



The 2010 Parks, Recreation & Open Space Master Plan

Final Report

Adopted by the Granbury City Council on May 3, 2011



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- Appendix C – Creeks and Streams*

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Chapter 1

Introduction

Granbury is one of the best-known cities and tourist destinations in North Texas. Even though it is relatively small and somewhat distant from the center of the region, Granbury is better known and regarded than many Metroplex cities that are many times its size. This is largely due to the community’s historic character, small-town charm, physical beauty, and high quality of life that attract residents, as well as tourists. For many people (residents and visitors alike), the name “Granbury” is synonymous with relaxation, entertainment, and small-town friendliness. In short, it is Granbury’s image and reputation that makes it such a desirable place to live while simultaneously being one of the most popular tourist destinations in the region.

The City’s motto – “Where Texas History Lives” – is an excellent embodiment of the history and culture that so strongly defines Granbury. This small-town charm and historic character are visible in the Courthouse Square, Granbury Cemetery, and the historic neighborhoods with their popular bed and breakfasts that surround the downtown area. There are also natural and physical elements that help to define Granbury’s unique character, including Lake Granbury, the rural landscapes surrounding the community, and Comanche Peak. In combination, these characteristics create a bucolic atmosphere that provides a foundation for the provision of quality of life experiences for visitors and residents while also serving as major economic drivers for the community. However, in order to maintain the elements that make Granbury a great place to live and a prominent tourist destination, it is crucial for the City to have a vision for the future. Such a vision will ensure that the city’s inevitable (and desirable) growth occurs in a manner that is supportive of Granbury’s charm and character. It is within this paradigm that the City’s parks, recreation, and open space system exists. It should build upon the quality-of-life foundation established by Granbury’s historic character and small-town charm while being an instrumental part of Granbury’s future growth.



Though Granbury enjoys these qualities, there are several issues which are impacting the community. One of Granbury’s most popular physical features is the lake; however, because such a large percentage of the lakeshore is privately-owned, there are very few locations in which citizens and visitors can access the shoreline. Another crucially important physical feature

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is Comanche Peak. Though it is not located within Granbury's city limits, this privately-owned mesa is a visual icon for the community and its appearance should be protected. In addition, the rural landscapes that so strongly define the community's identity are quickly disappearing as they are subdivided into new development. From a park service point of view, all of Granbury's parks are located within its historic core, rather than being evenly distributed across the city. Also, since Granbury provides high-quality recreation facilities, a very large percentage of the people using the City's facilities do not live within Granbury's city limits. This situation results in a large burden being placed on the City and its tax payers.



In order to address these issues while preserving Granbury's charm and enhancing the community's growth necessitates taking a creative approach with regard to parks and recreation. First and foremost, it is crucial to identify ways in which to protect the elements that make Granbury unique – its rural landscapes, view sheds toward Lake Granbury and Comanche Peak, shorelines, and historic character. It is also very important to redefine the role of parks and recreation in the community. Specifically, parks, trails, open spaces, and recreation programs are more than just amenities for the community. Quality parks and other public spaces have the ability to encourage economic development and increase property values because they enhance quality of life and signify prosperity. Finally, the development of multi-jurisdictional partnerships between the City of Granbury, Hood County, Granbury ISD, and the Brazos River Authority are crucial to ensuring the efficient and equitable provision of parks and recreation facilities. Since parks play a significant role in attracting economic development, a partnership with the Granbury-Hood County Economic Development Corporation should also be explored in order to enhance the city's public spaces and overall quality of life.

PURPOSE OF THE PLAN

The purpose of this Master Plan is to provide guidance to the City of Granbury and the decisions that it makes with regard to parks, recreation, and open space. It is important that these decisions work in concert to develop a diverse and exciting parks, recreation, and open space system that enhances the city's quality of life for years to come. This Master Plan provides recommendations, priorities, and cost estimates for physical improvements to parks and open spaces. It is also intended to supplement the City of Granbury's Comprehensive Plan (last revised in 2008) by providing guidance for City policies related to growth and development in concert with the protection of natural areas and open space.

