



Parks and Recreation Master Plan 2011 - 2020

Revised 2010-2011; Approved by City Council July 14, 2011



Adopting Ordinance

(See document entitled “**ORDINANCE APPROVING MASTER PLAN JULY 2011**”, for signed ordinance and associated exhibits.)

Table of Contents

Adopting Ordinance

Table of Contents ----- i

Acknowledgements ----- iv

Section 1 – Introduction

- Introduction ----- 1
- Mission and Vision Statements ----- 2
- Why Parks, Recreation Programs and Open Space Matter ----- 4
- Projected 2020 Accomplishments ----- 7

Section 2 – Current Conditions and Trends

- 2003 Recreation, Parks, and Open Space Master Plan ----- 10
- Population and Growth Profile ----- 13
- Current Recreation, Parks and Open Space System ----- 18

Section 3 - Preferred Conditions

- Relationship to The Comprehensive Plan ----- 33
- Needs Assessment ----- 33
- Goals ----- 55
- Strategies ----- 56
- Framework Overview ----- 59

Section 4 – Implementation

- Policies, Regulations, and Standards ----- 67
- Plans and Studies----- 67
- Partnerships ----- 68
- Funding ----- 68
- Facility and Program Development and Management ----- 70
- Implementation and Coordination Roles ----- 70
- Actions ----- 71
- Monitoring, Evaluating, and Updating ----- 76

Appendices

- Appendix A – Detailed Socio-Economic Demographic Information ----- 78
- Appendix B – Detailed Park System Inventory ----- 79
- Appendix C – Detailed Recreation Program Information -----112
- Appendix D – Detailed Budgetary Information -----114
- Appendix E – Adopted Parkland Dedication Ordinance -----128
- Appendix F – Detailed Needs Assessment Information -----136

Acknowledgements

The City of College Station Parks and Recreation Master Plan was prepared by the Parks and Recreation Department in partnership with the Planning & Development Services Department. The preparation of this Plan would not have been possible and its implementation will not be successful without the residents of the City of College Station and the following individuals who contributed input and insight into the development of the City vision and the plan goals and strategies:

City Council

Nancy Berry, Mayor
Blanche Brick, Council Member Place 1
Jess Fields, Council Member Place 2
Karl Mooney, Council Member Place 3
Katy-Marie Lyles, Council Member Place 4
Julie Shultz, Council Member Place 5
Dave Ruesink, Council Member Place 6
John Crompton, Former Council Member Place 1
Dennis Maloney, Former Council Member Place 3
Jana McMillan, Former Council Member Place 5

City Manager's Office

David Neeley, City Manager
Kathy Merrill, Assistant City Manager
Jason Stuebe, Assistant to the City Manager

Parks and Recreation Advisory Board

Gary Erwin, Chair
George Jessup, Vice-Chair
Billy Hart
Gerard Kyle
Susan Fox
Douglas Becker
Shane Wendel
Jon Denton
Millie Burrell

Planning & Zoning Commission

Scott Shafer, Chair
Craig Hall
Mike Ashfield
Bo Miles

Planning & Zoning Commission, Continued

Doug Slack
Hugh Stearns
Jodi Warner

Parks and Recreation Department Staff

David Schmitz, Director
Pete Vanecek, Senior Park Planner
Pamela Springfield, Administrative Support Supervisor
Amanda Putz, Staff Assistant

Planning & Development Services

Bob Cowell, Jr., AICP CNU-A, Director
Venessa Garza, Greenways Program Manager
Matthew Hilgemeier, Staff Planner
Michael Trevino, GIS Technician



Section 1 – Introduction

The Parks and Recreation Master Plan identifies the City’s parks and recreation needs for the next ten years and provides guidance, goals, strategies, and actions on how to best address those needs. The Master Plan lays the groundwork for the identification and implementation of policy change, capital projects, operational and administration change, and recreation programming. The Master Plan is rooted in the Community Vision established by the residents of College Station, is consistent with the City’s Comprehensive Plan, is responsive to the current budgetary context, and is aligned with contemporary best practices in parks and recreation facilities and program delivery.

The approach undertaken in the development of this Plan is one that:

- Provides an opportunity to view the parks and recreation system within the overall context of the City’s delivery of services and meet resident needs.

- Focuses goals, strategies, and actions to provide services that directly meet the needs of the residents.
- Allows needs to be identified and evaluated comprehensively.
- Allows for the allocation of limited resources (property, staff, and fiscal) to their highest and best use.
- Allows for incremental and strategic improvements and changes to the parks and recreation system.¹

This approach focuses on understanding who uses the City's parks and recreation system, what the current system consists of and its current condition, and what future needs may exist. This approach also identifies how this Master Plan relates to the City's other plans and to the City's future growth and development trends. Finally, this Plan identifies specific strategies and actions to meet needs and implement necessary change.

This section of the Plan highlights the Community Vision, the Parks and Recreation Department Mission, acknowledges the many individuals and organizations that have been involved in the creation of this Plan, highlights why parks and recreation programs are important to College Station, and provides the organizational arrangement of the Plan. Finally, this section concludes with a brief overview of what successful implementation of this Plan will achieve by the Year 2020.

Mission and Vision Statements

The City of College Station has adopted the following as its community Vision Statement:

College Station, the proud home of Texas A&M University and heart of the Research Valley, will remain a vibrant, forward-thinking, knowledge-based community which promotes the highest quality of life for its citizens by ...

Ensuring safe, tranquil, clean, and healthy neighborhoods with enduring character;

Increasing and maintaining the mobility of College Station citizens through a well planned and constructed inter-modal transportation system;

Expecting sensitive development and management of the built and natural environment;

Supporting well planned, quality, and sustainable growth;

Valuing and protecting our cultural and historical community resources;

Developing and maintaining quality cost-effective community facilities, infrastructure and services which ensure our City is cohesive and well-connected; and,

Pro-actively creating and maintaining economic and educational opportunities for all citizens.

¹Adapted from *Park, Recreation, Open Space and Greenway Guidelines*, National Recreation and Park Association, and the American Academy for Park and Recreation Administration.

College Station will continue to be among the friendliest and most responsive of communities and a demonstrated partner in maintaining all that is good and celebrated in the Brazos Valley. It will continue to be a place where Texas and the world come to learn, live, and conduct business.

The mission statement of College Station's Parks and Recreation Department is:

“To provide a diversity of facilities and leisure services which are geographically and demographically accessible to our citizens.”



Why Parks, Recreation Programs, and Open Space Matter in College Station

There are many and varied reasons that parks, open space, and recreation programs are important components to the success of the City and to the lives of its many residents. These reasons range from the esoteric – the role parks and open space play in the physical growth pattern of the City to the very practical – locations for children to play and for adults to remain active and healthy.

Recent surveys and focus groups of City residents noted their belief that parks, open space, and recreation programs play a critical role in the prevention of youth crime, enhancing real estate values, and improving health within the community. These same respondents indicated a desire to focus on greening the City, improving the City’s network of trails, continuing high levels of maintenance for parks and facilities, and continuing to offer high-quality youth-oriented programs. Further, these same respondents (nearly 90%) indicated a preference for maintaining or increasing funding for parks, open space, and recreation programs. Recent voter-approved funding initiatives for additional park development, open space acquisition, and recreation programs further validate the significance residents place on parks, open space, and recreation in College Station.

For the purposes of this overview, a brief explanation of the role parks, open space, and recreation programs can play in neighborhood and community character, property value and tax revenue enhancement, and health and wellness will be provided.

Neighborhood and Community Character

Parks have, and are expected to continue to play, an integral role in the character of neighborhoods and the City as a whole.



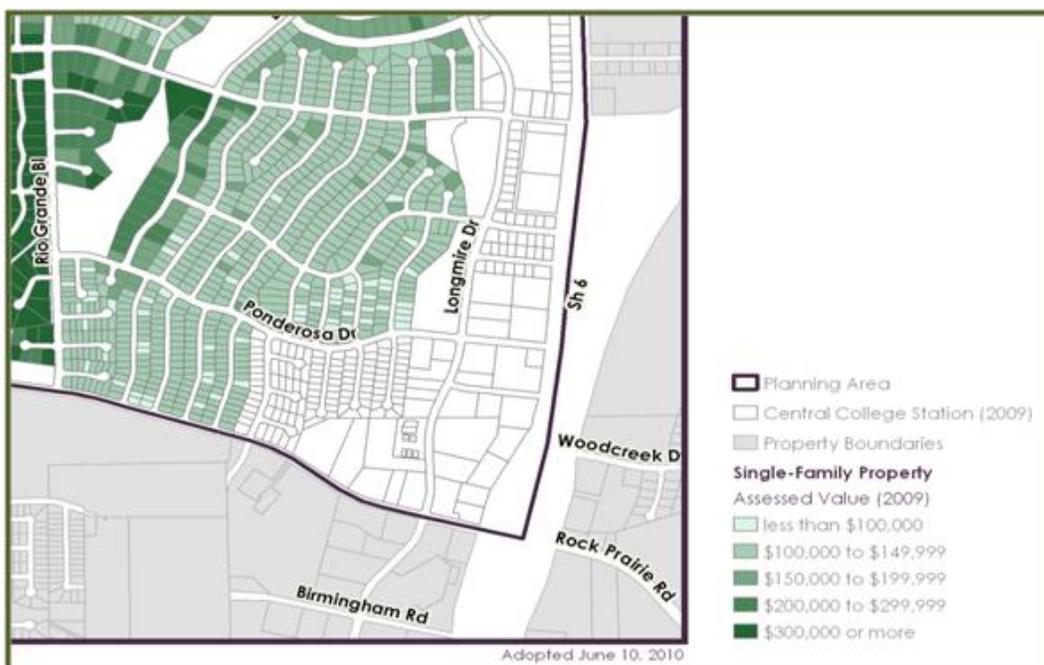
Since its founding, neighborhoods within College Station and the very pattern of the City itself, has been greatly influenced by the location and design of its parks and open space. The City’s first park (Thomas Park) was established in 1938, the same years as the City’s incorporation. Thomas Park’s central location within the surrounding neighborhood established much of this neighborhood’s unique character, impacted its development pattern, and provided ready access to recreation opportunities. Similar patterns of development can be found throughout the City in neighborhoods as diverse as Oakwood with Brison Park, Edelweiss with Edelweiss Park, Lincoln Street Neighborhood with the Lincoln Center and W.A. Tarrow Park, and Pebble Creek with Lick Creek Park. The fact is that for essentially all of its history, the City of College Station has been a city of neighborhoods built around parks and open space networks.

The recently updated Comprehensive Plan envisions nothing less in the future. The plan is built around a land use concept that results in places of distinction, that is, neighborhoods of enduring character, corridors and districts with unique natural and man-made features, preserved rural areas, and a context sensitive mobility system. Parks and open space are critical to this vision. The Comprehensive Plan establishes the following as the goal for the City’s future parks and recreation system – a diversity of parks, greenways, and the arts for the leisure and recreation as well as for the entertainment, education, and culture to achieve a high quality of life for all residents and visitors.

Property Value and Tax Revenue Enhancement

Parks and open space have played a significant role in increasing the value and marketability of property in the City and are expected to do so into the future.

One of the many benefits associated with the parks and open space provided in College Station has been the increase in property values near such areas. Extensive research has been conducted nation-wide demonstrating that properties located near parks and open space benefit with higher property values, which in turn also typically result in higher tax revenues to the City.



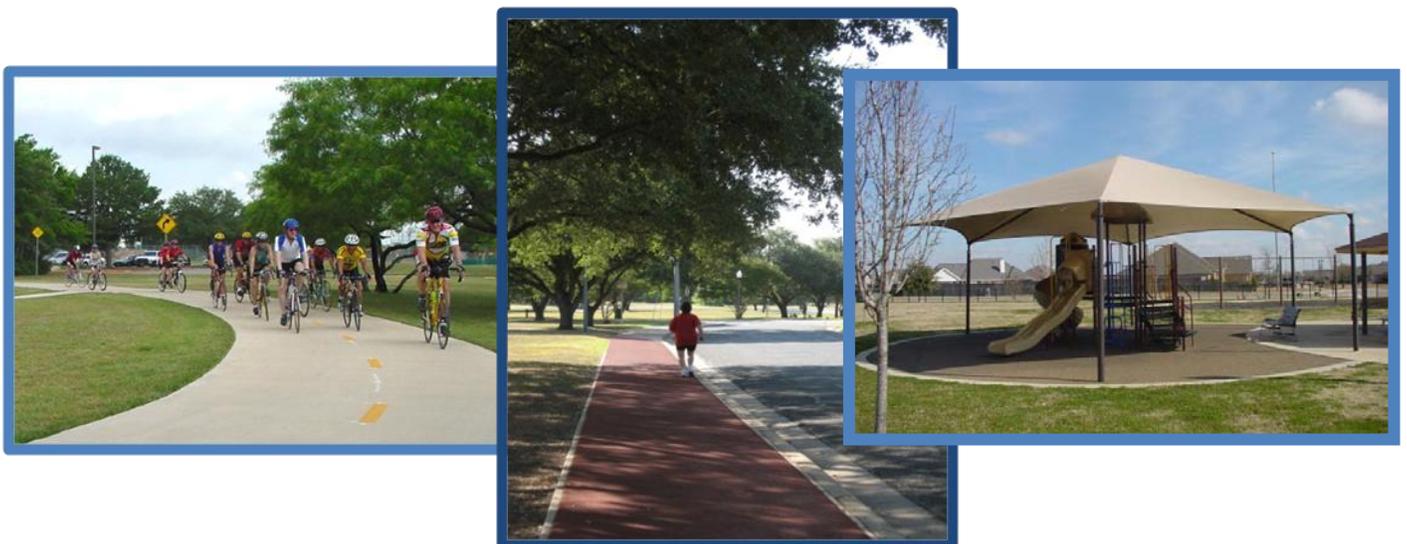
One such study in the Dallas-Fort Worth area demonstrated a 20% premium for properties located within 100-200 feet of a park. Even properties located as far as 1,500 feet from a park saw an increase in values. Further, parks and open space are a highly desired amenity by many, increasing the marketability of new developments, providing a benefit to those developing and marketing such projects.

Local examples of this dynamic can be seen throughout the City. Properties fronting on Thomas or Brison Park, properties backing along the protected open space of Lick Creek Park, and the entire Wolf Pen District are but a few examples of local property values that benefit substantially from their proximity to parks or open space. One of the most effective ways for the City to increase its tax revenues is by taking steps that add value to existing properties. This is seen every time the City constructs a new road through open land or extends a sewer line to a property. A very cost-effective way to realize such increases is through the protection of open space, especially those that offer recreation opportunities with limited maintenance responsibilities – such as urban forests, greenways, etc.

Health and Wellness

The number, design, and location of parks and recreation facilities play a significant role in the rate of physical activity, which itself is a major contributor to the health and wellness of children and adults.

Regular physical activity increases life expectancy, reduces the risk of obesity and many health-related issues. The Centers for Disease Control and Prevention (CDC) estimates that nation-wide an estimated 17% of children and adolescents are obese. Studies indicate that children that are obese are far more likely to become adults that are obese. The CDC estimates that between 1998 and 2000, the State of Texas spent \$5.3 Billion on obesity related medical expenses. The CDC reports that the design of neighborhoods and communities that result in less walkability, the lack of sidewalks and bicycle facilities, and lack of access to safe places to play are also major contributors to low rates of physical activity by adults and children.



Parks provide amenities such as playgrounds, trails, and athletic fields that encourage physical activity. The structured and regular programming of these parks and other City facilities for activities such as organized sports and after school care help ensure the opportunities to engage in physical activities are maximized. National surveys indicate that nearly 90% of all Americans participate in at least some form of outdoor recreation annually. In College Station, recent surveys and focus groups indicate that nearly 40% of residents visit a City park and nearly 34% use a walking or biking trail once a week or more.

National studies indicate that park use and physical activity increases as parks are located in closer proximity to residences. The same studies indicate that the communities that have more park facilities also have populations reporting more physical activity levels. Further, these studies indicate that organized recreation programs, good park maintenance, and specific types of facilities (such as playgrounds and basketball courts), increase physical activities, especially among children.

Projected 2020 Accomplishments

Through the implementation of this Plan, the City of College Station proposes to do the following by 2020:

- Continue to use parks and open space to define the character of neighborhoods, corridors, districts, and therefore the entire City;
- Retain accreditation status with the National Recreation and Parks Association (NRPA);
- Add neighborhood parkland as needed to continue to provide at least 3.5 acres of neighborhood parkland for every 1,000 residents;
- Add community parkland as needed to continue to provide at least 3.5 acres of community parkland for every 1,000 residents;
- Complete all voter-approved capital projects;
- Develop Southeast Community Park on Rock Prairie Road and acquire land for a new Community park in the Southwest portion of the City;
- Increase the amount of parkland and open space located in close proximity (<1,500 feet) to residences;
- Increase the number of trees planted and preserved in existing parks, existing and new City facilities, and along city streets;
- Renovate and upgrade existing neighborhood parks to intergenerational standards;
- Increase and enhance pedestrian and bicycle connectivity to and between parks and open space;

- Develop a community center;
- Fully implement the Green Parks and Recreation Program (waste reduction and recycling, water conservation, land uses, air quality, and energy conservation);
- Develop a Park Enterprise Fund and other sources of revenue to sustain recreation program and facility enhancements;
- Enhance partnerships with private development interests and other public entities in the provision of park, open space, and recreation offerings; and,
- Increase the diversity of park types and develop design guidelines and standards for each.



Brazos Valley Worldfest at Wolf Pen Creek Amphitheater





Section 2 – Current Conditions and Trends

College Station is one of the most desirable communities in the Nation to live, work, and raise a family. The presence and quality of the City's parks and recreation system and programs is a critical contributor to this desirability. The City's parks are regularly mentioned by residents and visitors as one of the most significant aspects of the quality of life experienced in College Station. Every year thousands of residents and visitors participate in cultural and athletic events offered by the City through its recreation program. These successes have not happened by accident but rather are the result of sound planning, strong community support, and skillful management.

The information included in this and the following sections, is intended to provide some insight into the context used in the development of this Plan. It is intended to provide a brief summary of the most recent parks and

recreation planning efforts by the City, the current demographic profile of the City and projections for the future, the current parks and recreation system, current funding of the parks and recreation system and projections for the future, and finally levels of service used in the development of successful recreation programs. Each of these items, when combined provides both a snapshot of where the City finds itself today and a glimpse into what the future may hold.

2003 Recreation, Parks, and Open Space Master Plan

In 2003, the City adopted the current Recreation, Parks, and Open Space Master Plan. The purpose of the Plan was to both update the 1999 Master Plan and to build upon the City's Comprehensive Plan, adopted in 1997. As with other planning efforts, the Master Plan identified goals and objectives and established the groundwork for projects and programs to deliver the City's parks and recreation program through 2012.

The Master Plan anticipated a population increase of around 31,000 (from 70,000 to 101,000) from 2003 to 2012. Further, the Plan anticipated that most development associated with this population increase would occur south of the then-existing City limits and within low to medium density developments. The current population estimate for College Station is nearly 95,000 and is projected to reach approximately 97,000 by 2012. It would therefore appear that the 2003 Master Plan overestimated the population growth. Further, later revisions to population estimates actually placed the 2003 population estimate at approximately 78,000 rather than the Master Plan estimate of 70,000. Therefore, it appears that the population increase between 2003 and 2012 is more likely around 19,000 versus the 2003 Plan estimate of 31,000. Development has indeed, as planned, occurred in a fairly low-density pattern and to the south.

In 2003, the City had nearly 1,300 acres of parkland. For a variety of reasons, the acreage associated with Lick Creek Park and Veterans Park along with the campus-based student population is excluded from the City's calculation of parkland per 1,000 residents. The Master Plan therefore identified this ratio as 8.92 acres per 1,000 residents (531.85 acres for 59,612 residents).

Based on the aforementioned revised population estimates, this ratio may actually have been closer to 6.82 acres per 1,000 residents. Regardless, the Plan established an objective of no fewer than 7 acres of parkland per 1,000 residents by 2012. It should be noted that the 1997 City Comprehensive Plan actually identified a preferred ratio of 10.5 acres of parkland per 1,000 residents. The Master Plan anticipated, based on the desired ratio, that nearly 174 additional acres of parkland would be needed by 2012.

The Master Plan identified the following strategic goals:

- Develop a system of parks, recreation facilities, open space, and leisure services to meet the needs of an expanding community.
- Maintain high quality parks and recreation facilities at a high standard.
- Develop greenbelts to connect parks and residential areas.

The Master Plan included a survey of the community to aid in determining the strategic goals and more specific objectives and actions. Additionally, the Plan included a review of the participation rates of the many facilities

and programs maintained and operated by the City. This review was also compared against nationally-adopted standards to identify current deficiencies and future needs.

These efforts yielded a series of priority strategies and actions needed to achieve the stated goals and to meet the community's needs. The following represent the most significant of these strategies and actions noted in the Plan:

- Need for additional softball fields – these were anticipated to be met through continued development of the Veterans Athletic Park;
- Need for additional soccer fields, especially youth fields – these were anticipated to be met through continued development of Veterans Athletic Park;
- Need for new indoor recreation facilities, specifically a new community center – this need was anticipated to be met through conversion of the Conference Center (jointly with CSISD following construction of a City Convention Center) and through expansion of the Lincoln Center;
- Need for additional recreation trails – these were anticipated to be met in Veterans Athletic Park, Lick Creek Park, a new community park along Carters Creek, completion of the Wolf Pen Creek trails, and through implementation of the City's Greenways Master Plan and Bike Trail Master Plan;
- Need for additional natural areas, especially greenways along the City's streams – these were anticipated to be met in areas identified in the City's Greenways Master Plan;
- Need for additional neighborhood parks, especially in new development areas and in currently built-up areas lacking facilities – these were anticipated to be met through use of the City parkland dedication program and bond proceeds;
- Need to enhance existing neighborhood parks to meet inter-generational needs – these were anticipated to be met through the addition of benches, shade structures, lighting, etc in various parks using parkland dedication ordinance and bond proceeds; and
- Need for the development of a new community park – this need was anticipated to be met with the development of a 250 acre site on Rock Prairie Road and protection of the greenway along Lick Creek.

With the benefit of hindsight, we can determine, nine years into the ten-year Master Plan, how the City has done in implementing the Plan. During the life of the Master Plan, the City has:

- Accommodated 17,000 new residents and maintained a parkland to resident ratio of 7.5 acres of parkland for every 1,000 residents;
- Three additional softball fields were added through Phase II of the Veterans Athletic Park Master Plan, for a total of 13 (of the identified 15 needed) softball fields in the City ;
- Three soccer fields were added through Phase II of the Veterans Athletic Park Master Plan, for a total of 22 (of the identified 27 needed) soccer fields in the City;
- The number of community centers remained at two (of the identified 4 needed);
- Eleven walking trails were added resulting in a total of 34 (of the identified 41 needed) trails existing in the City. Additionally, bike lanes, sidewalks, and multi-use paths have been added and the City's plans for bicycle and pedestrian facilities have been combined into a recently updated Bicycle, Pedestrian, and Greenways Master Plan;

- An additional 349 acres of protected natural areas have been added to the City through the Greenways acquisition program, for a total of 624 acres of protected greenways in the City;
- Eight neighborhood parks (88 additional acres) were added for a total of 34 parks totaling 321 acres;
- The number of community parks remained at eight, totaling nearly 300 acres;
- The City owns 118 acres of undeveloped parkland, awaiting development as neighborhood parks, and
- The City added intergenerational components (shade shelters, benches, lights, etc) in a number of existing parks.

In 2008, College Station voters approved more than \$12 Million for parks and recreation improvements to be implemented over the subsequent seven years. The approved projects are expected to result in an additional neighborhood park, various neighborhood park improvements, expansion of one of the existing community centers, improvements to existing athletic fields, improvements to existing trails, development of a skate park, acquisition of additional neighborhood parkland, and the development of an environmental education center.

While much has been accomplished through the Master Plan, particular areas of concern that should be highlighted include:

- Continued need for both the development of a new community park and also the acquisition of land for another future community park;
- Continued challenges with meeting the operations and maintenance needs of parks, recreation programs, and facilities;
- Increasing trend toward larger parks not integrated into neighborhoods placing residents at a greater distance from parks and recreation opportunities;
- Continued need for additional community centers; and
- Continued need for athletic fields, especially soccer fields.



Aerial views of Stephen C. Beachy Central Park and Veterans Park and Athletic Complex.

Population and Growth Profile

The City of College Station is located in Brazos County, approximately equidistant between Houston and Austin (see **MAP A**, next page). It was incorporated in 1938 and currently covers an area of nearly 50 square miles. The City's population estimate as of January 2011 is 94,640². For planning purposes, this document does not count or include the estimated 10,000 students living on campus at Texas A&M University (TAMU). This is due to the availability of recreation programs and facilities provided by TAMU. Therefore, throughout this document the population estimate of 84,640 is used for many of the calculations.

The history of College Station as a community dates to the founding of the Agricultural and Mechanical College of Texas (now Texas A&M University) in 1876 as a land grant institution. Approximately 10,000 of the 49,129 students enrolled in the fall 2010 semester at Texas A&M University live on campus, while the majority of students live off campus in College Station or in adjacent Bryan, Texas.

Before the City's incorporation, several neighborhoods developed around the perimeter of the campus, including Northgate (the principal commercial area in the early years of the community), Eastgate/College Hills (mostly residential, with some commercial development), and the Southside neighborhood, where many of the City's historically-significant homes and structures are located.

Population Growth

Through the 1970s, the majority of new growth in College Station continued to be located adjacent to Texas A&M University. Due to the physical constraints of the City of Bryan to the north, a ridge line to the west, and Carter Creek to the east, the City's 1980 Comprehensive Plan directed future growth to the south of existing development.

By the 1990s, the City's growth mirrored that of the University. The University's student population exceeded 40,000, making it one of the largest campuses in the country. As College Station moves forward, its' challenge is to continue to encourage quality growth, while expanding forms of residential and non-residential development that are less dependent on a university-based economy. The direction of future growth is likely to continue to be to the south of existing development.

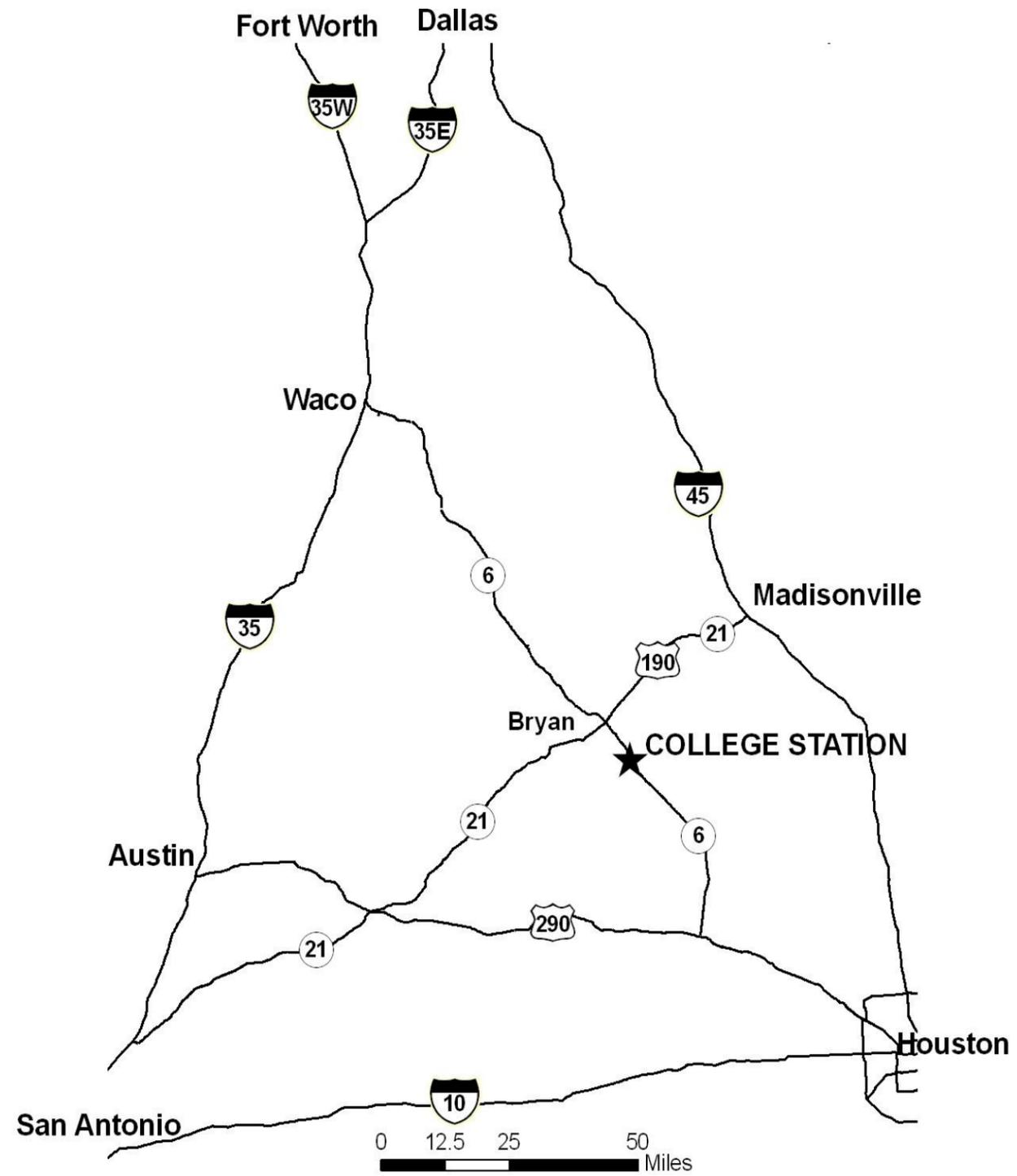
Growth Issues

College Station's population has increased steadily, with the most prolific decade being the 1970s. In those ten years, the annual rate of growth was 11.1%. In the 1980-90 time period, the combined rate of population growth in College Station was 40.7% (average 4.1% per annum), compared to 24.1% in Bryan (average 2.4% per annum).

The 2000 census recorded the population of Brazos County at 152,415, including 67,890 residents of College Station and 65,660 residents of Bryan. This is likely an undercount, however, because most of the University's

² Source: City of College Station Planning and Development Services Department, January 2011.

MAP A
COLLEGE STATION LOCATION MAP



students give their hometown addresses to census takers, even though they live in Bryan/College Station for nine months of the year and utilize City services during that time. The 2010 population estimate released by the US Census Bureau showed the population of Brazos County to be 194,851.

Socioeconomic and Demographic Profile

TABLE 1 on the next page, contrasts College Station's 2000 socioeconomic and demographic profile with that of the County as a whole (including Bryan) and the State of Texas. In general, College Station residents are more highly educated than the County and State as a whole, reflecting the large number of University students and faculty who live in the City. In addition, per capita income is lower than County and State averages, reflecting the large number of University students who have only part-time employment.

The impact of the University with regard to the age of residents is also apparent, with 35.6% of City inhabitants in the 20-24 age range (compared to 7.38% for the State as a whole). College Station also significantly exceeds the statewide average for residents in the 15-19 age range (17.9% compared to 7.86% for the State as a whole). Combining these two cohort groups, 53.5% of College Station's population is 15 to 24 years old, in contrast to a statewide average of 15.24%. The percentage of the City's population in these groups is likely to be even higher because, as mentioned previously, many of the University's students give their hometown addresses to census takers. The demographic make-up of College Station was an important consideration in the development of this Master Plan.

College Station has significantly fewer racial/ethnic minorities compared to the County and the State. The percentage of residents of Hispanic origin, for example, is significantly lower in College Station (10%) and the County (17.88%) than in the State as a whole (31.99%). However, due to the large number of international students at Texas A&M University, the community has a very diverse culture with over 75 nationalities represented.



53.5% of College Station's population is 15 to 24 years old, in contrast to a statewide average of 15.24%.

TABLE 1
COMPARISON OF COLLEGE STATION, BRAZOS COUNTY, AND TEXAS
DEMOGRAPHIC PROFILES*

(Base year 2000 except as indicated)

CHARACTERISTICS	COLLEGE STATION	BRAZOS COUNTY ²	TEXAS ³
Sex ¹			
Percent Male	51.10	50.50	49.65
Percent Female	48.90	49.50	50.35
Education			
Percent High School Graduates	93.80	81.30	75.50
Percent College Graduates	58.10	37.00	23.20
Employment Information ⁴			
Percent Unemployed	1.60	1.50	4.22
Income			
Per Capita Income (1999)	\$15,170	\$16,212	\$19,617
Percent of Persons in Poverty	37.40	26.90	15.40
Race/Ethnicity (%)			
Anglo	80.50	66.79	53.11
Black	5.40	10.80	11.61
Hispanic	10.00	17.88	31.99
Other	4.10	4.53	3.29
Population by Age (%)			
< 15	12.10	11.52	2.54
15 - 19	17.90	12.88	7.86
20 - 24	35.60	22.87	7.38
25 - 34	13.00	14.55	15.16
35 - 44	8.30	11.41	15.93
45 - 54	6.00	8.64	12.52
55 - 59	2.10	2.98	4.30
60 - 64	1.40	2.21	3.37
65+	3.50	6.71	9.94
Median Age	21.90	23.60	32.30

**This demographic profile from the U.S. Bureau of the Census does not exclude the 10,000 students living on campus.*

¹ Source: U.S. Bureau of the Census, <http://venus.census.gov/cdrom/lookup/908233823> (10/12/98).

² Source: <http://txsdc.tamu.edu/data/census2000>.

³ Source: <http://txsdc.tamu.edu/data/census2000>

⁴ Source: Texas Employment Commission, February 2000 data, www.twc.state.tx.us (Labor Market information).

Population Projections

Population projections through 2020 (the limit of the 2010 Plan revision) are, by necessity, somewhat speculative. The City’s Comprehensive Plan was completed in May 2009 and provides projections for population through the year 2027 (see **TABLE 2**, below). College Station has recently had an average annual population increase of approximately 3%, a rate expected to slow slightly in the next several years.

**TABLE 2
 POPULATION PROJECTIONS – 2015, 2020, 2027**

	2015	2020	2027
College Station Projected Population	103,112	113,665	128,440

Source: City of College Station Comprehensive Plan

Growth Patterns

The Future Land Use and Character Map, adopted as part of the City’s Comprehensive Plan is based on an analysis of the City’s existing natural systems, development patterns, infrastructure, and interviews with public officials, appointed officials, key stakeholders, and the public. Alternative scenarios were presented in community workshops and an extensive public participation process followed.

The Future Land Use and Character Map is conditioned on political and geographic constraints to growth. The City’s northern growth is limited by the political boundary with the City of Bryan. Development to the west is limited by the Brazos River and by a ridge line, which would require the installation of water and sewer services.

While there are some limited utility extensions planned for this area, major infrastructure improvements are not currently anticipated. The main channel of Carters Creek forms the City’s eastern border and is also a limiting factor.

As a result of these political and geographical constraints, most future growth for the City of College Station is anticipated to occur in its southern sector. This assumption is supported by developers’ commitments and inquiries to City officials.

MAP I on page 49, illustrates population growth expected in each park zone through 2020. This shows expected growth to the south, along with increasing densities in established park zones throughout the City.

Current Recreation, Parks, and Open Space System

Park Land

College Station's first park was established in 1938, the year of the City's incorporation. A donation of 16 acres was dedicated as a park to recognize Mable Clare Thomas' community work. Although the first City Council made provisions for the creation of a Parks Board in May 1939, the City's second park was not established until 1947, with the purchase of land that would eventually become Brison Park.

In 1953, the City's Mayor established a Recreation Board funded from annual City appropriations. The Board's duties included administering the parks and developing a recreational program with an emphasis on youth activities. The wide range of recreational programs offered at the time, however, depended heavily on facilities provided by Texas A&M.

The City of College Station currently has 1,198.10 acres of developed park land and 118.01 undeveloped acres, for a total of 1,316.11 park acres. Included in that total is the 29.7-acre Hensel Park, which serves as a Community Park for residents in the Northgate area (Park Zone 1). Although the park is owned and operated by Texas A&M University, the City provides support and assistance for this park.

While the Parks and Recreation Department is responsible for the 18.5-acre College Station Cemetery, the 56.5-acre Memorial Cemetery of College Station and Aggie Field of Honor, and the 2.3-acre Conference Center, they are not included in the total acreage above. See **TABLE 3** (next page) for the comprehensive **PARK SYSTEM CLASSIFICATION AND ACREAGE**.



The College Station Memorial Cemetery and Aggie Field of Honor Information Center, Committal Shelter, and Spirit Gate are shown here. Construction of the new facilities were completed and dedicated in July 2009.

The College Station Conference Center was originally built as a school in 1949. The Center, acquired by the City of College Station in 1980, now serves individual or group rentals with room facilities that can accommodate 10-400 people.



