

## INDIVIDUAL PARK RECOMMENDATIONS

This chapter provides capital improvement recommendations for the *Our Garland Strategic Master Plan*. Improvements are provided for each park in the system and are presented by sector. Parks are described by sector to ensure that all areas of Garland receive consideration for improvements that meet the local needs for parks and recreation. Many analyses conducted earlier in this Master Plan also included data by sector.

The largest parks (Regional Parks and Greenbelt Parks) serve the city as a whole but are described within the sector in which they are located. Each capital improvement recommendation in this chapter includes a ranking of priority based on public input, current conditions, and other analysis conducted as part of this Master Plan. Estimation of the potential cost for many of these improvements are presented at the conclusion of this chapter.

### 8.1 GENERAL PARK RECOMMENDATIONS

The sector recommendations include all parks within each sector with a focus on Neighborhood and Community Parks. Many at other parks improvements will result in upgrades of park classifications to Neighborhood or Community Parks. Recommendations for Regional Parks and Greenbelt Parks are discussed within the sector-based recommendations because, while they serve users citywide or beyond, they provide the best service to those within the sector boundaries. This section provides general guidelines for what is recommended to be included in a Neighborhood or Community Park (existing and future).

#### 8.1.1 Background

Priorities for each sector were determined according to the public input, park assessments, and other analysis in this Master Plan. The following two actions ranked as the most important in all three sectors:

- Upgrade older parks, recreation, & cultural arts facilities
- Acquire & preserve open space, natural/historic areas

This result, therefore, factored into the recommendations for each of the sectors. The text for each sector includes an examination of the public input, a discussion of the most notable recommendations for the sector, and a table of capital improvements by park. The text for each sector provides a snapshot of priority improvements and example projects that will address identified desires of residents. Many of the improvements in these tables represent potential locations for features which must be evaluated before implementation to ensure that the most beneficial improvements are made at each park. Community input is especially important considering that priorities change over time, and this plan has a 10-year implementation timeline.

The tables for improvements (Table 8.1 to 8.4) include lists of improvement for each park, the potential funding source, and the priority or term of those improvements: Short, Medium, or Long. These priorities do not directly translate to timeframe, but the higher ranked improvements should be completed earlier in the 10-year timeframe discussed in this plan. Some long-term improvements will not be completed until after 2030 but are included to indicate potential future demand and for consideration in the next master plan. The tables also include the potential funding source for each improvement, and many of the improvements will be funded by the recently passed 2019 Bond Program. As in Chapter 7, items funded by the bond program (or remaining funds from 2004) and highlighted in bold in the text.

As noted previously, support improvements are needed at many parks in Garland and many were grouped for the 2019 Bond Program. These improvements are listed below in Table 8.1 rather than individually by park. The locations of the three spraygrounds authorized by the bond have not yet been determined and are, therefore, included in this table as well. The only item in this table not funded by the 2019 Bond Program is an ADA Accessibility Assessment. As noted in Chapter 7, this assessment is required by the Americans with Disabilities Act enacted in 2010 and should be completed in the short-term.

**Table 8.1: General and Location Unspecified Improvements**

General Improvements	Funding Source	Term
Demolition - Site and Equipment (7 Sites)	2019 Bond	All
Lighting - Parking Lot and Security (14 Sites)	2019 Bond	All
Paving and Grading Adjustments (14 Sites)	2019 Bond	All
Paving and Grading Adjustments (7 Sites)	2019 Bond	All
Paving Site Preparation (14 Sites)	2019 Bond	All
Catalyst Area Improvements	2019 Bond	Short
Lighting - Trail and Security	2019 Bond	Short
Splash Pad - Regional (w/ Shade Structures)	2019 Bond	Short
Trail Site Preparation, Grading, and Drainage	2019 Bond	Short
Splash Pad - Site #1 with Shade Structure	2019 Bond	Medium
Splash Pad - Site #2 with Shade Structure	2019 Bond	Medium
ADA Accessibility Assessment (Required)	CIP	Short
Trail Markers and Emergency Signage (Mileage/Color Coding/ Striping)	CIP	Medium
Wi-Fi in Heavily Used Parks and Facilities	CIP	Medium

## 8.1.2 Recommended Park Elements for Local Space (Neighborhood and Community Parks)

As presented in Chapter 3, Neighborhood Parks primarily serve the local neighborhood or about a 10-minute walk. Community Parks serve a larger area, consisting of multiple neighborhoods or approximately a 5-minute drive. The definitions in Chapter 3 described what a user might expect in these parks. The recommendations provided here utilize those definitions to describe what should be included in parks with these classifications. The elements in these lists should be included in any future Neighborhood or Community Park developed by Parks, Recreation, and Cultural Arts (PRCAD). Additionally, developers should be encouraged to include these elements in parks constructed to serve residents of future subdivisions.

### Common Neighborhood Park Elements

A typical Neighborhood Park should include the following elements:

1. Small Playground
2. ½ Basketball Court (may be swapped for another feature at more passive parks)
3. Gathering Area/Small Picnic Shelter with Seating
4. Small Walking Trail

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5. Good Circulation – Walkways/ADA access
  6. Landscaping/Trees for Shade
  7. Security/Lighting
  8. Athletic Field – Practice or pick-up use (if adequate space exists)
  9. Unique Neighborhood Determined Feature(s) – Based on local interest, could be sports, environmental, arts, etc.

Mini Parks (Pocket Parks) are a subset of Neighborhood Parks with a smaller footprint. These parks should include all of the items above if they can fit on the site with the exception of an athletic field and a walking trail. Mini Parks tend to be smaller than an athletic field and are likely too small to accommodate a trail loop long enough to interest users. Trails may, however, connect to or pass through a Mini Park. The Catalyst Areas are the most likely locations for potential Mini Parks.

### **Common Community Park Elements**

A typical Community Park in Garland should contain the following elements. Exceptions exist based on site limitations, availability of features at nearby locations, or specific request of the residents served by a specific park.

1. Large Playground (Nature Play Area at Passive Community Parks)
2. Game Courts – Typically one basketball court and potentially others depending on local demand (Likely replaced with another feature at Passive Community Parks)
3. Central Gathering Area/Nucleus with Seating
4. Walking and/or Biking Trails
5. Good Circulation – Walkways/ADA access
6. Picnic Shelters/Gathering and Event Space
7. Landscaping/Trees
8. Shade – At gathering areas, seating areas, playgrounds, etc.
9. Security/Lighting
10. Restroom
11. Athletic Fields – Based on site/community demand (Omit at Passive Community Parks)
12. Unique Element (skatepark, swimming pool, dog park, community center, amphitheater, field/court complex, etc.) not offered at all community parks, may meet regional demands
13. Unique Neighborhood Determined Feature(s) – If needed to meet Neighborhood Park demands

## **8.2 NORTH SECTOR PRIORITIES**

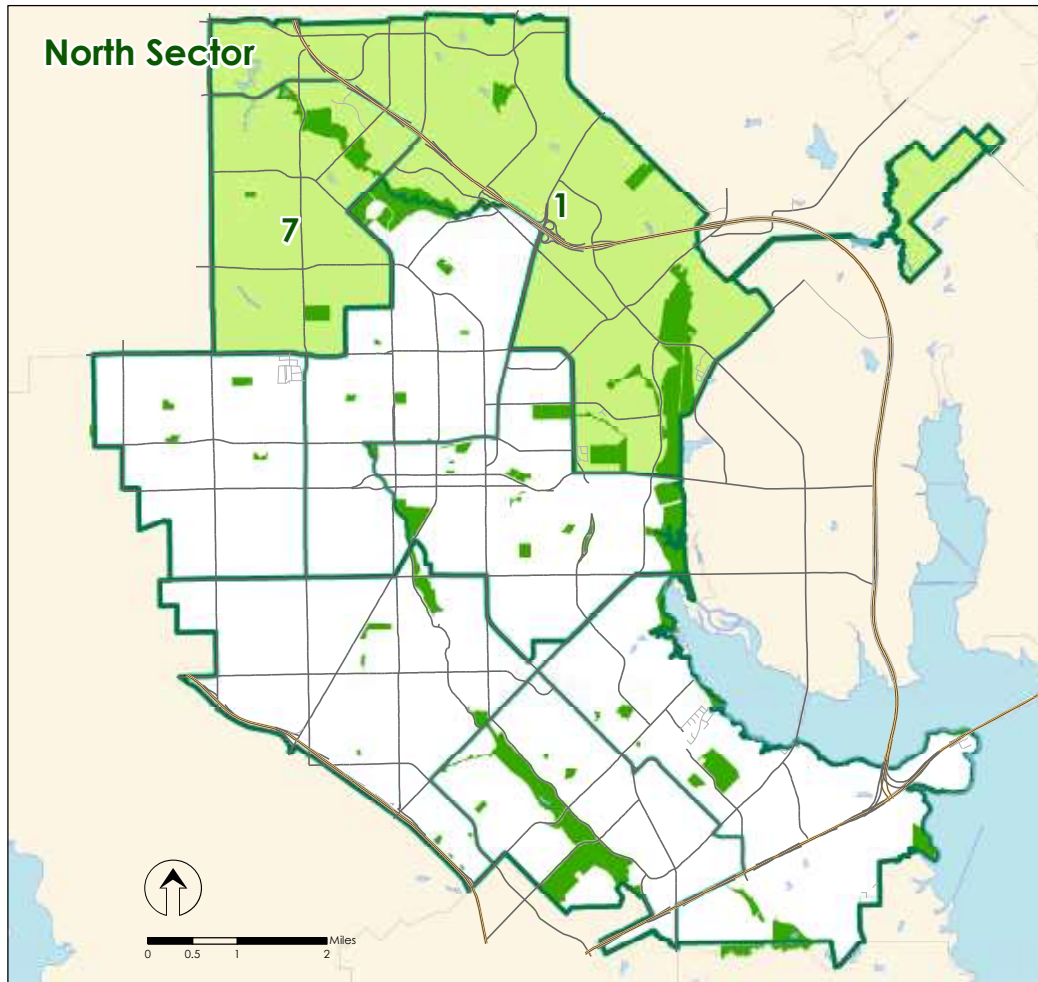
The North Sector is a combination of Council Districts 1 and 7 and contains 13 parks. The location of the sector is highlighted in Figure 8.1.

### **8.2.1 Public input**

#### **Most Important Facilities**

1. Paved trails (for walking, biking, skating)
2. Natural areas/nature parks
3. Small neighborhood parks
4. Playgrounds
5. Indoor swimming pools

**Figure 8.1: North Sector Location**



### **Preferred Upgrades to Existing Parks**

1. Walking/hiking trails
2. New/improved restrooms
3. Security cameras/lighting
4. Shade structures
5. Trees & landscaping

### **8.2.2 North Sector Recommendation Snapshot**

The improvements indicated in Table 8.2 will help to address the concerns indicated by public input and the needs analysis. This list includes substantial improvements to many parks that currently have limited development. Many of the recent and future growth areas in Garland are located in this sector. In many cases, land has been preserved as parkland but was never developed. Most notably, One Eleven Ranch Park and Tuckerville Park development will add needed park amenities to the area.

The North Sector has only one recreation center at Holford Park, and this facility is in poor condition, lacks many desired features such as a fitness center, and needs to be replaced. Holford Pool needs improvements (funded by the 2019 Bond Program), which will be determined by the Aquatics Master Plan currently underway. Residents of this sector desired more fitness and wellness opportunities and more 50+ programs. North Sector residents were the most likely to indicate that they did not know what is offered and that parks were too far

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from their homes. Voters recently approved the sale of Bunker Hill Park, so new development in that area may need park amenities provided by developers or as part of the 190 Catalyst Area improvements.