The City of Granbury Parks, Recreation and Open Space Master Plan was developed as a collaborative effort by the City Council, Parks and Recreation Advisory Board, City Staff, and

Half Associates of Richardson, Texas (hereafter, Planning Team). The analysis and recommendations included in this Master Plan are based on a vision and set of goals (described in this chapter), the city’s history and demographics, regional and national trends in the parks and recreation industry, public involvement, and the existing conditions of the parks, recreation, and open space system. Through the implementation of the recommendations of this Master Plan, the City will take considerable steps in improving the quality of life, image, and character of Granbury over the next five to ten years. Specifically, the 2010 Parks, Recreation and Open Space Master Plan:

- Recognizes the interface between Granbury as a major tourist destination and the value of parks and recreation for residents and visitors alike;
- Identifies the need for additional recreation facilities, including parks;
- Evaluates the spatial location of parks and recreation facilities and recommends measures to ensure a balanced distribution of facilities within the city;
- Guides the Parks and Recreation Advisory Board and City Staff in acquiring land to meet current and future park, open space, and recreation facility needs;
- Recommends and prioritizes key improvements to appropriately address deficiencies in the parks and recreation system;
- Guides City Staff and City Officials in determining where and how funding should be allocated over the next five to 10 years;
- Identifies opportunities and recommends appropriate measures for improving quality of life within the city; and
- Provides a plan which is consistent with the funding and grant requirements for the Texas Parks and Wildlife Department.

A VISION FOR PARKS, RECREATION AND OPEN SPACE

Creating a parks, recreation, and open space system that is engaging, exciting, and interacts with the downtown area and the lake to continue drawing people to Granbury requires more than simply acquiring land and building structures. It requires having a unified vision upon which this Master Plan and all of the actions taken by the City with regard to parks, recreation, and open space are based. In order to achieve the best possible outcome for the citizens of Granbury, enhance quality of life, and create parks, trails, and open space that attract economic development, the following vision has been created. This vision is based on input received from the citizens, the City Council, the Parks and Recreation Advisory Board, and City Staff.

The Vision

Protect, preserve, and enhance Granbury’s charm and character while promoting progress and economic growth.

The statement above reflects the overall vision of the citizens of Granbury with regard to the future of their community. Specifically applied to parks, recreation, and open space, this means that the City’s parks and public spaces should simultaneously reflect Granbury’s culture and identity while meeting the needs of the growing community. Considering the protection, preservation, and enhancement of Granbury’s charm and character, it is critical to identify and protect vistas and landscapes of cultural and historic significance and to maintain the rural and small-town beauty and identity of the city. Conversely, it is also important for parks and

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facilities to grow with the community, providing new opportunities as Granbury continues to mature. Similarly, it is important to provide creatively designed and well maintained parks and public spaces that will encourage economic growth. Such facilities will promote economic development because they indicate a high quality of life within the community and consequently attract businesses, new residents, tourists, and increased property values.

Accomplishing this dichotomy of preservation and progress requires that parks, trails, and open spaces be developed in a manner that reflects Granbury's past, present, and future. That is, it is paramount to respect the past, meet the needs of today's population, and proactively identify and meet future needs. Overall, the City of Granbury must focus on creating a parks, recreation, and open space system that provides "total wellness," which means improving people's mental and physical health and enhancing the vitality and prosperity of Granbury.

MASTER PLAN GOALS

Based upon the vision described above, the following goals have been created. These goals help provide guidance to the City in decision making and can help make the vision a reality.

- 1.** Connect the city physically, visually, and culturally through an interlinked system of parks, open spaces, and trails located along linear features such as the shores of Lake Granbury, creeks, and railroad easements.
- 2.** Embrace Lake Granbury by preserving view corridors and providing places where people can access and enjoy the lake and its shoreline.
- 3.** Preserve Granbury's character and historic charm by protecting the rural landscapes surrounding the city and incorporating cultural themes in the parks, open spaces, and trails.
- 4.** Partner with Hood County and the Brazos River Authority to efficiently and equitably meet regional demands for recreational facilities.
- 5.** Engage the community by providing opportunities for people to gather and interact, as well as activities that provide passive and active recreation for all age groups.
- 6.** Utilize the parks, recreation, and open space system as a tool to help support Granbury's tourism economy and encourage economic prosperity.