**TABLE 3
2010 PARK SYSTEM CLASSIFICATION AND ACREAGE**

PARK	ZONE	MINI	NEIGHBORHOOD	COMMUNITY	REGIONAL	OTHER
Anderson	6		8.94			
Bee Creek	B			26.5		
Billie Madeley	2		5.14			
Brison	6		9.20			
Brothers Pond	5		16.12			
Carter's Crossing **	4		7.34			
Castlegate	13		8.26			
Castlerock **	10		5.86			
Cove of Nantucket	12		3.92			
Creek View **	10		14.01			
Crescent Pointe	4		5.00			
Cy Miller	3	2.50				
D.A. "Andy" Anderson Arboretum	6					17.00
Eastgate	2	1.80				
Edelweiss	5		12.30			
Edelweiss Gartens	10		13.60			
Emerald Forest	8		4.59			
Gabbard	6		10.67			
Georgie K. Fitch	5		11.30			
Hensel (TAMU – owned)	B			29.70		
Jack & Dorothy Miller	5		10.00			
John Crompton	7		15.26			
Lemon Tree	6		15.40			
Lick Creek	11				515.54 - Nature	
Lions	2	1.50				
Longmire	5		4.16			
Luther Jones	6	1.80				
Merry Oaks	2		4.60			
Northgate **	1	1.59				
Oaks	2		7.50			
Parkway	2	1.90				
Pebble Creek	11		10.20			
Raintree	4		13.00			
Reatta Meadows **	10		3.00			
Richard Carter	2		7.14			
Sandstone	8		15.21			
Sonoma **	10		7.16			
Southeast **	C			66.68		
Southern Oaks	10		14.49			
Southwest **	6		9.42			
Southwood Athletic	B			44.70		
Steeplechase	5		9.0			
Stephen C. Beachy Central	C			47.20		

PARK	ZONE	MINI	NEIGHBORHOOD	COMMUNITY	REGIONAL	OTHER
Summit Crossing **	4		8.81			
Thomas	C			16.10		
University	2		10.20			
Veterans Athletic Complex	4				150.00	
W.A. Tarrow	B			21.26		
Windwood	4	1.37				
Wolf Pen Creek	C			47.17		
Woodcreek	8		6.60			
Woodland Hills	9		14.40			
TOTAL ACRES		12.46	321.80	299.31	665.54	17.00
Developed Parks – 43 (1,198.10 Acres)		10.87	272.06	232.63	665.54	17.00
** Undeveloped Park Sites - 8 (118.01 Acres)		1.59	49.74	66.68		

****Park sites that are presently undeveloped.**

The College Station Cemetery (18.5 Acres), the College Station Memorial Cemetery and Aggie Field of Honor (56.50 Acres), and the Conference Center (2.3 acres), are not included in acreage totals

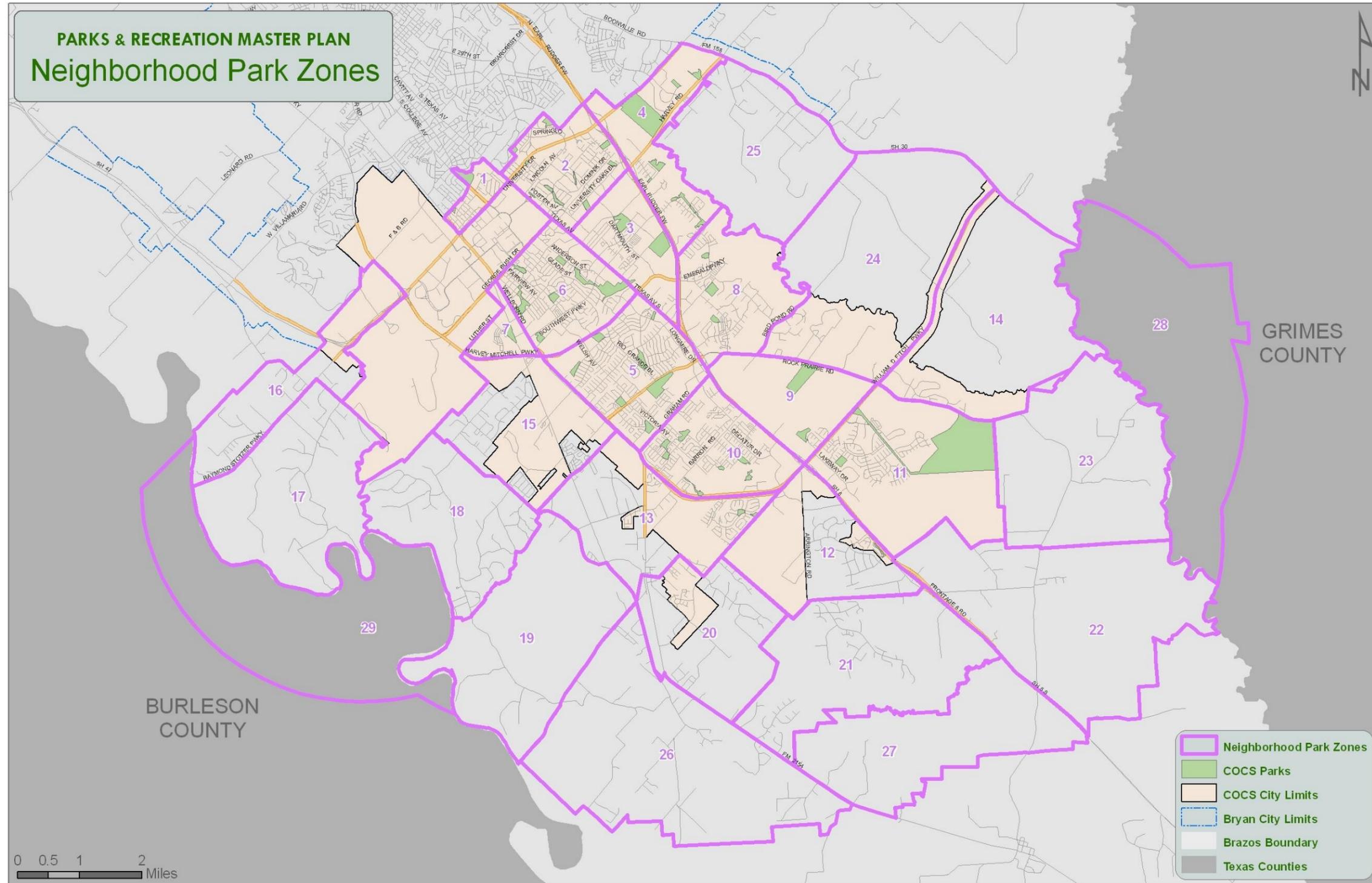
The City park service area has been divided into 29 Neighborhood Park Zones and four Community Park Zones for planning purposes as shown in **MAP B**, page 21 and **MAP C**, page 22. Neighborhood Zone boundaries generally follow City limits, major thoroughfares, sewersheds, or creeks. However, the outer zones do not necessarily follow the City’s boundaries. In some cases, they extend into the City’s Extra Territorial Jurisdiction (ETJ) in anticipation of future growth and annexation of these areas. The Community Zones include land in both the City and the ETJ and generally divide the area into four roughly proportional quadrants. The main campus of Texas A&M University is not included in any of these park zones.

The City of College Station generally uses the classification system promulgated by the National Recreation and Parks Association (NRPA) for parks and open space. The categories of parks and open space currently used by College Station are:

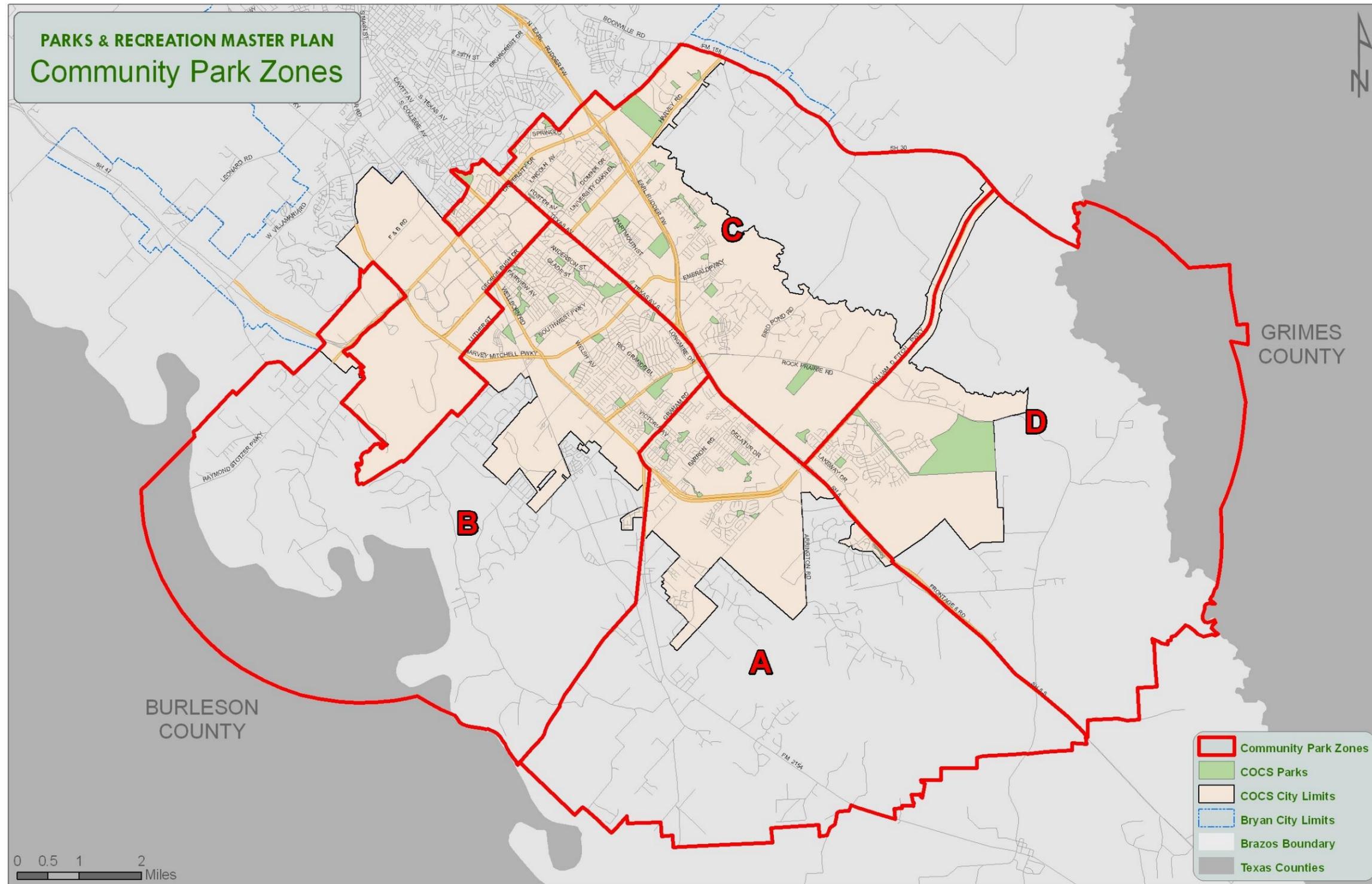
Mini-park

A mini-park is used to address limited, isolated, or unique recreational needs generally reached by residents on foot. Many school and church playgrounds often serve as de facto mini-parks. NRPA recommends that mini-parks be between 2,500 square feet and one acre in size, although technically, any park smaller than five acres may be considered a mini-park. The City of College Station currently has seven mini-parks totaling 11.67 acres. Six of those mini-parks (10.87 acres) are developed (see **TABLE 3**, page 19-20). The Parks and Recreation Advisory Board has had a policy not to develop additional mini-parks under five acres, unless it is in an urban area or other special districts due to costs associated with their maintenance and operations.

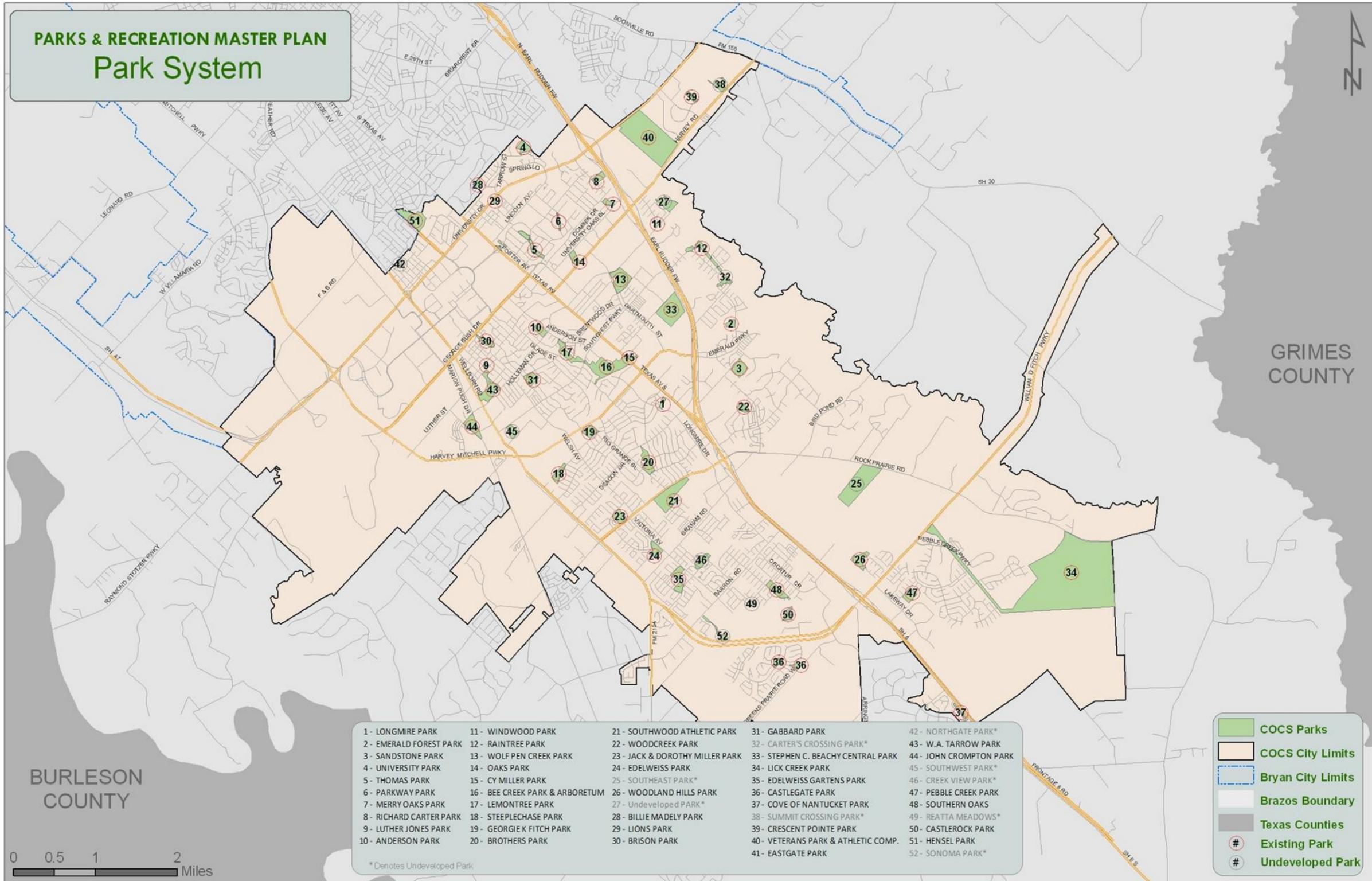
MAP B
COLLEGE STATION NEIGHBORHOOD PARK ZONE MAP
(Adopted by Parks and Recreation Advisory Board June 10, 2008); (Adopted by City Council October 23, 2008)



MAP C
COLLEGE STATION COMMUNITY PARK ZONE MAP
(Adopted by City Council February 26, 2009)



MAP D PARK SYSTEM MAP



Neighborhood Park

This category serves as the recreational and social focus of a neighborhood, permitting both active and passive uses, with users generally arriving on foot or bicycle. NRPA recommends that neighborhood parks be a minimum of five acres, with five to ten acres being optimal. College Station currently has 34 neighborhood parks totaling 321.80 acres (see **TABLE 3**, page 19-20). Current City policy is to provide facilities for activities that focus on youth and families (such as soccer, softball, and baseball, which necessitate large playing fields). Neighborhood parks in College Station are generally five to fifteen acres in size.

Community Park

Community parks focus on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces, with visitors generally arriving by automobile or bicycle. In serving multiple neighborhoods, they provide many of the same types of facilities as neighborhood parks with the possible addition of swimming pools and community centers. While NRPA acknowledges that the size of community parks should be determined by desired usage, in general they should be between 30 and 50 acres. College Station currently has eight community parks totaling 299.31 acres - Central, Bee Creek, Hensel, Thomas, Southwood, W.A. Tarrow, Wolf Pen Creek, and Southeast Parks. Southeast Park, the newest community park of 66.68 acres, was purchased in 2002 to serve the future needs of south College Station, but is undeveloped at this time.

Regional Natural Park

Regional parks serve entire cities or regions. Activities available in regional parks may include picnicking, boating, fishing, swimming, camping, trail use, golfing, etc. Regional parks tend to be large (over 200 acres) and because of their nature, are usually not figured into the core park land provided by a city. College Station currently has one, 515.54-acre natural area, regional park site - Lick Creek Park. Of note, there are no State or National parks within a twenty-mile radius of the City. The City of Bryan owns and operates the Lake Bryan Regional Park in north Brazos County.

Regional Athletic Park

Athletic or sports complexes typically consolidate heavily programmed athletic facilities for activities such as softball, baseball, and soccer into a few strategically located sites throughout the community. The locations of these facilities are important due to the traffic, lighting, and noise that are often associated with them. Southwood Athletic Park and Veteran's Park and Athletic Complex are the City's two current regional athletic parks totaling nearly 200 acres and including soccer, baseball, and softball fields.

Recreation & Community Centers

Recreation and community centers typically provide facilities for a range of recreation needs, such as gymnasiums, group activity rooms, and swimming pools. College Station currently has one 37,462 square-foot Recreation/Community Center (Lincoln Center) with a covered basketball pavilion and gymnasium utilized for youth activities and programmed indoor sports recreational programs. In addition, the Parks and Recreation

Department inventory includes a 15,066 square-foot Conference Center and Annex, and one smaller 3,957 square-foot Community Center - Southwood Community Center (see **TABLE 3**, page 19-20). The City also utilizes multi-purpose buildings at schools for public indoor recreation programs.

Recreation and Special Events Programming

The City provides a wide range of programs, which serve not only College Station's population but also residents of Bryan and Brazos County. Aquatics programs include swim lessons, aquatic camps, water aerobics, and lifeguard training. Organized athletic leagues for adults and youth include basketball, flag football, kickball, softball, tennis, volleyball, and track and field.

In Fiscal Year 2000, the Department introduced a surcharge on all athletic fees (excluding basketball and volleyball). The additional revenue collected is used for renovation and improvement of athletic fields and related facilities.

A few of the projects which have been funded through this surcharge or Field Redevelopment Fee are: installation of remote lighting controllers, dugout covers, baseball and soccer field improvements, irrigation system replacement, and the rehabilitation of the softball complex entryway and scoreboards at the Central Park softball complex.

Understanding that there were children in the community who have physical or mental limitations that might not allow them to successfully participate in existing youth athletic programs, the Department developed the Challenger Sports Series in 2002. The year-round Challenger series currently includes soccer, basketball, and bowling. Other sports may be added in the future. The desired outcome of this program is to provide an outlet for those who want to learn the basic fundamentals of athletic activities - have fun, improve physical skills, experience success, and feel special in a safe and controlled environment.

The City sponsors a number of annual educational programs, celebrations, and joint events with local entities. The Arbor Day Celebration, Black History Month, Sister Cities Event, International Scholars Picnic, and a Certified Pool Operators Course are but a few examples. In association with the College Station Independent School District, the Parks and Recreation Department's XTRA Education program offers over 165 classes in leisure learning, including such fields as dance, the culinary arts, music and voice, and computers.

The two entities also co-sponsor Kids Klub, an after-school enrichment program for children in grades pre-kindergarten through sixth, and a jointly operated natatorium at the College Station Middle School.

There has been interest in the provision of new programs for those residents that are not currently being served. Requests have been received in recent years for diverse activities such as skateboarding; radio controlled model planes, cars, and boats; tackle football; disc golf; and cricket. This is a direct reflection of the growth and diversity of the community.

**TABLE 4
 PARKS AND RECREATION DEPARTMENT
 SUMMARY OF FACILITIES**

FACILITY	NUMBER
Adult Softball Fields	5
Amphitheater	1
Arboretum	1
Basketball Courts	26 (22 full courts, 4 half courts)
Batting Cages	3
Cemeteries	2
Concession Stands	8
Conference Centers	1
Cricket Fields	1
Developed Parks	43
Disc Golf Courses	4
Dog Parks	2
Equestrian Trails, Entrance and Parking Area	1 (3.72 Miles)
Exercise Stations	6
Fishing Ponds	5
Green Room at Wolf Pen Creek	1
Gymnasium	1
History Walk ("The America Mile")	1
Jogging/Walking Trails	34
Maintenance Shops	6
Nature Trails	10
Outdoor Plaza at Wolf Pen Creek	1
PARD Main Office in Stephen C. Beachy Central	1
Pavilions (<i>Three in Hensel Park</i>)	10
Picnic Units (<i>Picnic Table and Barbeque Pit</i>)	76
Play Units	56
Public Art	5 ¹
Public Library	1
Recreation Centers	2
Regional Athletic Park	1

FACILITY	NUMBER
Regional Nature Park	1
Sand Volleyball Courts	8
Shelters/Gazebos	26
Soccer Fields	22 ²
Softball Fields	12 lighted
Splash/Spray Park	1
State Historic Sites/Markers	3
Swimming Pools and Bath Houses	3 ³
Tennis Courts	27 ⁴ (13 are at schools)
Undeveloped Parks	8
Veterans Memorial Site	1
Walking Trails	34 Trails (Fifteen Miles)
Water Feature	7
Youth Baseball Fields	9
Youth Softball Fields	8

¹ Public art is located in Eastgate, Cy Miller (Police Station), Richard Carter, Veterans, and in Wolf Pen Creek Park.

² Nine adult soccer fields at Veterans Park and Athletic Complex can be converted to eighteen youth fields.

³ Does not include the CSISD Natatorium.

⁴ Includes nine tennis courts at the High School and four at the Middle School.

TABLE 5
COLLEGE STATION PARKS & RECREATION DEPARTMENT
PARTICIPATION NUMBERS ~ 2002, 2009, 2010*

PROGRAM	RECREATION ACTIVITY	PARTICIPATION NUMBERS		
		2002	2009	2010
Youth Athletic Participants:	Basketball	639	821	855
	Flag Football	423	505	441
	Girls Softball	490	501	465
	College Station Tsunamis Swim Team	226	196	226
	Stroke Clinic	160	99	96
	Punt, Pass & Kick Local	88	44	15
	Youth Volleyball	119	383	459
	Challenger Sports	40	100	127
Adult Athletic Teams:	Softball	474	483	417
	Kickball	100	25	34
	Volleyball	10	74	97
	Flag Football	N/A	27	25
Aquatics:	Number of visits annually (includes CSISD pool)	130,113	138,785	93,302**
	Total days that at least one pool is available during the year (includes CSISD pool). As of 2010, pools are closed one day per week – first time since 1974.**	334	334	313
Instructional:	Tennis Lessons	381	364	320
	Swim Lessons	2,235	1,278	2,214
	Water Fitness	565	314	253
Educational:	Xtra Education Class Participants	2,951	2,920	2775
Historic Services:	Historic Lunch Lecture Series Participants		1,486	1,296
Senior Services:	Senior Participants Served		9,432	11,092

* Participation numbers are based on the numbers reported in quarterly and year-end performance measures.

PROGRAM	RECREATION ACTIVITY	PARTICIPATION NUMBERS		
		2002	2009	2010
Youth Services:	Kids Klub (After school enrichment)	762	1,006	1020
	Educational Activities	1,382	1,226	1,010
	Teen Center Participants (includes members and participants in leisure and recreational activities, such as dances, socials, etc.)	11,083	17,212	15,669
Facilities:	Lincoln Center Participants	68,189	82,862	79,077
	Conference Center Participants	74,401	106,831	105,854
	Wolf Pen Creek Amphitheater Visits	48,800	184,575	199,091
EXTERNAL GROUPS' PARTICIPATION				
Baseball	Baseball Seasons (One Association, Two Clubs)	1,000	2,000 [±]	2,000 [±]
Youth Soccer	Fall and Spring, (One Association, Three Clubs)	1,363	2,650 [±]	2,650 [±]
Adult Soccer	Spring, Summer and Fall, One League	90 [±] Teams	146 [±] Teams	186 [±] Teams
Ultimate Frisbee	Spring and Fall; One League	N/A	N/A	12 Teams

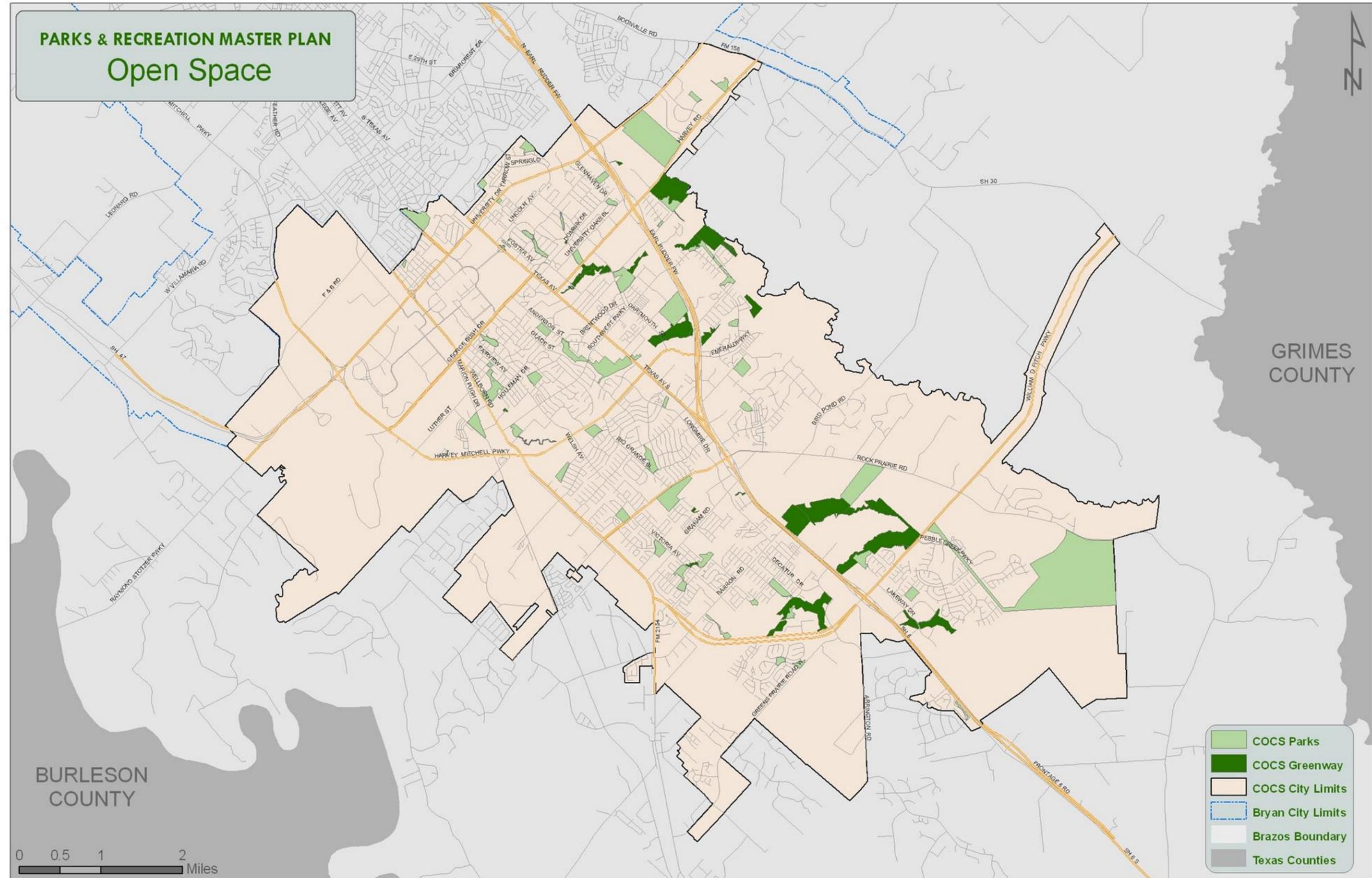
The community has always supported the City's efforts to offer an outdoor experience for a greater quality of life experience. This outdoor experience manifests itself by way of the numerous outdoor facilities that allow a user freedom of choice. They can choose to exercise passive options such as sitting on a park bench or walking their dog. Active options for outdoor experiences run the gamut from jogging to participation in organized athletic leagues such as soccer or baseball.

Finally, the City provides the community with a wide range of entertainment ranging from music and cultural festivals, to a variety of musical concerts, including the highly successful Starlight Music Series held at the Wolf Pen Creek Amphitheater. The wide range of entertainment offers College Station residents another stay-cation option. As the economy gets tighter, more and more people are looking for other stay-at-home entertainment opportunities.

Open Space Network

Much of the open space network that is present in the City consists of floodplain and private common areas owned by Homeowner and Property Owner Associations. Portions of the floodplain have been acquired by the City through its voter-approved Greenways Program. The City-owned properties are generally concentrated along the larger floodplains and are specially focused on the floodplain surrounding Carters Creek, Bee Creek, and Wolf Pen Creek. Other protected open space includes small areas of property containing endangered species habitat. Much of this is concentrated in the southern portion of the City near State Highway 6 and State Highway 40. Much of the protected open space exists in isolated pockets, so recent City efforts have focused on acquisitions that provide greater opportunity for connectivity. **MAP E** (next page) graphically portrays the location of the City-owned open space.

MAP E CITY-OWNED OPEN SPACE



System Funding

The Parks and Recreation Department's operating budget of \$8,050,870 (FY 2010-11 – excluding X-TRA Education, Library Operations, and cemeteries) is approximately 3.4% of the City's total budget of \$233,465,937. Currently, the Department has 88 full-time budgeted positions (out of a total City government staff of approximately 924 full-time equivalent positions).

In 2003, the Department's operating budget was \$5,956,270 (excluding X-TRA Education, Library Operations, and the cemetery), approximately 15% of the City's total budget. There were 72 full-time budgeted positions. The budget has grown by \$2,094,600 or 26% and 16 budgeted positions since 2003. Total spending on parks and recreation services is currently \$85.19 per capita (based on population estimate of 94,500). In 2003, per capita spending was \$76.07. There has been an increase of 11% or \$9.12.

By ordinance, the City requires that residential development provide developed parkland with projects or fees in lieu. The intent of this ordinance is to ensure that parks and recreation needs associated with new development are primarily paid by the new residents creating the increased demand. The City recently increased the fees associated with neighborhood parks and added a fee for community parks to ensure that the funds collected were keeping pace with the costs of providing such facilities.

Between 2003 and 2010, the City collected nearly \$3.8 Million in parkland dedication fees in lieu of land dedication. These fees are in addition to land dedicated and parks developed concurrent with development, though this number has been relatively small in recent years.

In 2010-11, it is projected that revenues collected by the City for recreation activities will be approximately \$815,000 or approximately 10% of projected costs. In 2003, revenues collected were approximately \$734,000, representing approximately 12% of estimated costs.

APPENDIX D (page 114), includes the Department's organizational structure and provides a summary of the Department's Fiscal Year 2010-11 budget, with a breakdown of expenditures by classification and division.



College Station's Stephen C. Beachy Central Park is a large community park that provides many opportunities for recreational activities. This pond is the site for many a fisherman throughout the year. The pond is stocked by the Texas Parks & Wildlife Department with trout during the cooler months, and with catfish in the spring and summer.



Section 3 - Preferred Conditions

Just as it is important to understand where we are today, we must have a sense of what our preferred future is to successfully develop the Master Plan. Preferred conditions are based on a combination of need, opportunity, and vision. The City's adopted Comprehensive Plan, the input from community members, and direction from the Parks and Recreation Advisory Board and the Planning & Zoning Commission provide the visionary elements of this preferred future. Opportunities are presented through development activities that occur over the next decade and also through the presence of the unique natural features found within College Station, such as forested and riparian areas. Needs are based upon current deficiencies and anticipated deficiencies as the City's population grows and changes. Each of these aspects will help define a preferred future, establish goals, and set strategies and actions for accomplishing such a future.

Relationship to The Comprehensive Plan

As noted previously, the City's Comprehensive Plan focuses on the City's future as one of accommodating growth and expansion in a manner resulting in unique places of distinction. Parks and open space are integral to this future. As in the past 75 years, it is expected that parks and open space, will be one of the key determinants to the physical form of our many neighborhoods, special corridors and districts, and thus the City as a whole.

Further, the Comprehensive Plan envisions a City where parks, greenways, and recreation programs play an integral role in improving the quality of life for the residents of College Station. Parks, open space, and recreation opportunities foster social, environmental, and health benefits by uniting families, building cultural diversity, promoting stewardship of natural resources, attracting business, enhancing property values, and offering places for a healthy lifestyle.

Needs Assessment

Adopted Standards and Levels of Service

Most communities evaluate need and establish standards for levels of service following three approaches. One approach is the standards based approach, referencing adopted standards of the National Recreation and Park Association. The second approach is the demands based approach, referencing community-based input from such sources as surveys, focus groups, and task forces. The third approach is the resource based approach, referencing the natural and man-made features present in the community that may warrant protection or offer recreation opportunities.

Standards-Based Considerations

Parkland/Population Consideration: For a number of years, the City has had an objective of retaining at least seven acres of parkland per 1,000 residents while accommodating population growth. Using the population estimate of 84,500 City residents (94,500 residents minus the 10,000 students living on campus) and the 1,318 acres of parkland in the system, there is an average of 7.5 acres of parkland available for every 1,000 residents. This calculation excludes the two regional parks (Lick Creek Park and Veterans Park) and the arboretum. Using the same methodology, in 2003, there was an average of 8.92 acres of parkland available for every 1,000 residents. Since 2003, there has been a decrease of 1.42 acres of parkland for every 1,000 residents. Though this metric is best established by local preference, for comparison purposes, a recent study conducted by the Trust for Public Land found that the median value for U.S. cities of varying density, was approximately 13 acres of parkland per 1,000 residents. Further, a recent survey indicated that in Texas, acres of parkland per 1,000 ranged from a low of .84/1,000 in West University Place to a high of 53.47/1,000 in the Colony. Of 83 municipalities responding to the survey, only 15 communities had ratios of 7/1,000 or lower, including College Station.³

³*Parkland Dedication Ordinances in Texas: A Missed Opportunity?*, AgriLife Extension, Texas A&M University System.

The reduction in acres of parkland per 1,000 acres in recent years is likely due to several variables, but most certainly, the challenges associated with securing land for park development, the City's preference for fewer, larger parks, and concerns over the availability of funds to cover long-term operations and maintenance costs have resulted in a slower pace of park development. It is anticipated that these challenges are likely to remain in the future if a different approach is not pursued.

Based on the afore-mentioned approach to establishing levels of service, if the City adds no additional parkland, it is projected that by 2020, the City will be nearly 60 acres deficient in neighborhood parkland and more than 90 acres deficient in community parkland, resulting in a decrease in the acres of parkland per 1,000 residents to a value of approximately 5.6 acres of parkland per 1,000 residents. As new development occurs further from the existing parks, if no additional parks are provided, residents will live greater distances from the City's parks.

National Recreation and Park Association Standards

To determine the appropriate amount and type of park land for College Station, this Master Plan utilizes standards developed by the National Recreation and Park Association (NRPA), an independent, nonprofit organization which is the field's professional organization with a membership of over 23,000. Two of NRPA's publications, the 1983 Recreation, Park and Open Space Standards and Guidelines, and the 1996 Park, Recreation, Open Space and Greenway Guidelines, were consulted in the preparation of area and facility concepts and standards for College Station. As described in the following, NRPA's 1983 publication includes specific acreage recommendations for various types of parks, although its 1996 guidelines encourages more flexibility in both size and design in line with unique local factors and desires.

As noted in preceding portions of this Plan, NRPA recommends a community's park and recreation needs be met through a diversity of park types, most often in the form of mini-parks, neighborhood parks, community parks, regional parks, athletic complexes, and recreation/community centers. Other park types may include linear parks, natural or open space preserves, and historic sites.

NRPA also highlights what types of recreational features should be present within various park types, though again acknowledging that specific features are best determined by local needs. Typically, features such as play units, picnic units, shelters, walking trails, and basketball courts will be placed in mini and neighborhood parks, while group pavilions, swimming pools, tennis courts, and competitive athletic fields will be placed in community or regional parks.

The City of College Station is the primary provider of parks and public open space in College Station. Park and open space needs are most heavily influenced by the expectations of College Station residents for high quality park services, although the location of Texas A&M University within the City limits, the availability to the general public of park and recreation facilities owned by the College Station Independent School District, and the City's immediate proximity to the City of Bryan, are also important factors.

Many of the park, recreation, and open space needs of Texas A&M students, faculty, and staff are met on campus via ball fields, sports courts, the student recreation center, and passive open spaces. The University also operates Hensel Park within the City limits, which is a joint-use facility for students and College Station

residents. However, it cannot be assumed that all of the University-related park and open space needs are being met on campus due to the distribution of University students, faculty, and staff throughout the area, and the demand for organized athletic leagues within the City.

The proximity of College Station to the City of Bryan also impacts the provision of park, recreation, and open space services and facilities in College Station. Evidence from registrations in College Station's sports leagues suggests that many of the park and recreation needs of Bryan residents are not being met by their City government, and some are choosing to utilize facilities and services available in College Station. This potential impact of Bryan residents, however, is not considered to be as significant as the impact of Texas A&M students, faculty, and staff. The growing population of Brazos County also has a significant impact on College Station parks and its recreation programs. The growth of residential development in the Extra Territorial Jurisdiction (ETJ) has been significant in the last few years and could have a significant effect on park and program utilization.