### **Walking/Biking Trails**

Trails ranked higher in the North Sector than the other sectors, although the sector includes the most miles of trails of any sector, if the unpaved trails in the Rowlett Creek Greenbelt are included. Additional or improved perimeter trail loops at various parks such as Bisby Park, One Eleven Ranch Park, and Tuckerville Park will provide better access to trails in the North Sector. Connecting trails are proposed to several parks, and trails along Spring Creek and Rowlett Creek would potentially provide long corridors of regional significance.<sup>1</sup>

### **Playgrounds**

Few parks in the North Sector provide playgrounds, so the improvements consist of replacement of existing facilities and new facilities. Three new playgrounds are recommended in Rivercrest Branch Greenbelt, One Eleven Ranch Park, and Tuckerville Park. All playgrounds should include shade structures.

### **Natural Areas**

The North Sector indicated that natural areas were very important, and the sector has a substantial supply of these parks. Access to these parks could be improved, however, and many opportunities exist to expand features at the existing parks. Spring Creek Forest Preserve, Greenbelt, and Park Preserve offer excellent opportunities for outdoor activities in the northern portion of the city, including picnicking, disc golf, hiking, and more. Rowlett Creek Greenbelt offers additional opportunities while also serving the Central Sector. These parks provide ideal locations for nature education programs, which could be supported by the development of nature centers. Due to the mountain bike trails at Rowlett Creek Greenbelt, this park is a logical location for a potential pump track.

### **Athletic Fields**

The North Sector has by far the fewest athletic fields of any of the three sectors. The sector also has the park with the best potential for additional multipurpose rectangular fields (also a citywide need). Funds remain from the 2004 Bond Program for the development of Tuckerville Park. While these funds are not sufficient to develop the entire park, they are sufficient for the first phase of development, which could include approximately four fields and many of the Community Park features.

### **Game Courts**

The North Sector currently has few game courts. Basketball courts with one goal or half courts are recommended at the Neighborhood Parks, and full-sized courts are recommended at larger parks (Tuckerville). Pickleball courts are recommended at Holford Park to begin to meet the needs of this growing sport, particularly for seniors.

### **Support Features**

Support features represented most of the preferred improvements to existing parks. Respondents indicated desire for improved security, more shade structures, more trees, and new or improved restrooms. Additional lighting is recommended at most parks, and security cameras are recommended at Holford Park and the Greenbelt Parks. As noted above, shade structures are recommended at all playgrounds and should be added to the bleachers at Holford Park. More trees and improved landscaping are recommended throughout the park system. New restrooms are proposed at Rowlett Creek Greenbelt, Spring Creek Greenbelt, Tuckerville Park, and Holford Park.

### **North Sector priority improvements include:**

- **Holford Recreation Center (New/Replacement) - Including Site Infrastructure and Demolition of Existing Structure**
- **Develop Tuckerville Park (Phase 1)**

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<sup>1</sup> See Chapter 7, Section 7.8 for more information on the trails, including a map of regional priorities



- **Holford Pool improvements following the Aquatics Master Plan**
- **Playgrounds (new and replacements), including shade structures**
- **New restroom buildings**
- **Athletic field improvements (Holford – lighting and concessions)**
- **Catalyst Area improvements – locations to be determined (190 Catalyst Area)**
- Upgrade One Eleven Ranch to a Community Park
- Improve trail access and connectivity
- Improve safety and security at parks
- Add outdoor fitness equipment to meet desires for more fitness and wellness opportunities
- Support reclamation of Rowlett Creek near Firewheel Town Center to bring more property out of the floodplain for future development

**Table 8.2: North Sector Park Improvements**

Park Name (District)		Funding Source	Term
<b>Neighborhood Parks</b>			
<b>Bisby Park (7)</b>			
1	Basketball Restripe/Goal Replacement	CIP	Short
2	Drinking Fountain with Bottle Filler	CIP	Short
3	Lighting - Security	CIP	Short
4	Signage - Main Entry	CIP	Short
5	Signage - Secondary Entry	CIP	Short
6	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
7	Trail - Perimeter Loop - 8' Wide	CIP	Short
8	Outdoor Fitness/Gym/Workout Equipment	CIP	Medium
9	Picnic Shelter - Small	CIP	Medium
10	Trees and Landscaping	CIP	Medium
11	Walkways (ADA) - 6' Wide	CIP	Medium
12	Neighborhood Determined Feature (TBD)	CIP	Long
<b>Hall Park (1)</b>			
1	Planning - Coordinate with GISD for facilities including playgrounds	CIP	Short
2	Planning - Partner with Office of Neighborhood Vitality to leverage available funding for additional improvements	CIP	Short
3	Lighting - Security Replacement/Expansion	CIP	Short
4	Signage - Main Entry	CIP	Short
5	Signage - Secondary Entry	CIP	Short
6	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
7	Barrier along Alley	CIP	Medium
8	Butterfly Garden	CIP	Medium
9	Outdoor Fitness/Gym/Workout Equipment	CIP	Medium
10	Picnic Shelter - Small	CIP	Medium
11	Public Art	CIP	Medium
12	Trees and Landscaping	CIP	Medium

**Table 8.2: North Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
13	Neighborhood Determined Feature (TBD)	CIP	Long
14	Playground Replacement (w/ Shade)	CIP	Long
<b>Community Parks</b>			
<b>Holford Park (7)</b>			
1	Park Master Plan	CIP	Short
2	Basketball Court/Multipurpose Court Resurfacing	CIP	Short
3	Concession Area - New (800 to 1,000 SF)	2019 Bond	Short
4	Football Field Lighting Replacement	2019 Bond	Short
5	Lighting - Security	CIP	Short
6	Outdoor Fitness/Gym/Workout Equipment	CIP	Short
7	Pickleball Courts (2) - Resurfacing of Existing Jr Courts	CIP	Short
8	Picnic Shelter - Medium	CIP	Short
9	Playground Shade Structures	2019 Bond	Short
10	Restrooms - New (2,000 to 2,500 SF)	2019 Bond	Short
11	Security Cameras	CIP	Short
12	Shade Structures at Bleachers (850 SF)	2019 Bond	Short
13	Signage - Main Entry with Electronic Marquee	CIP	Short
14	Signage - Secondary Entry	CIP	Short
15	Walkways (ADA) - 6' Wide	CIP	Short
16	Holford Pool Replacement - Aquatics Center	2019 Bond	Medium
17	Recreation Center (New/Replacement) - Including Site Infrastructure and Demolition of Existing Structure	2019 Bond	Medium
18	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Medium
19	Trees and Landscaping	CIP	Medium
20	Field Improvements - Baseball	CIP	Long
21	Paving - Additional Parking - Holford Recreation Center	2019 Bond	Long
<b>Natural Areas/Open Space</b>			
<b>Bradfield Branch (1)</b>			
1	Park Master Plan	CIP	Short
2	Signage - Main Entry	CIP	Short
3	Connecting Trail (Between Bradfield Park and Tuckerville Park) - 12' Trail	CIP	Medium
4	Signage - Wayfinding	CIP	Medium
<b>Bunker Hill Park (1)</b>			
1	Sell Property		Short
<b>Halff Park (1)</b>			
1	Signage - Main Entry	CIP	Short
2	Signage - Secondary Entry	CIP	Short
3	Trail - Spring Creek Trail Extension - 12' Wide (Halff Section)	CIP	Short
4	Bike Repair Station	CIP	Medium

**Table 8.2: North Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
5	Drinking Fountain with Bottle Filler	CIP	Medium
7	Signage - Wayfinding	CIP	Medium
<b>One Eleven Ranch Park (1)</b>			
1	Park Master Plan	CIP	Short
2	Basketball Half Court	CIP	Short
3	Drinking Fountain with Bottle Filler	CIP	Short
4	Lighting - Security	CIP	Short
5	Playground - New (w/ Shade)	2019 Bond	Short
6	Signage - Main Entry	CIP	Short
7	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
8	Trail - Perimeter Loop - 8' Wide	2019 Bond	Short
9	Trees and Landscaping	CIP	Short
10	Walkways (ADA) - 6' Wide	CIP	Short
11	Neighborhood Determined Feature (TBD)	CIP	Medium
12	Outdoor Fitness/Gym/Workout Equipment	CIP	Medium
13	Picnic Shelter Improvements	CIP	Medium
<b>Rivercrest Branch Greenbelt (1)</b>			
1	Park Master Plan - Consider replacing parking area at trailhead with a park amenity to improve park entrance	CIP	Short
2	Drinking Fountain with Bottle Filler	CIP	Short
3	Signage - Main Entry	CIP	Short
4	Signage - Secondary Entry	CIP	Short
5	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
6	Trail - Connections to Northlake Estates Neighborhood - 8' Wide	CIP	Short
7	Signage - Wayfinding	CIP	Medium
8	Playground - Grinstead Dr (w/ Shade)	CIP	Long
<b>Tuckerville Park (1)</b>			
1	Park Master Plan	CIP	Short
<b>Phase 1</b>			
2	Basketball Court	2004 Bond	Medium
3	Drinking Fountain with Bottle Filler	2004 Bond	Medium
4	Lighting - Security	2004 Bond	Medium
5	Paving - Parking Lot with Entrance Road	2004 Bond	Medium
6	Picnic Shelter - Medium	2004 Bond	Medium
7	Playground - New (w/ Shade)	2004 Bond	Medium
8	Restroom Building (4M Fixtures/4W Fixtures)	2004 Bond	Medium
9	Signage - Main Entry	2004 Bond	Medium
10	Signage - Secondary Entry	2004 Bond	Medium
11	Signage - Wayfinding	2004 Bond	Medium



**Table 8.2: North Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
12	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	2004 Bond	Medium
13	Soccer/Multipurpose Fields (w/ Lighting)	2004 Bond	Medium
14	Trail - Perimeter Loop - 8' Wide	CIP	Medium
15	Trees and Landscaping	2004 Bond	Medium
16	Walkways (ADA) - 6' Wide	2004 Bond	Medium
<b>Phase 2</b>			
17	Paving - Parking Lot	CIP	Long
18	Picnic Shelters (2) - Medium	CIP	Long
19	Restroom Building (4M Fixtures/4W Fixtures)	CIP	Long
20	Soccer/Multipurpose Fields (w/ Lighting)	CIP	Long
21	Trees and Landscaping	CIP	Long
22	Walkways (ADA) - 6' Wide	CIP	Long
<b>Greenbelts/Nature Parks</b>			
<b>Rowlett Creek Greenbelt (1)</b>			
1	Park Master Plan	CIP	Short
2	Trail - Connections to Country Brook Neighborhood - 8' Wide	CIP	Short
3	Trail - Linear (3.5 Miles) - 12' Wide	CIP	Short
4	Crossing Improvements (Castlewood Neighborhood)	CIP	Medium
5	Disc Golf (18 holes)	CIP	Medium
6	Drinking Fountain with Bottle Filler (3)	CIP	Medium
7	Habitat Restoration	CIP	Medium
8	Lighting - Security	CIP	Medium
9	Parking Lot with Entrance Road - Phase 1	CIP	Medium
10	Picnic Shelter - Large	CIP	Medium
11	Pump Track	CIP	Medium
12	Restroom Building (1M Fixture/1W Fixture) - Phase 1	CIP	Medium
13	Security Cameras	CIP	Medium
14	Signage - Main Entry	CIP	Medium
15	Signage - Secondary Entry	CIP	Medium
16	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Medium
17	Nature Center - Outdoor	CIP	Long
18	Parking Lot with Entrance Road - Phase 2	CIP	Long
19	Restroom Building (1M Fixture/1W Fixture) - Phase 2	CIP	Long
<b>Spring Creek Forest Preserve (1, 7)</b>			
1	Park Master Plan	CIP	Short
2	Bike Repair Station	CIP	Medium
3	Drinking Fountain with Bottle Filler	CIP	Medium
4	Lighting - Security	CIP	Medium
5	Parking Lot Expansion	CIP	Medium