Chapter 2

Context

INTRODUCTION

Granbury is located 36 miles southwest of Fort Worth along US Highway 377 and serves as the seat of Hood County. Granbury and Hood County are located where the Texas Grand Prairie and the Western Cross Timbers natural regions of North Central Texas meet. The city is uniquely situated on the shores of Lake Granbury along the Brazos River, which provides recreation opportunities for much of the area. The most dominant natural feature in the area is Comanche Peak (a mesa that towers 600 feet above the surrounding area and is located southwest of Granbury). This serves as an iconic landmark that is visible for many miles. Granbury has an estimated 2010 population of 7,800, and has a total area of approximately 14.72 square miles (of which about 0.5 square miles is water). As a city with a historically rich background, Granbury's growth and development in recent history has flourished, making it into a major tourism hub for the North Texas region. Over the last few decades, development patterns in Granbury have changed from that of the historic core of the city to a more suburban, auto-oriented style. As Granbury continues to grow, people have shown the desire to preserve the historic core of the city and to protect Granbury's historical background while promoting new development patterns that incorporate modern-day amenities and attractions in the periphery of the City.

BACKGROUND & HISTORY¹

Hood County originated when pieces of Johnson and Erath counties were combined to make a new county, which was named after General John Bell Hood. Granbury, the seat of Hood County, was established soon after in 1866 when two brothers, J. and J.H. Nutt, donated forty acres of property along the Brazos River to form the new townsite. This area later became the site of the new courthouse and what would become downtown Granbury. The

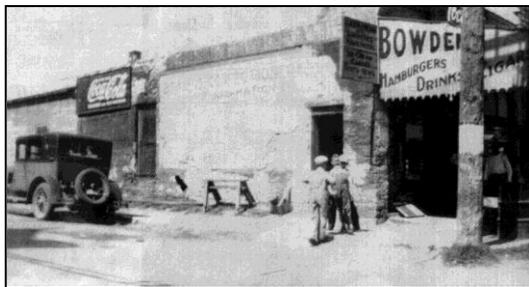


The city was named after General Hiram Bronson Granbury, leader of local Confederate troops

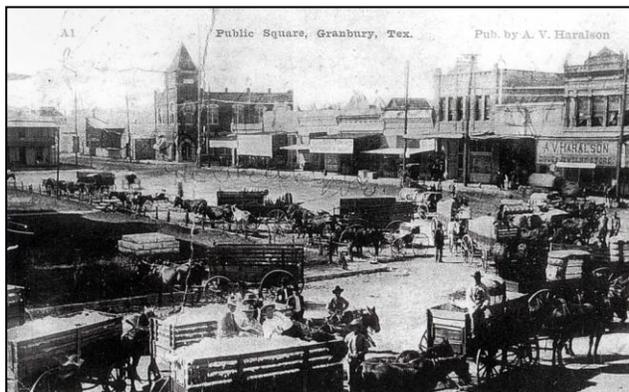
¹ Sources: Texas State Historical Association – The Handbook of Texas Online
City of Granbury, Texas – Comprehensive Plan (2008)

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during the Civil War, on November 30, 1893. General Granbury led his brigade in General Hood's disastrous invasion of Tennessee, but was killed in action on November 30, 1864 at the Battle of Franklin.



In 1871, town lots were designated and sold through a public auction process. During this time, the first public school was founded in Granbury as well as the first church, which was started by the Methodists. Soon afterward, the first Hood County Courthouse and County Jail were built. In 1887, the Fort Worth and Rio Grande Railway came through Granbury (today this line is owned by the Fort Worth and Western Railroad). The establishment of this new railroad connection prompted a building boom in the city. Many of Granbury's historic two-story limestone buildings were erected during this time, as was the old opera house and the Historic Granbury Railroad Depot, which is now the Genealogical Museum. Agricultural production also began to thrive helping to make Granbury the major hub in North Texas for the pecan, peanut, peach, grain, and cotton markets. In response to major agricultural production, the Hood County Milling Company, a cottonseed oil mill, opened for business along with five cotton gins.



Through the years, Granbury has been home to many historic figures. Davy Crockett's wife and son, Elizabeth and Robert, settled near Granbury following the Texas Revolution. Crockett Street was later named in honor of their family. Elizabeth Crockett is buried at the nearby Acton State Historic Site, which is the smallest State Park in Texas. Granbury was also claimed to be home to a few famous outlaws, including John Wilkes Booth and Jessie James, who is allegedly buried in the Granbury Cemetery.

The damming of the Brazos River in 1969 at DeCordova Bend southeast of Granbury formed Lake Granbury, which meanders through the city and is one of the region's most important amenities. With the Lake came new marinas, housing developments, and commercial centers that line its shores. Additional growth in the city was spurred by the construction of the Comanche Peak Nuclear Power Plant in the 1980s. This facility brought thousands of employees to Hood County and nearby Somervell County.