Demand-Based Considerations

A demand-based approach to determining levels of service seeks to determine the community-identified needs for recreation facilities and services through direct engagement of community residents. This assessment has, for this Plan occurred through various means. The Parks and Recreation Department has conducted, in partnership with the Public Policy Research Institute and the Department of Recreation, Park and Tourism Sciences at Texas A&M University surveys of area residents. The City has engaged directly with the residents in the preparation of the City's Comprehensive Plan (2007-2009), the Bicycle, Pedestrian, and Greenways Master Plan (2009-2010), the Central College Station Neighborhood Plan (2009-2010), and the Eastgate Neighborhood Plan (2010-2011) aiding in understanding the parks and recreation needs of residents throughout the City.

Additionally, focus groups, community meetings, and public hearings were conducted in the preparation of this Plan. These efforts have systematically collected and assessed community opinion on the parks and recreation needs of College Station from 1996 to 2011. The results have consistently indicated the following:

- Parks and recreation facilities and programs are highly valued and used by City residents and visitors to the community;
- Continued provision of parks and recreation facilities and programs is strongly supported;
- Need to keep parks and facilities well maintained is important to residents;
- Need to meet intergenerational needs (that is parks, facilities, and programs that address needs of all age groups) is regularly mentioned by residents;
- Need to green the City through the provision of trees, landscaping, etc in its parks, at its facilities, and along its streets is regularly mentioned by residents;
- Need to provide additional walking and biking opportunities and stronger non-vehicular links to and between parks and facilities is important to residents; and,
- Strong support to maintain or increase the current level of funding dedicated to provision of parks and recreation facilities and programs is regularly mentioned by residents.

Detailed results from the most recent comprehensive assessment can be found in **APPENDIX F**, and **F-1**.

Resource-Based Considerations

As with any community, College Station consists of various physical attributes that shape and constrain growth and development. Many of these same features represent opportunities for meeting the park and recreation needs of the community. The following provides a basic overview of the most significant resource-based considerations for this Plan.

College Station lies in the coastal plains region of Texas with a favorable climate that offers warm summers and mild winters. The topography is relatively flat to gently sloping with elevation ranging from 200 feet to 366 feet above sea level. These conditions make College Station an ideal location for outdoor recreation throughout a considerable amount of the year.

Hydrology and Floodplain

Brazos County is made up of numerous streams that flow into the Navasota and Brazos River basins. illustrates the system that lies in and around the City of College Station and its floodplain. Bee Creek, Lick Creek, Wolf Pen Creek, and their tributaries (including Spring Creek and Alum Creek) flow into Carters Creek. Carters Creek and Peach Creek flow into the Navasota River, while White Creek flows into the Brazos River (see **MAP F**, next page).

Floodplains

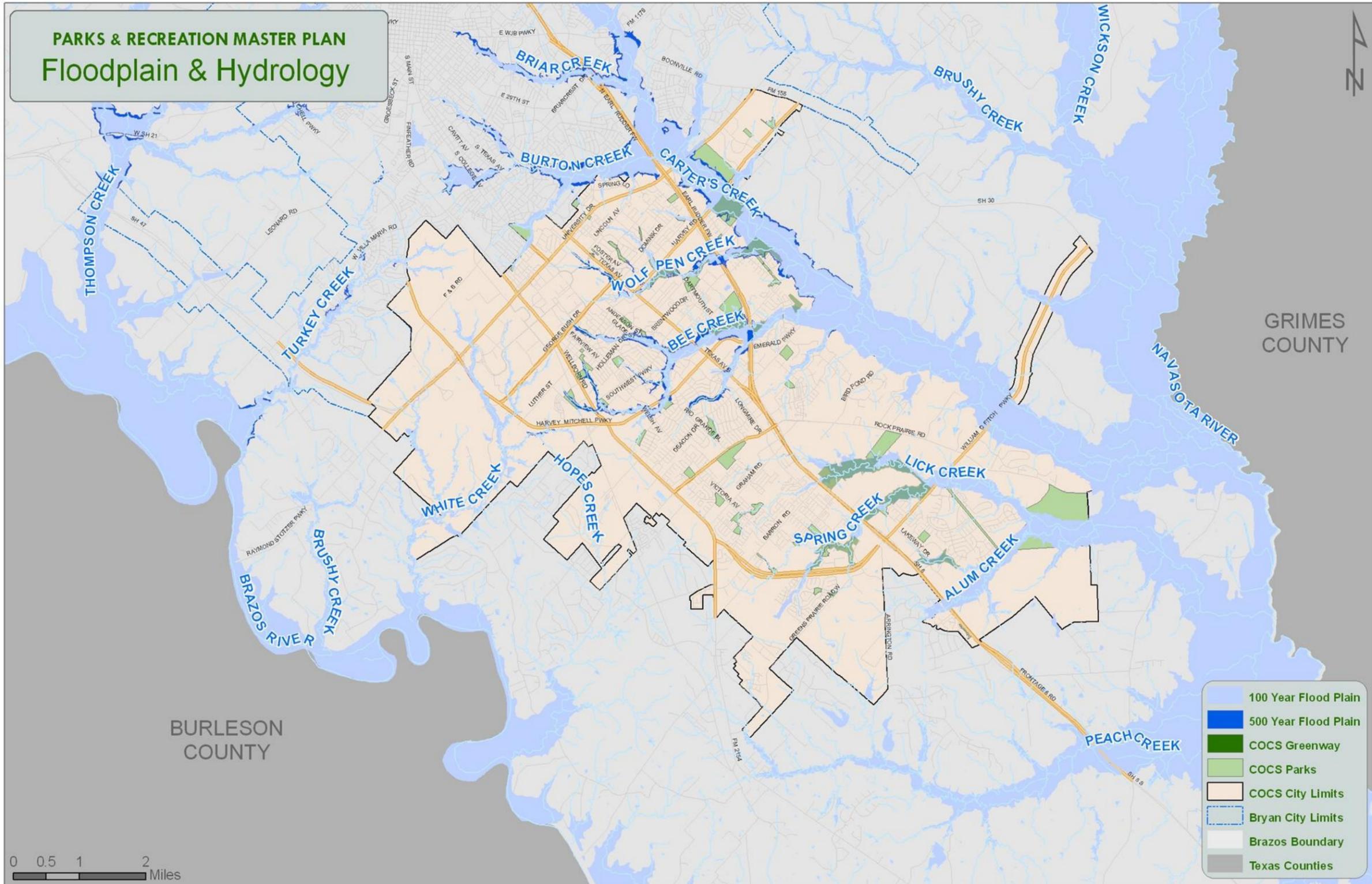
Floodplains are flat or nearly flat land adjacent to streams or rivers that experience occasional or periodic flooding. Regulatory boundaries of these floodplains have been categorized by the Federal Emergency Management Agency (FEMA) to help preserve their flood carrying capacity. They include 100-year flood areas (i.e., 1% annual chance of a flood event or special flood hazard areas) and 500-year flood areas (i.e., 0.2 % annual chance of a flood event).

There are approximately 3,962 acres of 100-year flood areas within the College Station City limits and an additional 235 acres of 500-year flood areas. Currently, 1,696 acres of 100-year flood areas are preserved through agricultural zoning and an additional 462 acres are owned by the City of College Station.

Riparian Areas

Riparian areas are corridors of natural vegetation along streams. They create transitional zones between streams and the impacts of development. The benefits of these areas include floodplain and storm water management; stream bank stabilization; water quality protection; and wildlife and aquatic habitat protection. If a riparian area is not protected, destruction of property can occur through the erosion of stream banks and increased flooding. The degradation of water quality; increased water temperature; and reduction in fish and wildlife diversity are detriments that may occur without the protection of this riparian area. Restoration of these areas may be necessary in areas that have been degraded or disturbed and may include stream channel restoration and stream bank stabilization.

MAP F HYDROLOGY / FLOODPLAIN



Vegetation and Wildlife

Brazos County falls within the Post Oak Savannah and Blackland Prairie ecoregions. The Post Oak Savannah is dominated by native bunch grasses and forbs, scattered mainly with Post Oaks and Blackjack Oaks. According to the Texas Parks and Wildlife Department, Black Hickory, Cedar Elm, Sugarberry, and Eastern Red Cedar are also common. Understory of wooded areas typically includes Yaupon, American Beautyberry, and Greenbriar. Native grasses include Little Bluestem, Indiangrass, Switchgrass, and Texas Wintergrass.

Post Oaks are high quality native trees that grow slowly, are sensitive to root damage, and are not easily replanted. They are also sensitive to environmental changes and to standing water, soil compaction, and other harsh conditions. Overwatering or soil compaction can fill air spaces in the soil which will suffocate the tree roots. The Blackland Prairies form parallel bands within the Post Oak Savannah. Canopy trees within this area include Live Oaks, Pecan, Cedar Elm, Eastern Red Cedar, various oaks, and American Elms. Grasses include Big Bluestem, Indiangrass, and Little Bluestem.

According to the Soil Survey of Brazos County, the Post Oak Savannah provides more than half the wildlife habitat in the County. Within bottomland hardwoods, wildlife may include white-tailed deer, wild turkey, feral hogs, gray fox, and owls. Within wooded wetlands, wildlife may include ducks, great blue heron, green heron, beaver, and alligators. Within rangelands, wildlife may include white-tailed deer, red-tailed hawk, Harris sparrow, fox sparrow, bobcat, coyote, cottontail, and raccoon.

Threatened and endangered species in the Brazos County include the Red wolf, Houston toad, Interior Least Tern and the whooping crane and are currently on the Federal list of endangered species. A rare orchid, the Navasota Ladies'-tresses, is also a Federally endangered plant that can be found in the Post Oak Savannah region.

Man-made Features

In addition to the identified natural features and resources, there exist man-made features that may present opportunities for meeting the parks and recreation needs of the community. These features include long distance rights of way used for electric transmission or pipelines. Several of these features are found in strategic locations throughout the City and the ETJ.

Needs and Opportunities

When taken in combination, the preceding approaches to determining need and preferred levels of service, the following have been identified:

Neighborhood Parkland Needs

Based on adopted standards for minimum parkland acres per 1,000 residents, it is estimated that a deficit currently exists in 22 of the 29 neighborhood park zones. Without additional neighborhood parkland being secured, this deficit is projected to increase by 2020, such that 24 of the 29 zones will be deficient, with the most significant deficits found in neighborhoods near the University and in the fast growing southern and southwestern portions of the City.

TABLE 6
2010 POPULATION AND NEIGHBORHOOD AND MINI PARK
ACREAGE AND NEEDS

PARK ZONE	2010 PARK ACREAGE IN ZONE ¹	2010 ESTIMATED POPULATION ²	2010 PARK ACREAGE NEEDS ³	2010 ACREAGE DEFICIT/SURPLUS
1	1.59	3,026	10.59	- 9.00
2	39.78	12,596	44.08	- 4.30
3	2.50	8,643	30.25	- 27.75
4	35.52	1,951	6.83	28.69
5	62.88	12,914	45.19	17.69
6	55.43	17,533	61.36	- 5.93
7	15.26	6,415	22.45	- 7.19
8	26.40	2,553	8.93	17.46
9	14.40	442	1.55	12.85
10	58.12	6,620	23.17	34.95
11	10.20	2,795	9.78	.42
12	3.92	706	2.47	1.45
13	8.26	2,367	8.28	- .02
14	0	222	.78	- .78
15	0	2,386	8.35	- 8.35
16	0	365	1.28	- 1.28
17	0	339	1.19	- 1.18
18	0	550	1.92	- 1.92
19	0	121	.42	- .42
20	0	886	3.10	- 3.10
21	0	537	1.88	- 1.88
22	0	183	.64	- .64
23	0	62	.22	- .22
24	0	273	.95	- .95

PARK ZONE	2010 PARK ACREAGE IN ZONE ¹	2010 ESTIMATED POPULATION ²	2010 PARK ACREAGE NEEDS ³	2010 ACREAGE DEFICIT/SURPLUS
25	0	442	1.55	- 1.55
26	0	840	2.94	- 2.94
27	0	22	.08	- .08
28	0	132	.46	- .46
29	0	114	.40	- .40
CITY TOTAL	334.26	86,035	301.10	+ 33.16

¹ This total includes mini and neighborhood parks (excludes the community and regional parks).

² 2010 population estimates obtained through the City of College Station Planning and Development Services Department.

³ Based on standard of 3.5 acres of mini and neighborhood parks per 1,000 citizens (citizens per 1,000 x 3.5 acres).



Senior Programming offers a wide variety of activities to choose from, such as field trips, the annual Senior Expo, and the Senior Games.



**TABLE 7
 2020 POPULATION AND NEIGHBORHOOD AND MINI PARK
 ACREAGE AND NEEDS**

PARK ZONE	2020 PROJECTED POPULATION ¹	2020 TOTAL PARK ACREAGE NEEDED ²	2010 PARK ACREAGE ³	2020 ACREAGE DEFICIT/SURPLUS
1	3,195	11.18	1.59	- 9.59
2	13,076	45.77	39.78	- 5.99
3	10,123	35.43	2.50	- 32.93
4	4,727	16.54	35.52	18.98
5	14,260	49.91	62.88	12.97
6	18,016	63.06	55.43	- 7.63
7	7,708	26.98	15.26	- 11.72
8	3,163	11.07	26.40	15.33
9	967	3.38	14.40	11.02
10	8,070	28.25	58.12	29.87
11	5,690	19.92	10.20	- 9.72
12	1,621	5.67	3.92	- 1.75
13	3,959	13.86	8.26	- 5.60
14	593	2.08	0	- 2.08
15	7,053	24.68	0	- 24.68
16	486	1.70	0	- 1.70
17	413	1.45	0	- 1.45
18	670	2.34	0	- 2.34
19	148	.52	0	- .52
20	3,369	11.79	0	- 11.79
21	1,391	4.87	0	- 4.87
22	245	.86	0	- .86
23	83	.29	0	- .29
24	1,217	4.26	0	- 4.26

PARK ZONE	2020 PROJECTED POPULATION ¹	2020 TOTAL PARK ACREAGE NEEDED ²	2010 PARK ACREAGE ³	2020 ACREAGE DEFICIT/SURPLUS
25	594	2.08	0	- 1.55
26	1,129	3.95	0	- 2.94
27	30	.10	0	- .08
28	177	.62	0	- .46
29	153	.53	0	- .40
CITY TOTAL	112,326	393.14	334.26	-58.88

¹ 2020 population projections obtained through the City of College Station Planning and Development Services Department.

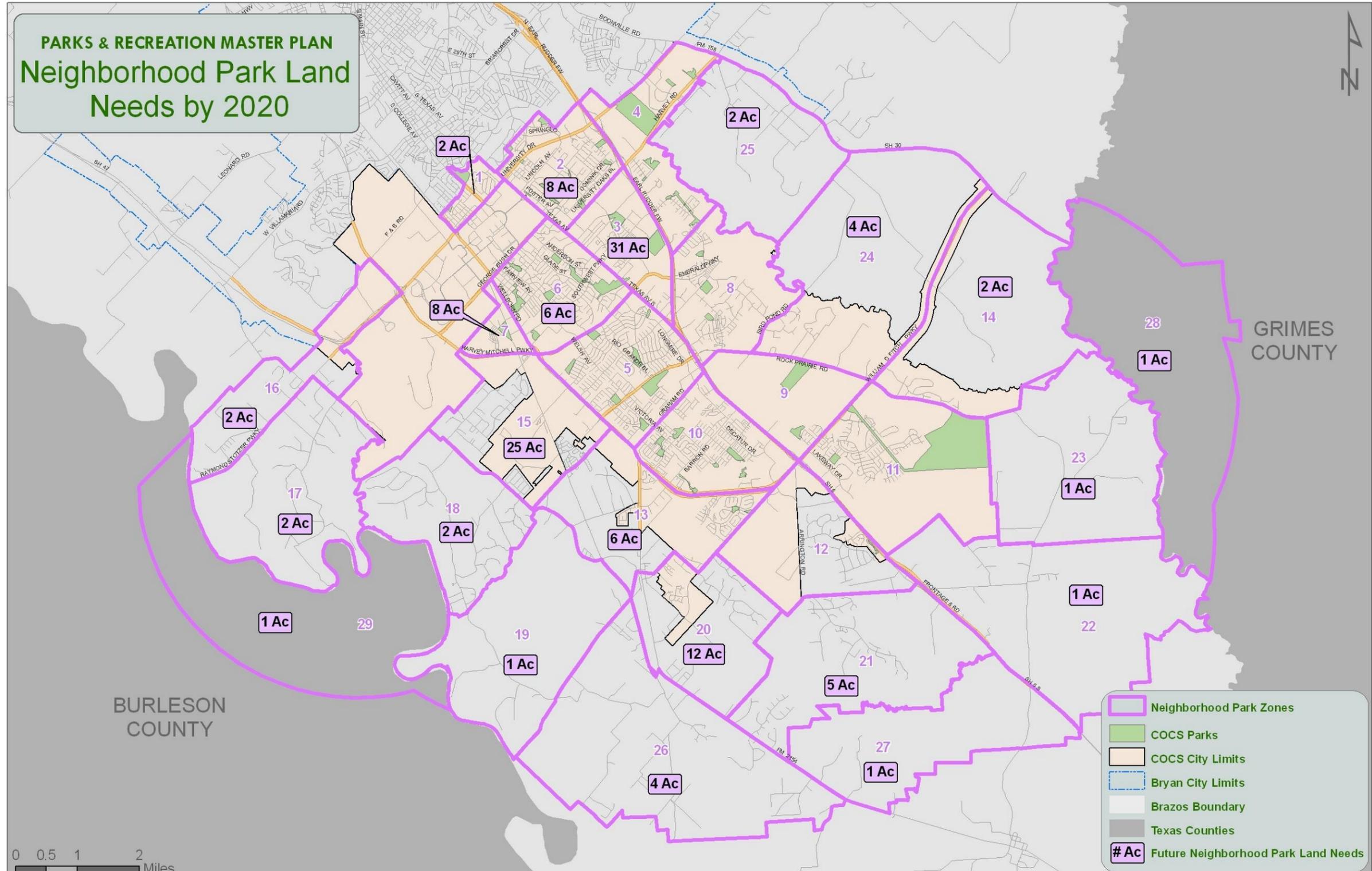
² Based on standard of 3.5 acres of mini and neighborhood parks per 1,000 citizens (citizens per 1,000 x 3.5 acres).

³ This total includes mini and neighborhood parks and excludes the community and regional parks.



Swim lesson classes are provided for all ages – from six months to adult.

MAP G
NEIGHBORHOOD PARK LAND NEEDS 2020



Community Parkland Needs

Based on adopted standards for minimum parkland acres per 1,000 residents, it is estimated that a deficit currently exists in three of the four community park zones. Without additional community parkland being secured, this deficit is projected to further increase by 2020, to such a point that the community will be nearly 100 acres deficient in community parkland. The most significant deficits are found in the southeastern and southwestern portions of the City. See **MAP H** on the next page.

**TABLE 8
 2010 POPULATION AND COMMUNITY PARK
 ACREAGE AND NEEDS**

PARK ZONE	2010 PARK ACREAGE IN ZONE ¹	2010 ESTIMATED POPULATION ²	2010 PARK ACREAGE NEEDS ³	2010 ACREAGE DEFICIT/SURPLUS
A	0.00	10,794	37.78	- 37.78
B	122.16	44,947	157.31	- 35.15
C	177.15	26,900	94.15	83.00
D	0.00	3,394	11.88	- 11.88
TOTAL	299.31	86,035	301.12	- 1.81

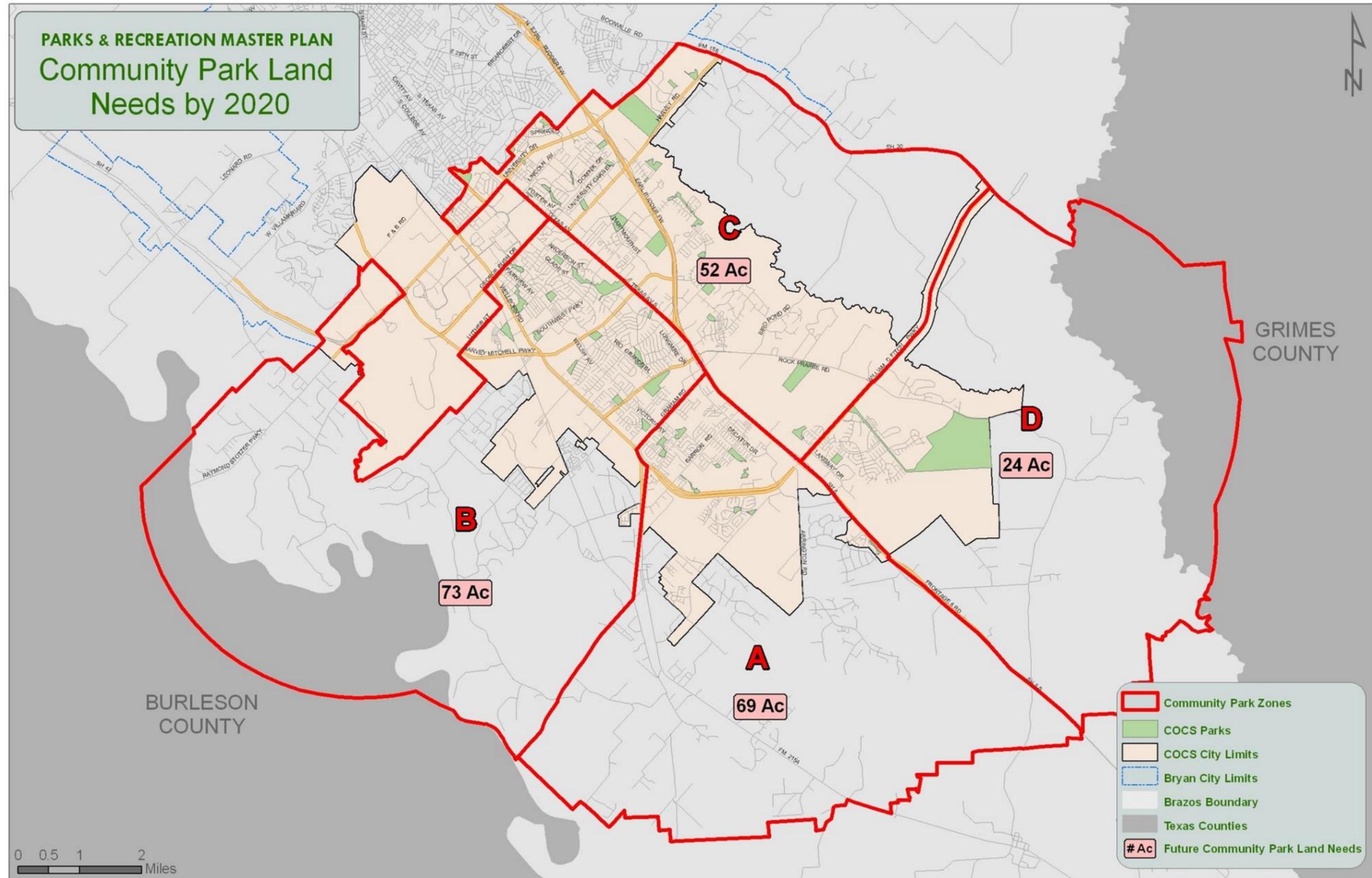
¹ This total includes all community parks including Hensel Park, 29.70 of the acres in Park Zone B, owned by Texas A&M University. This excludes the mini, neighborhood, and regional parks.

² 2010 population estimates obtained through the City of College Station Planning and Development Services Department.

³ Based on standard of 3.5 acres of community parks per 1,000 citizens (citizens per 1,000 x 3.5 acres).



MAP H
COMMUNITY PARK LAND NEEDS 2020



**TABLE 9
 2020 POPULATION AND COMMUNITY PARK
 ACREAGE AND NEEDS**

PARK ZONE	2020 PROJECTED POPULATION ¹	2020 TOTAL PARK ACREAGE NEEDED ²	2010 PARK ACREAGE ³	2020 ACREAGE DEFICIT/SURPLUS
A	17,589	61.56	0.00	- 61.56
B	54,082	189.29	122.16	67.13
C	33,867	118.53	177.15	- 58.62
D	6,788	23.76	0.00	- 23.76
TOTAL	112,326	393.14	299.31	- 93.83

¹ 2020 population projections obtained through the City of College Station Planning and Development Services Department.

² Based on standard of 3.5 acres of community parks per 1,000 citizens (citizens per 1,000 x 3.5 acres).

³ This total includes all community parks including Hensel Park, 29.70 of the acres in Park Zone B, owned by Texas A&M University. This excludes the mini, neighborhood, and regional parks.

**TABLE 10
 PROJECTED POPULATION CHANGE BY
 NEIGHBORHOOD PARK ZONE 2010/2020**

PARK ZONE	2010 ESTIMATED POPULATION*	2020 ESTIMATED POPULATION*	POPULATION CHANGE	PERCENT CHANGED
1	3,026	3,195	169	6%
2	12,596	13,076	480	4%
3	8,643	10,123	1,480	17%
4	1,951	4,727	2,776	14%
5	12,914	14,260	1,346	10%
6	17,533	18,016	483	3%
7	6,415	7,708	1,293	20%
8	2,553	3,163	610	24%
9	442	967	525	12%
10	6,620	8,070	1,450	22%
11	2,795	5,690	2,895	10%
12	706	1,621	915	13%
13	2,367	3,959	1,592	67%
14	222	593	371	16%
15	2,386	7,053	4,667	19%
16	365	486	121	33%
17	339	413	74	22%
18	550	670	120	22%
19	121	148	27	22%
20	886	3,369	2,483	28%
21	537	1,391	854	16%
22	183	245	62	34%
23	62	83	21	34%
24	273	1,217	944	350%

PARK ZONE	2010 ESTIMATED POPULATION*	2020 ESTIMATED POPULATION*	POPULATION CHANGE	PERCENT CHANGED
25	442	594	152	34%
26	840	1,129	289	34%
27	22	30	8	36%
28	132	177	45	34%
29	114	153	39	34%
TOTAL	86,035	112,326	26,291	31%

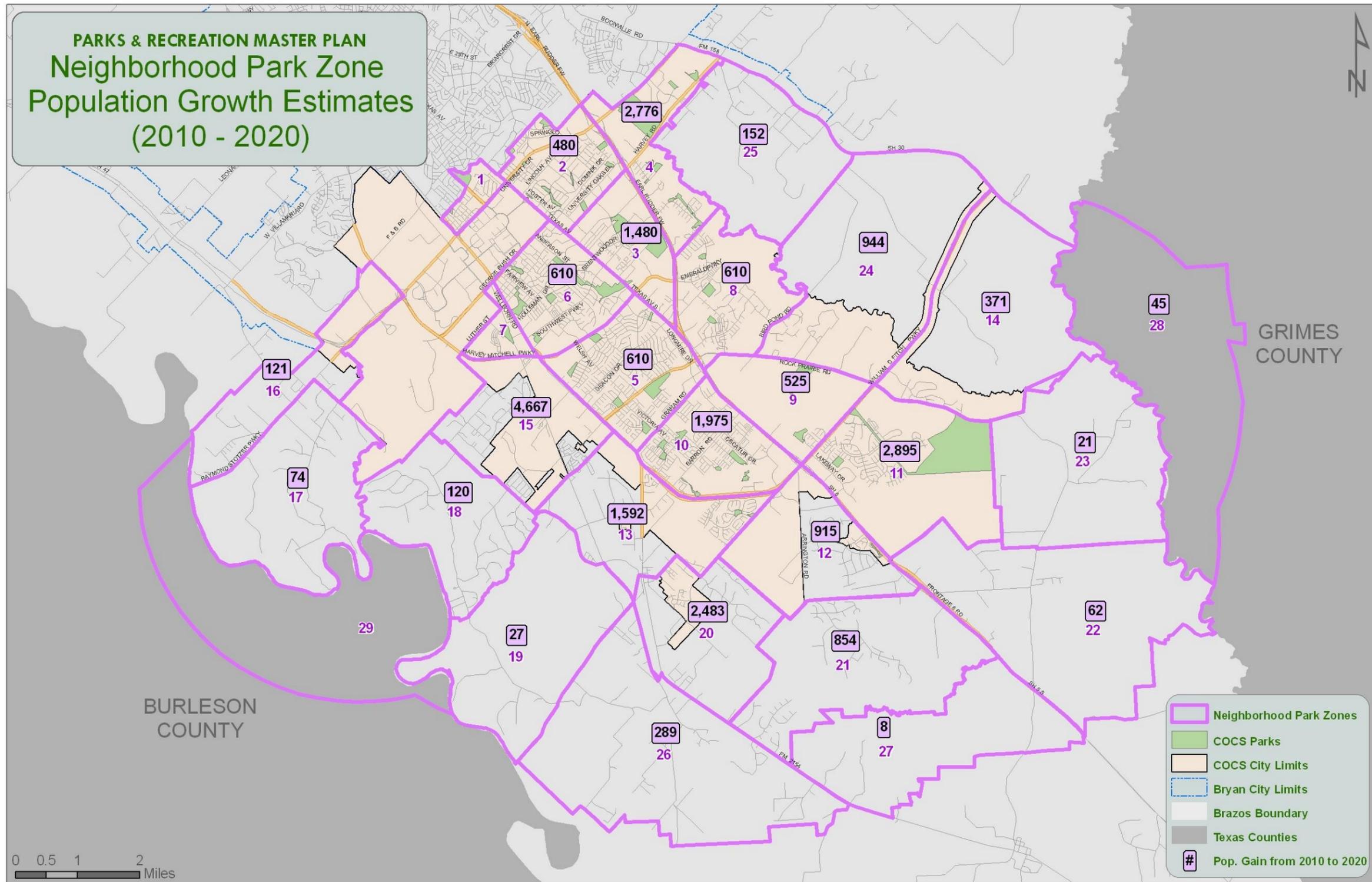
* 2010 and 2020 population projections obtained through the City of College Station Planning and Development Services Department.

**TABLE 11
 PROJECTED POPULATION CHANGE BY
 COMMUNITY PARK ZONE 2010/2020**

PARK ZONE	2010 ESTIMATED POPULATION*	2020 ESTIMATED POPULATION*	POPULATION CHANGE	PERCENT CHANGED
A	10,794	17,590	6,796	63%
B	44,947	54,081	9,134	20%
C	26,900	33,867	6,967	26%
D	3,394	6,788	3,394	100%
TOTAL	86,035	112,326	26,291	31%

* 2010 and 2020 population projections obtained through the City of College Station Planning and Development Services Department.

MAP I
NEIGHBORHOOD PARK ZONES POPULATION GROWTH ESTIMATES 2010-2020



Facility Needs

Playgrounds: Eleven new playgrounds are needed over the next ten years. This includes seven units in new neighborhood parks, two units in new community parks, and two units in one or two existing parks.

Basketball Courts: Six new neighborhood basketball courts are currently needed, with a total of 46 needed by 2020. In addition to the three needed for existing neighborhood parks, seven are needed in new neighborhood parks. Four additional courts are required for new community parks

Athletic Fields: The City has not been able to keep up with the demand for more athletic fields in all sports. In order to cope with the demand for athletic fields' limited resources, the City has developed a Priority of Usage Policy for athletic facilities. This policy establishes a ranking system whereby various groups or associations are given priority for use of athletic fields by an established ranking. This ranking helps to utilize the limited fields for a maximum benefit, designed to satisfy residents' needs first.

Any future athletic fields will have to be funded out of a future bond program since there are no new athletic facilities funded at this time. Another reason for the increase in athletic field requests is the growth from recreational athletic teams to competitive athletic teams, especially in Youth Baseball and Youth Soccer. Youth are tending to specialize more in one sport rather than participating in many sports.

Shelters: Three additional shelters are currently needed. Seventeen are needed by 2020. Eight shelters are needed for existing neighborhood parks and seven are needed for proposed new neighborhood parks. Two shelters are needed for a new community park.



Walking Trails: A total of 13 additional recreational walking trails are needed by 2020; three in existing neighborhood parks, eight in future neighborhood parks and two in future community parks.

Disc Golf Courses: Three, nine-hole courses have been installed in Lemontree, Oaks, and Wolf Pen Creek Parks. These are growing in popularity and more courses are needed in other parks.

Group Pavilions: The City currently has seven group pavilions that can accommodate functions of up to 500 people. During peak seasons, all facilities are booked well in advance. A pavilion is needed in each of the new community park sites in Zones B and C for a total need of three.

Tennis Courts: Currently, 27 lighted and four unlighted tennis courts at school sites are available to the public. In 2000, four lighted tennis courts were built at the A&M Consolidated Middle School by the College Station Independent School District (CSISD). The City participated financially, and these courts are available for use by the public in the evenings and on weekends. The City funded the addition of lights to the High School tennis courts in exchange for public access when not in use by CSISD. This added a total of 13 courts for public use. Four courts have also been installed at the Middle School on Rock Prairie Road. It is possible that the City could enter into an agreement with CSISD to light these courts for public use. Two additional courts with lights were installed with the development of Castlegate Park. These additional courts have more than doubled the number available for public use. These should meet the needs of the community for the next five years. Six additional tennis courts are needed for a new community park in Zone 9 and in a future community park in Zone 10.

Swimming Pools: Currently, three outdoor swimming pools exist, and City residents have some limited access to the CSISD's indoor pool (the Natatorium) at the College Station Middle School.

There are a variety of competitive swim teams that utilize the City-operated pools throughout the year. The Parks and Recreation Department offers a spring/summer swim team – the College Station Tsunamis, which had 127 members in 2009. The swim team utilizes the College Station Middle School Natatorium during the spring and summer. Swim meets are held there as well.

The High School swim team also uses the Natatorium during the school term, with morning and afternoon workouts. The U.S.S. Aggie Swim Club utilizes the Natatorium during fall, winter, and spring months for workouts. Also, the City's Learn to Swim Program and Water Aerobics Classes are conducted in the spring and summer. It is likely that a new community pool will be needed within ten years to serve the projected population growth in the rapidly developing southern portion of the city.

Splash Park: The City's first splash park was installed at the Lincoln Recreation Center in W.A. Tarrow Park in August 2006. Additional splash parks may be considered as an alternative to additional swimming pools in other parts of the City.

Community/Recreation Center: Currently, the Parks and Recreation Department has one traditional recreation center, Lincoln Recreation Center, which had an estimated 82,862 visitors in 2009. The Southwood Community Center (formerly known as the EXIT Teen Center), constructed in Southwood Athletic Park in 1999, within walking distance from the Middle School, is a second center, though it currently lacks many of the features typically found at a recreation center, such as indoor athletic courts. The Center's close proximity to the school attracts students for leisure, social, and recreational activities in a safe and positive environment during after-school hours.

Additional indoor recreation facilities are currently needed on the east side of Texas Avenue to serve the existing population. These facilities should be developed as joint facilities with elementary schools in those neighborhoods. Also, a new recreation center is likely to be needed in the next five years to accommodate the City's anticipated growth to the south, which will leave a large number of new residents many miles from the existing and planned recreation centers.

The City also operates the Conference Center on George Bush Drive. This facility is designated for use as a meeting facility and is available for rentals. This use may change if a new City convention center complex is completed.

Regulation Baseball Fields: Currently, nine youth baseball fields exist, serving approximately 2,000 players in Little League or competitive baseball clubs. The number of players in these clubs is expected to increase somewhat over the next ten years, resulting in a need for an additional three baseball fields by 2020.

One adult baseball field is needed to meet current demand; as, there are none available in College Station. The City of Bryan has one large field at Travis Park that has been used as the high school facility for many years. Travis Park has expanded its' facilities over the past several years, including the construction of a semi-professional competition baseball field. This has opened Bryan High School's field to other uses, such as adult baseball leagues.

In addition to the adult baseball field, there is currently a need for two Pony League-sized baseball fields in College Station. This is due to the increase in competitive open base baseball teams and tournaments. This program is growing, both in number of local teams and in the number of tournaments being hosted. As this program grows, additional fields will be needed. Additionally, proposed rule changes within the Little League Organization will require the development of Pony League-sized fields. This will be filled by converting the Bee Creek softball fields to dual use fields so that they can help fulfill the baseball need.

Regulation Softball Fields: The City currently has five adult fields and eight youth fields for a total of 13 fields. The adult facilities have been utilized at their maximum for over ten years. During this time the City turned away an average of 30 adult teams per season, or 90 per year. Due to fee restructuring, the demand dropped significantly, however it is recovering quickly.

In 2009, the City had a total of 480 adult softball teams in the three City seasons – a total of 7,030 participants. In addition, the City hosts or assists with state, regional, national, and invitational softball tournaments each year. In 2009, six of these types of tournaments were held in College Station.

Girls' softball has become popular with its inclusion in most Texas high schools as a UIL championship sport for girls, and has been an official Olympic Sport for women in the Olympic Games since 1996. In 2009, the City had 51 teams (501 girls) registered in the softball program. Given the increases in demand, facility needs are expected to increase to five youth fields and nine adult fields by 2020.

Regulation Soccer Fields: City soccer facilities serve multiple groups in the community. In spring and fall 2009, the College Station Soccer Club registered approximately 2,650 children. In addition to the recreational youth league, there were 21 competitive teams from two different youth organizations registered. The competitive teams utilize the soccer facilities on a year-round basis for practices and games. The City also contracts with the local adult soccer association to permit them to use City facilities. The adult league offers three seasons per year and had approximately 146 teams registered in 2009. They have begun to limit enrollment due to field space constraints.

The City currently has 22 regulation soccer fields (14 adult and eight youth). Four of the adult fields are shared with the twelve-and-under youth groups and three are used during the fall season for flag football. Twenty-six fields are needed for the projected 2020 demand. Much of the increased demand will be to accommodate the need for game-quality, lighted practice fields, mostly for the competitive teams.



Cricket Fields: Currently there is one athletic field at Stephen C. Beachy Central Park that can be used for cricket games.

Flag Football Fields: Currently, there are no football fields in the City. Both the adult and youth flag football programs utilize the three large athletic fields at Stephen C. Beachy Central Park in the fall season.