**Table 8.2: North Sector Park Improvements (Continued)**

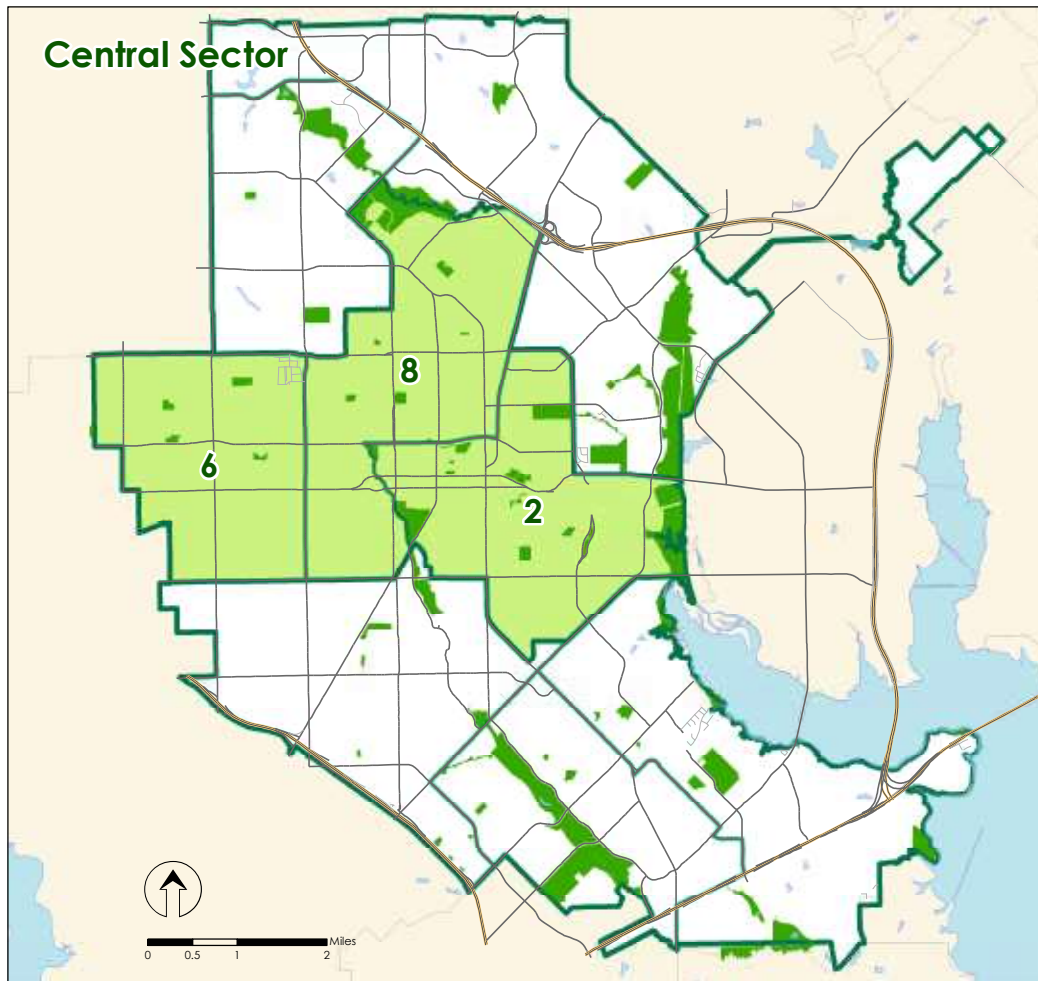
Park Name (District)		Funding Source	Term
6	Security Cameras	CIP	Medium
7	Signage - Main Entry	CIP	Medium
8	Signage - Secondary Entry	CIP	Medium
9	Signage - Wayfinding	CIP	Medium
10	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Medium
11	Trail - Natural Surface Loop	CIP	Medium
12	Trail - Spring Creek Trail Extension - 12' Wide	CIP	Medium
13	Trees and Landscaping	CIP	Medium
<b>Spring Creek Greenbelt (7)</b>			
1	Park Master Plan	CIP	Short
2	Picnic Shelter - Medium (Harris Section)	CIP	Short
3	Bike Repair Station	CIP	Medium
4	Disc Golf (18 holes) (Harris Section)	CIP	Medium
5	Drinking Fountain with Bottle Filler	CIP	Medium
6	Lighting - Security	CIP	Medium
7	Paving - Parking Lot Expansion (Harris Section)	CIP	Medium
8	Restroom Building (1M Fixture/1W Fixture) - Phase 1	CIP	Medium
9	Security Cameras	CIP	Medium
10	Signage - Main Entry	CIP	Medium
11	Signage - Secondary Entry	CIP	Medium
12	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Medium
13	Trail - Connection to Camelot Neighborhood with Bridge (Harris Section) - 12' Wide	CIP	Medium
14	Trail - Spring Creek Trail Extension - 12' Wide (Harris Section)	CIP	Medium
15	Trees and Landscaping	CIP	Medium
<b>Spring Creek Park Preserve (7)</b>			
1	Park Master Plan	CIP	Short
2	Drinking Fountain with Bottle Filler	CIP	Medium
3	Lighting - Security	CIP	Medium
4	Security Cameras	CIP	Medium
5	Signage - Main Entry	CIP	Medium
6	Signage - Secondary Entry	CIP	Medium
7	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Medium
8	Trail - Spring Creek Trail Extension - 12' Wide	CIP	Medium
9	Trees and Landscaping	CIP	Medium
10	Nature Center - Indoor	CIP	Long
11	Parking Lot Expansion	CIP	Long
<b>Other</b>			
1	Trail - Bisby Transmission - 12' Wide with Native Prairie Restoration and Wayfinding Signage	2019 Bond	Medium

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## 8.3 CENTRAL SECTOR PRIORITIES

The Central Sector is a combination of Council Districts 2, 6, and 8 and contains 28 parks and facilities. The location of the sector is highlighted in Figure 8.2.

**Figure 8.2: Central Sector Location**



### 8.3.1 Public Input

#### Most Important Facilities

1. Small neighborhood parks
  2. Paved trails (for walking, biking, skating)
  3. Natural areas/nature parks
  4. Indoor swimming pools
  5. Playgrounds
- Picnic areas/shelters  
Senior center

#### Preferred Upgrades to Existing Parks

1. Security cameras/lighting
2. New/improved restrooms

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3. Walking/hiking trails
  4. Picnic shelters
  5. Benches/picnic tables

### 8.3.2 Central Sector Recommendation Snapshot

The improvements indicated in Table 8.3 will help to address the concerns indicated by public input and the needs analysis. This list includes substantial improvements to many Neighborhood Parks. Downtown Garland and many of the older neighborhood is Garland are located in this sector. All of the Special Use Parks are located in the Central Sector, including the cultural arts facilities. Most of the parks in the Central Sector are developed, but many are in need of updates and equipment replacement. Central Sector residents were the most likely to indicate that the poor condition of facilities prevented them from using them. Residents of this sector desired more fitness and wellness opportunities and more 50+ programs.

Winters Park has a natural amphitheater on the northern side which would be easily accessible for Central Sector and North Sector residents. Demands for additional concerts and movies were noted throughout Garland. The Granville Arts Center and Garland Senior Center are located within this sector, although they serve the residents citywide. Central Sector residents indicated that senior centers were amongst the most important facilities. The Central Sector holds four of the city's six recreation centers, and all are in need of improvement and expansion.

#### Walking/Biking Trails

Trails ranked as the second most important feature in the Central Sector, and the sector includes the fewest miles of trails of any sector and no shared-use trails. Additional or improved perimeter trail loops at various parks, such as Central Park, Winters Park, Bradfield Park, Cullom Park, Groves Park, Huff Park, and Yarborough Park, will provide better access to trails in the Central Sector. Connecting trails are proposed to several parks, and trails along Duck Creek (Central Park) and Rowlett Creek would connect to the regional trail network. Alternative pavement materials should be considered to reduce cost.

#### Playgrounds

Few parks in the Central Sector lack playgrounds, so most of the improvements consist of upgrades and replacement of existing facilities. Three new playgrounds are recommended in Rivercrest, Central, and Groves Parks. All playgrounds, including replacement playgrounds, should include shade structures. Coomer, Embree, Hollabaugh, and Montgomery playgrounds are in good condition but should have shade structures added.

#### Natural Areas

Central Sector residents indicated that natural areas were important, but the sector has a limited supply of these parks compared to the other sectors. Only a portion of Rowlett Creek Greenbelt and a few smaller properties are located in this sector. Education opportunities at Rowlett Creek Greenbelt would serve this sector.

#### Athletic Fields

The Central Sector has athletic complexes at three parks (Bradfield, Central and Winters), all of which need updates. The 2019 Bond Program will provide funding for lighting, concessions, and restroom improvements for these fields as well as shade for bleachers.

#### Game Courts

Basketball courts with one goal or half courts are recommended at many Neighborhood Parks, and full-sized courts are recommended at larger parks (Bradfield and Winters). Many existing courts are in need of repairs, including basketball, tennis, and sand volleyball courts. Pickleball courts are recommended at Bradfield and Central Parks. Futsal courts are recommended at Watson Park by request of the neighborhood. This feature represents an example of a Neighborhood Determined Feature.

## Support Features

Support features represented most of the preferred improvements to existing parks. Respondents indicated desire for improved security, more shade structures, more trees, and new or improved restrooms. Additional lighting is recommended at most parks, and security cameras are recommended at Bradfield, Central, Hollabaugh, and Winters Park. As noted above, shade structures are recommended at all playgrounds and should be added to the bleachers at athletic fields. More trees and improved landscaping are recommended throughout the park system. New restrooms are proposed at Garland City Square (in progress), Winters Park (at amphitheater), Cullom Park, and Watson Park.