Within recent years, Granbury has become one of the most major tourist destinations in North Texas. In addition to its Lake and historic neighborhoods, the historic courthouse square is a popular tourist attraction that features shopping, entertainment venues, wineries, and restaurants.



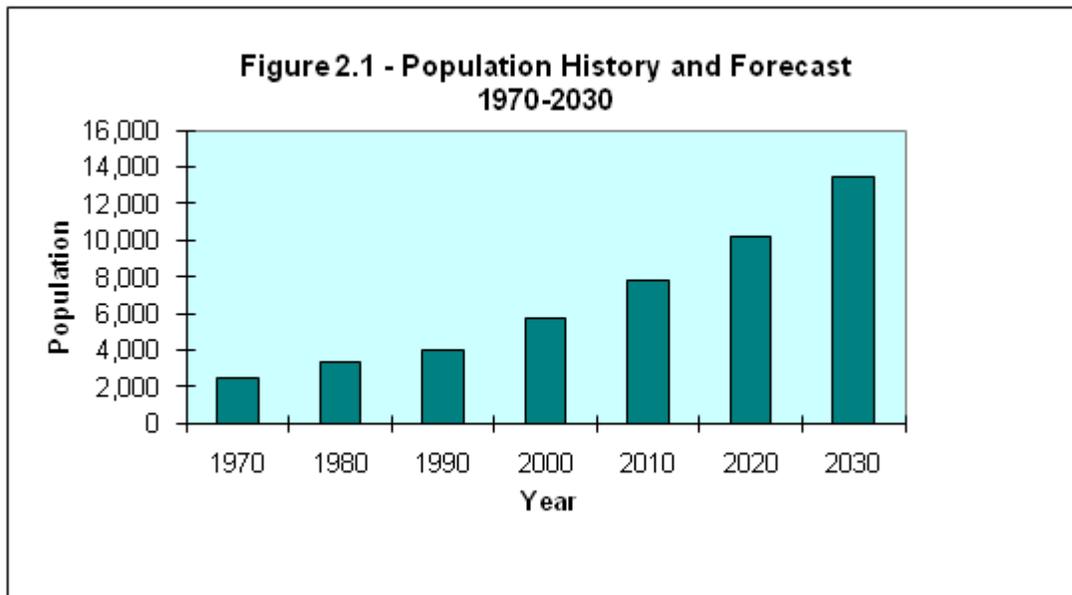
DEMOGRAPHICS

The following is a review of past and present demographic data for the City of Granbury. An understanding of who lives in Granbury and the City’s growth projections informs direction for future decisions and actions.

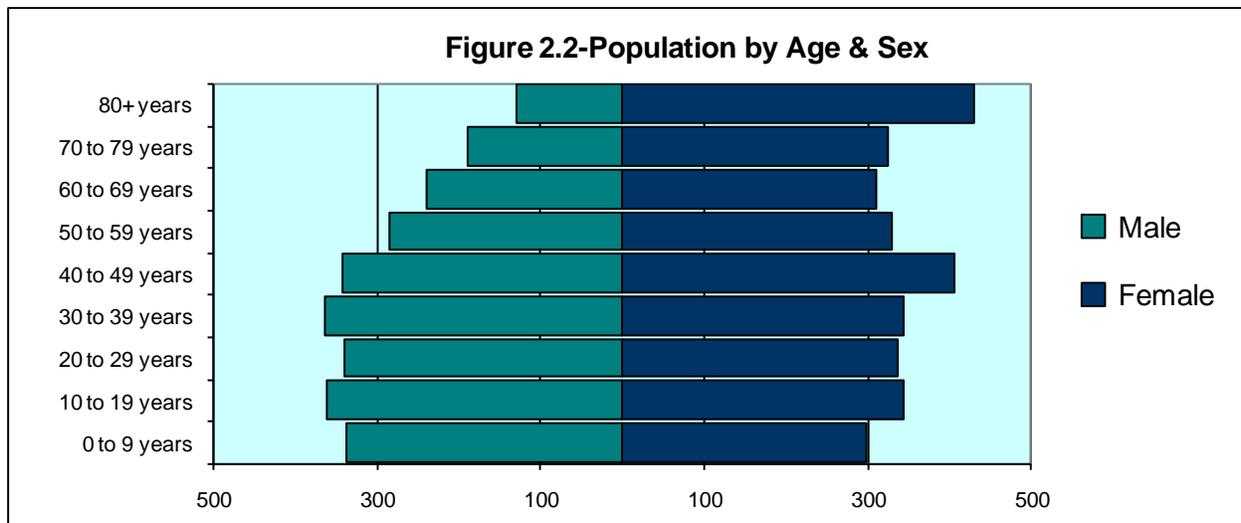
In 2000, Granbury had a population of 5,718, contained 2,391 households, and employed 2,727 people. According to the 2008 Comprehensive Plan, Granbury’s forecasted 2010 population was 7,705. However, North Central Texas Council of Governments estimates Granbury’s population to be 7,800 as of January 2010.