The youth program has become one of the most popular programs offered, with 505 children registered in 2009. The adult league registered 22 teams in 2009. The two large baseball fields at Southwood Athletic Park are utilized for the Punt, Pass & Kick Program, which registered 75 participants in 2009. Four flag football fields are needed for current demand, with an additional field needed by 2020.

Other Facilities: There are several types of facilities that have been requested in the past that are not currently available in the City. These include archery, a senior citizens' center, roller hockey and skateboard, radio control courses/fields, campsites, go-cart tracks, BMX bike tracks, and regulation public golf courses.

Recreation & Leisure Programs: Based on assessment of local needs and accepted standards, the following recreation and leisure program needs have been identified:

Athletic Programs: Current athletic program deficiencies include a second adult flag football league and third youth softball league. In addition to these deficiencies, needs are projected for a youth sports camp, sports programming for pre-school youth, an adult basketball league, and youth rugby. As noted elsewhere in this plan, many of these needs are accompanied by related facility needs, such as multi-sport lighted practice fields, baseball fields, and community recreation centers capable of accommodating basketball and volleyball courts.

Aquatic Programs: Though facility needs, such as an additional swimming pool and renovation of existing pools are noted in this plan, it is believed that the projected need for aquatic programs can continue to be met through the continuation of existing programming.

Heritage Programs: It is anticipated that with customary technology upgrades (such as improved software), the projected needs for heritage programming can be met through the continuation of current programming.

Instruction and Xtra Education: Though it is anticipated the projected needs for instruction and education can continue to be met through the continuation of existing programming, a need for classroom space beyond that provided by CSISD is needed.

Library Services: In addition to the library expansion project approved by voters in 2008, the greatest need to meet projected demand is the ability to secure funding to acquire books and other materials to be placed into circulation.

Senior Services: Based on the increasing size of the senior population projected for the future of College Station, the greatest need remains a full-service facility dedicated to meeting senior recreation and leisure needs. It is anticipated that all other projected needs can be met through the continuation of existing programming.

Youth and After-School Programs: The greatest needs projected for youth and after-school programs include expansion of Kids Klub as new CSISD schools are opened, the need to manage, promote, and administer the programs at Lincoln Center and Southwood Community Center in an uniform and equitable fashion, and additional gym space in a second location.

Special Events (Starlight Music Festival, Christmas in the Park, Duck Jam, etc.): Special events are projected to increasingly become more important to the City and to their recreation and leisure programming efforts. This will be most notable with expanded programming at Wolf Pen Creek as the Festival Site and Water Feature are developed.

Needs include continued support of existing programs such as World Fest, Weiner Fest, Duck Jam, etc., along with relocation of other events such as Christmas in the Park and the Farmer's Market to Wolf Pen Creek. Additionally, new programming such as urban greenways and nature education, fitness programs, etc., will also be necessary in the future.

Hosted Athletic Events: It is projected that the City will need to continue to expand its hosted athletic events to continue to draw athletes and tourists to the community. Most of these events can be accommodated (and will even aid in covering some of the operational costs) with existing facilities and the facilities noted in this plan as needed to meet current or projected community needs, though additional athletic fields with artificial turf surfaces would increase the number and diversity of events that could be hosted by the City.

Open Space: A need continues to exist for the acquisition of open space areas to provide resource protection, wildlife habitat, and recreation opportunities (such as wildlife viewing, multi-use paths, nature trails, etc). Further, this acquisition reduces the risks associated with development in flood-prone areas. Priority acquisition areas remain focused in and around the City's major streams, especially, Carters Creek, Lick Creek, and Bee Creek. Additionally, the need exists to protect areas that contain habitat for endangered species and that represent intact examples of the post-oak savannah.

Operational Support Facilities: Successful operation of the physical parks system and recreation program requires adequate staffing and equipment. To be efficient, the staff and equipment should be housed in contemporary and effective facilities. Recent upgrades and new construction have ensured that a number of the parks and recreation operations meet this standard. The next ten years will continue to bring additional needs, including the need to replace the East District Maintenance Facility and to update/remodel the Parks and Recreation administrative offices located in Stephen C. Beachy Central Park.

Goals

In recognition of the identified needs and opportunities, the following goals for the recreation, parks, and open space system for College Station are established:

- **Resource Conservation & City Character**

Protected open space, natural features, and natural resources contributing to the unique character desired for various areas of the City and for the City as a whole

- **Health & Wellness**

Parks and Recreation system enabling residents to attain and sustain an active lifestyle and reduce the economic costs associated with poor health

- **Economic Sustainability**

Parks and Recreation system that adds economic value to the City through enhanced property values, reduced medical costs, and through attraction of guests and participants to events and programs

- **Connectivity & Mobility**

Parks and open spaces linked together and to the City's vehicular, bicycle, and pedestrian networks

- **Parkland and Neighborhood Character**

High-quality environments located in close proximity to as many residences as practical meeting the needs and levels of service of those residents

- **Diversity in Recreation & Cultural Programs**

Opportunities for persons of all ages and abilities and to celebrate the diversity of cultures found in the community

- **Responsible Governance**

Cost-effective system where those generating demand for facilities and programs provide the means to deliver those facilities and programs and where partnerships are maximized

Gaps Between Where We Are and Where We Need to Be

With an understanding of where we are and where we need to be, we can turn our attention to identifying the gaps. As noted earlier, the development of this Master Plan has relied on varying approaches to determine the parks, open space, and recreation needs of the residents and visitors of College Station. In light of the current context, established goals, and projected needs, this assessment indicates the need to:

- Develop park prototypes or models that are less costly to maintain;
- Secure additional funding sources for parks, open space, and recreation;
- Ensure parkland acquisition and park development keep pace with the rate of development to maintain identified parkland to resident ratios;
- Provide additional opportunities for parks and open space to be located in close proximity to more residents;
- Provide more natural amenities such as more trees or preservation of existing natural areas, passive areas, and non-programmed play areas;
- Provide more pedestrian and bicycle facilities in parks and connections between parks;
- Enhance parks and facilities to address changing needs and demographics – examples include community parks, skate parks, urban parks, and community centers;
- Provide additional athletic facilities including softball and baseball fields, basketball courts, flag football fields, playgrounds, shelters, swimming pools, and practice fields;
- Maintain park facilities at a high level;
- Enhance awareness of the City's facilities and programs through various media; and,
- Maintain and enhance partnerships with other entities such as the College Station Independent School District.

All of these needs, of course, must be met in an increasingly challenging economic environment. It is therefore necessary that these needs be met in innovative and efficient ways that will, in many instances, represent significant departures from past practices.

Strategies

The following strategies are intended to provide general approaches that, if undertaken, will result in practical ways to achieve the stated goals, meet the identified needs, and respond to the assessment of the current contexts this Plan is being developed within.

Resource Conservation & City Character

Protected open space, natural features, and natural resources contributing to the unique character desired for various areas of the City and for the City as a whole

It is proposed that this goal be achieved by focusing on:

- Greening the City through park restoration, plantings, streetscape, etc.;
- Green parks and recreation design and operations; and,
- Preservation open spaces through acceptance of land dedications and acquisition.

Health & Wellness

Parks and Recreation system enabling residents to attain and sustain an active lifestyle and reduce the economic costs associated with poor health

It is proposed that this goal be achieved by focusing on:

- Providing open space and parks in close proximity to residences; and,
- Enhancing existing parks and facilities to increase opportunities to be more physically active.

Economic Sustainability

Parks and Recreation system that adds economic value to the City through enhanced property values, reduced medical costs, and through attraction of guests and participants to events and programs

It is proposed that this goal be achieved by focusing on:

- Identifying and supporting signature events within the community;
- Supporting athletic events that attract out-of-community participants; and,
- Ensuring that parks, preserved open space, greenways, etc., are located within close proximity to residences.

Connectivity & Mobility

Parks and open spaces linked together, and to the City's vehicular, bicycle, and pedestrian networks

It is proposed that this goal be achieved by focusing on:

- Linking parks to larger transportation system;
- Linking parks to greenway system; and,
- Using parks to further implementation of the City's adopted Plans (Comprehensive Plan, neighborhood plans, Thoroughfare Plan, and Bicycle, Pedestrian, and Greenways Master Plan).

Parkland & Neighborhood Character

High-quality environments located in close proximity to as many residences as practical meeting the needs and levels of service of those residents

It is proposed that this goal be achieved by focusing on:

- Renovating and enhancing existing parks and facilities;
- Meeting future parks and recreation needs through a diversity of park types (such as regional parks, community parks, neighborhood parks, and linear parks);
- Providing open space and parks in close proximity to residences; and,
- Preserving open space areas that contribute to the character of a neighborhood or contain significant natural features.

Diversity in Recreation & Cultural Programs

Opportunities for persons of all ages and abilities and to celebrate the diversity of cultures found in the community

It is proposed that this goal be achieved by focusing on:

- Providing inter-generational facilities in all parks and facilities;
- Developing a community center within the City;
- Providing high-quality youth programs and facilities; and,
- Developing and programming the Wolf Pen Creek Park as a unique facility that protects significant natural features, offers gathering places for the entire City, and offers opportunities to celebrate our City's diversity in the arts and culture.

Responsible Governance

Cost-effective system where those generating demand for facilities and programs provide the means to deliver those facilities and programs and where partnerships are maximized

It is proposed that this goal be achieved by focusing on:

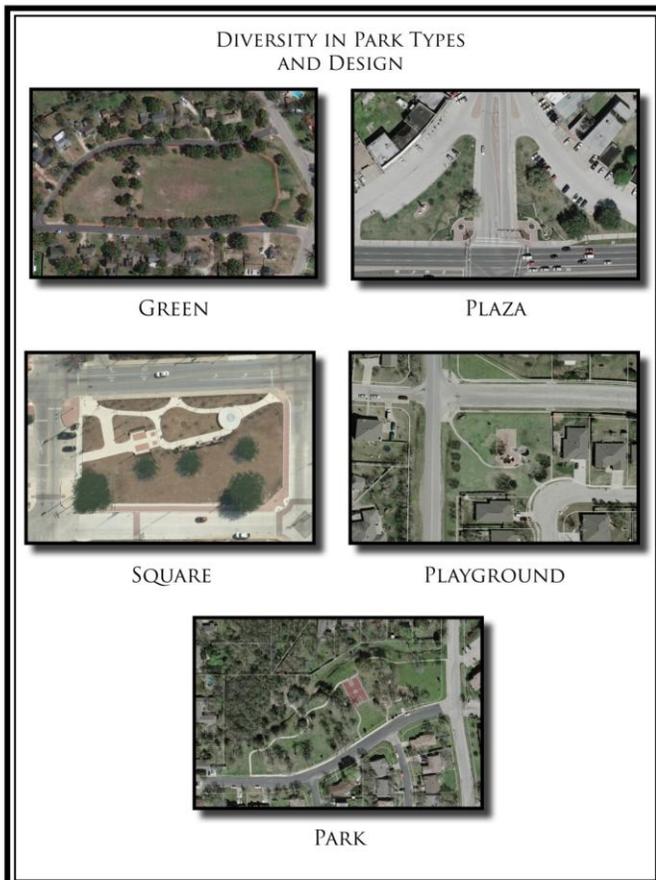
- Identifying projected operations and maintenance costs for facilities and programs and identifying revenue sources to meet these needs;
- Developing and implementing the pay to play concept for recreation programs and facilities;
- Seeking out and implementing partnership opportunities with CSISD, private recreation providers, private developers, land trusts, and others; and,
- Providing and maintaining operation support facilities.

Framework Overview

Section 4 – Implementation, and **APPENDIX G** of this Plan outline specific actions that need to be taken to successfully implement the strategies and achieve the goals stated in this Plan. The following provides a simplified view of what this Plan calls for physically, fiscally, and operationally. This framework represents the concept of the overall approach to this Plan, with the specific action items adding the details to this frame.

Physical Framework

This plan envisions a park system consisting primarily of parks located close to where residents live. Initially, nearly all of these parks will be developed, owned, and maintained by the City. Eventually, some of these parks may be developed by private developers concurrent with development and owned and maintained by the Homeowner or Property Owner Associations. These parks will increasingly become more diverse in their location, size, and offerings. While each park will continue to provide a core set of offerings, including walking trails and playgrounds, more of the park will remain natural and non-programmed or developed. Each park will include offerings uniquely tailored to its context (such as a pond or riparian buffer/greenway) and responsive to the needs of surrounding residents (such as a small dog park in high density areas or additional play units in family-oriented neighborhoods). The following exhibit provides examples of these concepts.



EXAMPLES OF DIVERSITY OF PARK TYPES

- VARIETY OF SIZES
- VARIETY OF OFFERINGS
- PLACEMENT ENHANCES NEIGHBORHOOD
- RESPONSIVE TO NEIGHBORHOOD NEEDS

Existing neighborhood parks will continue to be retrofitted to be intergenerational in their offerings, meaning shade shelters, benches, and walking trails will be added where not currently existing. Existing neighborhood parks will also be retrofitted to lower maintenance costs and incorporate more green areas. Trees will be planted, open areas of mowed grass will be planted with wildflowers and native plants, and streams and forested areas will be restored. The following exhibit provides an example of this concept.

These neighborhood parks will be complimented by local and community parks. Local parks will most closely resemble many of the larger neighborhood parks that exist today (that is, 5-10 acres in size, include play units, practices fields, etc – such as Sandstone Park), though they too will increasingly consist of more natural and undeveloped areas. Community parks will continue to be where the City focuses its most intense recreation offerings. Each Community Park Zone in the City will have at least one facility that provides for intense activities such as athletic fields and courts, swimming pools, and group pavilions. These parks will continue to be developed in such a fashion as to respond to changing needs (for example adding the skate park in Southwood Athletic Park) and to serve multiple purposes (such as meeting community recreation needs but also being able to host regional and national competitive and special events).

EXAMPLE OF PARK RETROFIT

- INCREASED WALKING TRAILS
- REDUCED LAWN AREAS
- INCREASED NATIVE PLANTINGS
 (GRASS, WILDFLOWERS, AND TREES)



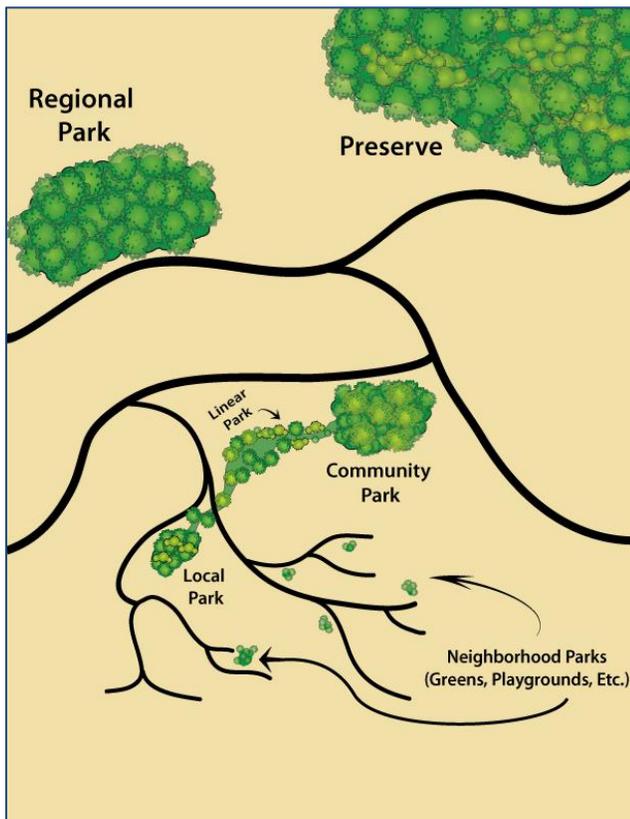
Neighborhood, local, and community parks will be further complimented by much larger preserves and regional parks. Preserves will primarily focus on the preservation and restoration of natural areas. A current example of such a park is Lick Creek Nature Park, where the primary purpose is preservation of riparian areas and large forested areas. Development has been kept to a minimum (small parking area, nature trails) and focused on passive recreation (hiking, bird-watching, and horseback riding) and education (nature center).

Areas along Carters Creek and in the ETJ represent excellent opportunities for similar efforts in the future. Regional parks will be much larger and most likely developed in partnership with other regional and state

organizations. Recently one such effort was the discussed that included participation in the acquisition of 10,000 acres owned by the Texas Municipal Power Agency. Such a park would meet needs not likely met within the City (camping, boating, backpacking, etc) and would serve as a draw for tourists and travelers from outside of the immediate area.

All of these park types will be connected via a series of networks, both green and man-made. All facilities will have access via the local and community street network but also connected to the City’s bicycle and pedestrian network. Increasingly, more of the parks will be connected to one another and to other community facilities (such as schools and libraries) via multi-use paths. Where possible, many of the parks will be connected to adjacent greenways, protected from encroachment and may or may not include the afore-mentioned multi-use paths. Such greenways will protect vital riparian areas along streams and will provide wildlife corridors and protect natural habitat.

The following exhibit illustrates this overall system framework concept.



PHYSICAL SYSTEM FRAMEWORK

- REGIONAL PARKS & PRESERVES IN OUTLYING AND RURAL AREAS
- NEIGHBORHOOD PARKS NEAR HOMES
- LOCAL AND COMMUNITY PARKS SERVING MOST ACTIVE RECREATION NEEDS OF COMMUNITY
- ALL CONNECTED VIA STREETS, BIKE LANES, AND LINEAR PARKS

Critical to this concept is its incremental and strategic implementation. The City should first focus on identifying and developing appropriate park types and standards, on retrofitting existing parks, and on providing park linkages, then on accepting and maintaining the greater diversity of park types. Once proven successful, the City may move toward increasing the number of parks that are privately developed, owned, and maintained.

Fiscal Framework

This Plan envisions a system that is increasingly more efficient, meeting increasing demands within the context of increasingly scarce resources. This does not mean doing less with less or even more with less; rather it means being smarter with the resources dedicated to the parks and recreation system. The first steps in this concept are to reduce the cost of operating and maintaining parks and recreation programs, increase revenues coming into the system, and critically evaluate the subsidies provided for each of the recreation programs offered by the City.

This approach includes the afore-mentioned retrofitting of parks, in many areas, to be more natural and less maintenance-intensive. This approach also includes pursuing a Green approach to park management where energy conservation measures (such as replacement of lighting with more efficient lighting or drought practices for irrigation) are combined with innovations (such as using treated effluent to irrigate athletic fields) to yield, in the long-term lower cost operations and maintenance. Each of these efforts will have additional costs up-front but will pay off in operations and maintenance savings in the long-term. These steps will also allow the neighborhood park system to become more diverse (in location and size) over time as increasing operations and maintenance costs have long-been a major concern in the development of a network of diverse parks.

This approach will continue to promote efforts at increasing revenues whether from traditional approaches (such as registration fees) or from more innovative approaches (such as through partnerships and sponsorships or through co-production – where the City provides the facilities, but the users provide the revenues and organizational support necessary to conduct the recreation program).

The exhibit on the next page illustrates the fiscal framework concept.



Lick Creek Park



FISCAL FRAMEWORK

- REDUCE OPERATIONS & MAINTENANCE COSTS
 - ✓ MORE NATURAL NEIGHBORHOOD PARKS
 - ✓ OUTSOURCE WHERE APPROPRIATE
 - ✓ GREEN OPERATIONS
- INCREASE REVENUES & DECREASES SUBSIDIES
 - ✓ ACCOUNTING OF COSTS TO PROVIDE SERVICES AND PROGRAMS
 - ✓ EVALUATION OF CURRENT SUBSIDIES
 - ✓ INCREASE FEES TO ELIMINATE SUBSIDIES WHERE APPROPRIATE

THIS – MORE NATURAL/LESS PROGRAMMED



NOT THIS – MORE PROGRAMMED LESS NATURAL

Finally, this approach will provide detailed cost and revenue information for each of the recreation programs offered by the City so that each may be evaluated to determine operational efficiencies and how much subsidy is provided and what level is appropriate. Increasingly, this approach will allow both better decision-making but also ensure that funds remain specifically dedicated for highly-valued programs.

Recreation and Special Events Programming Framework

This Plan envisions a recreation program emphasizing increasing opportunities for residents to be physically active, regardless of age or ability. A special emphasis will continue on offerings for youth, especially for after-school activities. The City will continue to host and participate in special events (such as the annual

Christmas in the Park event) and athletic competitions (such as regional softball tournaments) that provide opportunities for area residents and also attract visitors to our community.

The physical park system identified in this Plan is critical to the City's recreation programming efforts. Many daily physical activity needs of residents will be met through the City's network of sidewalks and bike facilities as well as nature trails and playgrounds found in their neighborhood parks. The most intense physical activities, however are likely to come through use of facilities found in community parks, athletic centers, and community/recreation centers (such as competitive athletics, skateboarding, and swimming). Likewise, essentially all of the special events and competitive athletic events rely upon high-quality, modern facilities (such as large athletic complexes, amphitheaters, and festival sites).

The following exhibit illustrates the programming framework concept.

RECREATION AND PROGRAMMING FRAMEWORK

- INCREASED OPPORTUNITIES FOR PERSONS OF ALL AGES AND ABILITIES TO BE MORE PHYSICALLY ACTIVE
 - ✓ EMPHASIS ON YOUTH – ESPECIALLY FOR AFTER SCHOOL ACTIVITIES
 - ✓ ADULT PROGRAMS LESS SUBSIDIZED
 - ✓ EMPHASIS ON WALKING TRAILS, BIKE FACILITIES, AND SIDEWALKS
- CONTINUE TO FOCUS ON SPECIAL EVENTS AND ATHLETIC TOURNAMENTS
 - ✓ EMPHASIS ON OFFERINGS THAT SERVE LOCAL POPULATION BUT ALSO ATTRACT OUTSIDE VISITORS/PARTICIPANTS
 - ✓ EMPHASIS ON HIGH-QUALITY MODERN FACILITIES AND VENUES

Administrative and Operations Framework

This Plan envisions a diverse park system, a wide array of recreational offerings, and efficient fiscal management. Obviously, none of this is possible without sound administration and operations management. This Plan necessitates strong leadership prepared to move the City in a direction that builds on its nearly 75 years of success in a very demanding and changing environment. Greater emphasis is placed on efficiency while demands and needs continue to increase. In addition to the afore-mentioned shifts in the delivery of the physical park system, the recreation programs, and fiscal policies, the City will increase its emphasis on partnerships, both traditional (such as with the College Station Independent School District) and innovative (such as with health care providers).

The City will continue to improve on staffing and operations efficiencies and will ensure that the support facilities needed to keep the system functioning are efficient and effective. Finally, the City will continue to “tell its Parks and Recreation story”, that is, it will increase communications with residents, businesses, and decision makers to increase the awareness of the system and its value, especially in terms of quality of life, property values, and health and wellness.

The following exhibit illustrates the Administration and Operations Concept.

ADMINISTRATION AND OPERATIONS FRAMEWORK

- INCREASED EMPHASIS ON PARTNERSHIPS
 - ✓ TRADITIONAL PARTNERS - CSISD
 - ✓ INNOVATIVE PARTNERS – HEALTH CARE PROVIDERS, VOLUNTEERS, “FRIENDS OF” GROUPS, LAND TRUSTS, ETC
- INCREASED AWARENESS & COMMUNICATION
 - ✓ EMPHASIS ON THE ROLE PARKS AND RECREATION PLAYS IN PROPERTY VALUES AND MARKETABILITY
 - ✓ EMPHASIS ON THE ROLE PARKS AND RECREATION PLAYS IN HEALTH & WELLNESS
 - ✓ EMPHASIS ON THE ROLE PARKS AND RECREATION PLAYS IN COMMUNITY CHARACTER, QUALITY OF LIFE AND ECONOMIC COMPETITIVENESS



One of the most successful of partnerships between the City and CSISD is the Kids Klub after-school program, which provides quality after-school enrichment in each elementary and intermediate school.



Section 4 - Implementation

Implementation of the Parks and Recreation Master Plan is anticipated to take ten years. **TABLE 12** (pages 72 - 75) outlines the actions that must be completed to achieve the goals of the Plan. The Plan implementation is categorized into three time frames – immediate (1-3 years), short-term (3-7 years) and long-term (7-10 years).

It is best that implementation of the actions and strategies identified in this Plan occur in a systematic and incremental fashion. In many ways, this Plan represents a significant departure from past practices and to ensure a smooth transition and offer adequate ability to monitor and adjust as necessary, this incremental approach will prove valuable. Further, though this Plan has at its core, approaches to improve efficiencies in the delivery of parks and programs, its implementation will no doubt require additional funding over the next ten

years. Given the current economic climate and real budgetary constraints of the City, the only hope of successful implementation will again rest with a thoughtful and incremental approach.

The actions identified in **TABLE 12** in this section, have been prioritized based on the most pressing needs and in light of existing conditions and trends. This list should be evaluated annually as part of the on-going review and evaluation of this Plan and should be expanded and adjusted accordingly through the life of this Plan.

The recommendations described in this Plan require various methods to progress from concept to facilities and programs. These methods include:

- Policy, Regulations, and Standards;
- Plans and Studies;
- Partnerships;
- Funding; and
- Facility and Program Development and Management.

Additional information for each of these is provided in the following:

Policies, Regulations, and Standards

For the system to adapt and be successful, adopting clear policies, regulations, and standards that support the goals and strategies of this Plan are vital. Adopting new and amending existing policies, regulations, and standards will be necessary. Examples include amending current policies regarding the minimum size and type of neighborhood park acceptable to the City, the development of enhanced standards for the placement and development of neighborhood parks, regulations relating to the timing of payment of parkland dedication funds, and the utilization of recreation funds for allocating financial resources to recreation programs.

Plans and Studies

It is critical that this Master Plan remain closely linked to and consistent with the City's Comprehensive Plan. The growth and development of the City has a profound impact on the demands placed upon the City's parks and recreation facilities and programs. Likewise, the placement of parks and facilities contribute significantly to the character and form of neighborhoods, corridors, and districts. Specific steps should be taken to ensure that annual review of this Plan is closely linked to annual reviews of the Comprehensive Plan. Additionally, it is essential that as specific neighborhood, corridor, and district plans are developed, the strategies of this Master Plan be integrated.

This Plan will also cause the need for plans and studies focused on parks and recreation. One example includes the need to develop or revise master plans for each of the City's parks to enable adaption of the park to the revised prototype described in this Plan. This effort would be similar to that undertaken by the City in adapting parks to meet intergenerational standards. Other examples will include master plans for new neighborhood and community parks, and design plans for new facilities.

Partnerships

Collaboration and partnerships have always been a critical element to the success of the City's parks and recreation program and this Plan calls for nothing less. Collaboration with traditional partners such as College Station Independent School District and the City of Bryan will need to continue and be further enhanced. Additionally, new or expanded partnerships will be necessary with new partners such as the Convention and Visitors Bureau, local health care providers, and Home Owners Associations.

Funding

The availability of reliable funding for acquisition, development, operations, and maintenance will play an integral role in the success of the Plan. Due to current budget constraints and in the interest of being as efficient as practical, the Plan places a special emphasis on approaches that meet needs in the most effective and efficient manner practical. Some of the strategies identified in the plan will obviously have costs to successfully implement. The estimated costs of the strategies and actions are provided in **TABLE 12**. The primary sources for funding the Plan are outlined in the following:

General Fund: This fund is relied upon for the majority of the costs associated with the operations and maintenance of the system. Revenues for this fund come primarily from property taxes, sales taxes, and fees for services.

Capital Projects Fund: This fund is used to acquire and develop or improve parkland and facilities. This fund typically consists of debt service funds (general obligation bonds) and special revenue funds (tax increment financing, public improvement districts, etc).

Recreation Fund: These funds are currently more of an accounting of general funds than an actual independent fund, though it certainly may evolve into such an independent fund. This fund enables accounting of the costs and revenues from individual recreation programs. Increasingly this fund will enable better policy discussions and choices regarding subsidy levels for each of these programs.

Parkland Dedication Fund: These funds are generated through residential development activities in the City. Funds are collected for the acquisition of parkland and development of neighborhood and community parks to ensure that park and recreation needs associated with new development can be met without diminishing the levels of service available to existing residents. These funds are generally used to acquire new parkland, develop new parks, and to enhance existing parks within various neighborhood and community park zones. Funds must be used within the zones generating the demand.

Field Redevelopment Fees: These fees are collected from various user groups and recreation programs for the purpose of maintaining and upgrading athletic fields in the City.

Other Potential Funds: Other funds exist, though they are often very difficult to secure and generally have limited and detailed scopes for their use. These sources include public grants from the federal and state governments. These may include funds to assist in the development of parks, the creation of walking and biking trails, etc. The most common sources of these funds come from the Texas Parks and Wildlife Department, the

Texas Department of Transportation, the U.S. Environmental Protection Agency, the U.S. Department of Housing and Urban Development, and the U.S. Department of Energy.

Additionally, limited private funding is available through a variety of non-profit foundations and trusts. As with the state and federal funds these are very competitive and often fairly limited in the funds available. Several of these focus on providing funds for under-served populations such as play facilities for children or park enhancements for the disabled.

Overall, the estimated cost of implementing this Plan is approximately \$58 Million (inclusive of projects that received voter approval in 2008, projects funded through existing and future parkland dedication or fees, projects funded through future bond initiatives, fees, and grants). It is estimated that approximately \$2.5 Million will need to be spent on land acquisition over the next ten years for new neighborhood parks which will cost another estimated \$4 Million to develop. It is estimated that approximately \$4 Million will need to be spent on land acquisition over the next ten years for new community parks which will cost another estimated \$7.5 Million to develop. In 2008 voters approved \$13 Million worth of projects that are included in this Plan. Additionally, there currently exists \$1.9 Million available in the parkland development fee fund to use in the implementation of this Plan.

A significant portion of the proposed system is needed to meet needs associated with the growing community. Nearly all the costs associated with the acquisition and development of neighborhood parks will be recovered via the City's parkland dedication ordinance. Some portion of the acquisition and development of community parks and the retrofitting of existing parks to meet new demands will be recovered through this same ordinance, though much of the development costs of these facilities will need to be recovered through tax revenues via future bond initiatives. Operations and maintenance of all the facilities will continue to come from a variety of sources including tax revenue, fee revenues, and grants. It is estimated through the ten year planning period, O&M costs will increase \$50,000 per year.

It is estimated (based on the current parkland dedication ordinance) that if development occurs as projected, as much as an additional \$25 Million will be generated.

It is estimated that population growth, changing demographics, and evolving expectations will increase costs associated with recreation programs, athletic events, and special events over the next ten years. It is anticipated that these costs will be lower with the implementation of the strategies and action contained within this Plan and that a greater portion of the costs of these programs will be covered by fees paid by participants and attendees.

For comparison purposes, it is estimated that meeting the identified needs without employing the strategies contained in this Plan would result in higher overall costs. It is projected that the successful implementation of this Plan will result in the delivery of the recreation, parks, and open space needs of the community at 30% less of the cost to meet the same needs if relying on the City's traditional approach to delivering parks and recreation facilities and services. Just one example of this is, if the prototypical neighborhood park were delivered in the traditional fashion, it is estimated that the development costs would be approximately \$630,000

with associated O&M costs equal to approximately \$38,000 annually. If the same park type were delivered under the proposed model the development costs would be approximately \$400,000 with associated O&M costs equal to approximately \$27,000.

Facility and Program Development and Management

Successful implementation of this Plan will require the development and management of new and enhanced facilities and programs. Each of these will require detailed planning and stakeholder involvement. Early and frequent engagement of residents and other stakeholders will be critical to understanding the needs of the proposed facilities and programs.

Implementation and Coordination Roles

Collaboration will need to occur on a number of levels to accomplish the recommendations of this Plan. These collaborators will include city, state, and federal agencies; other municipalities, businesses, developers, and citizens. Each of these groups can play a role in creating change and enhancing the parks and recreation system. The following information outlines the responsibilities of these various parties.

City Council will take the lead in the following areas:

- Adopt and amend the Plan by ordinance after receiving recommendations from the Parks and Recreation Advisory Board and the Planning and Zoning Commission;
- Support and act as champions for the Plan;
- Adopt new or amended ordinances and regulations to implement the Plan;
- Consider and approve the funding commitments that will be required to implement the Plan;
- Provide final approval of projects and activities with associated costs during the budget process;
- Adopt and amend policies that support and help implement the Plan; and
- Provide policy direction to the Parks and Recreation Advisory Boards, the Planning and Zoning Commission, and other appointed City boards and commissions and City staff.

Parks and Recreation Advisory Board will take the lead in the following areas:

- Adopt, amend or modify the Plan for subsequent approval and adoption by the City Council;
- Recommend changes in policies, regulations, and standards to the City Council that reflects the Plan's goals, strategies, and action items; and
- Review development applications and public projects and programs for consistency with this Plan and the Comprehensive Plan.

Planning & Zoning Commission will take the lead in the following areas:

- Adopt, amend or modify the Plan for subsequent approval and adoption by the City Council;
- Recommend changes in zoning and development codes to the City Council that reflect the Plan's goals, strategies, and action items; and
- Review development applications for consistency with this Plan and the Comprehensive Plan.

City Staff will take the lead in the following areas:

- Manage day-to-day implementation of the Plan, including periodic coordination through an interdepartmental Plan implementation committee;
- Support and carry out capital improvement and public works project efforts and programming;
- Manage the drafting of new or amended policies, regulations, ordinances, and standards that further the goals of the Plan;
- Conduct studies and develop additional plans;
- Review development applications and public projects and programs for consistency with this Plan and the Comprehensive Plan;
- Administer collaborative programs and ensure open channels of communication with various private, public, and non-profit implementation partners; and
- Maintain an inventory of potential Plan amendments as suggested by City staff and others for consideration during annual and periodic Plan review and updates to the Parks and Recreation Advisory Board, Planning and Zoning Commission, and City Council.

Actions

Preceding portions of this Plan have identified the community vision, needs and opportunities, goals, and strategies. The following information is presented to provide specific actions that are necessary to implement the Plan. Though these actions are more detailed than the goals or strategies, it is anticipated that each of these actions will further be supplemented by more specific detail found within various Departmental Business Plans, budget requests, etc. **TABLE 12**, on pages 72-75, identifies the specific actions, the strategy the actions relate to, the implementation schedule for the action, the lead agency, and probable funding source.