### Central Sector priority improvements include:

- **Fields Recreation Center improvements**
- **Granger Recreation Center (in progress) and Annex improvements**
- **Hollabaugh Recreation Center renovation and expansion**
- Bradfield Recreation Center expansion (additional gym, fitness center)
- **Garland Senior Center renovation and expansion**
- **Athletic fields improvements (Central – concession, restrooms, shade at bleachers, and lighting; Bradfield – concessions and shade at bleachers; Winters – lighting, restrooms, and concessions)**
- **Parking lot paving/repaving (Embree, Central, Hollabaugh, Cullom)**
- **Catalyst Area improvements – locations to be determined (Downtown Area and Forest Jupiter Walnut Catalyst Area)**
- Garland City Square renovation
- Dog park at Central Park
- Amphitheater at Winters Park with programming to promote community activity
- Improved trail access and connectivity
  - Regional Connections along Rowlett Creek and Duck Creek (enhance development within TIF district at Walnut St. and Shiloh Rd.)
- Improved safety and security at parks
- Futsal courts at Watson and other appropriate locations (seek CDBG funding)
- Outdoor fitness equipment to meet desires for more fitness and wellness opportunities
- Potential development of city-owned property adjacent to Winters Park for a library or community building use

**Table 8.3: Central Sector Park Improvements**

Park Name (District)		Funding Source	Term
<b>Neighborhood Parks</b>			
<b>Alamo Park (8)</b>			
1	Playground Replacement (w/ Shade) (Ages 2-5)	2019 Bond	Short
2	Signage - Main Entry	CIP	Short
3	Signage - Secondary Entry	CIP	Short
4	Lighting - Security	CIP	Medium
5	Picnic Shelter - Small	CIP	Medium
6	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Medium
7	Trees and Landscaping	CIP	Medium
8	Walkways (ADA) - 6' Wide	CIP	Medium
9	Neighborhood Determined Feature (TBD)	CIP	Long



**Table 8.3: Central Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
<b>Coomer Park (8)</b>			
1	Basketball Half Court	CIP	Short
2	Drinking Fountain with Bottle Filler	CIP	Short
3	Playground Shade Structures	2019 Bond	Short
4	Signage - Main Entry	CIP	Short
5	Signage - Secondary Entry	CIP	Short
6	Site Furnishings (Benches/Trash Receptacles)	CIP	Short
7	Landscaping	CIP	Medium
8	Picnic Shelter - Medium	CIP	Medium
9	Neighborhood Determined Feature (TBD)	CIP	Long
<b>Cullom Park (8)</b>			
1	Lighting - Security	CIP	Short
2	Picnic Shelter - Medium	CIP	Short
3	Signage - Main Entry	CIP	Short
4	Signage - Secondary Entry	CIP	Short
5	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
6	Tennis Courts Improvements (Resurfacing/Fencing Repair)	CIP	Short
7	Trail - Perimeter Loop - 8' Wide	2019 Bond	Short
8	Basketball Restripe/Goal Replacement	CIP	Medium
9	Outdoor Fitness/Gym/Workout Equipment	CIP	Medium
10	Paving - Parking Replacement (2 Lots)	2019 Bond	Medium
11	Playground Replacement (w/ Shade)	2019 Bond	Medium
12	Trees and Landscaping	CIP	Medium
13	Field Improvements	CIP	Long
14	Neighborhood Determined Feature (TBD)	CIP	Long
15	Restroom Building (1M Fixture/1W Fixture)	CIP	Long
<b>Douglas Park (2)</b>			
1	Signage - Main Entry	CIP	Short
2	Signage - Secondary Entry	CIP	Short
3	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
4	Walkways (ADA) - 6' Wide and Repair	CIP	Short
5	Drinking Fountain with Bottle Filler (Replacement)	CIP	Medium
6	Landscaping	CIP	Medium
7	Picnic Shelter - Small	CIP	Medium
8	Playground Replacement (w/ Shade)	2019 Bond	Medium
9	Neighborhood Determined Feature (TBD)	CIP	Long
<b>Embree Park (2)</b>			
1	Fields Recreation Center Improvements	2004 Bond	Short
2	Lighting - Security	CIP	Short
3	Parking Replacement	2019 Bond	Short

**Table 8.3: Central Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
4	Playground Shade Structures	2019 Bond	Short
5	Signage - Main Entry with Electronic Marquee	CIP	Short
6	Signage - Secondary Entry	CIP	Short
7	Site Furnishings (Benches/Trash Receptacles)	CIP	Short
8	Basketball Restripe/Goal Replacement	CIP	Medium
9	Outdoor Fitness/Gym/Workout Equipment	CIP	Medium
10	Picnic Shelter Improvements (Repaint/Refinish)	CIP	Medium
11	Trees and Landscaping	CIP	Medium
<b>Groves Park (6)</b>			
1	Basketball Half Court	CIP	Short
2	Drinking Fountain with Bottle Filler	CIP	Short
3	Lighting - Security	CIP	Short
4	Outdoor Fitness/Gym/Workout Equipment	CIP	Short
5	Playground - New (w/ Shade)	2019 Bond	Short
6	Restroom Building (1M Fixture/1W Fixture)	CIP	Short
7	Signage - Main Entry	CIP	Short
8	Signage - Secondary Entry	CIP	Short
9	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
10	Trail - Perimeter Loop - 8' Wide	2019 Bond	Short
11	Field Improvements - Diamonds - Dugouts	CIP	Medium
12	Picnic Shelter - Medium	CIP	Medium
13	Trees and Landscaping	CIP	Medium
14	Lighting - Tennis Courts	CIP	Long
<b>Hollabaugh Park (6)</b>			
1	Basketball Court	CIP	Short
2	Paving - Parking Expansion - Hollabaugh Recreation Center and Eastern Edge of Park	2019 Bond	Short
3	Playground - Add Shade Structures; Consider Relocation to the West	2019 Bond	Short
4	Recreation Center Renovation and Expansion	2019 Bond	Short
5	Security Cameras	CIP	Short
6	Signage - Main Entry with Electronic Marquee	CIP	Short
7	Signage - Secondary Entry	CIP	Short
8	Trail - Consider Realignment	CIP	Medium
9	Trees and Landscaping	CIP	Medium
<b>Huff Park (2)</b>			
1	Park Master Plan	CIP	Short
2	Playground Replacement (w/ Shade)	2019 Bond	Short
3	Signage - Main Entry	CIP	Short
4	Signage - Secondary Entry	CIP	Short

**Table 8.3: Central Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
5	Trail - Perimeter Loop - 8' Wide	CIP	Short
6	Basketball Restripe/Goal Replacement	CIP	Medium
7	Drinking Fountain with Bottle Filler (Replacement)	CIP	Medium
8	Field Improvements - Diamonds	CIP	Medium
9	Paving - Parking Lot and Access Road Replacement	CIP	Medium
10	Shade Structures at Bleachers	CIP	Medium
11	Shade Structures at Dugouts	CIP	Medium
12	Site Furnishings (Benches/Trash Receptacles)	CIP	Medium
13	Tennis Courts Improvements (Resurfacing/Fencing Repair)	CIP	Medium
14	Trees and Landscaping	CIP	Medium
<b>James Park (2)</b>			
1	Basketball Half Court	CIP	Short
2	Lighting - Security	CIP	Short
3	Playground Drainage/Pavement Repairs	CIP	Short
4	Signage - Main Entry	CIP	Short
5	Signage - Secondary Entry	CIP	Short
6	Site Furnishings (Trash Receptacles/Bike Racks)	CIP	Short
7	Paving - Parking along Belinda Ct with ADA Space	CIP	Short
8	Trail - Perimeter Loop - 8' Wide	CIP	Short
9	Neighborhood Determined Feature (TBD)	CIP	Medium
10	Picnic Shelter - Small	CIP	Medium
11	Trees and Landscaping	CIP	Medium
<b>Montgomery Park (6)</b>			
1	Basketball Half Court	CIP	Short
2	Drinking Fountain with Bottle Filler	CIP	Short
3	Field Improvements (Regrading/Reseeding)	CIP	Short
4	Lighting - Security	CIP	Short
5	Outdoor Fitness/Gym/Workout Equipment (Replacement)	CIP	Short
6	Playground Shade Structures	2019 Bond	Short
7	Restroom Building (1M Fixture/1W Fixture)	CIP	Short
8	Signage - Main Entry	CIP	Short
9	Signage - Secondary Entry	CIP	Short
10	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
11	Walkways (ADA) - 6' Wide	CIP	Short
12	Neighborhood Determined Feature (TBD)	CIP	Medium
13	Picnic Shelter Improvements (Repaint/Refinish)	CIP	Medium
14	Trees and Landscaping	CIP	Medium
<b>Peavy Park (8)</b>			
1	Basketball Half Court	CIP	Short
2	Lighting - Security (Expand and Replace)	CIP	Short

**Table 8.3: Central Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
3	Playground Replacement (w/ Shade)	2019 Bond	Short
4	Public Art - Wall Mural (Local Artists in Partnership with Office of Neighborhood Vitality)	CIP	Short
5	Signage - Main Entry	CIP	Short
6	Signage - Secondary Entry	CIP	Short
7	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
8	Trail - Perimeter Loop - 8' Wide (Replace 3' Sidewalk)	CIP	Short
9	Trees and Landscaping	CIP	Short
10	Walkways (ADA) - 6' Wide	CIP	Short
11	Neighborhood Determined Feature (TBD)	CIP	Medium
12	Picnic Shelter - Small	CIP	Medium
<b>Watson Park (6)</b>			
1	Park Master Plan	CIP	Short
2	Basketball Restripe/Goal Replacement and Add Screening to Keep Balls in Court	CIP	Short
3	Field Improvements - Formalize Soccer Use	CIP	Short
4	Futsal Courts (2)	CIP	Short
5	Lighting - Fields and Courts	CIP	Short
6	Restroom Building (1M Fixture/1W Fixture)	CIP	Short
7	Signage - Main Entry	CIP	Short
8	Signage - Secondary Entry	CIP	Short
9	Site Furnishings (Benches/Trash Receptacles)	CIP	Short
10	Trail - Perimeter Loop - 8' Wide	CIP	Short
11	Lighting - Security	CIP	Medium
12	Trees and Landscaping, including Pruning of Existing Trees	CIP	Medium
13	Drinking Fountain with Bottle Filler (Replacement)	CIP	Medium
14	Field Improvements (Backstop, Turf, Grading)	CIP	Long
<b>Woodland Park (8)</b>			
1	Basketball Restripe/Goal Replacement	CIP	Short
2	Drinking Fountain with Bottle Fillers (Replacement)	CIP	Short
3	Lighting - Security	CIP	Short
4	Picnic Shelter - Small	CIP	Short
5	Playground Replacement (w/ Shade)	2019 Bond	Short
6	Signage - Main Entry	CIP	Short
7	Signage - Secondary Entry	CIP	Short
8	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
9	Trees and Landscaping	CIP	Short
10	Walkways (ADA) - 6' Wide	CIP	Short
11	Neighborhood Determined Feature (TBD) - Partner with Office of Neighborhood Vitality	CIP	Medium

**Table 8.3: Central Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
<b>Yarborough Park (8)</b>			
1	Planning - Partner with Office of Neighborhood Vitality to leverage available funding for additional improvements	CIP	Short
2	Lighting - Security	CIP	Short
3	Outdoor Fitness/Gym/Workout Equipment	CIP	Short
4	Picnic Shelter - Small	CIP	Short
5	Playground Replacement (w/ Shade), include Thematic Elements	2019 Bond	Short
6	Signage - Main Entry	CIP	Short
7	Signage - Secondary Entry	CIP	Short
8	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
9	Trail - Perimeter Loop - 8' Wide	CIP	Short
10	Walkways (ADA) - 6' Wide	CIP	Short
11	Basketball Restripe/Goal Replacement	CIP	Medium
12	Drinking Fountain with Bottle Filler	CIP	Medium
13	Neighborhood Determined Feature (TBD)	CIP	Medium
14	Trees and Landscaping	CIP	Medium
<b>Community Parks</b>			
<b>Bradfield Park (2)</b>			
1	Park Master Plan	CIP	Short
2	Lighting - Security	CIP	Short
3	Playground Replacement (w/ Shade)	2019 Bond	Short
4	Restroom Building Improvements	CIP	Short
5	Security Cameras	CIP	Short
6	Signage - Main Entry with Electronic Marquee	CIP	Short
7	Signage - Secondary Entry	CIP	Short
8	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
9	Trail - Perimeter Loop - 8' Wide	CIP	Short
10	Basketball Restripe/Goal Replacement	CIP	Medium
11	Bradfield Recreation Center Improvements (Exterior Improvements/Additional Gym)	CIP	Medium
12	Concession Area - New (800 to 1,000 SF)	2019 Bond	Medium
13	Disc Golf (9 holes)	CIP	Medium
14	Field Improvements - Ballfield #1	CIP	Medium
15	Field Improvements - Ballfield #2	CIP	Medium
16	Field Improvements - Ballfield #3	CIP	Medium
17	Field Improvements - Ballfield #4 (fencing, drainage)	CIP	Medium
18	Field Improvements - Football Field (drainage, bleachers, scoreboard)	CIP	Medium
19	Outdoor Fitness/Gym/Workout Equipment	CIP	Medium
20	Paving - Parking/Road Improvements	CIP	Medium
21	Pickleball Courts (2)	CIP	Medium



