts (pickleball and tennis)
- Community park/civic commons
- Space for community events (min. 4 AC for 8,000 people)
- Inclusive nature playground
- Lake access
- Walking paths and trails
- Environmental reclamation area
- Dog park
- Bandstand/stage
- Food truck rodeo
- Civic uses
- Commercial and retail (food and beverage)
- Shared parking lots (min. 1 space per 200 sf of retail/commercial, min. 30 spaces)
- New street with entrances on Alsbury Blvd and Hulén St



## Project Goals

Mobility, vibrancy, and health and well-being were the top 3 goals, as identified by survey respondents. These three goals are consistent with Open House respondents, indicating a general consensus from members of the community.

Passive and active play was ranked higher than civic and retail uses on the site, according to the survey. Although this question was not asked directly at the Open House, a preference and general excitement for passive and active spaces was a recurring theme from the community at the in-person events.

### RANKING

- 1 OH
- 1 CS



### MOBILITY

PROVIDE TRAILS + SEAMLESS PEDESTRIAN CONNECTIVITY. MINIMIZE TRAFFIC.

### RANKING

- 2 OH
- 3 CS



### HEALTH + WELL-BEING

SUPPORT THE COMMUNITY'S MENTAL, EMOTIONAL, + PHYSICAL HEALTH

### RANKING

- 3 OH
- 2 CS



### VIBRANCY

CREATE AN ACTIVE COMMUNITY HUB THAT ENCOURAGES PLAY, SOCIALIZATION, + PARTICIPATION

## How do survey respondents want to play?

Overlaps from the different audiences include play spaces, pickleball, walking paths, and botanical gardens.



### Top Active Recreation

#### OH RANKING

- 1 Play spaces
- 2 Pickleball
- 3 Group fitness

#### CS RANKING

- 1 Play spaces (58%)
- 2 Splash pad (47%)
- 3 Pickleball (44%)



### Top Passive Recreation

#### OH RANKING

- 1 Walking paths/trails
- 2 Fishing
- 3 Botanical garden

#### CS RANKING

- 1 Walking paths/trails (75%)
- 2 Botanical garden (65%)
- 3 Nature play (49%)



## How do survey respondents want to gather?

Seating areas are a key priority for all audiences, as well as some form of market retail. Special performances and other social events that bring the community together ranked in the median range in the Community Survey, but still identified as important.

### Top Gathering Spaces

#### OH RANKING

- 1 Tranquil seating areas
- 2 Seating by the water
- 3 Bandstand

#### CS RANKING

- 1 Picnic area (63%)
- 2 Farmer's market (63%)
- 3 Seating by the water (61%)

# SCOPE OF THE PROJECT

| DESCRIPTION                    | PHASE (S) | FEE      |
|--------------------------------|-----------|----------|
| Preliminary Site Due Diligence | 100       | \$14,500 |
| ALTA Survey                    | 110       | \$10,500 |
| Topographic Survey             | 120       | \$14,700 |
| Tree Survey                    | 130       | \$10,800 |
| Waters of the US Delineation   | 140       | \$4,500  |
| Preliminary Drainage Analysis  | 150       | \$29,800 |
| Schematic Design               | 160       | \$65,000 |

Total Contract \$124,800  
 Contingency \$12,480  
 Total Funding \$137,280  
 Split between 4A and 4B  
 4A-\$68,640  
 4B-\$68,640

# Next Steps

Once this contract is executed the schematic design will allow in house staff to begin activating the site.

The initial activation will include:  
Entry drive access from Hulen

Phase I of parking

Temporary Softball fields at the permanent placement to allow the community to begin practicing on site

Drainage and pond improvements

Natural trails



# 4B Capital Projects Plan

## FY 2025-2029

### October 2024 Update



| Project # | Project Name          | 2025        | 2026      | 2027                   | 2028      | 2029      | Total Per Project (FY25-29) |
|-----------|-----------------------|-------------|-----------|------------------------|-----------|-----------|-----------------------------|
| PK2405    | BAILEY LAKE           |             |           | \$498,750              |           |           | \$498,750                   |
| NEW       | BARTLETT              |             |           |                        | \$420,000 |           | \$420,000                   |
| NEW       | CENTENNIAL            | \$525,000   |           |                        |           |           | \$525,000                   |
| NEW       | CHISENHALL            |             |           |                        |           | \$336,000 | \$336,000                   |
| NEW       | HEBERLE               |             |           |                        | \$336,000 |           | \$336,000                   |
| NEW       | MISTLETOE HILL        |             |           | \$585,000              |           |           | \$585,000                   |
| NEW       | BATHROOM ADDITIONS    |             | \$157,500 |                        | \$162,225 |           | \$319,725                   |
| PK2410    | CHISENHALL FIELD TURF | \$2,205,000 |           |                        |           |           | \$2,205,000                 |
| NEW       | ADULT SOFTBALL FIELDS | \$2,163,000 |           | <del>\$2,163,000</del> |           |           | \$2,163,000                 |
| PK2103    | SHANNON CREEK PARK    | \$1,881,675 |           |                        |           |           | \$1,881,675                 |
| PK2311    | COMMUNITY PARK        | \$540,750   | \$540,750 |                        |           |           | \$540,750                   |

| Project # | Project Name  | 2025               | 2026             | 2027               | 2028             | 2029               | Total Per Project (FY25-29) |
|-----------|---|--------------------|------------------|--------------------|------------------|--------------------|-----------------------------|
| NEW       | REPLACE ROOF  |                    |                  |                    |                  | \$1,200,000        | \$1,200,000                 |
| NEW       | ADDITION OF DRY SAUNA   |                    | \$422,940        |                    |                  |                    | \$422,940                   |
| NEW       | REPLACEMENT OF ENTRY MONUMENT SIGN                                |                    |                  | \$38,955           |                  |                    | \$38,955                    |
| NEW       | GREENS RESURFACE (ALL 18) (REMOVE AND REPLACE TOP 6' OF MATERIAL) |                    |                  | \$417,375          |                  |                    | \$417,375                   |
| NEW       | POND RENOVATION BENTONITE/FOUNTAINS (4,5,15)                      |                    |                  | \$94,685           |                  |                    | \$94,685                    |
| NEW       | GREEN RIBBON DESIGN   | \$90,000           |                  |                    |                  |                    | \$90,000                    |
|           | <b>FUNDING NEEDED</b>   | <b>\$7,405,425</b> | <b>\$580,440</b> | <b>\$1,634,765</b> | <b>\$918,225</b> | <b>\$1,536,000</b> | <b>\$12,074,855</b>         |

## 4B Capital Projects Plan FY 2025-2029

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# TIMELINE FOR PHASE I

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Begin Design-November 2024

Amend Capital Plan and Complete Budget Amendment for 4A-  
November 2024

Complete Schematic-February 2025

Bid-March 2025

Construct-April 2025

Open-August 2025



VICINITY MAP

[KEY]

- 1 | INCLUSIVE LAKEFRONT NATURE
- 2 | SOFTBALL FIELDS
- 3 | SPORTS COURTS
- 4 | ENVIRONMENTAL RECLAMATION
- 5 | PROPOSED SHANNON CREEK PARK
- 6 | CIVIC PLAZA
- 7 | WATER TANK FEATURE
- 8 | WAKEFIELD HEIGHT PARK
- 9 | COYOTE LOOP FAMILY TRAIL
- 10 | PRAIRIE TIMBER PARK
- P | FUTURE PARKING
- E | SITE ENTRANCE

DIRECTION

Recommend Approval

Recommend Denial