TABLE 12 - IMPLEMENTATION SCHEDULE

Goals	Strategies	Actions	Priority	Implementation Schedule			Implementation and Coordination Roles			Funding Sources					Status Date	Status Notes			
				Short (1-2 Years)	Mid (3- 5Years)	Long (5 Years & Beyond)	City Department LEAD	External Partners	Assistance from a Consultant	Additional Est. Cost	City - General Fund	City - Capital Budget	Other Governments	Grants			Private Other		
Resource Conservation & City Character	Green the City through park restoration, planting streetscape, etc.	Update the City's Streetscape Plan	2				PDS		X	25,000	X								
		Develop or Amend each Park Master Development Plan to include restoration/greening opps	1				PARD			-									
		Update the City's Urban Forest Plan	2				PARD			-									
		Develop a Greenways Management and Restoration Plan	2				PDS			-									
	Green Parks and Recreation Design and Operations	Conduct educational classes and programs promoting Green practices and lifestyles	2				PARD			5,000	X								
		Promote litter-free events, recycling efforts, and clean-up campaigns	2				PARD			5,000	X								
		Use of recycled products such as benches and tables	1				PARD			Policy									
		Use of solar powered trash compactors	1				PARD			Policy				X					
		Review and modify policies and practices to lead toward resource efficiency, waste reduction, and cost effectiveness	1				PARD			Policy									
		Develop and impose irrigation and Drought Guidelines	2				PARD			Policy									
		Utilize irrigation systems with rain detectors or evapotranspiration devices	1				PARD			Policy									
		Utilize reclaimed water and rainwater harvesting where possible for irrigation purposes	1				PARD			Policy									
		Audit current Parks and Recreation facilities against best practices	1				PARD			Policy									
		Acquire green space for future use as parkland and also for protection of the natural environment	1				PDS			1,000,000	X	X		X	X				
		Use natural fertilizers (sludge, compost, clippings, etc.)	2				PARD			Policy									
		Use environmentally friendly herbicides and pesticides	1				PARD			Policy									
		Monitor and apply best-practices approach for irrigation and any off-site drainage produced by Parks and Recreation facilities and operations	1				PARD			Policy									
		Continue Tree City USA Designation	1				PARD			Policy									
		Revise the UDO to promote increased use of native trees	1				PDS			Policy									
		Continue the Tree Planting Program in Parks and other City facilities	1				PARD			Policy									
		Pursue increased use of vehicles that use alternative sources (bio-diesel, propane, etc.) or are hybrid models	2				PW			Policy									
		Utilize grounds maintenance equipment that is diesel, four-stroke vs. two-stroke, or electric	2				PARD			Policy									
		Use LED lighting and CFLs	1				PARD			Policy	X				X				
		Design new and renovated facilities to Green energy standards	2				PW			Policy									
		Establish baseline information for College Station and benchmark against comparable communities	1				PARD			Policy									
		Complete Water Reclamation Phase I Project	1				PW			X	3,606,730								
		Preservation of open spaces through acceptance of land dedications and acquisition	Implement parkland dedication ordinance	1				PARD			Policy								
			Establish or partner with a land trust	2				PARD	X		Policy								
			Implement greenways acquisition program	1				PDS			Policy		X			X			
			Acquire property in under-served neighborhood park zones	1				PARD			1,500,000	X	X			X			

TABLE 12 - IMPLEMENTATION SCHEDULE

Goals	Strategies	Actions	Priority	Implementation Schedule			Implementation and Coordination Roles			Funding Sources					Status Date	Status Notes			
				Short (1-2 Years)	Mid (3- 5Years)	Long (5 Years & Beyond)	City Department LEAD	External Partners	Assistance from a Consultant	Additional Est. Cost	City - General Fund	City - Capital Budget	Other Governments	Grants			Private Other		
Health & Wellness	Provide open space and parks in close proximity to residences	Develop a design manual for diversity of park types	1				PARD			Policy	X								
		Amend City policies and regulations allowing for greater diversity of park types to meet dedication requirements	2				PARD			Policy									
		Amend City policies and regulations allowing for HOA maintained parkland/open space to meet portion of land dedication and development requirements	2				PARD			Policy									
		Complete construction of the Creekview Neighborhood Park	1				PW			515,000		X			X				
	Enhance existing parks and facilities to increase opportunities to be more physically active		Develop or Amend each Park Master Development Plan to include facilities in every park that promote walking/biking					PARD			-								
			Ensure recreational offerings in parks remain contemporary (for example incorporating/accommodating activities that are likely to increase park use such as skate parks boot camps etc.					PARD			Policy								
			Ensure park development and delivery model is sensitive to local demographics and requires participation of area residents					PARD			Policy								
			Implement intergenerational improvements in each park					PARD			Policy								
			Complete improvements to Emerald Forest Park					PW		X	169,000	X	X				X		
			Complete improvements to Brothers Pond Park					PARD		X	160,000	X	X				X		
			Complete improvement to Lemontree Park							X	25,000	X	X				X		
			Complete improvements to Anderson Park							X	100,000	X	X				X		
			Complete the skate park at Southwood Athletic Center							X	920,000	X	X				X		
			Complete improvements at Lick Creek Park							X	100,000	X	X				X		
			Complete Wolf Pen Creek Water Feature							X	3,500,000	X	X				X		
			Complete improvements to Georgie K. Fitch Park							X	103,500	X	X				X		
Complete final phase of Veterans Park and Athletic Complex							X	10,000,000	X	X				X					
Economic Sustainability	Identify and support signature events within the community	Continue to identify and evaluate opportunities to support community events (such as Duck Jam and May Day Challenge Bike Race)	1				PARD-ED	X		Policy									
		Complete Wolf Pen Creek Festival Site	1				PW			3,500,000		X			X				
	Support athletic events that attract out-of-community participants	Continue to identify and evaluate opportunities to support and host athletic events such as softball tournaments, soccer tournaments, and Special Olympics	1				PARD	X		Policy									
		Complete improvements to Stephen C. Beachy Central Park	1				PW		X	930,000		X							
		Develop Southeast Community Park	2				PARD-PW		X	7,500,000		X			X				
	Ensure that parks, preserved open space, greenways, etc. are located within close proximity to residences		Secure land for community park in Zone A	2				PARD			4,000,000		X			X			
			1				PARD-PDS			Policy									

TABLE 12 - IMPLEMENTATION SCHEDULE

Goals	Strategies	Actions	Priority	Implementation Schedule			Implementation and Coordination Roles			Funding Sources					Status Date	Status Notes
				Short (1-2 Years)	Mid (3- 5Years)	Long (5 Years & Beyond)	City Department LEAD	External Partners	Assistance from a Consultant	Additional Est. Cost	City - General Fund	City - Capital Budget	Other Governments	Grants		
Connectivity & Mobility	Link parks to larger transportation system	Implement the adopted Bicycle, Pedestrian, and Greenways Master Plan	1				PDS			Policy						
		Develop standards for development and operation of linear park type	1				PARD-PDS			Policy						
	Link parks to the greenway system	Implement the adopted Bicycle, Pedestrian, and Greenways Master Plan	1				PDS			Policy						
		Develop standards for development and operation of linear park type	1				PARD-PDS			Policy						
	Use parks for further implementation of the City's other adopted Plans	Implement the adopted Bicycle, Pedestrian, and Greenways Master Plan	1				PDS			Policy						
		Develop standards for park types based on their development context as defined in the Comprehensive Plan	1				PARD			Policy						
		Ensure park development and delivery model is sensitive to local demographics and requires participation of area residents	1				PARD			Policy						
Parkland & Neighborhood Character	Renovate and enhance existing parks and facilities	Complete field redevelopment projects in various athletic parks	1				PARD			1,119,204	X	X			X	
		Complete Emerald Forest Park Improvements	1				PARD			R	X	X			X	
		Complete Brothers Pond Park Improvements	1				PARD			R	X	X			X	
		Complete Merry Oaks Park Improvements	1				PARD			25,000	X	X			X	
		Complete Lemontree Park Improvements	1				PARD			R	X	X			X	
		Complete Anderson Park Improvements	1				PARD			R	X	X			X	
		Complete University Park Improvements	1				PARD			105,000	X	X			X	
		Complete Castlegate Park Improvements	1				PARD			15,000	X	X			X	
		Complete Sandstone Park Improvements	1				PARD			15,000	X	X			X	
		Complete Steeplechase Park Improvements	1				PARD			41,000	X	X			X	
		Complete W.A. Tarrow Park Improvements	1				PARD			133,500	X	X			X	
		Complete Georgie K. Fitch Park Improvements	1				PARD			R	X	X			X	
		Complete Northgate Park Improvements	1				PARD			18,000	X	X			X	
		Complete Southwest Park Improvements	1				PARD			268,000	X	X			X	
	Complete Crompton Park Improvements	1				PARD			149,000	X	X			X		
	Complete Woodland Hills Park Improvements	1				PARD			30,000	X	X			X		
	Meet future parks and recreation needs through a diversity of park types based on their development context as defined in the Comprehensive Plan	Develop standards for context-based park types	1				PARD			Policy						
		Complete Lick Creek Nature Center	2				PW	X	X	2,495,000		X				
		Continue to explore opportunities for partnership in the development of a regional park	3				PARD			Policy						
Develop Southeast Community Park		2				PARD-PW			Repeat	X	X			X		
Secure land for community park in Zone A		2				PARD			Repeat	X	X			X		
		Transform BVSMA landfill site into a special-purpose park	2				PARD	X	X	3,500,000	X	X			X	

TABLE 12 - IMPLEMENTATION SCHEDULE

Goals	Strategies	Actions	Priority	Implementation Schedule			Implementation and Coordination Roles			Funding Sources					Status Date	Status Notes	
				Short (1-2 Years)	Mid (3- 5Years)	Long (5 Years & Beyond)	City Department LEAD	External Partners	Assistance from a Consultant	Additional Est. Cost	City - General Fund	City - Capital Budget	Other Governments	Grants			Private Other
Diversity in Recreation & Cultural Programs	Develop a community center within the City	Identify a location and design for new community center	2				PARD			350,000	X	X			X		
		Secure a site and develop a community center	3				PW-PARD			10,000,000	X	X			X		
	Provide high-quality youth programs and facilities	Complete Lincoln Center Addition	2				PW			4,285,000		X					
		Provide programs as needs are identified					PARD			Fees					X		
	Continue development and programming of the Wolf Pen Districts as a unique facility	Complete Wolf Pen Creek Festival Site	1				PW			Repeat		X			X		
		Complete Wolf Pen Creek Water Feature	1				PW			Repeat		X			X		
		Continue support of Starlight Music Series					PARD	X		Policy	X						
		Continue to identify and support signature events (Duck Jam, WorldFest, Weiner Fest, Earth Day, etc.						X		Policy	X						
Responsible Governance	Identify projected operation and maintenance costs for facilities and programs and identify revenue sources to meet these needs	Determine projections of operations and maintenance costs for each facility and program (existing and proposed)	1				PARD			Policy							
		Devise a program for each facility to reduce operation and maintenance costs	1				PARD			Policy							
		Develop and implement a sponsorship program for facilities and programs	1				PARD	X		Policy							
	Develop and implement the pay to play concept for recreation programs and facilities	Complete and utilize recreation fund information	1				PARD-FISCAL			Policy							
		Continue to collect and use fee for field development/enahncement projects					PARD			Policy							
	Seek out and implement partnership opportunities with CSISD, private recreation providers, private developers, land trusts, and others	Evaluate and update as necessary all ILA's with CSISD	2				PARD			Policy							
		Seek opportunities for partnerships with area health care providers	1				PARD-ED	X		Policy							
		Explore opportunities of establishing or partnering with a land trust	2				PDS-PARD	X		Policy							
		Inventory current private recreation providers and explore opportunities to partner	2				PARD	X		Policy							
	Provide and maintain support facilities	Complete East District Maintenance Shop Replacement Project	2				PW		X	1,645,000		X					
Identify remodeling/upgrade needs for PARD Administrative Offices		3				PARD-PW		X	250,000								

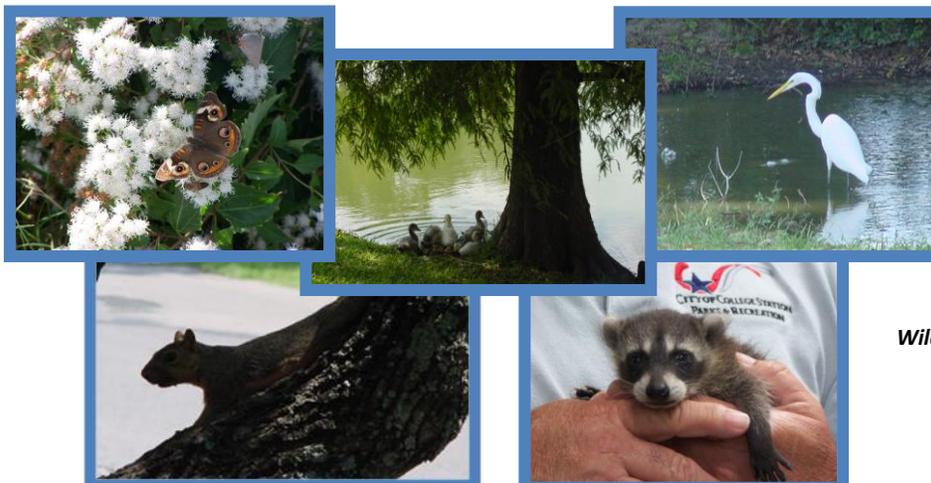
Monitoring, Evaluating, and Updating

As part of any planning process, on-going evaluation must be incorporated into the implementation program. Continued evaluation of conditions and opportunities allow a plan to adapt and remain relevant over the course of the plan's life. Successful evaluation incorporates the establishment of descriptive indicators that track the efficacy of the proposed strategies and actions, understanding changed conditions, and potential re-prioritization of actions and funding based on the findings of the evaluation.

To ensure the on-going relevance of the College Station Parks and Recreation Master Plan, the Plan should be monitored continuously and evaluated annually as part of the annual Comprehensive Plan review. Evaluations should, at a minimum, include:

- Updated existing conditions and changed trends;
- Progress toward implementing strategies and achieving goals, as determined through specific indicators;
- Identification of obstacles hindering the completion of actions and implementation of strategies;
- Report on any completed actions;
- Status update of all actions underway for the current implementation period;
- Outline of remaining actions scheduled for the remainder of the current implementation period;
- Potential changes to costs; and,
- Recommendations for changes in implementation schedule or action list.

As part of this annual evaluation, system users, the Parks and Recreation Advisory Board, the Planning & Zoning Commission, City Staff, and the City Council should be actively engaged. A comprehensive evaluation and update of the Plan should be undertaken five years into its implementation. Interim amendments to the Plan should occur with changes, updates, or adoption of the City's Comprehensive Plan, neighborhood, district, and corridor plans, regional plans, and other relevant policies and plans. Other considerations that may warrant interim amendments may include unforeseen changes in conditions or trends such as population growth and land use and development activities.



***Wildlife is protected in all
City parks.***

APPENDICES

Appendix A

Detailed Socio-economic and Demographic Information Comparison of College Station, Brazos County, and Texas Demographic Profiles* (Base year 2000 except as indicated)

CHARACTERISTICS	COLLEGE STATION	BRAZOS COUNTY ²	TEXAS ³
Sex ¹			
Percent Male	51.10	50.50	49.65
Percent Female	48.90	49.50	50.35
Education			
Percent High School Graduates	93.80	81.30	75.50
Percent College Graduates	58.10	37.00	23.20
Employment Information ⁴			
Percent Unemployed	1.60	1.50	4.22
Income			
Per Capita Income (1999)	\$15,170	\$16,212	\$19,617
Percent of Persons in Poverty	37.40	26.90	15.40
Race/Ethnicity (%)			
Anglo	80.50	66.79	53.11
Black	5.40	10.80	11.61
Hispanic	10.00	17.88	31.99
Other	4.10	4.53	3.29
Population by Age (%)			
< 15	12.10	11.52	2.54
15 - 19	17.90	12.88	7.86
20 - 24	35.60	22.87	7.38
25 - 34	13.00	14.55	15.16
35 - 44	8.30	11.41	15.93
45 - 54	6.00	8.64	12.52
55 - 59	2.10	2.98	4.30
60 - 64	1.40	2.21	3.37
65+	3.50	6.71	9.94
Median Age	21.90	23.60	32.30

*This demographic profile from the U.S. Bureau of the Census does not exclude the 10,000 students living on campus.

¹ Source: U.S. Bureau of the Census, <http://venus.census.gov/cdrom/lookup/908233823> (10/12/98).

² Source: <http://txsdc.tamu.edu/data/census2000>.

³ Source: <http://txsdc.tamu.edu/data/census2000>

⁴ Source: Texas Employment Commission, February 2000 data, www.twc.state.tx.us (Labor Market information).

Appendix B

Park System Inventory Summary 2010

PARK NAME	PARK TYPE	ACREAGE	PARK ZONE	DEVELOPMENT	RESTROOMS	SHELTER / GAZEBO	PAVILION	PICNIC UNITS	PLAY UNITS	OPEN PLAY AREA	WATER FEATURE / POND	NATURE TRAIL	JOGGING / WALKING TRAIL	EXERCISE STATION	BASKETBALL COURT	SOCCER FIELDS	SOFTBALL FIELDS	BASEBALL FIELDS	TENNIS COURTS	VOLLEYBALL	SWIMMING POOL	PARKING SPACES	PUBLIC ART	OTHER	
ANDERSON	N	8.94	6	D	O	O		●6	●1	●			●1/3		●2	●5							30		
"ANDY" ANDERSON ARBORETUM @ BEE CREEK	A	17.00	6	D		O 1					● P	●1/3													arboretum
BEE CREEK	C	26.50	B	D	O		O 1	●4	●3	●			●1/4				O 2		O 4	●	O	237			
BILLIE MADELEY	N	5.14	2	D								●													
BRISON	N	9.20	6	D						●			●1/3										10		
BROTHERS POND	N	16.12	5	D		●		●3	●2	●	● FP	●	O ½	●	●1/2		F	F							
CARTER'S CROSSING	N	7.34	4	U																					
CASTLEGATE	N	8.26	13	D		●		●2	●2	●	O 3 P		●1/3		●1				O 2						
CASTLE ROCK	N	5.86	10	D		●1		●1	●2				O 1/3			F	F								
CEMETERY, COLLEGE STATION		18.50		D																					State Historic
CEMETERY, MEMORIAL OF CS		56.50		D																					Aggie Field of Honor
CONFERENCE CENTER		2.30		D																		76			
COVE OF NANTUCKET	N	3.92	12	D									●1/3												
CREEK VIEW	N	14.01	10	U																					School Site
CRESCENT POINTE	N	5.00	4	D									●1/3												
CY MILLER	M	2.50	3	D		●		●1		●	●FP		●1/3										O		Police Dept.
EASTGATE	M	1.80	2	D						●													O		
EDELWEISS	N	12.30	5	D		●			●2	●			●1/2		● 1	F	F	F		●			10		
EDELWEISS GARTENS	N	13.60	10	D		●			O 2	●			O ½		● 1										
EMERALD FOREST	N	4.59	8	D				●2	O 1				●1/3		O ½										
GABBARD	N	10.67	6	D		●		●1	●1	●	●FP		●1/3			F	F	F							
GEORGIE K. FITCH	N	11.30	5	D		●		●2	●1	●		●			O 1		F	F							
HENSEL (TAMU)	C	29.70	B	D	O	●2	O 3	●4	●2	●			●1/3							●			70		TAMU
JACK & DOROTHY MILLER	N	10.00	5	D		●		●3	●2	●			●1/3	●	● 1										School Site
JOHN CROMPTON	N	15.26	7	D	O		O 1	●			●FP	●	●		● 1								50		
LEMONTREE	N	15.40	6	D	O			●3	●1	●		●	●3/4		●1/2		O 1						30		Disc Golf
LICK CREEK	R	515.54	D	D								●	●1.8										60		
LIONS	M	1.50	2	D				●3	O 2						O 1								10		
LONGMIRE	N	4.16	5	D				●2																	
LUTHER JONES	M	1.80	6	D						●							●1								
MERRY OAKS	N	4.60	2	D				●2	●2	●		●	●1/3		●1										
NORTHGATE PARK	M	1.59	1	U																					
OAKS	N	7.50	2	D	O		O	●7	●1	●			●1/4		O 1					●					Disc Golf

PARK NAME	PARK TYPE	ACREAGE	PARK ZONE	DEVELOPMENT	RESTROOMS	SHELTER / GAZEBO	PAVILION	PICNIC UNITS	PLAY UNITS	OPEN PLAY AREA	WATER FEATURE / POND	NATURE TRAIL	JOGGING / WALKING TRAIL	EXERCISE STATION	BASKETBALL COURT	SOCCER FIELDS	SOFTBALL FIELDS	BASEBALL FIELDS	TENNIS COURTS	VOLLEYBALL	SWIMMING POOL	PARKING SPACES	PUBLIC ART	OTHER		
PARKWAY	M	1.90	2	D				●1	●2	●												6				
PEBBLE CREEK	N	10.20	11	D	●			●2	●3	●			●1/2		● 1	F	F	F							School Site	
RAINTREE	N	13.00	4	D	●			●2	●2	●			●1/3			F				●						
REATA MEADOWS	N	3.00	10	U																						
RICHARD CARTER	N	7.14	2	D									●1/3											●	State Historic	
SANDSTONE	N	15.21	8	D	●				●1	●			●1/3	●	● 1	F	F	F					48			
SONOMA	N	7.16	10	U																						
SOUTHEAST	C	66.68	C	U																						
SOUTHERN OAKS	N	14.49	10	D	●				●2	●			●1/3		● 1											Disc Golf
SOUTHWEST	N	9.42	6	U																						
SOUTHWOOD ATHLETIC	C	44.70	B	D	O		O		●2	●					O 2	O 2●3		O 6	O 4	●	O	544			Teen Center	
STEEPLECHASE	N	9.00	5	D	●			●2	O 1	●			O ½		O 1											Dog Park
STEPHEN C. BEACHY CENTRAL	C	47.20	C	D	O	●2	O 1	●10	O 1	●	●2 FP	●	O 1	●	● 1	O 3	O 4		O 2	●		297			Park Office	
SUMMIT CROSSING	N	8.81	4	U																						
THOMAS	C	16.10	C	D	O	O		●5	●4	●			O ¾	●	● 2	F			O 2		O	27				
UNIVERSITY	N	10.20	2	D	●				●2	●	P		O 4									9			Dog Park	
VETERANS ATHLETIC	RA	150.00	C	D	O		O		●1	●			●1			O 9	O 5					406	O		Vet Memorial	
W.A. TARROW (W. Smith)	C	21.26	B	D	O	O	O	●2	O 3	●			●1/3		O 2	F	F	O 3			SP	319			Lincoln Center State Historic	
WINDWOOD	M	1.37	4	D				●2	●1	●																
WOLF PEN CREEK	C	47.17	C	D	O	O		●1	O 1	●	P		●3/4	●								36	O		Amphitheater, Plaza, Disc Golf	
WOODCREEK	N	6.60	8	D				●2	O 1	●		●	●1/3		●1/2					O						
WOODLAND HILLS	N	14.40	9	D	●1				O 3	●			●1/4													

QUANTITY	PARK TYPE	TOTAL ACREAGE*
7	Mini	12.46
34	Neighborhood	321.80
8	Community	299.31
1	Arboretum	17.00
1	Regional Nature	515.54
1	Regional Athletic	150.00
51 Total Parks ~ 1,316.11 Acres		
Developed Parks: 43 Parks @ 1198.10 Acres		
Undeveloped Parks: 8 Parks @ 118.01 Acres		
* The Conference Center and both Cemeteries are not included in acreage totals.		
2	Municipal Cemeteries	75 Acres
1	Conference Center	2.3

KEY	
A - Arboretum	R - Regional Park
C - Community Park	RA - Regional Athletic Park
D - Developed	SP - Spray/Splash Park
FP - Fishing Pond	State Historic - State Marker on site
F - Open Practice Fields	U - Undeveloped
M - Mini Park	
N - Neighborhood Park	
P - Pond (Non-fishing)	
	O - Lighted Facilities
	● - Unlighted Facilities

Appendix B-1

Private Sector And Other Public Facilities Inventory of Recreation Facilities in College Station

COLLEGE STATION INDEPENDENT SCHOOL DISTRICT

1	Indoor Pool	13	Lighted and 4 Unlighted Tennis Courts
4	Jogging Trails	3	Football Fields
12	Gyms	2	Baseball Fields
12	Playgrounds		

COLLEGE STATION ISD FACILITY ACTUAL ACREAGE

Football	2.0 Acres	Baseball	2.5 Acres
Softball	1.0 Acre	Soccer Practice 1	2.0 Acres
Practice 1	2.0 Acres	Soccer Practice 2	1.5 Acres
Band Field	1.5 Acres	Junior High Football	2.0 Acres
Southwood Valley Playground	3.0 Acres	South Knoll Playground	5.5 Acres
A&M Consolidated Middle School	7.0 Acres	Oakwood Playground	3.0 Acres
Forest Ridge	3.0 Acres	Cypress Grove Playground	3.5 Acres
College Hills Playground	2.5 Acres	Creek View Playground	3.0 Acres

PRIVATE FACILITIES AVAILABLE FOR PUBLIC USE

1	Bowling Center	6	Health Clubs
1	Movie Theater (16 Screens)	2	Golf Courses
2	Billiard Parlors	2	Horseback Riding/Training
9	Dance Schools	1	Ice Skating Rink
5	Recreational Vehicle (RV) Parks	1	Auto Racetrack

Appendix B-2

Detailed Park System Inventory Summary by Park

Detailed descriptions of each developed park, undeveloped park site, and major facility in the system follows. This inventory includes the size, the classification of the park, a description, date of acquisition, sources of funding, development data and background information.

ANDERSON PARK

Location: 900 Anderson, Corner of Anderson and Holleman

Zone: 6

Size: 8.94 Acres

Classification: Neighborhood Park

Date Acquired: 1979

Purchase Price: \$165,774.42

Park Description: Anderson Park was designed primarily to alleviate overcrowding on the few soccer fields that existed at the time. The park contains five youth soccer fields of various sizes, along with two basketball courts, a playground, a shelter with restrooms, and parking for thirty vehicles. Funding for development was through the 1981 bond issue. Anderson Park is dedicated to Reverend Norman Anderson who was Minister of College Station A&M Presbyterian Church from 1928-1963.



BEE CREEK PARK

Location: 1900 Anderson, off Southwest Parkway

Zone: B

Size: 26.5 Acres

Classification: Community Park

Date Acquired: 1946

Purchase Price: Park Land Dedication

Park Description: In 1973, the City designated 18 acres of the City Cemetery for the creation of Bee Creek Park, the site of College Station's first swimming pool. Adamson Lagoon Pool, a 50-meter pool with a separate wading pool, is named in honor of former A&M swim coach Art Adamson.



The park also contains four lighted tennis courts, two lighted softball fields, a rentable pavilion that accommodates approximately 100 people, a sand volleyball court, picnic units, two covered playgrounds, and a concession building with restrooms. There is on-site parking for 237 vehicles. In 2001, 1,423 linear feet of bike lane was installed throughout the park. The Adamson Lagoon Bath House was replaced in 2009 for \$1.2 million. Partial funding for this park was provided by the Texas Parks and Wildlife Department, in the amount of \$207,850. The D.A. "Andy" Anderson Arboretum is located adjacent to the park.

BILLIE MADELEY PARK

Location: 760 Sunny Lane (access from City of Bryan, S. Rosemary only)

Zone: 2

Size: 5.14 Acres

Classification: Neighborhood Park

Date Acquired: August 1997

Purchase Price: Donation

Park Description: The land for Billie Madeley Park was donated by Edward and Billie Madeley during the summer of 1997. It is a heavily wooded site with a small creek traversing the center of it. As per Mr. Madeley's wishes, no buildings are to be constructed on this site. The 2003 development included sidewalks and small pedestrian bridges. The park offers good opportunities for nature study.

BRISON PARK

Location: 400 Dexter, off George Bush Drive

Zone: 6

Size: 9.2 Acres

Classification: Neighborhood Park

Date Acquired: 1947

Purchase Price: Donation

Park Description: Acquired in 1947, Brison Park, formerly known as Dexter Park, was renamed in 1980 in honor of Fred Brison, a College Station City Councilman, Mayor pro tem from 1971-1974, and a member of the Texas A&M University Horticultural faculty for 43 years.

*One of twelve
 Memorial Tributes
 located in Brison Park.*



The park has a one-third mile jogging trail and parking for ten cars. A seasonal stream runs the length of the park. In 2000, twelve period lights were installed in the park as a memorial tribute to the twelve Texas A&M "Aggies" who lost their lives in the 1999 Bonfire collapse. Improvements done in 2002 included new sidewalks, benches, the addition of a water fountain and pedestrian bridge improvements.

BROTHERS POND PARK

Location: 3100 Rio Grande, off Deacon

Zone: 5

Size: 16.12 Acres

Classification: Neighborhood Park

Date Acquired: 1977, 1978

Purchase Price: Park Land Dedication - 7.5 Acres; Purchase Price for 8.55 Acres - \$132,834.90

Park Description: Brothers Pond Park was named for the one-acre pond located near the center of the park that was the playground of the Fitch brothers as they were growing up. The site varies in topography from a flat, open area to rolling, woods traversed by an intermittent stream. Development of the site includes pond and drainage improvements, nature trails, picnic units, half basketball court, playground, shelter, practice fields, and a 1/2-mile jogging trail with exercise stations. Development funding was through a 1981 bond election. Texas Parks & Wildlife Department funds were used for pond renovation and lighting in 2001-02. Improvements done in 2010 included removal of existing gravel walking trails and installation of wider, lit pedestrian/bicycle paths. Pond shore renovations were also completed.



CARTER'S CROSSING PARK SITE

Location: 2115 North Forest Parkway

Zone: 4

Size: 7.34 Acres

Classification: Neighborhood Park

Date Acquired: 2006

Purchase Price: Park Land Dedication

Park Description: This heavily wooded site contains a utility easement. Development of this neighborhood park is dependent upon future funding.

CASTLEGATE PARK

Location: 4455 Castlegate Drive

Zone: 13

Size: 8.26 Acres

Classification: Neighborhood Park

Date Acquired: 2001

Purchase Price: Park Land Dedication

Park Description: This park in the Castlegate Subdivision is approximately 50% wooded and 50% open. Development in 2002 included two tennis courts, basketball court, playground with rubber cushioned surfacing, benches, and a picnic shelter. Sidewalks border the park on all four sides.



The developer funded the development of this park. 3.91 acres located at the front of the subdivision, contain three large ponds and is considered a "restricted reserve".

CASTLE ROCK PARK

Location: 4245 Castle Rock Parkway and Rocky Cove

Zone: 10

Size: 5.86 Acres

Classification: Neighborhood Park

Date Acquired: 2003, 2005

Purchase Price: Park Land Dedication

Park Description: This park, developed in 2009 - 2010, is approximately thirty percent wooded with gently sloping land, which abuts a small creek tributary.

A playground with rubber cushion surfacing, benches, picnic shelter, and a third-mile jogging/walking trail are located in the park. Two athletic practice fields are also located here.



COLLEGE STATION CEMETERY

Location: 2530 Texas Avenue South, between Southwest Parkway and Harvey Mitchell Parkway/ (FM 2818)

Zone: 6

Size: 18.5 Acres

Classification: Municipal Cemetery and State Historic Site

Date Acquired: 1947

Purchase Price: \$10,000

Description: The College Station Cemetery was created in 1947 from 31 acres bought near the Shiloh community, approximately two miles south of Texas A&M on Highway 6. That tract surrounded the existing four-acre Shiloh cemetery, which had been deeded to the Methodist Church in 1870 by W.G. and Josephine Rector. The A&M Methodist Church, in 1947, turned over those four acres to College Station to be incorporated into the City Cemetery.



In 1973, the Cemetery was decreased in size when the City decided to designate eighteen of the acres for the creation of Bee Creek Park. The State Historic marker, dedicated in April 1992, serves as a reminder of the once thriving farming community of Shiloh settled by Czech, German, and Polish immigrants in the 1860's.

Landscaping improvements were added to the entrance and the fountain area was renovated in 1992. A rear entrance was developed in 2004 with limestone walls, gate, landscaping, irrigation, and signage.

CONFERENCE CENTER

Location: 1300 George Bush Drive and Holik

Zone: 6

Size: 2.3 Acres

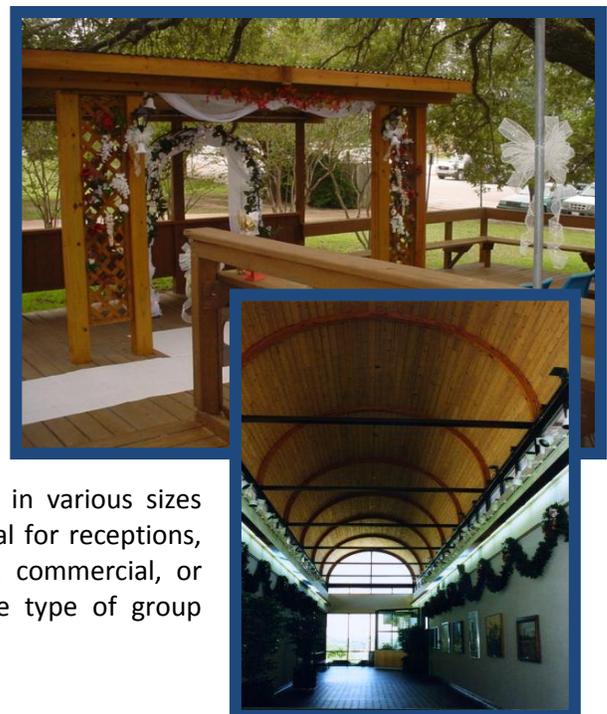
Classification: Conference Center

Date Acquired: 1980

Purchase Price: Land Trade with College Station Independent School District

Description: Originally built in 1949 as a high school, the renovated Conference Center opened to the public in June 1982.

The Center is available for rentals to individuals or groups, with a large gallery, kitchen, deck area, and eight rooms in various sizes accommodating from 10 - 400 people. This location is ideal for receptions, dances, parties, and exhibits, as well as non-commercial, commercial, or political meetings. Rates and fees vary according to the type of group utilizing the facility.



COVE OF NANTUCKET

Location: 1725 Parkland Drive

Zone: 12

Size: 3.92 Acres

Classification: Neighborhood Park

Date Acquired: 2005

Purchase Price: Park Land Dedication

Description: This park in the Nantucket Subdivision is over 70% wooded with gently sloping land that parallels the State Highway 6 feeder road. Approximately one-third of a mile of sidewalk was constructed in 2007. Lighting may be installed in the future, but there is minimal development of this park.



CREEK VIEW PARK SITE

Location: 1001 Eagle Avenue, at Creek View Elementary School

Zone: 10

Size: 14.01 Acres

Classification: Neighborhood Park

Date Acquired: 2001, 2003 (7.127 Acres); Lease from College Station Independent School District (6.873 Acres)

Purchase Price: Park Land Dedication

Park Description: This heavily wooded site is situated along a portion of Lick Creek in the Westfield Subdivision. Formerly known as the "Westfield Park Site", this park is currently undeveloped. Situated adjacent to the newly constructed Creek View School, this is another joint-use project between the City of College Station and CSISD. The lease of CSISD property will allow the City to build a portion of the park on school district property.

The park will be similar in design and construction to the other school parks that have been built in other parts of the City, with such amenities as a playground, shelter, athletic practice fields, bridges, trails, lights and exercise stations. A basketball court is currently located on the school grounds.

CRESCENT POINTE PARK

Location: 2301 Crescent Pointe Parkway

Zone: 4

Size: 5.00 Acres

Classification: Neighborhood Park

Date Acquired: 2006

Purchase Price: Park Land Dedication

Park Description: This park site in east College Station sits between two multi-family residential sites in the Crescent Pointe development, located off of Copperfield Drive between State Highway 30 and Highway 60.

The park is approximately 75% wooded. In 2008 a one-third mile concrete jogging trail was installed by the developer of the Crescent Pointe Apartments.



CY MILLER PARK

Location: 2615 Texas Avenue, and King Cole Drive at the Police Station

Zone: 3

Size: 2.5 Acres

Classification: Mini Park

Date Acquired: 1976

Purchase Price: Land trade with Clarence Miller

Park Description: The Chamber of Commerce occupied this site in 1976, and the pond was used as a picnic area and a gathering spot for people to fish and watch the ducks.

When the Chamber of Commerce moved in 1984, the City of College Station used the property for the development of a new police station. In the process, over half of the pond had to be filled in for a new parking lot.



"Service With Honor" by J. Payne Lara

In 1987, the remaining pond was renovated and an aerator added. A one-third mile jogging trail, a shelter, and two fishing piers were also added to give this park a pleasant and enjoyable atmosphere to play and relax in. Benches on concrete slabs were installed in 2002 and a concrete sidewalk around the pond was added in 2006. Cy Miller Park was dedicated on April 16, 1988, to Clarence Ivan Miller, the previous owner of the site. In 2002, the sculpture "Service With Honor" by artist Payne Lara, was installed at the Police Station nearby.

D.A. "ANDY" ANDERSON ARBORETUM

Location: 1900 Anderson, off Southwest Parkway

Zone: 6

Size: 17 Acres

Classification: Arboretum

Date Acquired: 1975

Purchase Price: Park Land Dedication

Park Description: The D.A. "Andy" Anderson Arboretum, originally called the Brazos County Arboretum, was founded in 1976 as part of the USA Bicentennial celebration. The College Station City Council designated that this area would be used as an arboretum, i.e., a place where trees and shrubs are cultivated for educational and scientific purposes.

On 17 wooded acres bounded by the Cemetery, Bee Creek, and Business 6, the Arboretum contains a shelter and an interpretive trail system that emphasizes native Texas plants.

The Arboretum was renamed in 1986, in honor of D.A. Anderson, a former Mayor of College Station. Partial funding for this park was provided by the Texas Parks and Wildlife Department. Bee Creek Park lies adjacent to the Arboretum.

EASTGATE PARK

Location: 902 Foster Street and Walton Drive

Zone: 2

Size: 1.8 Acres

Classification: Mini Park

Date Acquired: 1938

Purchase Price: Donation

Park Description: Eastgate Park consists of four separate parcels of land. Two are located at the corner of Foster Street and Walton Drive. The other two are open-landscaped islands at Walton Drive and Texas Avenue.

This park land was donated at the time that the College Hills Estates Subdivision was being developed. The two islands at Walton Drive and Texas Avenue were improved with planters and landscaping as part of the Texas Avenue widening project in 1998.

The sculpture, "Eternal Winds" was installed in 2000 in the median at Walton Drive and Texas Avenue, as a permanent fixture in the park. The abstract sculpture was designed and created by artist Dr. Joe Smith from Caldwell, Texas. Planters and irrigation were added in 2004.



"Eternal Winds" by Joe Smith lies in the background.

EDELWEISS PARK

Location: 3900 Victoria Avenue

Zone: 5

Size: 12.3 Acres

Classification: Neighborhood Park

Date Acquired: 1996

Purchase Price: Park Land Dedication

Park Description: Most of this park land is a floodwater retention area, but is used as practice soccer fields and an open play area.

Site improvements carried out in 1997 included grading, seeding, planting of trees and installation of an irrigation system for \$25,000.



Full park development was completed in 1999 to include a playground, shelter with picnic tables, half basketball court, volleyball court, bike racks, walkways, lighting, fencing, and parking for ten cars. In 2003, a pedestrian bridge and trees were added on the south side of the park.

EDELWEISS GARTENS PARK

Location: 500 Hartford Drive

Zone: 10

Size: 13.6 Acres

Classification: Neighborhood Park

Date Acquired: 2001

Purchase Price: Park Land Dedication

Park Description: This park is approximately 60% wooded with a tributary of Lick Creek traversing west to east. The land is fairly flat except for the area near the creek.

Full development in 2008 included installation of a covered playground, swing set, basketball court, drinking fountain, bridges, jogging trail, benches, picnic shelter, a boardwalk, and tree plantings.



EMERALD FOREST PARK

Location: 8400 Appomattox, off Emerald Parkway

Zone: 8

Size: 4.59 Acres

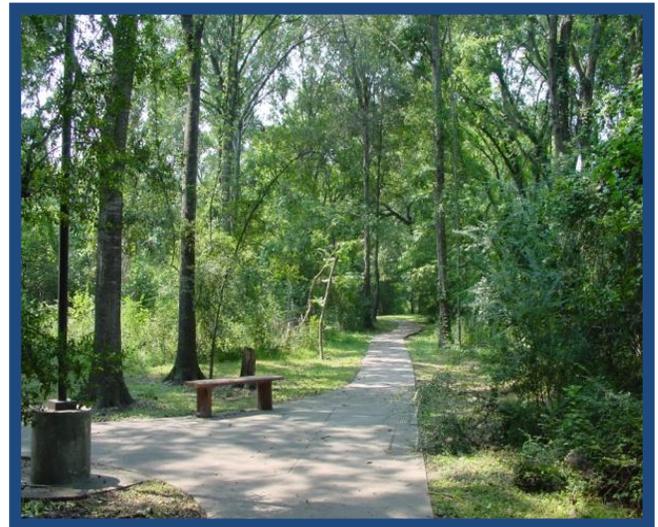
Classification: Neighborhood Park

Date Acquired: 1986

Purchase Price: Park Land Dedication

Park Description: Emerald Forest is one of the most beautiful native plant sites in the City of College Station park system. The 4.59-acre site is heavily wooded and bordered on the north side by Bee Creek.