Table 2.1 Population History and Forecast 1970 – 2030							
	1970	1980	1990	2000	2010	2020	2030
Population¹	2,473	3,332	4,045	5,718	7,800	10,189	13,474
1. Estimated / Projected							

Sources: US Census Bureau, NCTCOG Population Forecasts
<http://www.nctcog.org/rd/City.asp?1685>
<http://www.census.gov/prod/cen1990/cph2/cph-2-1-1.pdf>
 The City of Granbury, Texas – Comprehensive Plan



Sources: <http://www.nctcog.org/rd/City.asp?1685>
<http://www.census.gov/prod/cen1990/cph2/cph-2-1-1.pdf>
 The City of Granbury, Texas – Comprehensive Plan



Source: Census 2000 Summary File 2 (SF 2) 100-Percent Data (US Census Bureau)

The population pyramid shown in Figure 2.2 illustrates the distribution of Granbury’s population by age and sex. It is of note that the number of females age 60 and over living in Granbury is significantly greater than the number of males of the same age. It is statistically the case that females live longer than males; however, the percentage of Granbury’s 60 and over population that is female is much greater than the national average for this age range. As such, it can be interpreted that Granbury is a popular place to live for female retirees. The fact that about two-thirds of the city’s 60 and over population is female should be considered when developing future senior citizen recreation programs.

Table 2.2 Racial Characteristics	
Race	Percentage
White	94.50%
Black or African American	0.40%
American Indian and Alaska Native	0.70%
Asian	0.50%
Native Hawaiian and Other Pacific Islander	0.00%
Some other race	2.60%
Two or more races	1.20%
Hispanic or Latino*	7.30%

*Hispanic/Latino is considered an ethnicity, not a race by the US Census. This is the percentage of the total population that identify with the Hispanic/Latino ethnicity.

Source: Census 2000 Summary File 2 (SF 2) 100-Percent Data (US Census Bureau)

Table 2.3 Educational Attainment*	
Education Attainment	Percentage
Less than 9th grade	7.00%
9th to 12th grade, no diploma	10.50%
High school graduate (includes equivalency)	30.20%
Some college, no degree	27.20%
Associate degree	4.70%
Bachelor's degree	14.80%
Graduate or professional degree	5.70%
*Individuals age 25 and over	

Source: Census 2000 Summary File 3 (SF 3) – Sample Data

Table 2.4 Household Income, Housing Value, and Households	
	Median / Average
Annual Household Income	\$35,952
Median Home Sales Price*	\$135,000
Average Leased Price*	\$1,114
Number of Households	2,391
People per Household	2.2
*2 nd Quarter 2010 (Granbury Association of Realtors)	

Source: Census 2000 Summary File 3 (SF 3) – Sample Data
Granbury Association of Realtors

Table 2.5 Occupation of Employed Civilian Population Aged 16 Years and Over	
Management, Professional and Related	33.90%
Service	15.50%
Sales and Office	29.2%
Farming, Fishing, and Forestry	0.60%
Construction, Extraction and Maintenance	11.30%
Production, Transportation, and Material Moving	9.50%

Source: Census 2000 Summary File 3 (SF 3) – Sample Data

Table 2.6 Industry of Employed Civilian Population Aged 16 Years and Over	
Industry of Employment	Percentage
Agriculture, forestry, fishing and hunting, and mining	0.80%
Construction	10.00%
Manufacturing	6.50%
Wholesale trade	2.70%
Retail trade	14.30%
Transportation and warehousing, and utilities	10.20%
Information	2.40%
Finance, insurance, real estate, and rental and leasing	5.20%
Professional, scientific, management, administrative, and waste management services	7.30%
Educational, health and social services	19.90%
Arts, entertainment, recreation, accommodation and food services	9.30%
Other services (except public administration)	4.30%
Public administration	7.30%