**Table 8.3: Central Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
22	Picnic Shelter - Medium	CIP	Medium
23	Pool Improvements (Pending Aquatics Master Plan)	CIP	Medium
24	Shade Structures at Bleachers (850 SF)	2019 Bond	Medium
25	Signage - Wayfinding	CIP	Medium
26	Tennis Courts Improvements (Resurfacing/Fencing Repair)	CIP	Medium
27	Trees and Landscaping	CIP	Medium
<b>Central Park (2)</b>			
1	Park Master Plan	CIP	Short
2	Dog Park	2004 Bond	Short
3	Granger Annex Improvements	2004 Bond	Short
4	Lighting - Security	CIP	Short
5	Outdoor Fitness/Gym/Workout Equipment	CIP	Short
6	Paving - Park Road Replacement	2019 Bond	Short
7	Paving - Parking Replacement - Annex/Football/Concession/Field	2019 Bond	Short
8	Paving - Parking Replacement - Baseball	2019 Bond	Short
9	Paving - Parking Replacement - Granger Recreation Center	2019 Bond	Short
10	Playground - Large All-Access (w/ Shade and Fence)	2019 Bond	Short
11	Sand Volleyball Court Improvements	CIP	Short
12	Security Cameras	CIP	Short
13	Signage - Main Entry with Electronic Marquee	CIP	Short
14	Signage - Secondary Entry	CIP	Short
15	Trail - Perimeter Loop - 12' Wide	CIP	Short
16	Walkways (ADA) - 6' Wide to all Facilities, including Athletic Fields	CIP	Short
17	Basketball Restripe/Goal Replacement	CIP	Medium
18	Concession Area - New (800 to 1,000 SF)	2019 Bond	Medium
19	Drinking Fountain with Bottle Filler (2)	CIP	Medium
20	Field Improvements	CIP	Medium
21	Football and Baseball Lighting Replacement	2019 Bond	Medium
22	Pickleball Courts (2)	CIP	Medium
23	Picnic Shelter - Large	CIP	Medium
24	Picnic Shelter - Medium (2)	CIP	Medium
25	Restrooms - New (2,000 to 2,500 SF)	2019 Bond	Medium
26	Shade Structures at Bleachers	2019 Bond	Medium
27	Signage - Wayfinding	CIP	Medium
28	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Medium
29	Tennis Court Resurfacing - Improve access from road and consider pickleball lining; potential partnership with GISD	CIP	Medium
30	Trees and Landscaping	CIP	Medium
31	Trail - Connectivity Improvements Between Central Park and Chandler Heights (Railroad Crossing)	CIP	Long

**Table 8.3: Central Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
<b>Regional Parks</b>			
<b>Winters Park (8)</b>			
1	Park Master Plan	CIP	Short
2	Drinking Fountains with Bottle Fillers (2)	CIP	Short
3	Lighting - Security	CIP	Short
4	Security Cameras	CIP	Short
5	Signage - Main Entry	CIP	Short
6	Signage - Secondary Entry	CIP	Short
7	Signage - Wayfinding	CIP	Short
8	Sports Field Lighting	2019 Bond	Short
9	Amphitheater	CIP	Medium
10	Basketball Courts (2)	CIP	Medium
11	Paving - Parking Lot - New (to Support Amphitheater)	CIP	Medium
12	Picnic Shelter - Large	CIP	Medium
13	Picnic Shelter - Medium	CIP	Medium
14	Restroom Building - Near Amphitheater (4M Fixtures/4W Fixtures)	CIP	Medium
15	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Medium
16	Softball - Concession Area Update	2019 Bond	Medium
17	Softball - Restroom Update	2019 Bond	Medium
18	Tennis Courts Improvements (Resurfacing/Fencing Repair)	CIP	Medium
19	Trail - Connection to Spring Creek Forest Preserve - 12' Wide	CIP	Medium
20	Trail - Perimeter Loop - 12' Wide	CIP	Medium
21	Trees and Landscaping	CIP	Medium
22	Walkways (ADA) - 6' Wide	CIP	Medium
<b>Special Use Parks</b>			
<b>Carver Senior Center (2)</b>			
1	Renovation	CIP	Short
<b>Garland City Square (2)</b>			
1	Stage	TIF	Short
2	Restroom Building	TIF	Short
3	Outdoor Games	TIF	Short
4	Plaza Space	TIF	Short
<b>Heritage Crossing (2)</b>			
1	No Improvements Recommended		
<b>Performing Arts Center (2)</b>			
1	Back-of-House Renovation	CIP	Short
<b>Plaza Theatre (2)</b>			
1	Exterior Improvements	CIP	Short
<b>Senior Activity Center (2)</b>			
1	Senior Center Renovation and Expansion	2019 Bond	Medium
2	Signage - Main Entry with Electronic Marquee	CIP	Short

**Table 8.3: Central Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
<b>Natural Areas/Open Space</b>			
<b>Dallas/Garland Friendship Park (6)</b>			
1	Lighting - Security	CIP	Short
2	Picnic Shelter - Medium	CIP	Short
3	Signage - Main Entry	CIP	Short
4	Walkways (ADA) - 6' Wide	CIP	Short
5	Neighborhood Determined Feature (TBD)	CIP	Medium
6	Outdoor Fitness/Gym/Workout Equipment	CIP	Medium
7	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Medium
<b>Halff Park (8)</b>			
1	Trail - Connection to Charleston Commons Neighborhood with Bridge - 12' Wide (Halff Section)	CIP	Medium
<b>Lakewood Tract (2)</b>			
1	Signage - Main Entry	CIP	Medium
2	Bike Repair Station	CIP	Long
3	Drinking Fountain with Bottle Filler	CIP	Long
4	Paving - Parking Lot - New	CIP	Long
5	Signage - Wayfinding	CIP	Long
6	Trail - 12' Wide	CIP	Long
<b>Quail Creek Parkway Park (2)</b>			
1	Signage - Main Entry	CIP	Short
2	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
3	Trail - 12' Wide	CIP	Medium
<b>Rowlett Creek Greenbelt (2)</b>			
1	Park Master Plan	CIP	Short
2	Trail - Linear (3.5 Miles) - 12' Wide	CIP	Medium
<b>Other</b>			
1	Trail - Connection to New RiverSet Development, Continuing into District 6 - 12' Wide	CIP	Medium

## 8.4 SOUTH SECTOR PRIORITIES

The South Sector is a combination of Council Districts 3, 4, and 5 and contains 29 parks. The location of the sector is highlighted in Figure 8.3.

### 8.4.1 Public Input

#### Most Important Facilities

1. Small neighborhood parks
2. Paved trails (for walking, biking, skating)
3. Indoor swimming pools

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4. Natural areas/nature parks
  5. Picnic areas/shelters

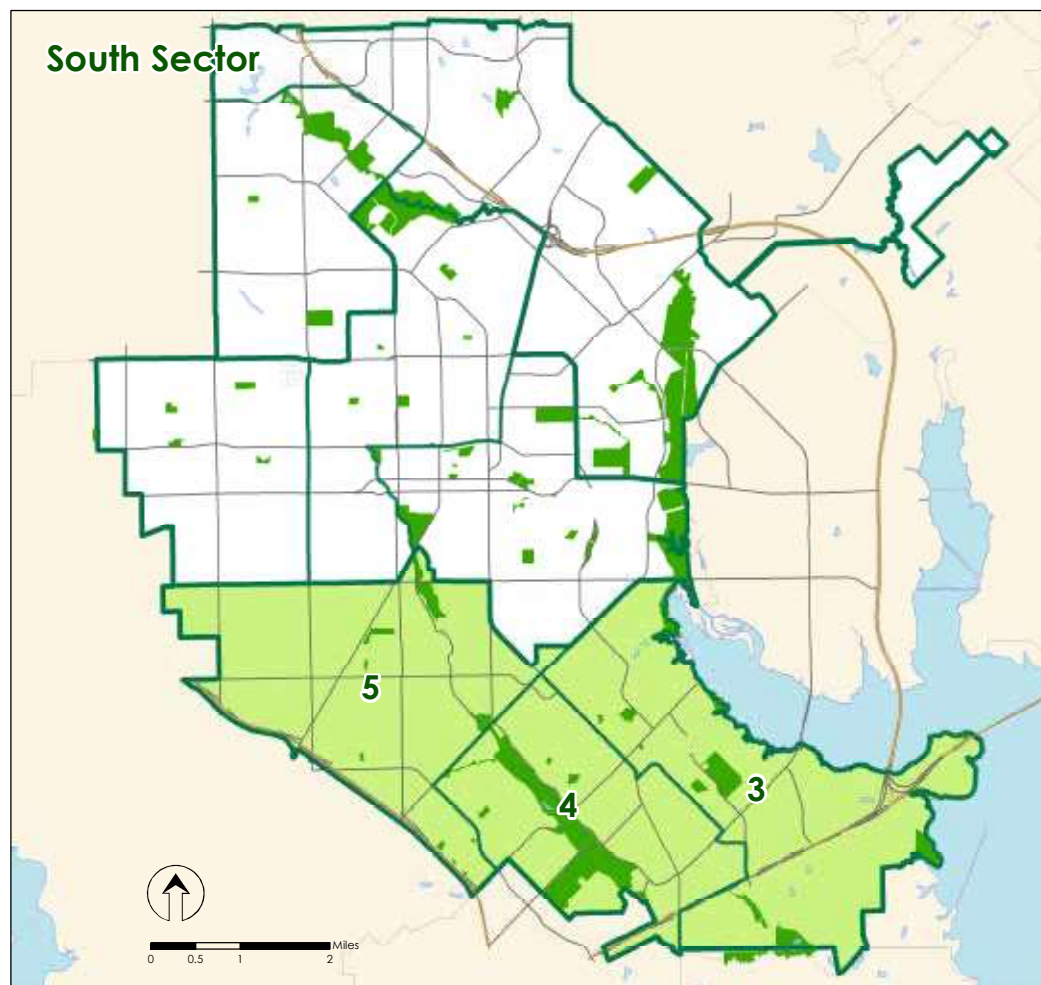
### Preferred Upgrades to Existing Parks

1. New/improved restrooms
2. Security cameras/lighting
3. Walking/hiking trails
4. Benches/picnic tables
5. Picnic shelters

## 8.4.2 South Sector Recommendation Snapshot

South Sector improvements in Table 8.4 will serve the needs of residents as outlined by the public input and the needs analysis. The list includes substantial improvements to most of the parks in the sector. The public desires improvements to Surf and Swim as authorized by the 2019 Bond Program, and the features will be determined by the Aquatics Master Plan currently underway. The sector's only recreation center at Audubon Park needs improvement as well, which will also be funded by the 2019 Bond Program and funding remaining from the 2004 Bond.

**Figure 8.3: South Sector Location**



The residential areas in the South Sector are a combination of older and more recent developments. Some of the remaining growth areas in Garland are located in this sector. Some of the more recent developments

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lack access to many park facilities, but in most cases, needs could be met by improving existing parks. Many of the recommendations for this sector are intended to improve service for these residents. Most notably, Hayes Park at Rosehill and Wynn Joyce Park improvements will add needed park amenities at parks that currently have minimal features. Many needs can also be met at the largest parks in the district, Audubon Park, Rick Oden Park, and the Duck Creek Greenbelt. Rick Oden Park improvements will be funded by the 2019 Bond Program with funding for the skate park coming from the 2004 Bond.