Full park development took place in 1989 to include a playground, a lighted half basketball court, picnic tables, 1/3 mile jogging trail, and some area lighting. The design of the park was guided with the intent of preserving the native vegetation with minimal disturbance to the site. The Emerald Forest Homeowner's Association built and maintain the clubhouse, pool, and parking area that sit adjacent to the park.



Park improvements scheduled for 2011 will raise the grade of the playground, which has a tendency to retain water during periods of heavy rain. Once the grade has been raised, a new playground, drinking fountain, sidewalks, and more area lighting will be installed. Drainage improvements for the entire park will be done.

GABBARD PARK

Location: 1201 Dexter Drive South and Haines

Zone: 6

Size: 10.67 Acres

Classification: Neighborhood Park

Date Acquired: 1978

Purchase Price: \$187,802.67

Park Description: As a neighborhood park, Gabbard Park has proven to be one of the most popular parks in town. Purchased as a result of interest by neighborhood residents, Gabbard received substantial public input during the planning stages.

Prior to construction, a Texas A&M professor was consulted to determine recommendations for renovation of the pond. The park is named in honor of Letcher P. Gabbard for his service to the community. Mr. Gabbard was head of the Department of Agricultural Economics and Rural Sociology at Texas A&M University from 1922-1940.



Recreational features include a playground, pond and fishing piers, shelter, 1/3 mile jogging trail, and practice athletic fields. Development funding was through the 1981 bond issue. A new fishing pier and sidewalks were installed in 2006 with additional sidewalks, lighting and a concrete fence added in 2008.

GEORGIE K. FITCH PARK

Location: 1100 Balcones, between Rio Grande and Welsh

Zone: 5

Size: 11.3 Acres

Classification: Neighborhood Park

Date Acquired: 1977

Purchase Price: Donation

Park Description: Fitch Park is dedicated to Georgie K. Fitch in honor of her dedication to her family. This park's recreational features include a lighted basketball court, practice softball fields with backstops, picnic units, shelter, playground, open play areas, and nature trails.



HENSEL PARK (TAMU)

Location: 502 South College Avenue

Zone: B

Size: 29.7 Acres

Classification: Community Park

Date Acquired: 1958

Purchase Price: Not Applicable

Park Description: Hensel Park is part of the Texas A&M University system, and is designed primarily for the students of the University. In 1986, the City of College Station installed a playground and a fitness court. The park includes three pavilions, picnic units, playground, restrooms, jogging trails, volleyball court, fitness/exercise station, softball field, parking for 70 cars, and an open play area. The City of College Station provides limited development funds through the Park Land Dedication Ordinance and an agreement with Texas A&M University. The pavilions for this park can be rented through the Texas A&M University's Recreation, Park & Tourism Sciences Department at (979) 845-1626. The playground was replaced in 2004.

JACK & DOROTHY MILLER PARK

Location: 501 Rock Prairie Road, at Rock Prairie Elementary School

Zone: 5

Size: 10 Acres

Classification: Neighborhood Park

Date Acquired: 1988

Purchase Price: Park Land Dedication - 5.0 Acres;
Purchase Price for 5.0 Acres - \$75,000

Park Description: This park, formerly known as “Westchester Park”, was the first joint-use project for the College Station Independent School District and the City of College Station. A cooperative effort between the two entities led to the design and implementation of a facility that would serve a dual purpose. During school hours the park functions as a school playground and playing fields; the remainder of the time, as a regular city park for use by the general public. The College Station Independent School provided partial funding for the development of the park, in the amount of \$75,000. The park was renamed in honor of Jack and Dorothy Miller in 1994 for their dedication to the community.



The park has two playgrounds, iron fencing, picnic shelter, basketball court, 1/3 mile rubber cushioned jogging trail with a fitness station, picnic tables, and practice fields for softball and soccer. The basketball court was covered in 2005.

JOHN CROMPTON PARK

Location: 201 Holleman Drive W. at Jones-Butler Road

Zone: 7

Size: 15.26 Acres

Classification: Neighborhood Park

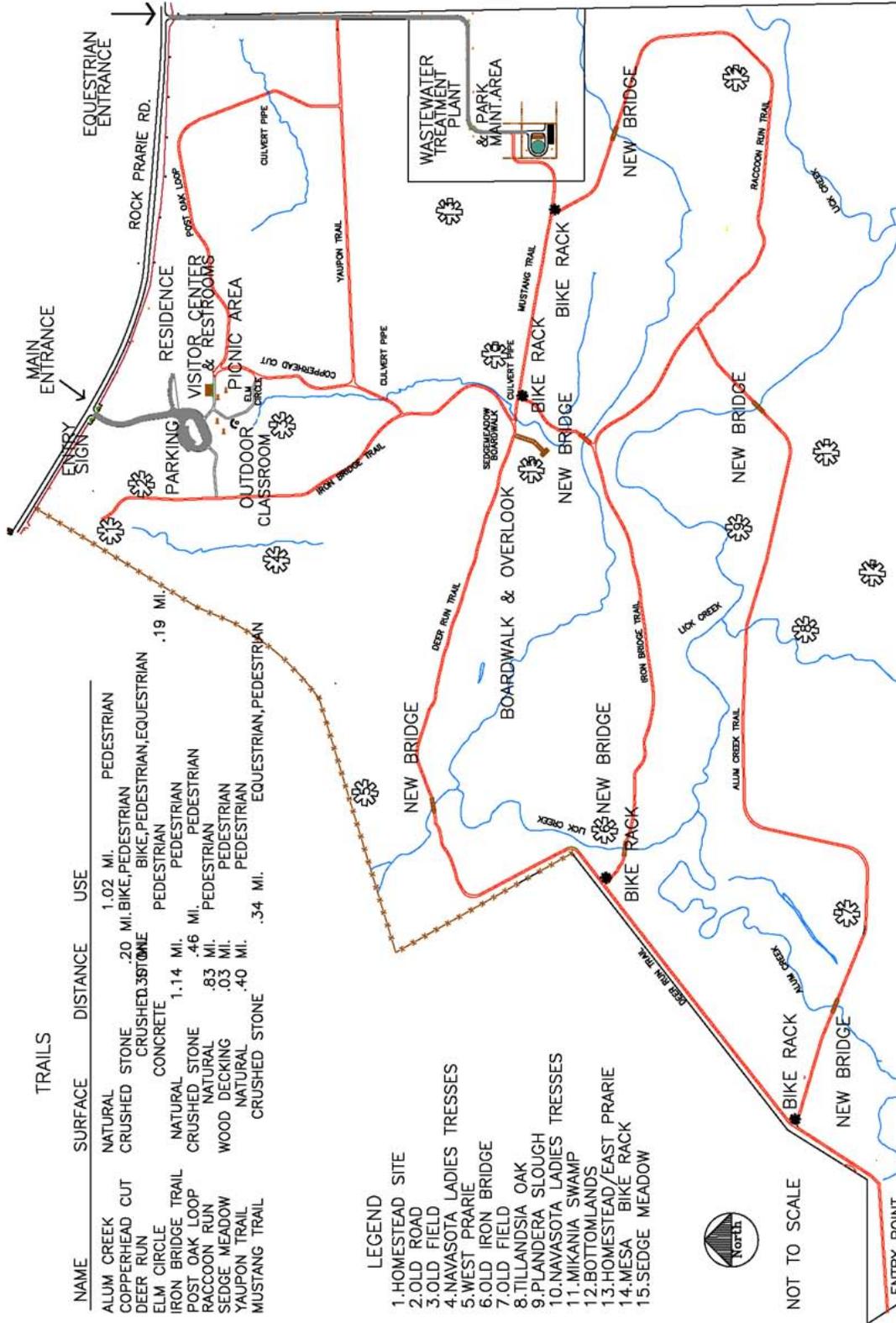
Dates Acquired: 1982, 1992, 1997, 2005

Purchase Price: 2.0 Acres, Park Land Dedication in 1982; 2.2 Acres, Purchased for \$36,000 in 1992; 5.26 Acres, Park Land Dedication in 1997; and 5.8 Acres, Purchased for \$72,055 in 2005

Park Description: The original two acres of John Crompton Park (formerly known as Woodway Park), were acquired in 1982 through Park Land Dedication. That two-acre portion was heavily wooded. Two more acres, purchased in 1992 for \$36,000, consist of flat, open land fronting on Holleman. More tracts were acquired in 1997 and 2005. In 2006 this park was named in honor of Dr. John Crompton, Distinguished Professor of Recreation, Park, and Tourism Sciences at Texas A&M University.



Phase I development of this park was completed in 2006, which included picnic units, picnic pavilion, basketball court, parking, bridge, landscaping, and sidewalks. Phase II development included benches, sidewalks, lighting, a covered shelter and aeration of the pond that was located on the property that was purchased. In 2009, the pond was re-shaped with a retaining wall added to the west side of the pond.



TRAILS

NAME	SURFACE	DISTANCE	USE
ALUM CREEK	NATURAL	1.02 MI.	PEDESTRIAN
COPPERHEAD CUT	CRUSHED STONE	.20 MI.	BIKE, PEDESTRIAN
DEER RUN	CRUSHED STONE	.39 MI.	BIKE, PEDESTRIAN, EQUESTRIAN
ELM CIRCLE	CONCRETE	1.14 MI.	PEDESTRIAN
IRON BRIDGE TRAIL	NATURAL	.46 MI.	PEDESTRIAN
POST OAK LOOP	CRUSHED STONE	.83 MI.	PEDESTRIAN
RACCOON RUN	NATURAL	.03 MI.	PEDESTRIAN
SEdge MEADOW	WOOD DECKING	.40 MI.	PEDESTRIAN
YAUPOIN TRAIL	NATURAL	.34 MI.	EQUESTRIAN, PEDESTRIAN
MUSTANG TRAIL	CRUSHED STONE		EQUESTRIAN, PEDESTRIAN

LEGEND

1. HOMESTEAD SITE
2. OLD ROAD
3. OLD FIELD
4. NAVASOTA LADIES TRESSES
5. WEST PRARIE
6. OLD IRON BRIDGE
7. OLD FIELD
8. TILLANDSIA OAK
9. PLANDERA SLOUGH
10. NAVASOTA LADIES TRESSES
11. MIKANIA SWAMP
12. BOTTOMLANDS
13. HOMESTEAD/EAST PRARIE
14. MESA BIKE RACK
15. SEDGE MEADOW



NOT TO SCALE

ENTRY POINT

MASTER PLAN FOR
 LICK CREEK PARK
 PREPARED BY TAMU RECREATION & PARKS DEPT.
 AND PARKS PLANNING/CITY OF COLLEGE STATION



LEMONTREE PARK

Location: 1300 Lemontree, off Anderson -

Zone: 6

Size: 15.40 Acres

Classification: Neighborhood Park

Date Acquired: 1976, 1978

Purchase Price: Park Land Dedication

Park Description: Recreational features in this park include a half basketball court, girls' lighted softball fields, 3/4 mile concrete jogging exercise trail, playground, open play area, picnic units, pedestrian bridge, and a 30-car parking lot.

A nature trail stretches from Southwest Parkway, through the park, to the corner of Holik and Anderson Street. In 2005 a disc golf course was added and in 2006 new athletic field lighting was installed.

LICK CREEK PARK

Location: 13600 East Rock Prairie Road, off Highway 6 South and Green's Prairie Road

Zone: D

Size: 515.54 Acres

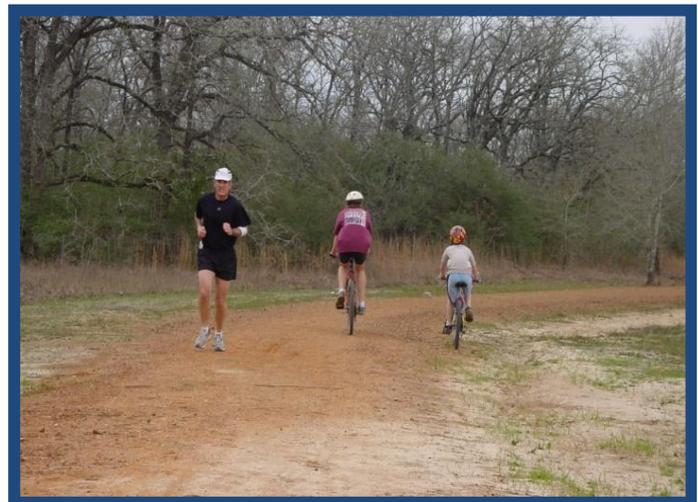
Classification: Regional Nature Park

Date Acquired: 1987

Purchase Price: Land Trade

Park Description: This park was established as part of land negotiations to create a City industrial park.

The site has a variety of plant and animal species indigenous to this area. Several miles of walking trails provide an excellent opportunity for hiking, cycling, bird watching, equestrian activities and nature study.



In February 1998, the City of College Station adopted the Lick Creek Park Master Plan, which established an improved trail system, new entrance drive, parking lot, visitors' center, and outdoor classroom facilities. A separate equestrian entry allows access for those visitors who wish to ride horseback in the park.

An archaeological investigation of this park was completed in 2001 by the Center for Ecological Archaeology at Texas A&M University. Seven sites were recorded within the park of both an historic and prehistoric nature. Although the sites lacked the structural integrity necessary to contribute significant archaeological information, the addition of trail signs or kiosks could help broaden the knowledge of the Bryan/College Station community.

From 2003 – 2005, new signage, bridges, gravel trails, a parking lot, bike racks, benches, and wood fencing at the equestrian parking lot were added.

LINCOLN RECREATION CENTER (See W.A. Tarrow Park)

LIONS PARK

Location: 501 Chappel, off University Drive and Peyton

Zone: 2

Size: 1.50 Acres

Classification: Mini Park

Date Acquired: 1967

Purchase Price: Donation

Park Description: Lions Park includes a full, covered basketball court, playground, picnic units, and parking for ten cars. An iron fence, walkway, area lighting, and landscaping were added in 1990.

The park was supplemented with sidewalks, new play equipment, a drinking fountain, and fencing in 1994. A second, tot-sized playground was added in 1999. Benches on slabs were added in 2002, with fencing and a new covered, lighted basketball court added in 2006.



LONGMIRE PARK

Location: 2600 Longmire, between FM 2818 and Deacon

Zone: 5

Size: 4.16 Acres

Classification: Neighborhood Park

Date Acquired: 1977

Purchase Price: Park Land Dedication

Park Description: This beautiful wooded park developed in 1983 contains picnic units, a water fountain and remains in a very natural state. A sidewalk loop was installed in 2007.

LUTHER JONES PARK

Location: 501 Park Place, bordered by Fairview, Luther, Montclair, and Park Place Streets

Zone: 6

Size: 1.80 Acres

Classification: Mini Park

Date Acquired: 1964

Purchase Price: Donation

Park Description: Luther Jones Park, formerly known as "Fairview Park", encompasses a small City block and includes one youth softball practice field and an open play area. Live Oak trees line a portion of the park perimeter.

The park was renamed in 1996 for Luther Goodrich Jones. Mr. Jones, a member of the Texas A&M faculty from 1919 until 1951, was on the first City Council and was secretary of the School Board from 1941-46. He was also very active in youth programs, and in 1964 donated the land for this park. Light poles were installed in 1998.

MEMORIAL CEMETERY OF COLLEGE STATION AND AGGIE FIELD OF HONOR

Location: 3800 Raymond Stotzer Parkway

Zone: 16

Size: 56.50 Acres

Classification: City Cemetery and
Aggie Field of Honor Cemetery

Date Acquired: March, 2006; June 2006

Purchase Price: \$700,000; \$700,309; and
\$45,000

Description: While a portion of the property that makes up this new cemetery was already owned by the City of College Station, three additional parcels totaling 54.12 acres were purchased in 2006 and the entire 56.50 acres was designated for the construction of a new municipal cemetery.



The Cemetery, located at 3800 Raymond Stotzer Parkway, sits on the northwest corner of Raymond Stotzer Parkway and FM 60. Approximately 20 acres are designated as the Aggie Field of Honor and marketed to students, former students, faculty, staff, family, and friends of Texas A&M University. The remaining acreage has been designated as the Memorial Cemetery of College Station.

Approximately ten acres was developed in Phase I, with five acres each designated the Memorial Cemetery and the Aggie Field of Honor sections. Construction began in 2008 and Phase I was operational by the summer of 2009.

MERRY OAKS PARK

Location: 1401 Merry Oaks, off University Oaks

Zone: 2

Size: 4.60 Acres

Classification: Neighborhood Park

Date Acquired: 1972

Purchase Price: Park Land Dedication

Park Description: Merry Oaks Park features an open play area, playground, nature trails, picnic units, basketball court, and 1/3 mile jogging trail. The playground was replaced in 2001. Concrete trails, lighting, a drinking fountain, and park benches on concrete slabs were added in 2002.



NORTHGATE PARK SITE

Location: 306 Spruce Street

Zone: 1

Size: 1.59 Acres

Classification: Neighborhood Park

Date Acquired: March, 2007; September 2009

Purchase Price: \$260,000; Donation of \$30,000; \$413,880

Park Description: In March 2007, College Station City Council approved a contract to purchase .80 of an acre located at 306 Spruce Street in the Northgate area. The property, purchased from Dr. Clarence Branning Johnson and his wife Leslie C. Randolph, had been appraised at \$290,000. The sellers were willing to sell the property to the City for \$260,000 with a gift donation of \$30,000, making this the first municipal park in Park Zone 1.

In September 2009, the City Council approved another contract to purchase an additional .80 of an acre located at 310, 314, and 316 Spruce Street. The property was purchased from the Janie A. and Thomas H. Cargill family in the amount of \$413,880 from the Parks Capital Improvement Projects Fund. The park is currently undeveloped.

OAKS PARK

Location: 1601 Stallings, off Harvey Road

Zone: 2

Size: 7.50 Acres

Classification: Neighborhood Park

Date Acquired: 1970

Purchase Price: Park Land Dedication

Park Description: Oaks Park features a pavilion with a barbecue pit, restrooms, and an attached deck area. Bridges and picnic units are scattered throughout the park. Partial funding for this park was provided by the Texas Parks and Wildlife Department in the amount of \$91,252.

In 1994-95, renovations were made to include replacement of one of the bridges, installation of a handicap-accessible playground, sidewalks, and a sand volleyball court. In 2008, the basketball court was replaced with a new, covered, lighted basketball court.



PARKWAY PARK

Location: 901 Woodland Parkway and Munson

Zone: 2

Size: 1.90 Acres

Classification: Mini Park

Date Acquired: 1939

Purchase Price: Donation

Park Description: Located in a floodplain area, Parkway Park's primary use is to alleviate flooding in the surrounding neighborhood.

The park contains a playground, open play area, a picnic table, and parking for six cars. In 2005, sidewalks, lights, drinking fountain, trees and a concrete rail fence were installed.



PEBBLE CREEK PARK

Location: 401 Parkview Street, at Pebble Creek Elementary School

Zone: 11

Size: 10.20 Acres

Classification: Neighborhood Park

Date Acquired: 1994

Purchase Price: Park Land Dedication - 4.2 Acres; CSISD Property - 6.0 Acres

Park Description: Pebble Creek Park, like Jack and Dorothy Miller Park, is a joint-use project between the City of College Station and the College Station Independent School District. The park has two playgrounds, basketball court, 1/2 mile of walking trails, 1/4 mile lighted jogging trail with rubber cushion surfacing, baseball backstops, practice soccer fields, and picnic shelters.

Since the initial development in 1996, fencing, trees, irrigation, a tot playground with shade cover, benches, and shade covers for the existing playgrounds have been installed. A new covered, lighted basketball pavilion was added in 2010.

RAINTREE PARK

Location: 2505 Raintree Drive

Zone: 4

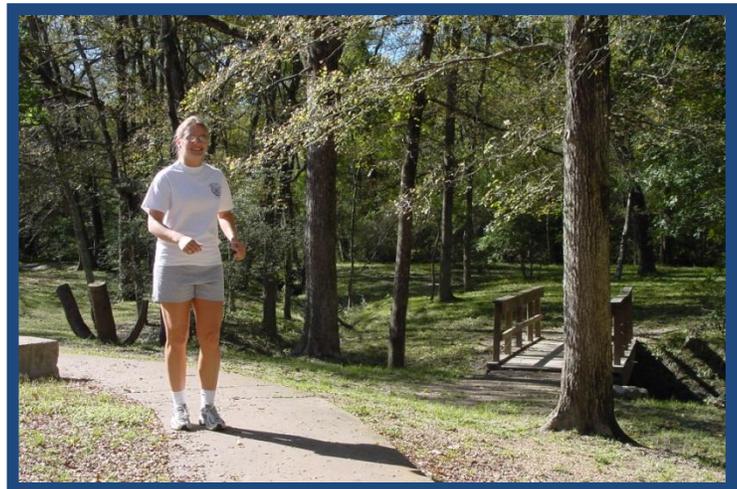
Size: 13.00 Acres

Classification: Neighborhood Park

Date Acquired: 1978, 1982

Purchase Price: Park Land Dedication and Donation

Park Description: Designed to complement the surrounding neighborhood, Raintree Park provides a good example of park planning that integrates urban park facilities with a natural low-land ecosystem. This park boasts many natural amenities such as Wolf Pen Creek, sharp slopes, and 50' water oaks.



Developed facilities include a playground, shelter, picnic units, and a seating area with benches. Development funding was through the 1981 bond issue. Renovations in 1992 added a sand volleyball court and concrete trails for walking or jogging. A swing set was installed in 2001.

REATA MEADOWS PARK SITE

Location: 1108 Southern Plantation Drive

Zone: 10

Size: 3 Acres

Classification: Neighborhood Park

Date Acquired: 2006

Purchase Price: Park Land Dedication

Park Description: This undeveloped park site is fairly open with several large trees. The property gently slopes towards a creek that is located on the south side of the park. This park is currently undeveloped.

RICHARD CARTER PARK



Location: 1800 Brazoswood, off Highway 6 Bypass

Zone: 2

Size: 7.14 Acres

Classification: Neighborhood Park and State Historic Site

Date Acquired: 1983

Purchase Price: Park Land Dedication

Park Description: Richard Carter Park is historically significant in that it is the site of the Richard Carter homestead and reflects the lifestyle of one of Brazos County's wealthiest men during the nineteenth century. Richard Carter was College Station's earliest settler, arriving from Alabama in 1831. His original land grant of one league (4,428 acres) and one labor of land within the Stephen F. Austin Colony, covers most of what is College Station today.

Development of the park in 1985, an officially sanctioned Texas Sesquicentennial Project, included an interpretive center with displays about Richard Carter and the reconstruction of the original water well. In 1991, the graves of Richard Carter, his wife, and family members were moved from an adjacent site approximately 300 yards due north of the site, into the park itself. The original headstones and footstones were lost over the years, with the current headstones being replicas of the originals recreated through the use of old photographs.

The park features an open play area, and a discovery garden featuring decks, seating, and indigenous plants. A bronze statue by Albert Pedulla was installed in 1986 and symbolizes the staking of the claim by Richard Carter, which resulted in the settlement of College Station and the Brazos Valley. Since original development, numerous improvements have been made to include the addition of lights, brick repairs, installation of signs and concrete sidewalks, drinking fountain, landscaping and irrigation.

SANDSTONE PARK

Location: 1700 Sebesta, off Highway 6 Bypass

Zone: 4

Size: 15.21 Acres

Classification: Neighborhood Park

Date Acquired: 1983

Purchase Price: \$251,040

Park Description: Sandstone Park originally provided soccer and baseball practice fields for residents on the east side of the Highway 6 Bypass.

Renovations in 1996 added a shelter, handicap-accessible playground, 1/3 mile jogging/walking trail, one full basketball court, and parking for 50 cars.



A unique "Trees for Life" campaign provided 166 trees to landscape the park and funding of the trees and their irrigation was supplemented with a federal grant in the amount of \$18,000.

SONOMA PARK SITE

Location: 2755 Barron Road and Highway 40

Zone: 10

Size: 7.16 Acres

Classification: Neighborhood Park

Date Acquired: 2006

Purchase Price: Park Land Dedication

Park Description: Sonoma Park is comprised of two sections. 4.75 acres are heavily wooded with a creek running through it. The remaining 2.41-acre section is partially wooded. Both sections border the future high school site on Barron Road and on the east side of the Sonoma Subdivision. This park is currently undeveloped.

SOUTHEAST PARK SITE

Location: 7300 East Rock Prairie Road, next to BSWMA Landfill

Zone: C

Size: 66.68 Acres

Classification: Community Park

Date Acquired: 2001

Purchase Price: \$589,126

Park Description: Southeast Community Park is mostly open with flat terrain. There is a wooded area along Lick Creek that travels through the south end of the park. This park is currently undeveloped. Once the College Station Landfill is closed, the property will be added to this park site. See the preliminary proposed master plan that has been created for this site on the next page.

SOUTHERN OAKS PARK

Location: 4101 Alexandria Avenue and Southern Plantation Drive

Zone: 10

Size: 14.49 Acres

Classification: Neighborhood Park

Date Acquired: 1999, 2001

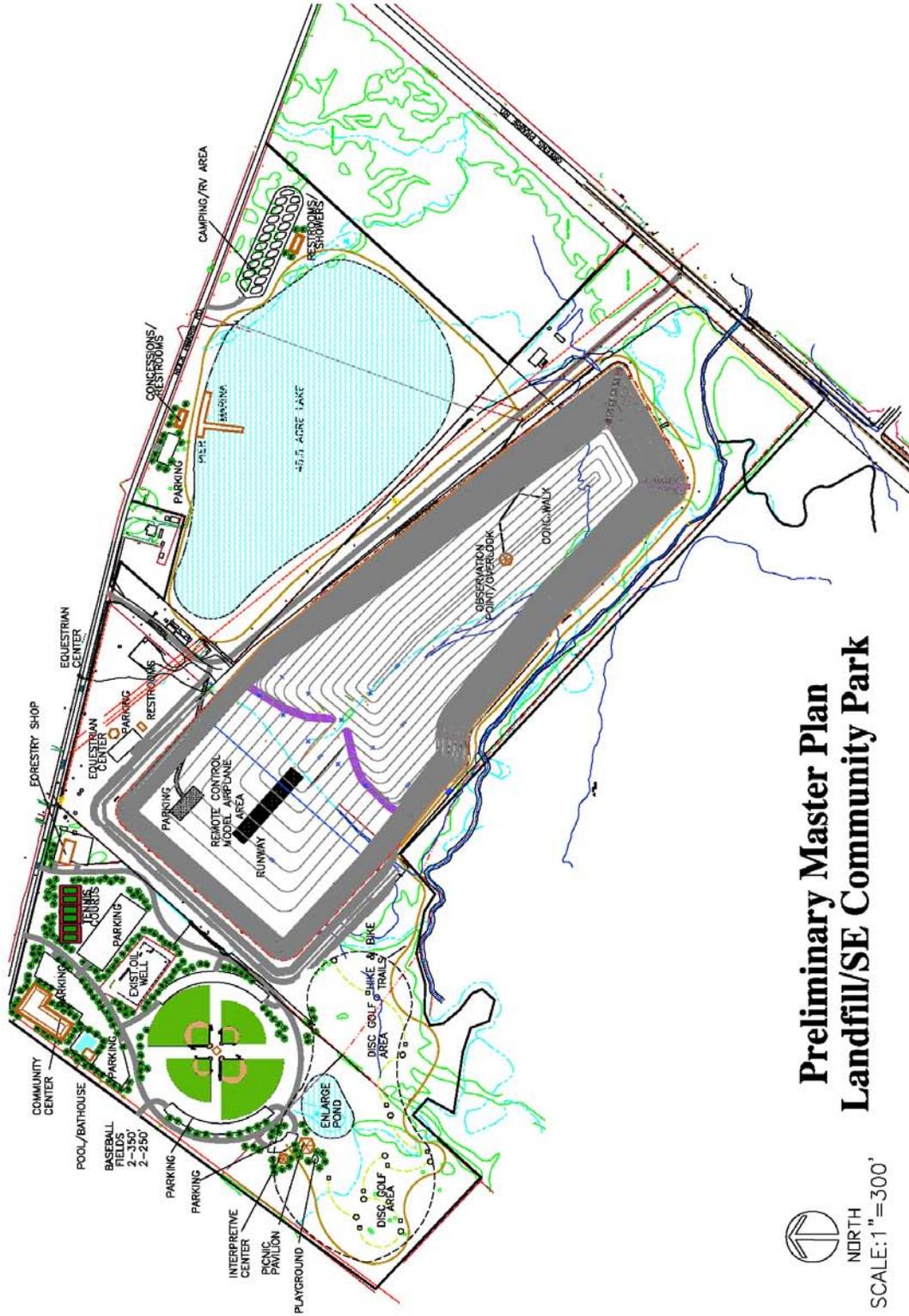
Purchase Price: Park Land Dedication

Park Description: This park, formerly known as the Shenandoah Park site before its development, is located on the south side of Southern Plantation Drive in the Shenandoah Subdivision.

Constructed in June 2004, the park is heavily wooded with a basketball court, play equipment, picnic units, walking trail, picnic units, and a drinking fountain.

In 2009, Phase II of the park was developed, which included sidewalks, completing a walking/jogging loop, lighting, additional landscaping and a nine-hole disc golf course.





Preliminary Master Plan Landfill/SE Community Park

 NORTH
 SCALE: 1" = 300'

SOUTHWEST PARK SITE

Location: 300 Southwest Parkway, between Wellborn and Welsh

Zone: 6

Size: 9.42 Acres

Classification: Neighborhood Park

Date Acquired: 1982

Purchase Price: Park Land Dedication

Park Description: Off of Southwest Parkway between Wellborn Road and Welsh, this park is a mostly flat, heavily wooded site. The park is currently undeveloped.

SOUTHWOOD ATHLETIC PARK

Location: 1600 Rock Prairie Road

Zone: C

Size: 44.7 Acres

Classification: Community Park

Date Acquired: 1980

Purchase Price: \$267,900

Park Description: Southwood Athletic Park is College Station's first community park devoted almost exclusively to athletics. Designed by the staff in response to articulated community needs, the park facilities consist of six lighted baseball fields, two adult lighted soccer fields, three youth soccer fields, two concession buildings, four lighted tennis courts, two lighted basketball courts, and parking for 544 cars.



The 75' Cindy Hallaran Pool and Bath House, the Southwood Community Center, and a picnic pavilion with barbecue pit, kitchen, restroom facilities, playground, horseshoes, and a sand volleyball court are also located here. Funding for this project was through the 1981 bond issue along with a matching grant from the Texas Parks and Wildlife Department, in the amount of \$842,750.

Numerous improvements have been made since the initial development of the park in 1983, some of which include the addition of irrigation, sidewalks, tree plantings, pool renovation, new dugout roofs, new athletic field lights, and tennis and basketball courts resurfacing.

A skate park is being constructed on the east side of the park. Construction is expected to be completed by August 2011.

STEEPLECHASE PARK

Location: 301 Westridge Drive

Zone: 5

Size: 9.00 Acres

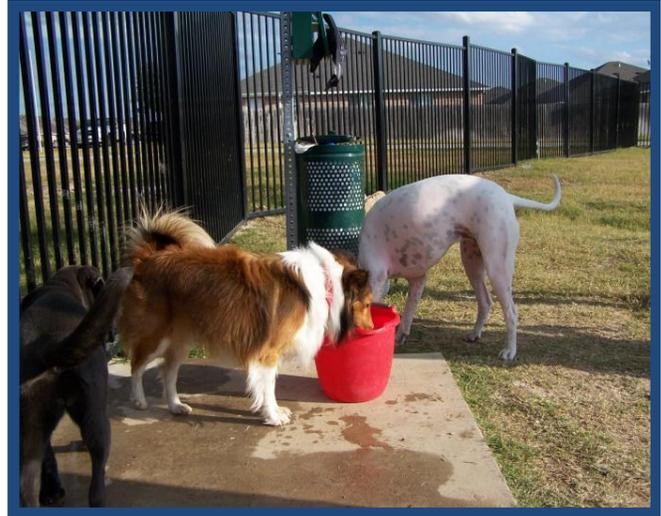
Classification: Neighborhood Park

Date Acquired: 1999

Purchase Price: Park Land Dedication

Park Description: This park, located in the Steeplechase Subdivision, is a heavily wooded site with a tributary of Bee Creek traversing the northern portion of the park.

Completed in 2006, Steeplechase Park includes lighting, a playground, basketball court, and College Station's very first dog park. Hardy roses planted along the dog park fence provide an additional touch of color and beauty to this unique park.



STEPHEN C. BEACHY CENTRAL PARK

Location: 1000 Krenek Tap Road, off Highway 6 Bypass

Zone: 3

Size: 47.20 Acres

Classification: Community Park

Date Acquired: 1978

Purchase Price: \$353,536.14

Park Description: Developed in 1979, Central Park was unique in that it offered the widest variety of recreational opportunities and was the largest of any park in the city at that time.

The natural setting, originally the Arnold family farm, includes a two-acre aerated pond and ten acres of dense woods. A second pond was developed in 1983. Partial funding for this park was provided by the Texas Parks and Wildlife Department, in the amount of \$296,138.00.



The Parks and Recreation Department main office is located here, along with the East District Maintenance shop. Amenities include four lighted softball fields, concession stand, three soccer fields with a shelter and restrooms, a picnic shelter near the pond, picnic units, two lighted tennis courts, sand volleyball court, basketball court, fishing pier, nature trails with fitness equipment, and parking for 297 cars. Soccer lights, sidewalks around the pond, drainage, and fence improvements have been made recently. There is also a pavilion located here that will accommodate approximately 200 people with a full kitchen and restroom facilities, which can be rented through the main office.

In 2001, a 3,820 linear foot, lighted bike loop was installed and dedicated as the Wayne Bryant Bike Loop in memory of a local cyclist. In 2006, the Youngblood Memorial was constructed near the small pond with funds from Park Zone 3, in memory of Mr. Claude Rudd Youngblood. In 2008 the park was dedicated in honor of Stephen C. Beachy, the Department's long-time Director.

SUMMIT CROSSING PARK SITE

Location: Harvey Road, East of Copperfield Drive

Zone: 4

Size: 8.81 Acres

Classification: Neighborhood Park

Date Acquired: 2008

Purchase Price: Park Land Dedication

Park Description: Two-thirds of this undeveloped site is heavily wooded with an existing pond. Future development will include trails, bridge, playground, shelter, and lighting.

THOMAS PARK

Location: 1300 James Parkway, off Francis and Puryear

Zone: 2

Size: 16.10 Acres

Classification: Community Park

Date Acquired: 1938

Purchase Price: Donation

Park Description: Thomas Park, although smaller than typical community parks, serves in that capacity by virtue of the fact that it is the largest park in its respective park zone. Thomas is also one of the oldest parks in College Station.



Facilities include a 25 meter swimming pool with bathhouse, two lighted tennis courts, two basketball courts, picnic units, two playgrounds, two soccer fields, and parking for 27 cars. Over 1/2 mile of sidewalks was added in 1997; the playground and basketball courts were replaced in 2001; and a jogging trail with rubber cushioned surfacing was installed in 2005.

A shelter/gazebo with picnic tables and a barbecue pit is available on a first-come, first-serve basis. In 2001, partial funding for this park was provided by matching funds from the Texas Parks and Wildlife Department, Project No. 48-00-567, in the amount of \$184,500, and Project No. 48-00-764, in the amount of \$75,750. Thomas Park is dedicated to Mable Clare Thomas for the work she did for the community.

UNIVERSITY PARK

Location: 300 Park Road, off Spring Loop and Autumn Circle

Zone: 2

Size: 10.20 Acres

Classification: Neighborhood Park

Date Acquired: 1982

Purchase Price: Park Land Dedication

Park Description: This is a heavily wooded park with some open areas gently sloping towards a creek. Development of this park was completed in late 2008.

The park contains normal neighborhood park amenities, such as a sidewalk jogging/walking loop, lighting, play equipment, and a shelter. Off street parking is included for nine cars.

Four of the ten acres of this park is a designated fenced canine station built specifically for dogs to socialize and exercise safely off-leash. The unleashed portion of the park serves as a dog park and has a variety of amenities including swimming ponds and open space for dogs to play in.



VETERANS PARK AND ATHLETIC COMPLEX

Location: 3101 Harvey Road

Zone: 2

Size: 150.0 Acres

Classification: Regional Athletic Park

Date Acquired: 1999

Purchase Price: \$1,500,000

Park Description: This is an open, fairly level park with a few wooded areas near the southeast and southwest corners. Development of this park was done in several phases and includes softball and soccer fields, parking, trails, pavilion, maintenance shop, and concession/restroom building.