Source: Census 2000 Summary File 3 (SF 3) – Sample Data

COMPREHENSIVE PLAN

The growth of the City’s parks, recreation, and open space system is intrinsically tied to Granbury’s overall growth and development. Therefore, it is important to coordinate the recommendations and actions of the Master Plan with the goals and mission of the City’s Comprehensive Plan. Last updated in July 2008, Granbury’s Comprehensive Plan includes several specific goals and objectives related to parks, recreation, and open space. These goals form a paradigm in which Granbury’s parks system exists and expands. The following goals (which are in bold and are italicized) and objectives (which are bulleted) are the most relevant to this Master Plan.

Develop a cost-effective park and open space system in a manner that promotes the optimum use in a safe, clean and orderly atmosphere by the citizens of Granbury.

- Utilize the Park Master Plan as guidelines for future development of park and open space areas.
- Ensure that all parks and facilities meet the most current standards for playground safety and accessibility.

Though they are important goals, being cost-effective and orderly should not be the primary goals of Granbury’s parks, recreation, and open space system. Rather, enhancing quality of life and encouraging economic growth are the key reasons for providing these types of facilities. However, the objectives related to this goal are crucial underlying concepts for the Parks Department and are two of the primary reasons in which the City has created this Master Plan.

Develop a variety of parks, open space and recreational facilities compatible with the environment and designed to serve both the active and passive recreational needs of the citizens.

- Incorporate and preserve large trees, substantial vegetation, creeks and floodways into the overall parks and open space system.
- Encourage the preservation and expansion of greenbelt areas, including floodplain areas throughout the City.
- Encourage public pocket parks to be developed within walking distance of residential communities.

There are many important issues described in this goal and its accompanying objectives. First and foremost is the need to provide variety and diversity within the City’s parks system and ensure that both active and passive recreational opportunities are provided. This theme is reflected throughout this Master Plan. The objectives are also all strongly tied to the vision and goals of this Master Plan. Specifically, the importance of preserving greenbelts and floodplains is central to the recommendations related to open space contained herein. Similarly, one of the primary recommendations of this Master Plan is to ensure the provision of neighborhood parks within close walking distance of all residential areas within Granbury.

Develop a fair and equitable set of regulations to provide basic public infrastructure (water, wastewater, streets, drainage, parks, open-space and sidewalks) to accommodate future growth.

- Encourage neighborhood and pedestrian friendly systems by requiring neighborhood pocket parks, trails and sidewalks on new developments. This shall be required through platting, site design and any other permit, application or request for approval on new construction.

This goal recognizes the importance of considering parks, trails, and open spaces as infrastructure, rather than as optional amenities. The requirement for new developments to contain park and trail facilities is discussed in this report and recommendations for revising the City's Park Land Dedication Ordinance are made in Chapter 6.

Overall, these goals provide a solid framework in which to plan for the City's parks, recreation, and open space system. Though this Master Plan is based on its own set of goals (as shown in Chapter 1), the goals of the Comprehensive Plan that relate to parks, recreation, and open space are strongly supported by this plan's recommendations.

TRENDS IN PARKS & RECREATION

The parks, open spaces, and recreational offerings of a city play a large role in defining quality of life and the city's identity or image. Relative to the mobile nature of society today, especially in North Texas, these offerings play a large role in determining where people choose to reside and consequently effect population and economic growth. It is therefore important to understand regional and national trends in recreation and cultural amenities in order to ensure that Granbury can attract and retain residents and businesses in the future. Below, several of the most prevalent trends in recreation and culture today are discussed. These are expected to carry forward into the near future and to be relevant for the lifespan of this Master Plan.

Outdoor Recreation Trends

- One of the most important and impactful trends in parks and recreation today is the increased demand for passive recreation activities and facilities. Passive recreation, as compared to active recreation, includes activities such as walking on trails, cycling, picnicking, enjoying nature, bird watching, and other activities that focus not on organized, high-intensity pastimes like league athletics (which has long been the focus of parks and recreation departments nationwide) but rather on the individual. People desire opportunities to use parks and open space on their own time and in their own way.
- Across the North Texas region, the provision of trails is the top priority for citizens. Numerous telephone surveys, public meetings, questionnaires, and in-person interviews have shown that people, on average, place the importance of trails above the provision of any other single type of recreation amenity or facility. Many factors contribute to this, including the demand for passive recreation (as discussed above), greater focus on health, rising gas costs, and increasing funding opportunities for bicycle and pedestrian facilities.