## **Strategic Priority Investment Areas**

The South Sector (District 5 in particular) had the highest ranked areas in the Strategic Priority Investment Areas map (Chapter 5, Figure 5.19), which highlighted areas with low levels of park services and high levels of social needs. Some of the highest need areas lack parks (but did have elementary schools). Other areas have parks that are in poor condition and lack amenities, most notably Kingsley and Tinsley Parks. South Sector residents were the most likely to indicate concerns about safety and security in parks. Like the other sectors, residents of this sector desired more fitness and wellness opportunities and more 50+ programs, which could be accommodated at a new recreation center in this area.

### **Lakefront Parks**

The South Sector has several lakefront parks that could provide far more to residents than what is currently offered. John Paul Jones Park and the Lake Ray Hubbard Greenbelt could provide scenic trails and gathering spaces in addition to the Chaha Boat Ramp along the lake that could be a regional attraction. Wynn Joyce Park could provide an attractive Community Park to serve nearby residents that lack access to many park features. Features such as bench swings and picnic shelters would appeal to users of all ages and would greatly improve the utilization of these parks.

Windsurf Bay has the greatest potential for a revenue generating park with a wide array of lakefront features at attractions. Unfortunately, improvements to this park must be delayed until the completion of the George Bush Turnpike extension, which will travel through the park. Some potential features are included for consideration in Table 8.4, however.

### **Walking/Biking Trails**

Trails ranked as the second most important feature in the South Sector, but the sector includes the most miles of shared-use trails of the three sectors. Additional or improved perimeter trail loops at various parks, such as Audubon Park, Rick Oden Park, Anita Hill Park, Freedom Park, Graham Park, Hayes Park at Rosehill, and Tinsley Park, will provide improved access to trails in this sector. Connectivity improvements are proposed to several parks, including Ablon Park, Oaks Branch, and the Duck Creek Greenbelt. Trails through Rick Oden Park, John Paul Jones Park, and the Lake Ray Hubbard Greenbelt would connect to the regional trail network. Natural surface trails are also recommended at Ablon Park, Hayes Park at Rosehill, Woodland Basin Nature Area, and Duck Creek Greenbelt (access at Cody Park).

### **Playgrounds**

Few parks in the South Sector lack playgrounds, so most of the improvements consist of upgrades and replacement of existing facilities. New playgrounds are recommended at Wynn Joyce Park, Troth Ablon Park, and White Park to fill service gaps. A regional playscape (large playground) is planned at Rick Oden Park, and a series of small play structures or pods are proposed at John Paul Jones Park, consistent with its linear shape. As noted previously, all playgrounds, including replacement playgrounds, should include shade structures.

### **Natural Areas**

The South Sector rated natural areas as the fourth most important features, and the sector has a substantial supply of these parks at the Duck Creek Greenbelt and Hayes Park at Rosehill. Access to these parks could be improved, however, as Hayes Park currently lacks features. Both parks offer excellent opportunities for outdoor activities in the southern portion of the city, including picnicking, dog parks, hiking, and more. These parks provide ideal locations for nature education programs, which could be supported by the development of a nature center at the Duck Creek Greenbelt.



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## Athletic Fields

The South Sector has athletic complexes for soccer and softball at Audubon Park and baseball at Rick Oden Park, all of which need updates. The 2019 Bond Program will provide funding for most of the improvements needed at these complexes. However, lighting at Audubon soccer fields was requested but is not included in the 2019 Bond Program.

## Game Courts

Basketball courts with one goal or half courts are recommended at many Neighborhood Parks, and existing basketball courts need repairs. Audubon Park lacks any game courts despite being the largest active park in Garland. As a result, two tennis courts and two full-sized basketball courts are recommended at this park. The South Sector currently only has tennis courts at Rick Oden Park, which is a sizable distance from the southern edge of the city. Pickleball courts are recommended at Audubon Park to provide a location for this fast-growing sport in southern Garland.

## Support Features

Support features represented most of the preferred improvements to existing parks. Respondents indicated desire for improved security, more shade structures, more trees, and new or improved restrooms. Additional lighting is recommended at most parks, and security cameras are recommended at Audubon and Wynn Joyce Parks. As noted above, shade structures are recommended at all playgrounds and should be added to the bleachers at Crossman and Rick Oden Parks. More trees and improved landscaping are recommended throughout the park system. New restrooms are proposed at Ablon, Eastern Hills, Wynn Joyce, Wynne, Troth Ablon, John Paul Jones Park, and Rick Oden Parks and the Duck Creek Greenbelt at Gatewood Pavilion.

### South Sector priority improvements include:

- **Rick Oden Park improvements, including a skate park, field improvements, trails, and a new regional playground**
- **Surf and Swim improvements following the Aquatics Master Plan**
- **Audubon Recreation Center renovation and expansion**
- **Athletic fields improvements (Audubon/Carter Softball Complex – concessions and restrooms; Audubon multipurpose/soccer – lighting; Rick Oden – field renovations, lighting, restrooms, food truck park, and shade at bleachers)**
- **Catalyst Area improvements – locations to be determined (Broadway/Centerville Catalyst Area, Centerville Marketplace, South Garland Corridor, and Interstate 30 Catalyst Area)**
- Ablon Park upgrade to a Community Park with better access to adjacent, growing neighborhoods
- Wynn Joyce Park improvements, including upgrade to a Community Park
- Hayes Park at Rosehill development as a Nature Park and Passive Community Park
- Game courts at Audubon Park (basketball, tennis, pickleball)
- Partnership with GISD to provide access and improvements to schools in priority areas (Southgate, Caldwell, and Parkcrest Elementary Schools)
- Improve trail access and connectivity, especially at lakefront parks, including connections between John Paul Jones Park and Windsurf Bay Park
- Improved safety and security at parks, including improved maintenance and visibility
  - Potential to enhance parks by adopting principles from Crime Prevention Through Environmental Design (CPTED) at parks, including Independence Park and Freedom Park
- Add outdoor fitness equipment to meet desires for more fitness and wellness opportunities
- New recreation center in District 5 (potentially part of a partnership)
- Windsurf Bay improvement following the completion of the George Bush Turnpike extension through the park

- Initiation of internal city process for review and amendment of current sub-lease agreements along Lake Ray Hubbard shoreline
- Promotion of lakefront events by Convention and Visitor's Bureau to promote large scale events; potential partnership with Dallas County

**Table 8.4: South Sector Park Improvements**

Park Name (District)		Funding Source	Term
<b>Neighborhood Parks</b>			
<b>Ablon Park (3)</b>			
1	Dock Replacement	CIP	Short
2	Playground Shade Structures	2019 Bond	Short
3	Signage - Main Entry	CIP	Short
4	Signage - Secondary Entry	CIP	Short
5	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
6	Trail - Connection to New Development (East of Park) - 12' Wide	CIP	Short
7	Lighting - Security	CIP	Medium
8	Outdoor Fitness/Gym/Workout Equipment	CIP	Medium
9	Restroom Building (1M Fixture/1W Fixture)	CIP	Medium
10	Trail - Natural Surface	CIP	Medium
11	Trees and Landscaping	CIP	Medium
12	Walkways (ADA) - 6' Wide	CIP	Medium
13	Neighborhood Determined Feature (TBD)	CIP	Long
<b>Armstrong Park (5)</b>			
1	Signage - Main Entry	CIP	Short
2	Signage - Secondary Entry	CIP	Short
3	Site Furnishings (Trash Receptacles/Bike Racks)	CIP	Short
4	Trees and Landscaping	CIP	Medium
5	Neighborhood Determined Feature (TBD)	CIP	Long
6	Playground Replacement (w/ Shade)	CIP	Long
<b>Cody Park (4)</b>			
1	Lighting - Security	CIP	Short
2	Signage - Main Entry	CIP	Short
3	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
4	Bike Repair Station	CIP	Medium
5	Drinking Fountain with Bottle Filler	CIP	Medium
6	Paving - Parking/Roads Replacement	2019 Bond	Medium
7	Picnic Shelter - Small	CIP	Medium
8	Trees and Landscaping	CIP	Medium
<b>Crossman Park (4)</b>			
1	Drinking Fountain with Bottle Filler	CIP	Short
2	Lighting - Security	CIP	Short
3	Shade Structures at Bleachers	CIP	Short

**Table 8.4: South Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
4	Signage - Main Entry	CIP	Short
5	Signage - Secondary Entry	CIP	Short
6	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
7	Trail - Perimeter Loop - 8' Wide	CIP	Short
8	Walkways (ADA) - 6' Wide	CIP	Short
9	Field Improvements (Regrading)	CIP	Medium
10	Picnic Shelter - Small	CIP	Medium
11	Trees and Landscaping	CIP	Medium
12	Neighborhood Determined Feature (TBD)	CIP	Long
<b>Dorfman Park (5)</b>			
1	Basketball Half Court	CIP	Short
2	Drinking Fountain with Bottle Filler	CIP	Short
3	Lighting - Security	CIP	Short
4	Playground Replacement (w/ Shade)	2019 Bond	Short
5	Signage - Main Entry	CIP	Short
6	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
7	Trail - Perimeter Loop - 8' Wide	CIP	Short
8	Trees and Landscaping	CIP	Short
9	Walkways (ADA) - 6' Wide	CIP	Short
10	Neighborhood Determined Feature (TBD)	CIP	Medium
11	Picnic Shelter - Small	CIP	Medium
<b>Eastern Hills Park (3)</b>			
1	Basketball Restripe/Goal Replacement	CIP	Short
2	Lighting - Security	CIP	Short
3	Outdoor Fitness/Gym/Workout Equipment	CIP	Short
4	Picnic Shelter - Medium	CIP	Short
5	Playground Replacement (w/ Shade)	CIP	Short
6	Signage - Main Entry	CIP	Short
7	Signage - Secondary Entry	CIP	Short
8	Signage - Wayfinding	CIP	Short
9	Site Furnishings (Trash Receptacles/Bike Racks)	CIP	Short
10	Drinking Fountain with Bottle Filler (Additional)	CIP	Medium
11	Trees and Landscaping	CIP	Medium
12	Neighborhood Determined Feature (TBD)	CIP	Long
13	Restroom Building (1M Fixture/1W Fixture)	CIP	Long
<b>Freedom Park (4)</b>			
1	Basketball Half Court	CIP	Short
2	Drinking Fountain with Bottle Filler	CIP	Short
3	Lighting - Security	CIP	Short

**Table 8.4: South Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
5	Picnic Shelter - Medium	CIP	Short
6	Signage - Main Entry	CIP	Short
7	Signage - Secondary Entry	CIP	Short
8	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
9	Trail - Perimeter Loop - 8' Wide	CIP	Short
10	Trees and Landscaping	CIP	Short
11	Neighborhood Determined Feature (TBD)	CIP	Medium
<b>Graham Park (5)</b>			
1	Picnic Shelter - Medium	CIP	Short
2	Signage - Main Entry	CIP	Short
3	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
4	Trail - Perimeter Loop - 8' Wide	CIP	Short
5	Trees and Landscaping	CIP	Short
8	Neighborhood Determined Feature (TBD)	CIP	Medium
9	Playground Replacement (w/ Shade)	CIP	Long
<b>Grissom Park (5)</b>			
1	Park Master Plan (Combined with White Park)	CIP	Short
<b>Independence Park (4)</b>			
1	Drinking Fountain with Bottle Filler	CIP	Short
2	Lighting - Security	CIP	Short
3	Picnic Shelter - Small	CIP	Short
4	Playground Replacement (w/ Shade)	2019 Bond	Short
5	Signage - Main Entry	CIP	Short
6	Signage - Secondary Entry	CIP	Short
7	Site Furnishings (Benches/Bike Racks)	CIP	Short
8	Trees and Landscaping	CIP	Short
9	Walkway from Independence Dr to Georgetown Dr	CIP	Short
10	Neighborhood Determined Feature (TBD)	CIP	Medium
<b>Kingsley Park (5)</b>			
1	Park Master Plan	CIP	Short
2	Basketball Half Court	CIP	Short
3	Drinking Fountain with Bottle Filler	CIP	Short
4	Futsal Courts (2)	CIP	Short
5	Lighting - Security	CIP	Short
6	Picnic Shelter - Medium	CIP	Short
7	Playground Replacement (w/ Shade)	2019 Bond	Short
8	Signage - Main Entry	CIP	Short
9	Signage - Secondary Entry	CIP	Short

**Table 8.4: South Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
12	Trees and Landscaping	CIP	Short
13	Walkway - Pedestrian Access from North (Partnership with Church)	CIP	Short
14	Walkways (ADA) - 6' Wide	CIP	Short
<b>Meadowcreek Branch Park (4)</b>			
1	Drinking Fountain with Bottle Filler	CIP	Short
2	Signage - Main Entry	CIP	Short
3	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
4	Walkway along Brookview Dr	CIP	Short
5	Basketball Half Court	CIP	Medium
6	Landscaping	CIP	Medium
7	Neighborhood Determined Feature (TBD)	CIP	Medium
8	Parking Improvements (Repaint/Restripe)	CIP	Medium
9	Picnic Shelter - Small	CIP	Medium
10	Playground Replacement (w/ Shade)	2019 Bond	Medium
<b>Oaks Branch Park/Greenbelt (3)</b>			
1	Park Master Plan	CIP	Short
2	Basketball Half Court	CIP	Short
3	Drinking Fountain with Bottle Filler	CIP	Short
4	Lighting - Security	CIP	Short
5	Picnic Shelter - Medium	CIP	Short
6	Playground Replacement (w/ Shade)	CIP	Short
7	Signage - Main Entry	CIP	Short
8	Signage - Secondary Entry	CIP	Short
9	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
10	Trail - Connections to West Side of Oaks Neighborhood - 8' Wide	CIP	Short
11	Trees and Landscaping	CIP	Short
12	Walkways (ADA) - 6' Wide	CIP	Short
13	Neighborhood Determined Feature (TBD)	CIP	Medium
14	Signage - Wayfinding	CIP	Medium
15	Trail - Connection to Ablon Park - 12' Wide	CIP	Medium
<b>Ross Park (3)</b>			
1	Lighting - Security	CIP	Short
2	Playground Replacement (w/ Shade)	2019 Bond	Short
3	Signage - Main Entry	CIP	Short
4	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
5	Trail - Perimeter Loop - 8' Wide	CIP	Short
6	Neighborhood Determined Feature (TBD)	CIP	Medium
7	Picnic Shelter - Small	CIP	Medium
8	Trees and Landscaping	CIP	Medium



**Table 8.4: South Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
<b>Tinsley Park (5)</b>			
1	Basketball Half Court	CIP	Short
2	Drinking Fountain with Bottle Filler	CIP	Short
3	Lighting - Security (Replacement/Expansion)	CIP	Short
4	Outdoor Fitness/Gym/Workout Equipment	CIP	Short
5	Picnic Shelter - Medium	CIP	Short
6	Playground Replacement (w/ Shade)	2019 Bond	Short
7	Signage - Main Entry	CIP	Short
8	Signage - Secondary Entry	CIP	Short
9	Site Furnishings (Benches/Trash receptacles/Bike racks)	CIP	Short
10	Trail - Perimeter Loop - 8' Wide	CIP	Short
11	Trees and Landscaping	CIP	Short
12	Walkways (ADA) - 6' Wide	CIP	Short
13	Neighborhood Determined Feature (TBD)	CIP	Medium
14	Paving - Parking Replacement	2019 Bond	Medium
<b>Troth Ablon Park (4)</b>			
1	Drinking Fountain with Bottle Filler	CIP	Short
2	Lighting - Security	CIP	Short
3	Signage - Main Entry	CIP	Short
4	Signage - Secondary Entry	CIP	Short
5	Signage - Wayfinding (Trailhead)	CIP	Short
6	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
7	Walkway - Crosswalk/Sidewalk to Park Entrance	CIP	Short
8	Basketball Half Court	CIP	Medium
9	Bike Repair Station	CIP	Medium
10	Neighborhood Determined Feature (TBD)	CIP	Medium
11	Outdoor Fitness/Gym/Workout Equipment	CIP	Medium
12	Picnic Shelter - Medium	CIP	Medium
13	Playground - New (w/ Shade)	2019 Bond	Medium
14	Restroom Building (1M Fixture/1W Fixture)	CIP	Medium
15	Trees and Landscaping	CIP	Medium
16	Paving - Parking Replacement	2019 Bond	Long
<b>White Park (5)</b>			
1	Park Master Plan (Combined with Grissom Park)	CIP	Short
2	Basketball Half Court (Replacement)	CIP	Short
3	Lighting - Security	CIP	Short
4	Playground - New (w/ Shade)	2019 Bond	Short
5	Signage - Main Entry	CIP	Short
6	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
7	Picnic Shelter - Small	CIP	Medium

**Table 8.4: South Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
8	Trees and Landscaping	CIP	Medium
9	Walkways (ADA) - 6' Wide	CIP	Medium
10	Neighborhood Determined Feature (TBD)	CIP	Long
<b>Wynne Park (5)</b>			
1	Park Master Plan	CIP	Short
2	Multipurpose Court Improvements/Repainting	CIP	Short
3	Signage - Main Entry	CIP	Short
4	Signage - Secondary Entry	CIP	Short
5	Disc Golf (9 holes)	CIP	Medium
6	Dog Park - Small	CIP	Medium
7	Lighting - Security	CIP	Medium
8	Outdoor Fitness/Gym/Workout Equipment	CIP	Medium
9	Picnic Shelter - Medium (Replacement)	CIP	Medium
10	Pool Improvements (Pending Aquatics Master Plan)	CIP	Medium
11	Restroom Building (1M Fixture/1W Fixture)	CIP	Medium
12	Signage - Interpretive Signage (including Signage Plan)	CIP	Medium
13	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Medium
14	Trail - Connection between Two Sides of Park	CIP	Medium
15	Trees and Landscaping	CIP	Medium
16	Walkways (ADA) - 6' Wide	CIP	Medium
<b>Community Parks</b>			
<b>Rick Oden Park (5)</b>			
1	Park Master Plan	CIP	Short
2	Baseball Field Lighting	2019 Bond	Short
3	Baseball Field Renovations and Improvements	2019 Bond	Short
4	Drainage Improvements	2019 Bond	Short
5	Food Truck Park (800 to 1,000 SF)	2019 Bond	Short
6	Paving - Entry Drive Replacement/Relocation	2019 Bond	Short
7	Paving - New Park Road	2019 Bond	Short
8	Paving - New Parking Lots	2019 Bond	Short
9	Pedestrian Bridge (80-100 LF Steel Bridge)	2019 Bond	Short
10	Playground - Regional Playscape (7,500 to 8,000 SF) w/ Fence	2019 Bond	Short
11	Restroom Building (4M Fixtures/4W Fixtures)	2019 Bond	Short
12	Restrooms - New - Baseball (2,000 to 2,500 SF)	2019 Bond	Short
13	Shade Structures at Bleachers (850 SF)	2019 Bond	Short
14	Signage - Main Entry	CIP	Short
15	Signage - Secondary Entry	CIP	Short
16	Site Demolition	2019 Bond	Short
17	Site Furnishings (Benches, Lights, Picnic Tables, Trash Cans)	2019 Bond	Short
18	Site Infrastructure	2019 Bond	Short

**Table 8.4: South Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
19	Skate Park	2004 Bond	Short
20	Tennis Center - Pro Shop (3,500 SF)	2019 Bond	Short
21	Trail - Perimeter Loop - 12' Wide	CIP	Short
22	Trail/Sidewalk Replacement and Additions (5,300 LF)	2019 Bond	Short
23	Basketball Restripe/Goal Replacement	CIP	Medium
24	Bridge Replacement	CIP	Medium
25	Paving - Parking Expansion/Replacement	2019 Bond	Medium
26	Picnic Shelter - Large	CIP	Medium
27	Picnic Shelter - Medium (2)	CIP	Medium
28	Signage - Wayfinding	CIP	Medium
<b>Windsurf Bay Park (3)</b>			
1	Park Master Plan	CIP	Medium
2	Shoreline Wall	2004 Bond	Short
3	Land Acquisition	CIP	Medium
<b>Potential Features</b>			
3	Basketball Court (Replacement)	CIP	Future
4	Bench Swings	CIP	Future
5	Canoe/Kayak Launch	CIP	Future
6	Drinking Fountains with Bottle Fillers (3)	CIP	Future
7	Event Rental Facility (4,000 SF)	CIP	Future
8	Fishing Piers	CIP	Future
9	Lighting - Security	CIP	Future
10	Managed Access - Entrance Gate	CIP	Future
11	Outdoor Fitness/Gym/Workout Equipment	CIP	Future
12	Outdoor Games	CIP	Future
13	Paving - Parking Expansion	CIP	Future
14	Paving - Parking Lot and Road Pavement	CIP	Future
15	Picnic Shelter - Large	CIP	Future
16	Picnic Shelters - Medium (2)	CIP	Future
17	Playground Replacement - Regional (w/ Shade)	CIP	Future
18	Plaza Space	CIP	Future
19	Restroom Building (1M Fixture/1W Fixture)	CIP	Future
20	Restroom Building (4M Fixtures/4W Fixtures)	CIP	Future
21	Ropes Course	CIP	Future
22	Sand Volleyball Courts (2)	CIP	Future
23	Security Cameras	CIP	Future
24	Signage - Main Entry	CIP	Future
25	Signage - Wayfinding	CIP	Future
26	Site furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Future
27	Splash Pad (w/ Shade Structure)	CIP	Future

**Table 8.4: South Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
28	Stage or Amphitheater	CIP	Future
29	Trail - Perimeter Loop - 8' Wide with Connection to Future Neighb	CIP	Future
30	Trees and Landscaping	CIP	Future
31	Walkways (ADA) - 6' Wide	CIP	Future
32	Zip Line	CIP	Future
<b>Regional Parks</b>			
<b>Audubon Park (4)</b>			
1	Park Master Plan	CIP	Short
2	Recreation Center Expansion	2019 Bond	Short
3	Recreation Center Renovation	2004 Bond	Short
4	Soccer Fields - New Restrooms (2,000 to 2,500 SF)	2019 Bond	Medium
5	Soccer Fields - Shade Structures (850 SF)	2019 Bond	Medium
6	Surf and Swim - Regional Aquatic Facility	2019 Bond	Short
7	Surf and Swim - Regional Aquatic Facility (2004 Bond)	2004 Bond	Short
8	Surf and Swim - Overflow Parking	2019 Bond	Medium
9	Surf and Swim - Parking Expansion	2019 Bond	Medium
10	Carter Softball Complex - Concession Area Update	2019 Bond	Long
11	Carter Softball Complex - Restroom Update	2019 Bond	Long
12	Basketball Courts (2)	CIP	Short
13	Drinking Fountains with Bottle Fillers (2)	CIP	Short
14	Lighting - Security	CIP	Short
15	Security Cameras	CIP	Short
16	Outdoor Fitness/Gym/Workout Equipment	CIP	Short
17	Signage - Main Entry with Electronic Marquee	CIP	Short
18	Signage - Secondary Entry	CIP	Short
19	Signage - Wayfinding	CIP	Short
20	Trail - Perimeter Loop - 12' Wide	CIP	Short
21	Paving - Parking Improvements (Resurfacing)	CIP	Medium
22	Pickleball Courts (2)	CIP	Medium
23	Picnic Shelter - Large	CIP	Medium
24	Picnic Shelter - Medium (2)	CIP	Medium
25	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Medium
26	Soccer Fields - Regrading	CIP	Medium
27	Tennis Courts (2)	CIP	Medium
28	Trail Lighting	CIP	Medium
29	Trees and Landscaping	CIP	Medium
30	Walkways (ADA) - 6' Wide	CIP	Medium
31	Field Improvements (Turf and Miscellaneous Improvements)	CIP	Long
32	Field Lighting - Multipurpose/Soccer Fields (4)	CIP	Long