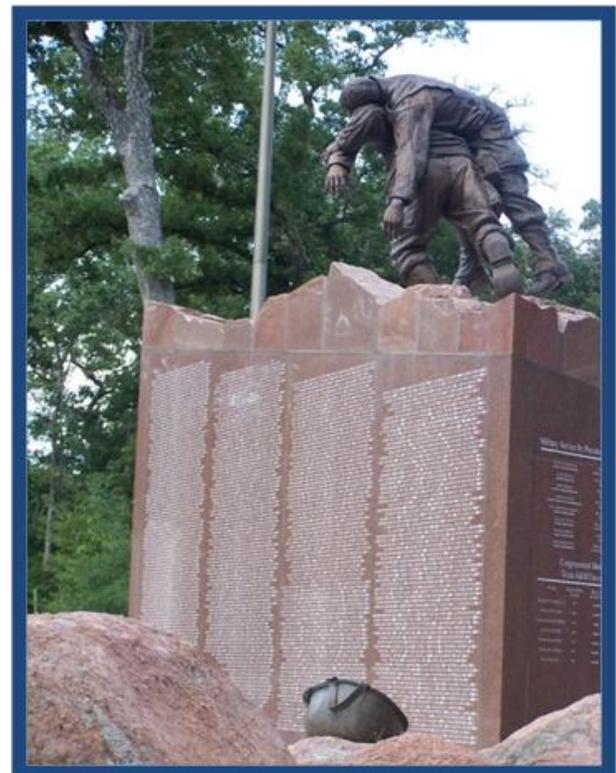
Phase I development in 2002 included two lighted softball fields, six soccer fields (two lighted), parking lots, entry road, maintenance shop, restroom building, trees and irrigation.

Phase II construction completed in 2007, included a concession building, three softball fields, three soccer fields, additional roadway, parking spaces, a 500-capacity American Pavilion, and the American Mile History Trail. In

2008, Phase II-A completed in 2009 provides the extension of Veterans Parkway to University Drive on the north side of the complex.

Twelve acres of this park are designated as the Brazos Valley Veterans Memorial. The memorial was dedicated on Veteran's Day 2002. Included on the site are a memorial sculpture, plaza, the Lynn Stuart Pathway, and a War on Terror Memorial – the first of twenty-one planned memorials to be located along the Lynn Stuart Pathway. The Travis B. Bryan, Jr. Freedom Pavilion houses the computerized directory of donors and veterans. Veteran's Day ceremonies are held here annually to honor all veterans who have served in all U.S. wars.

*Veterans Memorial
 Robert Eccleston*





MASTER PLAN APPROVED MAY 25, 2000

VETERANS PARK AND ATHLETIC COMPLEX CITY OF COLLEGE STATION

W.A. TARROW PARK

Location: 107 Holleman Drive

Zone: 6

Size: 21.26 Acres (includes old Wayne Smith Park at 2.46 Acres, Lincoln Recreation Center at 8.2 Acres and Wayne Smith Baseball Fields at 10.8 Acres)

Classification: Community Park with State Historic Marker on Site

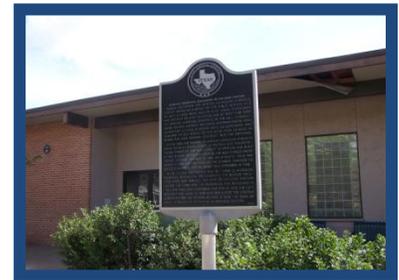
Date Acquired: 1954, old Wayne Smith Park; 1978, Lincoln Center; 1994-1997, Wayne Smith Baseball Fields

Purchase Price: \$1,900, old Wayne Smith Park; \$80,000, Lincoln Center; \$316,800, Wayne Smith Baseball Fields

Park Description: Lincoln Recreation Center was originally constructed as the A&M Consolidated Negro School in 1941 and was renamed the Lincoln School in 1946 when an athletic field was added. A fire in 1966 destroyed three classroom buildings, and the burned facilities were not rebuilt.

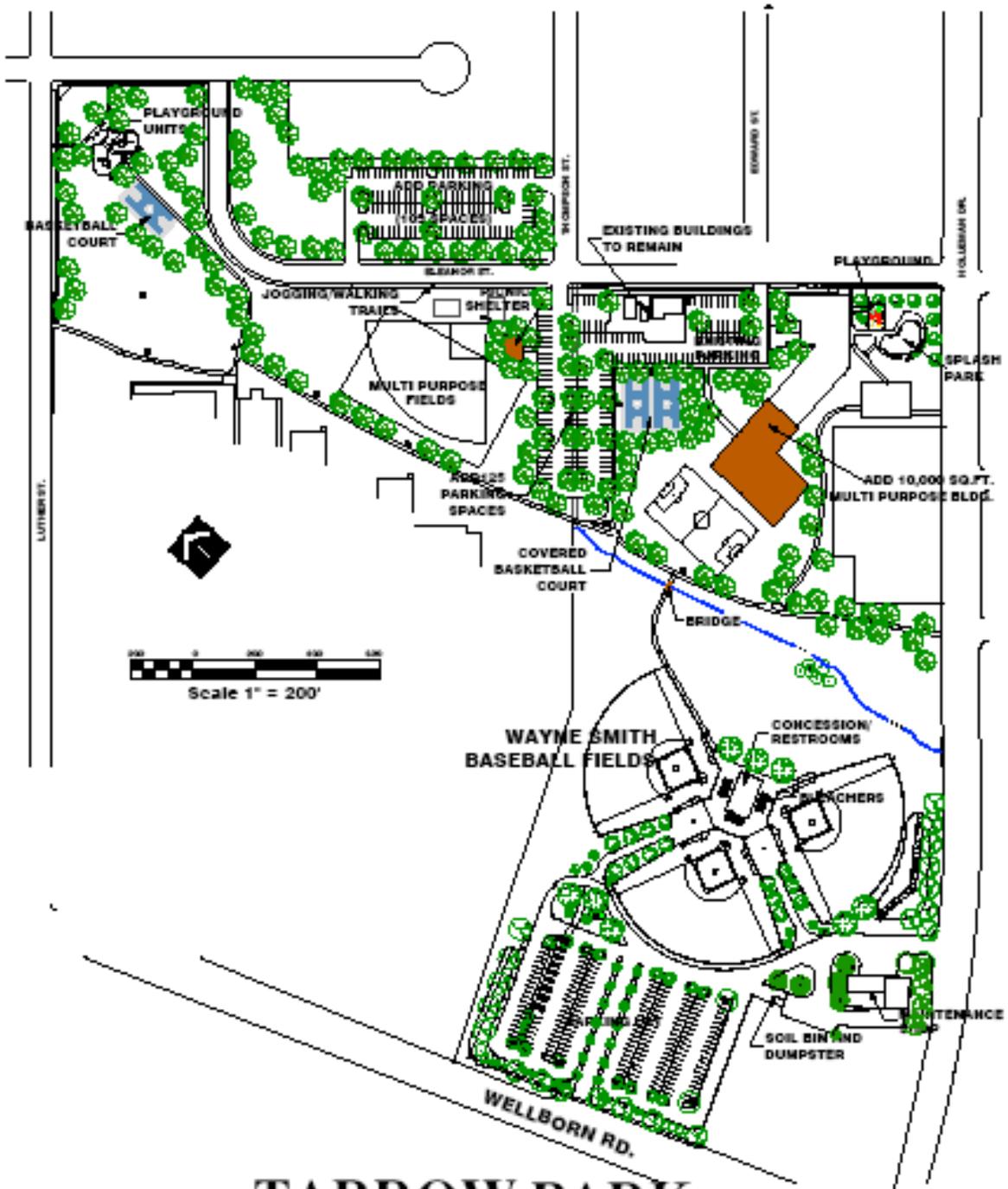


The City of College Station leased the land and the remaining five buildings in the late 1960s and restored the site in 1972. The City ultimately bought the property in 1978 for \$80,000 and dedicated it as the Lincoln Center in 1980. The State Historic marker on-site was dedicated to African American Education in College Station in February 1997. The Center has been utilized at one time or another as a neighborhood center, recreation center, senior citizens center, maintenance shop, and in 1969 it served as the former headquarters for the College Station Parks and Recreation Department. The Center now provides a variety of recreational and social services to the citizens of College Station, as well as an indoor gymnasium, playground, and a splash park.



In 1987, the Parks and Recreation Department completely renovated the park to include a playground, benches, picnic units, and a full, lighted basketball court. Renovations to the park in 1994 connected Lincoln Center with Wayne Smith Park. In 1998 the Lincoln/Wayne Smith Corridor was renamed W.A. Tarrow Park in honor of W.A. Tarrow, a principal of Lincoln High School. This park is comprised of the Lincoln Recreation Center, the Wayne Smith Baseball Fields, and the 2.4-acre property that once was Wayne Smith Park. The old Wayne Smith Park site was purchased for \$1,900 in 1954 and was originally defined as a Little League field with bleachers.

The Wayne Smith Youth Baseball fields, adjacent to the Lincoln Recreation Center, were formerly a residential area, with much of the land cleared in 1994. From 1994-97, the City acquired all of the properties for \$316,800 to form one park. Construction, completed in January 1999, includes three youth ballfields, dugouts, bleachers with shade covers, and lighting. These fields are dedicated to Mr. Wayne Smith for his foresight and efforts in establishing the first Little League fields in College Station. The West District Maintenance Shop, originally located in one of the original remaining Lincoln School buildings, was moved into a brand new maintenance facility constructed here in 2001.



TARROW PARK MASTER PLAN

A spray/splash park was recently added alongside Lincoln Center, with an expansion of the north entry area of the Center, and a large, covered basketball pavilion that is available for rental through the Lincoln Center office. The pavilion is available for functions other than basketball and will accommodate a seated function for approximately 800 or a standing function of 1,000 people.

WINDWOOD PARK

Location: 2650 Brookway Court, off Appomattox

Zone: 4

Size: 1.37 Acres

Classification: Mini Park

Date Acquired: 1984

Purchase Price: Park Land Dedication

Park Description: Windwood Park, located in the Windwood Subdivision, features a playground, picnic shelter, picnic unit, seating areas, decorative paving, and an open play area. The design has been adapted to the heavily wooded site in order to preserve as much vegetation as possible. In 2008 additional sidewalks and lighting were added to complete a walking/jogging loop. In 2010, swings were added and the playground, fountain and shade cover were replaced.



WOLF PEN CREEK PARK AND AMPHITHEATER

Location: 1015 Colgate Street, off Holleman and Dartmouth

Zone: 3

Size: 47.17 Acres

Classification: Community Park

Date Acquired: 1977, 1991

Purchase Price: Existing Park Land - 7.69 Acres;
Purchase Price for 1.59 Acres - \$19,235;
5.04 Acres for \$125,000

Park Description: Wolf Pen Creek Park and Amphitheater was developed as the first phase according to the Wolf Pen Creek Corridor Master Plan. This plan was approved by the College Station City Council in 1988.



"Wilderness Awakened"
J. Payne Lara

The goal of the comprehensive plan was to recognize the interrelationships of drainage, erosion control, and recreation along Wolf Pen Creek, as well as to create a community attraction for residents and out-of-town guests.

The park offers a variety of outdoor recreation experiences for all ages including walking, picnicking, and playground activities. The Wolf Pen Creek Amphitheater offers a wide array of entertainment with outdoor concerts, plays, and festivals. It may also be rented for private parties.

The Texas Parks & Wildlife Department, Project No. 20-00328, in the amount of \$500,000, and the Nina Heard Astin Trust, in the amount of \$100,000 provided partial funding for this project.

WOLF PEN CREEK MASTER PLAN



APPROVED MASTER PLAN JULY 9, 1998



In 2001, a family of bronze wolves found a permanent home in Wolf Pen Creek park. "Wilderness Awakened", located on the Holleman Drive side of the park, was designed by artist J. Payne Lara, who also designed the sculpture located at the College Station Police Department.

The development of the upper and lower trail system in the corridor has been completed and includes trails, landscaping, benches, signage, observation decks, trees, kiosk, and emergency phones. In 2007, amenities were added to the park to include a disc golf course, plaza area, and construction of two new support buildings. One building houses staff, while the other building, known as The Green Room, includes dressing rooms and restrooms for performers, a meeting room and promoter's office. Both The Plaza and The Green Room are available for rentals.

WOODCREEK PARK

Location: 9100 Shadowcrest Drive, off Earl Rudder Freeway (Highway 6 Bypass)

Zone: 8

Size: 6.6 Acres

Classification: Neighborhood Park

Date Acquired: 1981

Purchase Price: Park Land Dedication

Park Description: Woodcreek Park is a heavily wooded park with a small creek meandering through it. The design of the park retained much of the natural wooded areas, allowing nearby residents the opportunity to enjoy this beauty. The park has a playground, picnic units, a one-third mile jogging trail, nature trails, a lighted half basketball court, a lighted volleyball court, and two bridges.

WOODLAND HILLS PARK

Location: 4418 Woodland Hills Drive, North of
Greens Prairie Road, East of Highway 6

Zone: 9

Size: 14.40 Acres

Classification: Neighborhood Park

Date Acquired: 2000

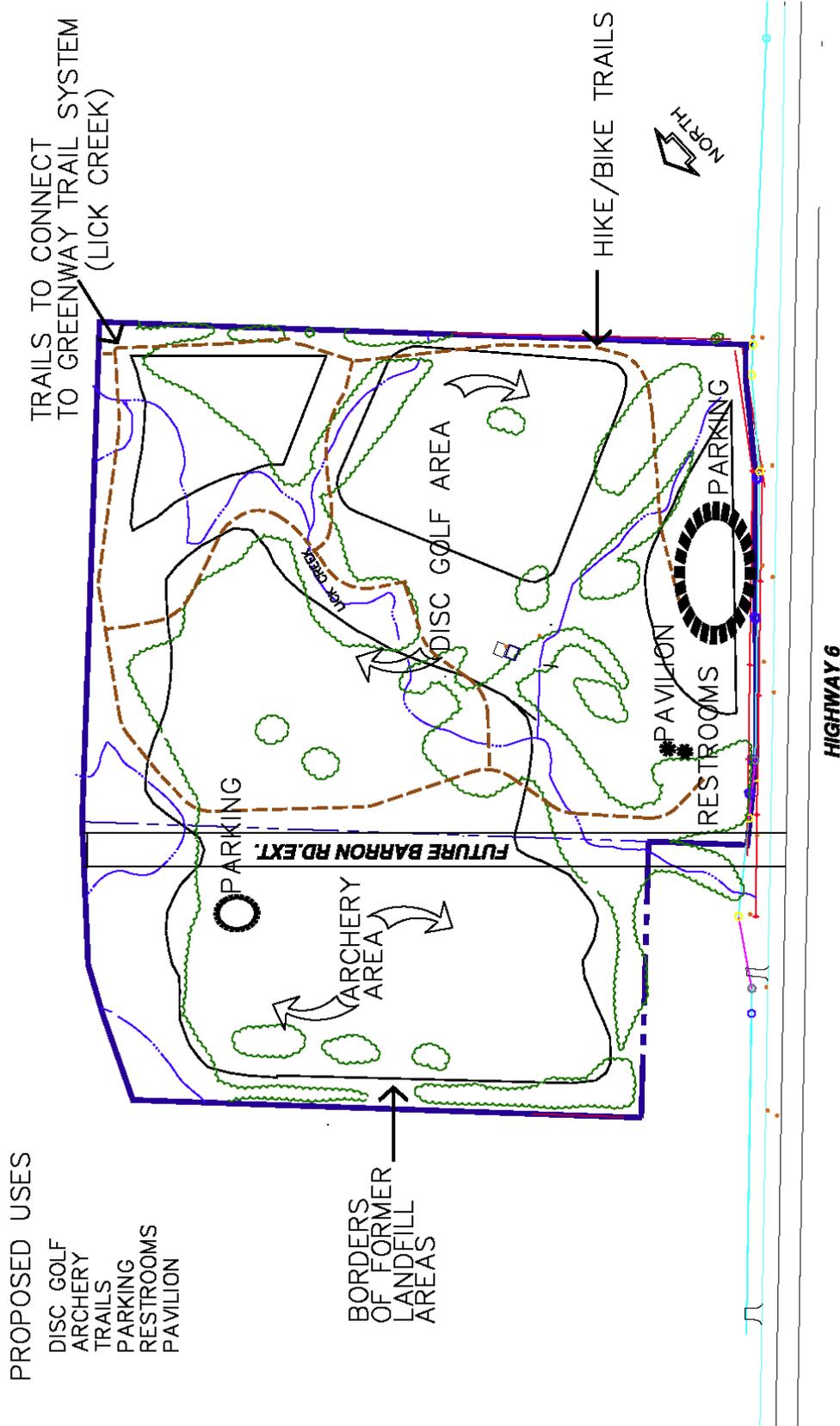
Purchase Price: Park Land Dedication

Park Description: This park, located in the Woodland Hills Estates Subdivision, was the first neighborhood park in Park Zone 9.



The park is partially wooded (approximately 35%) and flat.

There is also greenway land adjacent to the park. Development of the park, completed in 2008, included typical neighborhood park amenities such as a playground, benches, picnic units, picnic shelter, sidewalks and lighting.



**LUTHER JONES LANDFILL SITE
 CONCEPTUAL PARK PLAN**

Appendix C

Detailed Recreation Program Information

The College Station Parks and Recreation Department offers a variety of programs and special events. Program areas include athletics, aquatics, heritage programs, Library programs, instruction, senior services, and youth and after-school programming. Special events include the Starlight Music Series, independent events hosted at the Wolf Pen Creek Amphitheater, Christmas in the Park, and various special athletic events.

Athletic Programs: In athletics, the Department offers programs for both youth and adults. The youth sports include basketball, fast pitch softball, flag football, and volleyball. The Challenger Sports Series, for children with special needs, offers such programs as Challenger Bowling and Challenger Basketball. Adult sports include fast and slow pitch softball, flag football, and volleyball. Additional athletic activities that cross into the aquatic programs include swim team and stroke clinic.

Based on customer requests and observation of trends in the community, the Department has introduced an adult co-ed kickball program and expects to expand its athletic program to include a third season of youth fast pitch softball and a second season of adult flag football. Co-ed Kickball has just gained recognition by the Texas Amateur Athletic Federation as a sanctioned sport.

Aquatic Programs: Aquatic programs include the operation of three city-owned outdoor facilities and one College Station Independent School District indoor pool. In addition, a spray park at Lincoln Recreation Center is operated by the Aquatics Division.

Aquatic special events are planned, organized, and conducted to meet the needs of the clientele. Some of these annual events include Texas SuperGuard competition, Texas Public Pool Council, Doggie Swim Day, Pool Trout Fish-Out, Christmas in July, Fourth of July celebrations, birthday parties, and private rentals.

Heritage Programs: Heritage programs include the production of Project HOLD, support for the City's Historic Preservation Committee, historic markers, and Oral History Projects. One of the most popular programs is the Exploring History Lunch Lecture Series.

Instruction and Xtra Education: Instruction and Xtra Education offer classes year-round for participants to learn new hobbies, expand their knowledge, and participate in group activities. This is College Station's version of community education. Many of the classes are held in non-City facilities and are matched with the most appropriate site. Swimming lessons and water fitness classes are offered year-round, serving participants from a seven-county area.

Library Services: The Larry J. Ringer Public Library programs include the Summer Reading Program, "Babies and Books" which is a part of the Story Time for Toddlers Program.

Senior Services: Programs in Senior Services include a Computer Club, World Passport Program, Senior Games, a Senior Expo, day trips, dances, and a variety of classes from the Xtra Education program tailored to senior

interests and schedules. Future plans include the development of full service programs in a proposed senior center being considered as a part of a future bond program, which would allow expansion of the congregate meal program, exercise classes, and an increase in programs offered through Xtra Education.

Youth and After-School Programs: Youth and after-school programs are offered at the EXIT Teen Center and the Lincoln Recreation Center. These two programs reach out to participants from six years of age to the young-at-heart adults, offering recreation and enrichment programs not just during the school year, but during the evenings, on weekends, and throughout the summer as well.

The Kids Klub Program, an after-school recreation program for Kindergarten through sixth grade, is conducted jointly with the College Station Independent School District. This program is held at each elementary and middle school campus throughout College Station at nine sites. The growth of this program is based on growth within the School District.

The Starlight Music Series: The Starlight Music Series is a free community concert series sponsored by College Station Utilities. This series has been very successful over the past six years. In upcoming years, the emphasis will be to group the concerts together and host fewer, but larger, events. Independent concerts and events hosted at the Wolf Pen Creek Amphitheater include a variety of events from the annual Earth Day celebration to the Duck Jam Concert.

Christmas in the Park: Christmas in the Park is a free community event held for two to three weekends in late November and early December. The annual festivities include free live entertainment, refreshments, hayrides, and visits with Santa, while enjoying the lighting displays throughout Stephen C. Beachy Central Park. This event is over twenty-eight years old and is an annual favorite of the community. Current plans are to continue the event, with the future possibility of relocating it to the Wolf Pen Creek Amphitheater and trails.

Hosted Athletic Events: The City of College Station hosts many local, state, and national athletic events throughout the year, to include soccer, flag football, basketball, and youth and adult softball tournaments. These events are sanctioned by a variety of governing bodies and are played at city and, if needed, School District facilities. These events serve as economic engines for tourism and can generate over one million dollars in economic activity in one week's time. The Department will continue to host these events while exploring new ways to bring additional athletic events to College Station.

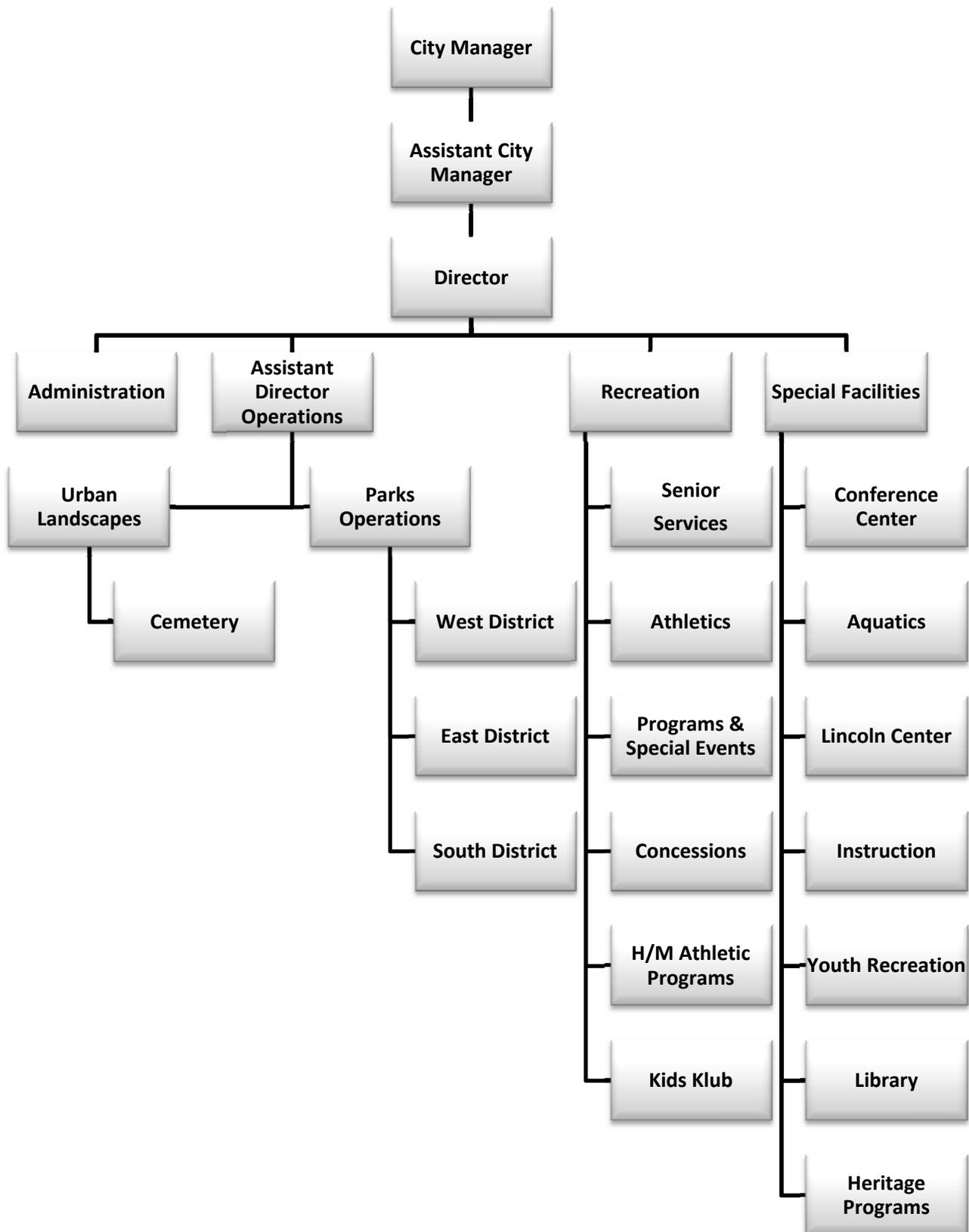


Appendix D

Parks and Recreation Department Organizational Charts and Budget Summary Fiscal Year 2010-11

PARKS AND RECREATION

CITY OF COLLEGE STATION



**City of College Station
Parks and Recreation
Department Summary**

EXPENDITURE BY DIVISION						
DIVISION	Actual FY09	Revised Budget FY10	Estimated Year-End FY10	Approved Base Budget FY11	Approved Budget FY11	% Change in Budget from FY10 to FY11
Administration	\$ 853,201	\$ 807,535	\$ 815,377	\$ 764,104	\$ 764,104	-5.38%
Recreation	2,033,830	1,933,641	1,978,120	1,374,335	1,388,335	-28.20%
Special Facilities*	2,359,454	2,159,969	2,203,511	1,956,078	1,956,078	-9.44%
Parks Operations	2,504,260	2,544,982	2,426,841	2,660,919	2,671,899	4.99%
Forestry	1,466,692	1,418,783	1,457,971	1,468,611	1,568,611	10.56%
DEPARTMENT TOTAL	\$ 9,217,437	\$ 8,864,910	\$ 8,881,820	\$ 8,224,047	\$ 8,349,027	-5.82%

EXPENDITURE BY CLASSIFICATION						
CLASSIFICATION	Actual FY09	Revised Budget FY10	Estimated Year-End FY10	Approved Base Budget FY11	Approved Budget FY11	% Change in Budget from FY10 to FY11
Salaries & Benefits	\$ 5,778,399	\$ 5,827,017	\$ 5,725,212	\$ 5,435,271	\$ 5,435,271	-6.72%
Supplies	679,274	582,897	602,351	484,418	498,418	-14.49%
Maintenance	448,527	331,320	352,169	337,437	337,437	1.85%
Purchased Services	2,307,523	2,123,676	2,191,418	1,955,060	1,966,040	-7.42%
Capital Outlay	3,714	-	10,670	11,861	111,861	N/A
DEPARTMENT TOTAL	\$ 9,217,437	\$ 8,864,910	\$ 8,881,820	\$ 8,224,047	\$ 8,349,027	-5.82%

PERSONNEL SUMMARY BY ACTIVITY						
DIVISION	Actual FY08	Actual FY09	Revised Budget FY10	Approved Base Budget FY11	Approved Budget FY11	% Change in Budget from FY10 to FY11
Administration	10.50	10.50	10.50	10.50	10.50	0.00%
Recreation	16.50	17.50	17.50	13.00	12.00	-31.43%
Special Facilities*	44.50	45.50	45.50	45.00	41.00	-9.89%
Parks Operations	40.00	40.00	40.00	37.00	37.00	-7.50%
Urban Landscapes	19.50	19.50	19.50	18.50	18.50	-5.13%
DEPARTMENT TOTAL	131.00	133.00	133.00	124.00	119.00	-10.53%

* Heritage Programs moved from Public Communications to Special Facilities in FY09.
4 FTE's submitted as a permanent reduction in FY11
10 FTE's are being transferred to the new Recreation Fund in FY11

** Costs associated with several sports programs, instruction, and concessions totaling \$762,338 were removed from the General Fund budget and added to the Recreation Fund budget in FY11.

Service Level Adjustments	One-Time	Recurring	Total
Lights Replacement for Christmas in the Park	\$ 14,000	\$ -	\$ 14,000
Irrigation Controller Replacement	100,000	-	100,000
Increase in Cost of Hybrid Vehicles	10,980	-	10,980
Parks and Recreation SLA TOTAL	\$ 124,980	\$ -	\$ 124,980

City of College Station
Parks Xtra Education Fund Operations & Maintenance
Summary

EXPENDITURE BY ACTIVITY						
DEPARTMENT	Actual FY09	Revised Budget FY10	Estimated Year-End FY10	Approved Base Budget FY11	Approved Budget FY11	% Change in Budget from FY10 to FY11
Parks Xtra Education	\$ 88,032	\$ 96,474	\$ 94,563	\$ 95,555	\$ 95,555	-0.95%
FUND TOTAL	\$ 88,032	\$ 96,474	\$ 94,563	\$ 95,555	\$ 95,555	-0.95%

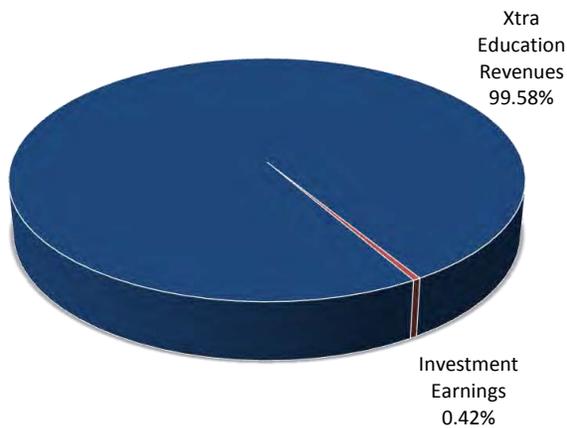
EXPENDITURE BY CLASSIFICATION						
CLASSIFICATION	Actual FY09	Revised Budget FY10	Estimated Year-End FY10	Approved Base Budget FY11	Approved Budget FY11	% Change in Budget from FY10 to FY11
Salaries & Benefits	\$ 9,487	\$ 10,835	\$ 8,924	\$ 11,086	\$ 11,086	2.32%
Supplies	4,868	14,080	14,080	13,900	13,900	-1.28%
Maintenance	-	-	-	-	-	N/A
Purchased Services	73,677	71,559	71,559	70,569	70,569	-1.38%
Capital Outlay	-	-	-	-	-	N/A
FUND TOTAL	\$ 88,032	\$ 96,474	\$ 94,563	\$ 95,555	\$ 95,555	-0.95%

PERSONNEL SUMMARY BY ACTIVITY						
DEPARTMENT	Actual FY08	Actual FY09	Revised Budget FY10	Approved Base Budget FY11	Approved Budget FY11	% Change in Budget from FY10 to FY11
Parks Xtra Education	-	-	-	-	-	0.00%
FUND TOTAL	-	-	-	-	-	0.00%

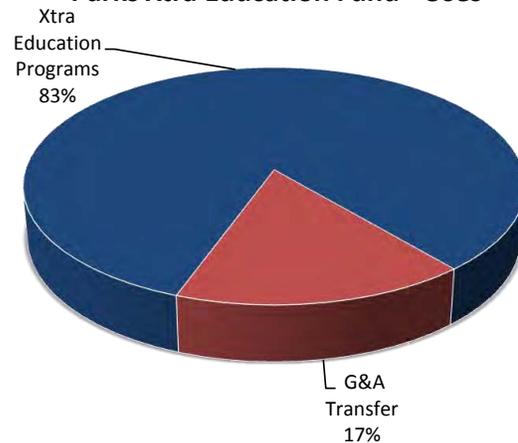
**City of College Station
Parks Xtra Education
Fund Summary**

	<u>FY09 Actual</u>	<u>FY10 Revised Budget</u>	<u>FY10 Year-End Estimate</u>	<u>FY11 Approved Base Budget</u>	<u>FY11 Approved Budget</u>	<u>% Change in Budget from FY10 to FY11</u>
Beginning Fund Balance	\$ 16,328	\$ 17,263	\$ 17,263	\$ 23,739	\$ 23,739	
REVENUES						
Xtra Education Revenues	\$ 99,016	\$ 94,759	\$ 116,400	\$ 94,759	\$ 94,759	0.00%
Investment Earnings	246	100	300	400	400	300.00%
Other	-	-	-	-	-	0.00%
Total Revenues	<u>\$ 99,262</u>	<u>\$ 94,859</u>	<u>\$ 116,700</u>	<u>\$ 95,159</u>	<u>\$ 95,159</u>	0.32%
Total Funds Available	<u>115,590</u>	<u>\$ 112,122</u>	<u>\$ 133,963</u>	<u>\$ 118,898</u>	<u>\$ 118,898</u>	6.04%
EXPENDITURES						
Xtra Education Programs	\$ 88,032	\$ 96,474	\$ 94,563	\$ 95,555	\$ 95,555	-0.95%
Contingency	-	372	-	-	-	-100.00%
General & Administrative Transfer	10,281	15,661	15,661	19,214	19,214	22.69%
Total Expenditures	<u>\$ 98,313</u>	<u>\$ 112,507</u>	<u>\$ 110,224</u>	<u>\$ 114,769</u>	<u>\$ 114,769</u>	2.01%
Increase/Decrease in Fund Balance	<u>\$ 949</u>	<u>\$ (17,648)</u>	<u>\$ 6,476</u>	<u>\$ (19,610)</u>	<u>\$ (19,610)</u>	
Measurement Focus Adjustment	<u>\$ (14)</u>					
Ending Fund Balance	<u>\$ 17,263</u>	<u>\$ (385)</u>	<u>\$ 23,739</u>	<u>\$ 4,129</u>	<u>\$ 4,129</u>	

Parks Xtra Education Fund - Sources



Parks Xtra Education Fund - Uses



Established in FY96, Parks Xtra Education is a joint effort of the City of College Station and the College Station Independent School District (CSISD) to provide community-based programs.

This fund is prepared on the modified accrual basis of accounting. Under this basis revenues are recognized when they become measurable and available to finance expenditures of the current period. Expenditures are recognized when the related fund liability is incurred with the exception of several items. The full listing of these exceptions can be found in the Financial Policies in the Appendix.

Registration fees provide the primary funding for the Parks Xtra Education Fund. Revenues are estimated to be \$116,700 in FY10, and \$95,159 in FY11.

Expenditures for FY11 are approved in the amount of \$114,769. These funds include \$95,555 to cover the cost of instructors, supplies, equipment, and various other program-related expenses. The remaining \$19,214 is allocated for general and administrative transfer related to expenses incurred by the program.

**City of College Station
Recreation Fund Department
Summary**

EXPENDITURE BY DIVISION							
DIVISION	Actual FY09	Revised Budget FY10	Estimated Year-End FY10	Approved Base Budget FY11	Approved Budget FY11	% Change in Budget from FY10 to FY11	
Adult Flag Football	\$ -	\$ -	\$ -	\$ 40,086	\$ 40,086	N/A	
Adult Softball	-	-	-	174,581	174,581	N/A	
Adult Volleyball	-	-	-	45,019	45,019	N/A	
Youth Basketball	-	-	-	68,490	68,490	N/A	
Youth Flag Football	-	-	-	54,283	54,283	N/A	
Youth Girls Softball	-	-	-	90,744	90,744	N/A	
Youth Volleyball	-	-	-	41,244	41,244	N/A	
Adult Kickball	-	-	-	45,612	45,612	N/A	
Concessions	-	-	-	114,000	114,000	N/A	
Tennis Instruction	-	-	-	30,945	30,945	N/A	
SW Center-Teen	-	-	-	59,485	59,485	N/A	
SW Center-Senior	-	-	-	170,970	170,970	N/A	
Recreation Fund Total	\$ -	\$ -	\$ -	\$ 935,459	\$ 935,459	N/A	

EXPENDITURE BY CLASSIFICATION							
CLASSIFICATION	Actual FY09	Revised Budget FY10	Estimated Year-End FY10	Approved Base Budget FY11	Approved Budget FY11	% Change in Budget from FY10 to FY11	
Salaries & Benefits	\$ -	\$ -	\$ -	\$ 262,589	\$ 262,589	N/A	
Supplies	-	-	-	129,116	129,116	N/A	
Maintenance	-	-	-	4,423	4,423	N/A	
Purchased Services	-	-	-	539,331	539,331	N/A	
Capital Outlay	-	-	-	-	-	N/A	
Recreation Fund Total	\$ -	\$ -	\$ -	\$ 935,459	\$ 935,459	N/A	

PERSONNEL SUMMARY BY DIVISION							
DIVISION	Actual FY08	Actual FY09	Revised Budget FY10	Approved Base Budget FY11	Approved Budget FY11	% Change in Budget from FY10 to FY11	
Concessions	-	-	-	3.00	3.00	N/A	
Instruction	-	-	-	0.50	0.50	N/A	
Sports Programs	-	-	-	1.50	1.50	N/A	
SW Center-Senior	-	-	-	1.00	1.00	N/A	
SW Center-Teen	-	-	-	4.00	4.00	N/A	
Recreation Fund Total	-	-	-	10.00	10.00	N/A	

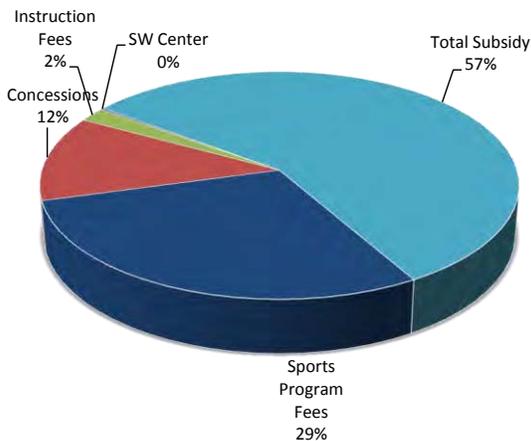
**City of College Station
Recreation Program Summary**

Description	Adult Flag Football	Adult Softball	Adult Volleyball	Youth Basketball	Youth Flag Football	Youth Girls Softball	Youth Volleyball	Adult Kickball	Concessions	SW Center Teen	SW Center Senior	Tennis Instruction	Total All Programs
Rec Fund Fee Revenues	8,125	113,340	21,000	51,600	25,250	22,500	22,980	7,280	114,000	2,100	160	19,000	407,335
Total Revenues	8,125	113,340	21,000	51,600	25,250	22,500	22,980	7,280	114,000	2,100	160	19,000	407,335
Direct Expenditures	10,305	104,391	17,628	37,023	17,674	25,115	13,853	7,134	100,763	170,970	59,485	18,713	583,054
Indirect Program Expenditures	21,500	61,909	19,110	23,186	28,328	57,348	19,110	30,197	4,953	-	-	12,194	277,835
Indirect Park Admin Expenditures	8,281	8,281	8,281	8,281	8,281	8,281	8,281	8,281	8,284	-	-	38	74,570
Total Expenditures	40,086	174,581	45,019	68,490	54,283	90,744	41,244	45,612	114,000	170,970	59,485	30,945	935,459
Subsidy From General Fund	31,961	61,241	24,019	16,890	29,033	68,244	18,264	38,332	-	168,870	59,325	11,945	528,124
Total	-	-	-	-	-	-	-	-	-	-	-	-	-

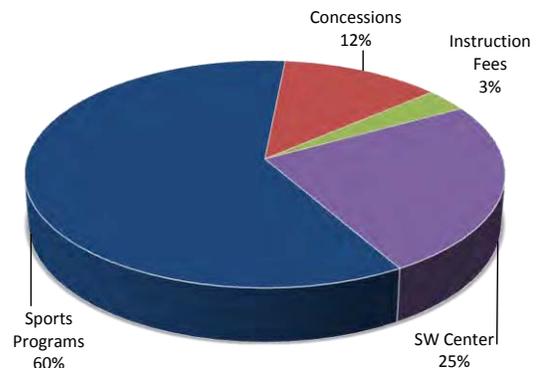
**City of College Station
Recreation Fund
Fund Summary**

	FY09 Actual	FY10 Revised Budget	FY10 Year-End Estimate	FY11 Approved Base Budget	FY11 Approved Budget	% Change in Budget from FY10 to FY11
REVENUES						
Sports Program Fees	\$ -	\$ -	\$ -	\$ 272,075	\$ 272,075	N/A
Concessions	-	-	-	114,000	114,000	N/A
Instruction Fees	-	-	-	19,000	19,000	N/A
SW Center	-	-	-	2,260	2,260	
Investment Earnings	-	-	-	-	-	N/A
Sponsors	-	-	-	-	-	
Grants	-	-	-	-	-	
Other	-	-	-	-	-	N/A
Total Revenues	\$ -	\$ -	\$ -	\$ 407,335	\$ 407,335	N/A
EXPENDITURES						
Sports Programs	\$ -	\$ -	\$ -	\$ 560,059	\$ 560,059	N/A
Concessions	-	-	-	114,000	114,000	N/A
Instruction Fees	-	-	-	30,945	30,945	N/A
SW Center	-	-	-	230,455	230,455	
Other	-	-	-	-	-	N/A
Contingency	-	-	-	-	-	N/A
Total Expenditures	\$ -	\$ -	\$ -	\$ 935,459	\$ 935,459	N/A
GENERAL FUND SUBSIDY						
Sports Programs	\$ -	\$ -	\$ -	\$ 287,984	\$ 287,984	N/A
Concessions	-	-	-	-	-	N/A
Instruction Fees	-	-	-	11,945	11,945	N/A
SW Center	-	-	-	228,195	228,195	
Other	-	-	-	-	-	N/A
Total Subsidy	\$ -	\$ -	\$ -	\$ 528,124	\$ 528,124	
Increase/Decrease in Working Capital	\$ -	\$ -	\$ -	\$ -	\$ -	
Measurement focus adjustment	\$ -	\$ -	\$ -	\$ -	\$ -	
Beginning Working Capital	\$ -	\$ -	\$ -	\$ -	\$ -	
Ending Working Capital	\$ -	\$ -	\$ -	\$ -	\$ -	

Recreation Fund Sources



Recreation Fund Uses



Established in FY11, the Recreation Fund is designed to help the city identify costs and revenues associated with sports, concessions, Senior/Teen Centers, and instruction programs. Ultimately the fund will help identify how much the General Fund is subsidizing adult and youth programs.

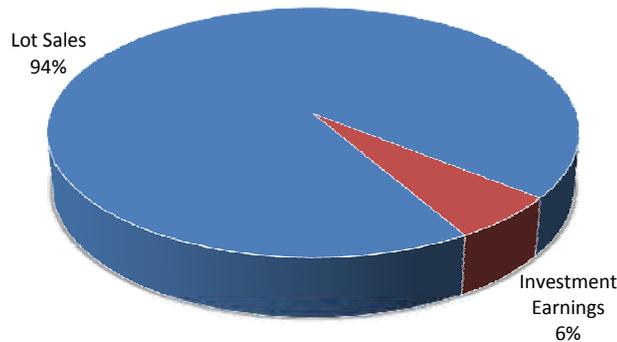
This fund is prepared on the modified accrual basis of accounting. Under this basis revenues are recognized when they become measurable and available to finance expenditures of the current period. Expenditures are recognized when the related fund liability is incurred with the exception of several items. The full listing of these exceptions can be found in the Financial Policies in the Appendix F.

Expenditures for FY11 are approved in the amount of \$935,459. Revenues from user fees for FY11 are approved in the amount of \$407,335. The subsidy amount from the General Fund in FY11 is approved in the amount of \$528,124.

**City of College Station
Memorial Cemetery Fund
Fund Summary**

	FY09 Actual	FY10 Revised Budget	FY10 Year-End Estimate	FY11 Approved Base Budget	FY11 Approved Budget	% Change in Budget From FY10-FY11
REVENUES						
Lot Sales	\$ 351,474	\$ 344,950	\$ 284,296	\$ 250,547	\$ 250,547	(27.37%)
Investment Earnings	8,787	8,000	7,800	15,700	15,700	96.25%
Other	-	-	-	-	-	N/A
Total Revenues	<u>\$360,261</u>	<u>\$ 352,950</u>	<u>\$ 292,096</u>	<u>\$ 266,247</u>	<u>\$ 266,247</u>	(24.57%)
EXPENDITURES						
Operations and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
General & Administrative Transfers	-	-	-	2,764	2,764	N/A
Advertising	42,496	7,200	7,200	-	-	(100.00%)
Capital Outlay	-	-	-	-	-	N/A
Transfers / Debt Service	-	-	-	-	-	N/A
Total Expenditures	<u>\$ 42,496</u>	<u>\$ 7,200</u>	<u>\$ 7,200</u>	<u>\$ 2,764</u>	<u>\$ 2,764</u>	(61.61%)
Increase/Decrease in Fund Balance	<u>\$317,765</u>	<u>\$ 345,750</u>	<u>\$ 284,896</u>	<u>\$ 263,483</u>	<u>263,483</u>	
Beginning Fund Balance	\$268,582	\$ 586,347	\$ 586,347	\$ 871,243	\$ 871,243	
Ending Fund Balance	<u>\$586,347</u>	<u>\$ 932,097</u>	<u>\$ 871,243</u>	<u>\$ 1,134,726</u>	<u>\$ 1,134,726</u>	

Memorial Cemetery Fund - Sources



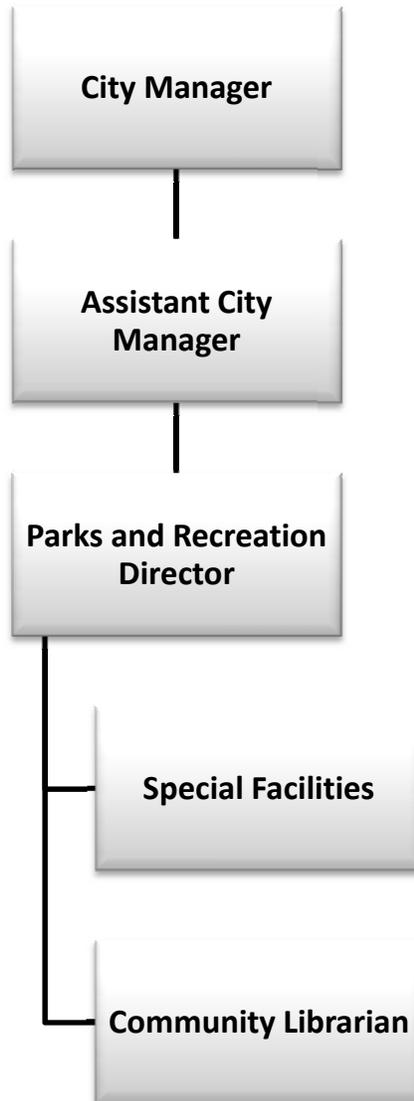
This fund is prepared on the *modified accrual basis of accounting*. Under this basis, revenues are recognized when they become measurable and available to finance expenditures of the current period. Expenditures are recognized when the related fund liability is incurred with the exception of several items. The full listing of these exceptions can be found in the Financial Policies.

The Memorial Cemetery Fund is a Governmental Fund. The fund accounts for two thirds of the sales of cemetery lots and other revenues that are accrued through the new Memorial Cemetery, which includes the Aggie Field of Honor. For FY11, estimated revenue earnings are included at \$266,247. Revenues are anticipated from the sale of lots at the new site and from investment earnings. Plot sales are well below projected levels. An expenditure in the amount of \$2,764 is included in the FY11 approved budget for the General and Administrative transfer.

The FY11 estimated ending fund balance is anticipated to increase 30% when compared to the FY10 estimated ending fund balance. This is a result of additional anticipated lot sales.

COLLEGE STATION LIBRARY

CITY OF COLLEGE STATION



**City of College Station
Library
Department Summary**

EXPENDITURE BY DIVISION						
DIVISION	Actual FY09	Revised Budget FY10	Estimated Year-End FY10	Approved Base Budget FY11	Approved Budget FY11	% Change in Budget from FY10 to FY11
Library	\$ 1,119,768	\$ 1,077,922	\$ 1,077,922	\$ 1,049,801	\$ 1,049,801	-2.61%
DEPARTMENT TOTAL	\$ 1,119,768	\$ 1,077,922	\$ 1,077,922	\$ 1,049,801	\$ 1,049,801	-2.61%

EXPENDITURE BY CLASSIFICATION						
CLASSIFICATION	Actual FY09	Revised Budget FY10	Estimated Year-End FY10	Approved Base Budget FY11	Approved Budget FY11	% Change in Budget from FY10 to FY11
Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Supplies	864	667	667	1,026	1,026	53.82%
Maintenance	10,820	1,908	1,908	1,875	1,875	-1.73%
Purchased Services	993,084	1,035,347	1,035,347	1,026,900	1,026,900	-0.82%
Capital Outlay	115,000	40,000	40,000	20,000	20,000	-50.00%
DEPARTMENT TOTAL	\$ 1,119,768	\$ 1,077,922	\$ 1,077,922	\$ 1,049,801	\$ 1,049,801	-2.61%

PERSONNEL SUMMARY BY DIVISION						
DIVISION	Actual FY08	Actual FY09	Revised Budget FY10	Approved Base Budget FY11	Approved Budget FY11	% Change in Budget from FY10 to FY11
Library	-	-	-	-	-	N/A
DEPARTMENT TOTAL	-	-	-	-	-	N/A

Service Level Adjustments	One-Time	Recurring	Total
Library SLA TOTAL	\$ -	\$ -	\$ -

Appendix D - 1

Parks and Recreation Department Capital Improvements Schedule Fiscal Year-end September 30, 2010 (Approved and Funded Projects, Not Prioritized)

CAPITAL IMPROVEMENT PROJECTS	STATUS	PROJECT MANAGER	PROJECT #	BUDGET	FUNDING SOURCE	COMPLETION DATE EXPECTED/ACTUAL		FINAL COST
Pebble Creek Basketball Pavilion	Completed	D. Wood	PK0914	\$240,000	GOB 2008	8/10	8/10	\$198,344
Skate Park Design	Completed	Wood/CPD	PK0911	\$105,000	GOB 2008	7/10	7/10	\$179,037
Brothers Pond Park Improvements	In Design	D. Wood	PK1003	\$164,000	GOB 2008	6/11		
Emerald Forest Park Improvements	In Design	P. Vanecek	PK0713	\$60,000	GOB 2008	7/11		
University Park Improvements	In Design	D. Wood	PK0410	\$40,000	GOB 2008	7/11		
Central Concessions Design	In Design	Vanecek/CPD	PK1001	\$96,000	GOB 2008	4/11		
WPC Festival Site & Fountain	In Design	D. Schmitz/CPD	WP0901	\$3.5 M	TIF Funds	1/12		
Creek View Neighborhood Park	On Hold	P. Vanecek	PK0906	\$515,000	GOB 2008	2012		
Central Park Stimulus Improvements	Under Construction	D. Wood	GG1012	\$210,000	Stimulus Funds	6/11		
Veterans Park Stimulus Improvements	Under Construction	P. Vanecek	GG1013	\$295,000	Stimulus Funds	6/11		

CIP SUMMARY	
Completed	2
Substantial Completion	0
Pending/On Hold	1
In Design	5
Out to Bid / Re-Bid	0
Bids Received	0
Pending Design Contract	0
Pending Construction Contract	0
No Status	0
Under Construction	2
Public Hearing Scheduled	0
RFQ's – Design	0
TOTAL	10

PARK LAND DEDICATION SUMMARY	
<i>Completed</i>	6
<i>Substantial Completion</i>	0
<i>On Hold</i>	1
<i>In Design</i>	4
<i>Out to Bid / Re-Bid</i>	0
<i>Bids Received</i>	0
<i>Pending Construction Contract</i>	0
<i>Pending Design Contract</i>	0
<i>Under Construction</i>	0
<i>Under Contract</i>	0
<i>Public Hearing</i>	0
TOTAL	11

COMMUNITY PARK ZONE FUNDS	
Zone A	\$ 2,831
Zone B	\$162,791
Zone C	\$ 3,252
Zone D	\$0

Appendix E

Adopted Park Land Dedication Ordinance No. 3139 Approved December 11, 2008

Exhibit "A"

That Chapter 9, "Subdivisions", of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

1. By amending SECTION 10: "Requirements for Park Land Dedication" by deleting the entire section and substituting the following:

SECTION 10: Requirements for Park Land Dedication and Development.

10-A. PURPOSE. This section is adopted to provide recreational areas in the form of neighborhood park facilities as well as community park facilities as a function of subdivision and site development in the City of College Station and its Extra-Territorial Jurisdiction (ETJ). This section is enacted in accordance with the home rule powers of the City of College Station granted under the Texas Constitution, and the statutes of the State of Texas, including, but not by way of limitation, Texas Local Government Code Chapter 212 as may be amended from time to time.

It is hereby declared by the City Council that recreational areas in the form of neighborhood parks and community parks are necessary and in the public welfare, and that the only adequate procedure to provide for neighborhood parks and community parks is by integrating such requirements into the procedure for planning and developing property or subdivisions in the City and its ETJ, whether such development consists of new construction on vacant land or rebuilding and remodeling of structures on existing residential property.

Neighborhood parks are those parks providing for a variety of outdoor recreational opportunities and located within convenient distances from a majority of the residences to be served thereby located within park zones established by the City. The park zones established by the College Station Parks and Recreation Department and shown on the official Parks and Recreation map for the City of College Station shall be prima facie proof that any park located therein is within such a convenient distance from any residence located therein. The primary cost of neighborhood parks should be borne by the landowners of residential property who, by reason of the proximity of their property to such parks, shall be the primary beneficiaries of such facilities. Typically, the landowner of a proposed residential development is the developer.

A typical community park in College Station is designed to serve the needs of residents from several neighborhoods located within a one-half to three mile radius. Community parks provide amenities that should complement neighborhood parks. Together, neighborhood parks and community parks can meet more of the recreational needs of residents.

Community parks are generally 25 to 70 acres in size. However, larger and smaller community parks may be developed to meet specific requirements of a particular area of town.

Community parks, by their nature, serve both active and passive leisure needs of residents, and use by organizations and individuals from surrounding areas larger than for neighborhood parks.

The acquisition and development of the “basic” infrastructure and facilities for the usage of these community parks should be based upon the demand from the area residents it is intended to serve. Therefore, the following requirements are adopted to effect the purposes stated above.

10-B APPLICABILITY.

This section applies to a landowner who develops land for residential use located within the City or within its extraterritorial jurisdiction.

10-C REQUIREMENTS.

1. General. The City Manager or his designee shall administer this Section with certain review, recommendation and approval authorities being assigned to the Planning and Zoning Commission, the Parks and Recreation Advisory Board and various city departments as specified herein.

Generally, the developer of residential property must address the following requirements pursuant to this section: dedication of land for neighborhood park use or payment of a fee in lieu thereof, dedication of land for community parks or payment of a fee in lieu thereof, payment of a development fee for neighborhood parks or construction of the neighborhood park improvements to which such fee relates, and payment of a development fee for community parks or construction of the community park improvements to which such fee relates. Requirements herein are based on actual dwelling units for an entire development. Increases or decreases in final unit count may require an adjustment in fees paid or land dedicated. If the actual number of dwelling units exceeds the original estimate, additional park land and additional park development fees may be required in accordance with the requirements in this Section.

The schedule of fees and required land dedications is attached hereto as Appendix I and incorporated and made a part of this Section for all purposes. The identification of park zones for neighborhood parks is as shown City’s Recreation, Park and Open Space Master Plan referenced herein and incorporated by reference.

2. Land Dedication.
 - a. The amount of land to be dedicated for neighborhood park land purposes and for community park purposes shall be as set forth in Appendix I.
The total amount of land dedicated for the development shall be dedicated to the City in fee simple:
 - 1) Prior to the issuance of any building permits for multi-family development,
 - 2) Concurrently with the final plat for a single phase development,
 - 3) For a phased development the entire park shall be either platted concurrently with the plat of the first phase of the development, or
 - 4) The developer may provide the City with financial security against the future dedication by providing a bond, irrevocable letter of credit, or other alternative financial guarantee such as a cash deposit in the amount equal to the number of acres park land required and in a form acceptable to the City.

The amount of the financial guarantee shall be the amount of fee in lieu of land dedication as set forth in Appendix I. The financial guarantee will be released to the developer, without interest, upon the filing of the final plat for the subsequent phase that dedicates the required park land.

- b. For development located within the extraterritorial jurisdiction of the City, the dedication requirements of this Section may be met through the creation of private park land in the same amount required as set forth in Appendix I provided the developer enters into a written agreement that all such private park land be dedicated to the City at the time of full purpose annexation into the City and provided that any plat related to such development, is inscribed with a notation regarding same.
3. Fee in Lieu of Land. In lieu of dedicating park land for neighborhood parks and for community parks, a developer may request to meet some or all of the neighborhood park land dedication requirements, and some or all of the community park land dedication requirements through payment of a fee in lieu thereof in amounts as set forth in Appendix I. Such fees shall be due at the same time as fees are due for final platting or for issuance of a building permit, whichever occurs first.
 4. City Final Approval. The City shall have the final authority in determining how much, if any, land or fee may be accepted in lieu of required land dedication. The City may, from time to time, require that a fee be submitted in lieu of land dedication in amounts as set forth in Appendix I for either, both, some or all of neighborhood park land or community park land dedication. Likewise, the City may, from time to time, require that land be dedicated in amounts as set for in Appendix I and that no fee in lieu of land will be accepted.
 5. Approval Process for Park Land Dedication.
 - a. Land Dedications equal or exceeding five acres, and Dedications of Floodplains and Greenways. For any proposed required neighborhood park land dedication equaling or exceeding five (5) acres of land or equaling or exceeding payment of a fee in lieu thereof, for any proposed required community park land dedication equaling or exceeding five (5) acres of land or equaling or exceeding the payment of a fee in lieu thereof, or for any proposed land dedication containing floodplain or greenway, the landowner must:
 - 1) Obtain a recommendation from the Parks and Recreation Advisory Board, and
 - 2) Obtain approval from the Planning & Zoning Commission pursuant to the plat approval procedures as set forth elsewhere in the City Code of Ordinances.
 - i. The Planning and Zoning Commission shall consider the recommendation from the Parks and Recreation Advisory Board but may make a decision contrary to its recommendation by majority vote.
 - b. Dedications of less than five acres not including floodplains or greenways. For any proposed neighborhood park land dedication less than five (5) acres of land or the payment of a fee in lieu thereof, for any proposed required community park land dedication less than five (5) acres of land or the payment of a fee in lieu thereof, or for any proposed land dedication containing floodplain or greenway, the City Manager or his designee is authorized to accept and approve same if the following criteria are met:
 - The proposed dedication or fee provides a sufficient amount of neighborhood park land existing in the park zone of the proposed development for required neighborhood park land dedication, or the proposal provides a sufficient amount of community park land existing for the proposed development for required community park land dedication, whichever applies;

- Where the proposed dedication is insufficient for a neighborhood park site or for a community park site under existing park design standards, some or all of the dedication requirements may be in the form of a fee in amounts as set forth in Appendix I;
- Determination of acceptability of a proposed neighborhood park land dedication and for a proposed community park land dedication is based upon the City of College Station's Recreation, Park and Open Space Master Plan, as may be amended from time to time; and
- The proposed development of the neighborhood park or community park is consistent with College Station's Recreation, Park and Open Space Master Plan, as may be amended from time to time.

In making his decision, the City Manager or his designee may choose to submit such application to the Parks and Recreation Advisory Board for its recommendation. In such event, the City Manager shall consider such recommendation but may make a decision contrary in accordance with the criteria set forth herein.

6. Park Development Fee. In addition to the land dedication requirements for neighborhood parks and for community parks, there are also park development fees established herein sufficient to develop neighborhood parks and community parks in ways that meet the City of College Station's Manual of Park Improvements Standards. The amount of development fees assessed to a developer subject to this section for neighborhood and community parks is as shown in Appendix I. The process for the approval and collection of development fees shall be the same as for the park land dedication requirements to which the development relates, and shall be processed simultaneously with the park land dedication requirements.
7. Construction of Park Improvements in Lieu of Development Fee. A developer may elect to construct required neighborhood park improvements and/or required community park improvements in lieu of paying the associated development fee as set forth herein. In such event:
 - a. A park site plan, developed in cooperation with the Parks and Recreation Department staff, is submitted and approved by the Director of the Parks and Recreation Department or his designee and the Parks and Recreation Advisory Board upon submission of final plat or upon application for a building permit, whichever is applicable.
 - b. Detailed plans and specifications for park improvements hereunder shall be due and processed in accordance with the procedures and requirements pertaining to public improvements for final plats and for building permit issuance, whichever is applicable.
 - c. All plans and specifications shall meet or exceed the City's Manual of Park Improvement Standards in effect at the time of the submission.
 - d. If the improvements are constructed on land that has already been dedicated to and/or is owned by the City, then the Developer must post payment and performance bonds to guarantee the payment to subcontractors and suppliers and to guarantee the developer completes the work in accordance with the approved plans, specifications, ordinances, and other applicable laws.
 - e. The construction of all improvements must be completed in accordance with the requirements relating to the construction of public improvements for final plats and issuance of building permits, whichever is applicable. This includes guaranteeing performance in lieu of completing the park improvements prior to final plat approval. Notwithstanding any other applicable ordinances, park improvements should be completed within two years from the date of approval.

- f. Completion and Acceptance – Park development will be considered complete and a Certificate of Completion will be issued after the following requirements are met:
 - i. Improvements have been constructed in accordance with the Approved Plans;
 - ii. All park land upon which the improvements have been constructed has been dedicated as required under this section; and
 - iii. All manufacturers' warranties have been provided for any equipment installed in the park as part of these improvements.
 - g. Upon issuance of a Certificate of Completion, the developer warrants the improvements for a period of one (1) year as set forth in the requirements in the City of College Station's Manual of Park Improvements Standards.
 - h. The developer shall be liable for any costs required to complete park development if:
 - i. Developer fails to complete the improvements in accordance with the approved plans; or
 - ii. Developer fails to complete any warranty work.
8. Submitting Fee. Any fees required to be paid pursuant to this section shall be remitted:
- Prior to the issuance of any building permits for multi-family development; or
 - Upon submission of each final plat for single family, duplex or townhouse development.
9. Use of fees. Fees may be used only for the acquisition or development of park facilities to which they relate. For fees in lieu of neighborhood park land dedication, fees may only be used for purchase and/or development of neighborhood parks located within the same zone as the development. For fees in lieu of community park land dedication, fees may only be used for the purchase and/or development of community parks.
10. Reimbursement for City Acquired Park Land. The City may from time to time acquire land for parks in or near an area of actual or potential development. If the City does acquire park land in a park zone for a neighborhood park or acquires parkland for a community park, the City may require subsequent dedications to be in fee-in lieu-of-land only. This will be to reimburse the City for the cost(s) of acquisition.

10-D PRIOR DEDICATION OR ABSENCE OF PRIOR DEDICATION.

If a dedication requirement arose prior to enactment or amendment of this Section 10, subsequent development for the subject tract to which the dedication requirement applies may be subject to vesting as set forth in Chapter 245 Texas Local Government Code. Depending on the circumstances, additional dedication may be required for the increase in dwelling units from what was originally proposed.

10-E COMPREHENSIVE PLAN CONSIDERATIONS.

The City's Recreation, Park and Open Space Master Plan is intended to provide the Parks and Recreation Advisory Board with a guide upon which to base its recommendations. Because of the need to consider specific characteristics in the site selection process, the park locations indicated in the Plan are general. The actual locations, sizes, and number of parks will be determined when development occurs or when sites are acquired by the City, including by donations.

Park zones for neighborhood parks are established in the City's Recreation, Park and Open Space Master Plan as a component of the City's Comprehensive Plan, and indicate service areas for neighborhood parks. Zone boundaries typically follow key topographic features such as major thoroughfares, streams, city limit and ETJ boundary lines. New park zones may be created or existing zones amended pursuant to procedures for amending the City's Recreation, Park and Open Space Master Plan as land acquisitions or other circumstances dictate.

10-F SPECIAL FUND; RIGHT TO REFUND.

1. All neighborhood park land dedication fees will be deposited in a fund referenced to the park zone to which it relates. Community park land dedication fees will be deposited in a fund referenced to community parks.
2. The City shall account for all fees in lieu of land and all development fees paid under this Section with reference to the individual plat(s) involved. Any fees paid for such purposes must be expended by the City within five (5) years from the date received by the City for acquisition and/or development of a neighborhood park or a community park as required herein. Such funds shall be considered to be spent on a first-in, first-out basis. If not so expended, the landowners of the property on the expiration of such period shall be entitled to a prorated refund of such sum, computed on a square footage of area basis. The owners of such property must request such refund within one (1) year of entitlement, in writing, or such right shall be barred.

10-G PARK LAND GUIDELINES AND REQUIREMENTS.

Parks should be easy to access and open to public view so as to benefit area development, enhance the visual character of the City, protect public safety and minimize conflict with adjacent land uses. The following guidelines and requirements shall be used in designing parks and adjacent development.

1. Any land dedicated to the City under this section must be suitable for park and recreation uses. The dedication shall be free and clear of any and all liens and encumbrances that interfere with its use for park purposes. The City Manager or his designee shall determine whether any encumbrances interfere with park use. Minerals may be reserved from the conveyance provided that there is a complete waiver of the surface use by all mineral owners and lessees. A current title report must be provided with the land dedication. The property owner shall pay all taxes or assessments owed on the property up to the date of acceptance of the dedication by the City. A tax certificate from the Brazos County Tax Assessor shall be submitted with the dedication or plat.
2. Consideration will be given to land that is in the floodplain or may be considered "floodable" even though not in a federally regulated floodplain as long as, due to its elevation, it is suitable for park improvements. Sites should not be severely sloping or have unusual topography which would render the land unusable for recreational activities.
3. Land in floodplains or designated greenways will be considered on a three for one basis. Three acres of floodplain or greenway will be equal to one acre of park land.
4. Where feasible, park sites should be located adjacent to greenways and/or schools in order to encourage shared facilities and joint development of new sites.
5. Neighborhood park sites should be adjacent to residential areas in a manner that serves the greatest number of users and should be located to minimize users having to cross arterial roadways to access them.
6. Where appropriate, sites with existing trees or other scenic elements are preferred.

7. Detention / retention areas may not be used to meet dedication requirements, but may be accepted in addition to the required dedication. If accepted as part of the park, the detention / retention area design must meet specific parks specifications in the City's Manual of Park Improvements Standards.
8. Where park sites are adjacent to greenways, schools, or existing or proposed subdivisions, access ways may be required to facilitate public access to provide public access to parks.
9. It is desirable that fifty percent (50%) of the perimeter of a park abut a public street.
10. Community Parks should be accessible from major arterial streets so as to be accessible by large groups of people from large surrounding areas.

10-H WARRANTY REQUIRED.

1. All materials and equipment provided to the City shall be new unless otherwise approved in advance by the City Manager or his designee and that all work will be of good quality, free from faults and defects, and in conformance with the designs, plans, specifications, and drawings, and recognized industry standards. This warranty, any other warranties express or implied, and any other consumer rights, shall inure to the benefit of the City only and are not made for the benefit of any party other than the City.
2. All work by the developer or landowner not conforming to these requirements, including but not limited to unapproved substitutions, may be considered defective.
3. This warranty is in addition to any rights or warranties expressed or implied by law.
4. Where more than a one (1) year warranty is specified in the applicable plans, specifications, or submittals for individual products, work, or materials, the longer warranty shall govern.
5. This warranty obligation may be covered by any performance or payment bonds tendered in compliance with this Ordinance
6. If any of the work performed by developer or landowner is found or determined to be either defective, including obvious defects, or otherwise not in accordance with this ordinance, the designs, plans, drawings or specifications within one (1) year after the date of the issuance of a certificate of Final Completion of the work or a designated portion thereof, whichever is longer, or within one (1) year after acceptance by the City of designated equipment, or within such longer period of time as may be prescribed by law or by the terms of any applicable special warranty required by this ordinance, developer shall promptly correct the defective work at no cost to the City.
7. During the applicable warranty period and after receipt of written notice from the City to begin corrective work, developer shall promptly begin the corrective work. The obligation to correct any defective work shall be enforceable under this Code of Ordinances. The guarantee to correct the defective work shall not constitute the exclusive remedy of the City, nor shall other remedies be limited to the terms of either the warranty or the guarantee.
8. If within twenty (20) calendar days after the City has notified developer of a defect, failure, or abnormality in the work, developer has not started to make the necessary corrections or adjustments, the City is hereby authorized to make the corrections or adjustments, or to order the work to be done by a third party. The cost of the work shall be paid by developer.
9. The cost of all materials, parts, labor, transportation, supervision, special instruments, and supplies required for the replacement or repair of parts and for correction of defects shall be paid by Developer, its contractors, or subcontractors or by the surety.
10. The guarantee shall be extended to cover all repairs and replacements furnished, and the term of the guarantee for each repair or replacement shall be one (1) year after the installation or completion. The one (1) year warranty shall cover all work, equipment, and materials that are part of the improvements made under this section of the ordinance.

*Appendix I to the Park Land Dedication Ordinance
 Park Land Dedication and Development Fees
 Effective January 1, 2009*

NEIGHBORHOOD AND COMMUNITY PARKS

A. Dedication Requirements for Neighborhood and Community Parks

1. Land Dedication per Dwelling Unit (DU)

<u>Neighborhood</u>		<u>Community</u>
<u>Single Family:</u> One (1) Acre per 102 DUs	+	One (1) Acre per 105 DUs
<u>Multi-Family:</u> One (1) Acre per 125 DUs	+	One (1) Acre per 129 DUs

2. Fee in Lieu of Land Dedication per Dwelling Unit (DU)

<u>Neighborhood</u>		<u>Community</u>		<u>Total</u>
<u>Single Family:</u> \$314 per DU	+	\$305 per DU	=	\$619
<u>Multi-Family:</u> \$256 per DU	+	\$248 per DU	=	\$504

3. Park Development Fee per Dwelling Unit (DU)

<u>Neighborhood</u>		<u>Community</u>		<u>Total</u>
<u>Single Family:</u> \$764 per DU	+	\$638 per DU	=	\$1,402
<u>Multi-Family:</u> \$622 per DU	+	\$520 per DU	=	\$1,142

4. Total Neighborhood & Community Park Fees per Dwelling Unit (DU)

<u>Neighborhood</u>		<u>Community</u>		<u>Total</u>
<u>Single Family:</u> \$1,078 per DU	+	\$943 per DU	=	\$2,021
<u>Multi-Family:</u> \$878 per DU	+	\$768 per DU	=	\$1,646

Appendix F

Detailed Needs Assessment Information *The Baker Study*

An Evaluation Of College Station Residents' Attitudes
Toward CSPARD:
A Class Project For RPTS 336-Research Methods



Assisted By:

Dr. Stacey Baker

And

Shu Tian

EXECUTIVE SUMMARY

The purpose of this study was to accurately assess and analyze the expressed needs and desires of the residents of College Station, with regards to the Parks and Recreation Department. This study was conducted by students from Texas A&M University's Recreation, Park and Tourism Sciences 336 class, with the assistance of Dr. Stacey Baker and graduate assistant, Shu Tian.

The first phase of the project was a focus group conducted on September 22, 1997, to find out how selected members of the community felt about their parks and recreation facilities. Seven residents of College Station were selected to be members of the focus group. The group of individuals was very knowledgeable about the community and many of the activities that go on in the city. The group appeared to be relaxed and answered questions with informative and positive answers. These responses were used to assist in the development of the questionnaire used during the survey. A copy of the focus group questions is attached in Appendix A.

The following information is a brief overview of the focus group results:

- All of the members of the focus group felt that more information should be available throughout the community on programs and facilities provided by CSPARD.
- Major opinions expressed by members of the group concerned linear trails, natural spaces, beautification and availability of information on the Master Plan for CSPARD.

The second phase of the project was the development of the survey questionnaire. The contents of the survey were molded from the themes and concerns generated during the focus group. The survey was comprised of 32 fact-finding questions. A copy of the survey is attached in Appendix B. Questions on the survey included information regarding:

- Household information
- Suggestions for improvements
- Park usage patterns
- Satisfaction and impressions

The third phase of the project was the collection of the data. The procedures used to collect the data for this survey included establishing a sample frame. The sample frame consisted of College Station residents living in residential units, including apartments. The sample frame did not include individuals living on campus. The use of a zoning process helped further identify our sample frame. The City of College Station was divided into four geographic regions. This process was selected to provide equal representation of all College Station residents. The four zones used for the survey are as follows:

- Zone 1: East of Texas Avenue and north of Harvey Road
- Zone 2: East of Texas Avenue and south of Harvey Road
- Zone 3: West of Texas Avenue and south of FM 2818

- Zone 4: West of Texas Avenue and north of FM 2818

The survey was conducted using a self-administered format. Students within the class were responsible for distributing the surveys within their designated zones. The surveys were left with the individual residents and picked up the following day. A copy of the survey is attached in Appendix B.

Some of the findings from the survey are indicated below:

General Information

- The overall response rate was 71% from an effective sample size of 427 with 304 total responses. Females completed approximately 60% of the surveys and males completed 40% of the surveys (Table 2A).
- Nearly 23% of the respondents indicated their annual average household income was less than \$14,999 (Table 2B).
- Approximately 63% of the households surveyed did not have children under the age of 18 (Table 2C).

Suggestions for Improvements

- The respondents ranked the After School Children's programs as being the most important program for our community, with At-Risk Youth programs following closely behind (Table 3B).

Usage Patterns

- Only 8% of respondents indicated they did not use College Station parks (Table 4B).
- About 53% of respondents indicated lack of time was the major hindrance of their usage of the parks (Table 4C).
- 80% of respondents live less than one and one-half miles from a park (Table 4D).
- Almost 50% of respondents indicated they do not regularly participate in structured programs (Table 4E).

Satisfaction and Impressions

- Almost 87% of respondents reported having positive feelings about the parks (Table 5A).
- 85% of respondents said they have adequate parks in their vicinity (Table 5A).
- 83% of the respondents agreed that the facilities in the CSPARD system are well maintained (Table 5A).

The fourth phase of the project was the development of the conclusions and recommendations as identified by the class.

CONCLUSIONS AND RECOMMENDATIONS

1. Recommend improvements in the method of program information distribution. Approximately 28% of the respondents to the survey indicated they did not receive adequate information about the programs and facilities offered by CSPARD. According to the survey 42% of the people surveyed received their information through local newspapers. Respondents indicated that their preferred method of receiving information is through television advertisements, if possible.
2. According to the respondents, the preferred method of registration for programs is to register in person. There is less than .7% difference in the second choice of respondents. It is recommended that registration by telephone be implemented to assist in the registration process for programs offered by CSPARD.
3. Residents of College Station expressed concerns about the lack of information available regarding the CSPARD Master Plan and the construction of the new athletic park. Providing information on the Master Plan and the construction plans of the new athletic park will greatly improve the overall awareness and satisfaction of the residents.
4. Recommend that CSPARD further clarify the constraints identified under park usage. 53% of the respondents identified a lack of time as the number one hindrance in park usage. Clarifying whether the lack of time is a result of conflicting program schedules or personal time schedules may help in allowing residents better access to programs offered by CSPARD.
5. One conclusion established by this survey was the lack of responsiveness by and for senior citizens. Numerous members of the data collection teams reported senior citizens as unwilling to fill out the survey. Combined with senior citizen programs ranking last among programs of importance, may indicate a forgotten market in the community.
6. Residents of College Station indicated through their responses the value and importance of beautification in city parks. It is the conclusion of this project group that expense is no deterrent in the continued efforts of CSPARD to maintain the level of beautification currently seen throughout the parks.
7. The final conclusion that is noted by this project group is the concern for adequate trails in and around the community. Residents indicated a wish list desire for a trails system linking city parks. However, residents listed their willingness to spend funds on this trail system as their last option. Understanding the conflict between desires and willingness noted by the respondents may enable CSPARD to better facilitate the desires of the community.