- Related to the previous two trends, the protection of and access to open space and natural areas is growing in popularity across the nation. As people are increasingly using trails, they generally prefer to use trails that are located in scenic areas in order to “get away” from the city and enjoy being outdoors.
- While passive recreation is in greater demand, active recreation activities still play a large role in cities’ parks and recreation systems. One major trend over the last few years regionally has been changing participation rates in various city-sponsored league sports. Examples of these changing participation rates include decreased participation in youth softball, dramatically increased participation in youth soccer, and the emergence of new league sports such as adult soccer and youth lacrosse. That said, it continues to be the case that league sport participation rates vary greatly from city to city depending, in part, on what activities are offered by the school district and other organizations such as the YMCA, Boys and Girls Club, and churches.

Indoor Recreation Trends

- There is a movement away from multiple smaller recreation centers to larger regional centers that are within 15-20 minutes travel time of its users. This trend responds to increased diversity of programming that can be provided at these larger centers, while also being more convenient for families to recreate together in a multi-generational setting, and increasing staff efficiency.
- There is a trend of combining dry side recreation with indoor aquatics for wellness and leisure activities. This again reduces initial cost and reduces continuing costs of staff and operations while providing more activity choices for visitors.
- Locating separate senior activity areas within a large community center is another trend. The senior component would generally have its own exterior entrance distinct from that of the recreation center. This would provide autonomy of the senior component while providing convenient access to the various opportunities in a recreation center including indoor walking track, warm water exercising and properly sized exercise areas. Even so, many in the Baby Boomer generation, while perhaps classified as seniors, do not necessarily identify themselves as such and desire closer integration with younger adults.
- Many cities today are seeking a higher fee structure to help offset operational costs. Observation reveals a range from a 50-60% recapture rate all the way to a 100% recapture rate in the North Texas Region.

General Trends

- Many cities are experiencing a dramatic increase in the use of City-owned facilities by non-city residents. This increased facility use results in increased maintenance costs and wear on facilities without additional tax revenues since these users do not pay property taxes to the City. To address this issue, many cities have adopted varying rate structures for facility use based on residency. Such rate structures charge a higher fee for users that do not live within the city in order to gain sufficient revenue to pay for the operation and maintenance of the facilities. Recent assessments indicate that 80 to 85% of the people using Granbury's athletic facilities are not city residents. As such, the City should consider adopting a varied rate structure for facility use so that its citizens do not continue to subsidize recreation facilities for the entire county.
- As North Texas cities and towns continue to grow and expand, citizens are becoming increasingly aware of the diminishing amounts of open space and natural areas in and around their communities. Similarly, this increased awareness parallels an increased interest in preserving open spaces, rural landscapes, and natural areas along creeks, lakes, wooded areas, prairies, and other environmentally and culturally significant locations.
- Related to this increased interest in the preservation of open spaces and natural areas is an increased interest among citizens to consider alternative development strategies within their communities in order to preserve and provide access to natural areas, decrease traffic congestion, encourage walking and bicycling, enhance property values, and increase and enhance recreation opportunities within their community. Alternative development strategies often considered include mixed-use development, new urbanism, and conservation development.
- The attributes of a community play a large role in attracting (or detracting) people to a city or region. Research shows that the quality of a city's environment (its climate, park space, and natural resources) is the most significant factor in attracting new residents. As such, high-quality, high-quantity parks and open space systems will attract people while low-quality, low-quantity parks and open space systems will *detract* people. The following tables illustrate the importance of a city's environment on economic and workforce development.



Table 2.7
City Attributes Attracting Americans

City Attribute	Score	Rank 09	Rank 07
Environment – Climate, Park Space, Natural Resources	1106	1	1
Affordability – Cost of Living, including Housing	941	2	4
Entertainment – Arts, Culture, Dining, Music, Recreation	758	3	3
Opportunity – Professional and Personal (for Self or Spouse)	654	4	2
Family – Great Place to Raise Children or Support Elderly	638	5	5
Community – Connectivity and Sense of Place	531	6	6
Image – Appearance and Reputation	481	7	8
People – Backgrounds, Talents, Perspectives	431	8	7
Health and Safety – Care and Protection	378	9	9
Transportation – Ease of Travel	266	10	9

Adapted from: Schweyer, