

Community Park Phase I

CITY COUNCIL-MARCH 23, 2026

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Background

The community park was identified as a priority in the 2019 Parks Master Plan

Property was acquired for the park in February of 2023

Public engagement commenced from 2024-2025

Design contract executed-2025



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 charretta. 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...

1 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 Burlison will be available if you have any questions.

2 LIVE, WORK, LEARN, PLAY
Use the colored flag pins to show us where you live, work, learn, and play on the tabletop map of Burlison. Feel free to grab a sticky note and leave us a comment if you have other thoughts to add to the map!

3 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.

4 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.

5 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.

6 WHO ELSE DO WE NEED TO REACH OUT TO?
A successful community space will require input from all types of people in Burlison. 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



Full Build Out

Sports Courts

Stage/Amphitheater and Event Lawn

Sports Field Concession/Restrooms

3 Softball Fields

Food Truck Court

Inclusive Nature Themed Play

Trails

Pond

Fishing Pier

Dog Park



CITY OF
LESON
TEXAS
Design

MASTER PLAN

3/12/2026

5



Scope-Phase I

Public Road

Parking Lot

Softball Fields

Grading

Pond

Natural Trails

Rain Garden/Storm Water Infrastructure



Phase I – Budget and Estimates

CURRENT PROJECT COSTS AND ESTIMATES

Design*	\$634,203
Construction	\$10,118,758
ED&P	\$579,360
Land Acquisition**	\$3,217,689
Total	\$14,550,010

CURRENT BUDGET

4A***	\$7,558,215
4B***	\$7,880,355
Total	\$15,438,570

*Design is nearing completion

**Land Acquisition is complete

***Available funding is from previously issued bond funds for the community park project and project savings/closeouts

Staff is actively pursuing a Google grant for the stormwater improvements in the amount of \$1,313,871



Timeline

Bid: May 2026

Award: July 2026

Construction: 12 months

Ribbon Cutting: August 2027

FEEDBACK