**Table 8.4: South Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
<b>Natural Areas/Open Space</b>			
<b>Anita Hill Park at Indian Lake (3)</b>			
1	Signage - Main Entry	CIP	Short
2	Signage - Secondary Entry	CIP	Short
3	Picnic Shelter - Medium	CIP	Medium
4	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Medium
5	Trail - Perimeter Loop - 8' Wide	CIP	Medium
6	Trees and Landscaping	CIP	Medium
7	Walkways (ADA) - 6' Wide	CIP	Medium
<b>Glenbrook Parkway (5)</b>			
1	Rick Oden Connection - Crossings	2019 Bond	Short
2	Trail - Rick Oden Connection - 8' Wide	2019 Bond	Short
3	Signage - Main Entry	CIP	Short
4	Signage - Secondary Entry	CIP	Short
5	Signage - Wayfinding	CIP	Short
6	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
<b>Hayes Park at Rosehill (3)</b>			
1	Park Master Plan	CIP	Short
2	Drinking Fountain with Bottle Filler	CIP	Short
3	Lighting - Security	CIP	Short
4	Native Prairie Restoration	CIP	Short
5	Paving - Parking Lot with Entrance Road	CIP	Short
6	Signage - Main Entry	CIP	Short
7	Signage - Secondary Entry	CIP	Short
8	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Short
9	Trail - Perimeter Loop - 8' Wide	2019 Bond	Short
10	Walkways (ADA) - 6' Wide	CIP	Short
11	Dog Park	CIP	Medium
12	Landscaping	CIP	Medium
13	Nature Play Area	CIP	Medium
14	Neighborhood Determined Feature (TBD)	CIP	Medium
15	Outdoor Fitness/Gym/Workout Equipment	CIP	Medium
16	Picnic Shelters (2) - Medium	CIP	Medium
17	Signage - Interpretive Signage (including Signage Plan)	CIP	Medium
18	Trail - Natural Surface	CIP	Medium
<b>John Paul Jones Park (3)</b>			
1	Park Master Plan (Consider Proposed Private RV Park during Planning)	CIP	Short
2	Fishing Pier Replacement	CIP	Short
3	Lighting - Security	CIP	Short

**Table 8.4: South Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
4	Restroom Building (2M Fixture/2W Fixture)	CIP	Short
5	Shoreline Wall Improvements	CIP	Short
6	Signage - Main Entry	CIP	Short
7	Signage - Secondary Entry	CIP	Short
8	Bench Swings	CIP	Medium
9	Bike Repair Station	CIP	Medium
10	Paving - Parking Replacement	2019 Bond	Medium
11	Picnic Shelters - Medium (Replacement)	CIP	Medium
12	Playground - Play Pods (throughout Park)	2019 Bond	Medium
13	Signage - Wayfinding	CIP	Medium
14	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Medium
14	Trail - Extend and Widen - 12' Wide	CIP	Medium
15	Trail Lighting	CIP	Medium
16	Trees and Landscaping	CIP	Medium
17	Chaha Boat Ramp and Parking Replacement	2019 Bond	Long
<b>Woodland Basin Nature Area (3)</b>			
1	Park Master Plan	CIP	Short
2	Drinking Fountain with Bottle Filler	CIP	Medium
3	Erosion Control	CIP	Medium
4	Signage - Main Entry	CIP	Medium
5	Signage - Secondary Entry	CIP	Medium
6	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Medium
7	Trail - Linear (3/4 Miles) - 12' Wide	CIP	Medium
8	Trail - Natural Surface Loop	CIP	Medium
9	Trees and Landscaping	CIP	Medium
10	Walkways (ADA) - 6' Wide	CIP	Medium
11	Neighborhood Determined Feature (TBD)	CIP	Long
<b>Wynn Joyce Park (3)</b>			
1	Park Master Plan	CIP	Short
2	Bench Swings	CIP	Medium
3	Drinking Fountain with Bottle Filler	CIP	Medium
4	Fishing Piers	CIP	Medium
5	Habitat Restoration (Prairie/Meadow)	CIP	Medium
6	Lighting - Security	CIP	Medium
7	Neighborhood Determined Feature (TBD)	CIP	Medium
8	Outdoor Fitness/Gym/Workout Equipment	CIP	Medium
9	Paving - Parking Lot with Entrance Road	CIP	Medium
10	Pickleball Courts (2)	CIP	Medium
11	Picnic Shelters (2) - Medium	CIP	Medium
12	Playground - New (w/ Shade)	2019 Bond	Medium



**Table 8.4: South Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
13	Restroom Building (1M Fixture/1W Fixture)	CIP	Medium
14	Security Cameras	CIP	Medium
15	Signage - Main Entry	CIP	Medium
16	Signage - Secondary Entry	CIP	Medium
17	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Medium
18	Trail - Perimeter Loop - 12' Trail	CIP	Medium
19	Trees and Landscaping	CIP	Medium
20	Walkways (ADA) - 6' Wide	CIP	Medium
<b>Greenbelts/Nature Parks</b>			
<b>Duck Creek Greenbelt (4)</b>			
1	Park Master Plan	CIP	Short
2	Gatewood Pavilion Improvements	2004 Bond	Short
3	Bike Repair Station (2)	CIP	Medium
4	Drinking Fountain with Bottle Filler (3)	CIP	Medium
5	Gatewood Pavilion Parking Replacement	2019 Bond	Medium
6	Habitat Restoration	CIP	Medium
7	Lighting - Security	CIP	Medium
8	Restroom Building (1M Fixture/1W Fixture) - Gatewood	CIP	Medium
9	Signage - Main Entry	CIP	Medium
10	Signage - Secondary Entry	CIP	Medium
11	Signage - Wayfinding	CIP	Medium
12	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Medium
13	Trail - Connection to Wynne Park - 12' Wide	CIP	Medium
14	Trail - Connections between Country View and Trail Valley Neighborhoods, Audubon Park, and the Duck Creek Trail - 12'	CIP	Medium
15	Trail - Connections to La Prada Neighborhood - 12' Wide	CIP	Medium
16	Trail - Natural Surface Loop (Access at Cody)	CIP	Medium
17	Trailhead Parking Replacement	2019 Bond	Medium
18	Nature Center - Indoor	CIP	Long
19	Paving - Parking Lot with Entrance Road	CIP	Long
<b>Lake Ray Hubbard Greenbelt (3)</b>			
1	Bike Repair Station	CIP	Medium
2	Drinking Fountain with Bottle Filler (2)	CIP	Medium
3	Land Acquisition (e.g., Former Marina) for Amenities such as Boardwalks, Boat Launch, Trails, etc.)	CIP	Short
4	Lighting - Security	CIP	Medium
5	Paving - Parking Lot with Entrance Road (2)	CIP	Medium
6	Signage - Main Entry	CIP	Medium
7	Signage - Secondary Entry	CIP	Medium
8	Site Furnishings (Benches/Trash Receptacles/Bike Racks)	CIP	Medium
9	Trail - North Section - 12' Wide	CIP	Medium

**Table 8.4: South Sector Park Improvements (Continued)**

Park Name (District)		Funding Source	Term
10	Trail - South Section - 12' Wide	CIP	Medium
Other			
1	Canoe/Paddle Boat Launch (as Part of Trail along Lake Ray Hubbard Shoreline)	CIP	Medium
2	Driving Range and Putting Greens (Location in South Garland TBD)	CIP	Medium
3	New Park in Eastern Hills Neighborhood between Eastern Hills Park and Audubon Park	CIP	Medium
4	Trail - Connection between new development on Rosehill Rd under IH-30 to Oaks Branch Greenbelt and Ablon Park (Acquire Easements if Necessary) - 12' Wide	CIP	Medium
5	Trail - Improved Connectivity to Tinsley Park & Kingsley Park over S Garland Ave	CIP	Medium
6	Recreation Center - District 5	CIP	Long

## 8.5 CAPITAL IMPROVEMENT COSTS

The estimated cost of the improvements in this Master Plan will ultimately depend on which facilities are developed. Some of the improvements require future decisions based on location or neighborhood preferences, and priorities also change over a 10-year period. Items may also be added or removed when Park Master Plans are prepared for many of these properties. This section provides a probable cost for many of the individual facility improvements identified in this chapter. The values in Table 8.5 can then be used to estimate a potential cost of park improvements indicated at Garland parks. These estimates can then be used in conjunction with the park improvement lists to set priorities and allow for the comparison of costs between alternative features.

**Table 8.5: Potential Facility Development Cost Estimates**

Improvement	Estimated Cost
Amphitheater	\$700,000
Benches (Permanent) - Each	\$1,500
Bike Rack	\$2,000
Disc Golf - 9-Hole Course	\$70,000
Disc Golf - 18-Hole Course	\$135,000
Dog Park - Small	\$50,000
Dog Park - Large	\$200,000
Drinking Fountain Fixture (Add for New Water Line)	\$8,000
Game Court - Basketball	\$75,000
Game Court - Basketball Half-Court	\$40,000
Game Court - Basketball Resurface/Restripe	\$25,000
Game Court - Futsal	\$200,000
Game Court - Pickleball	\$50,000
Game Court - Tennis Court	\$100,000
Game Court - Tennis Repair, Coating and Restriping	\$70,000
Natural Area Restoration - Prairie/Meadow (Per Acre)	\$7,500
Nature Play Area (Small)	\$150,000
Nature Play Area (Large)	\$300,000
Outdoor Fitness/Gym/Workout Equipment (Per Item)	\$13,000
Paving/Parking (Per SF)	\$15
Picnic Tables (Permanent) - Each	\$3,000
Playground - Neighborhood/Community (w/ Shade)	\$330,000
Playground - Regional	\$700,000 and Up
Playground Shade	\$40,000
Pump Track	\$400,000
Restroom Building (1M Fixture/1W Fixture)	\$330,000
Restroom Building (2M Fixture/2W Fixture)	\$430,000
Restroom Building (4M Fixtures/4W Fixtures)	\$650,000
Security Cameras (Each)	\$50,000
Security Lighting (Each)	\$4,000
Shade Structures at Bleachers	\$50,000 to \$100,000
Shelter (Small)	\$100,000
Shelter (Medium)	\$130,000
Shelter (Large)	\$200,000
Signage - Main Entry	\$13,000
Signage - Main Entry with Electronic Marquee	\$16,000
Signage - Secondary Entry	\$7,000
Skate Park (Small)	\$150,000
Soccer/Multipurpose Fields (w/ Lighting)	\$500,000
Splash Pad (w/ Shade Structure)	\$2,725,000
Splash Pad - Regional (w/ Shade Structures)	\$750,000
Trail, Concrete - 8' Wide (Per Mile)	\$500,000 to \$1,000,000
Trail, Concrete - 12' Wide (Per Mile)	\$1,400,000 to \$2,000,000
Trail, Natural Surface (Per Mile)	\$250,000
Walkway/Sidewalk, Concrete, 6' Wide (Per LF)	\$170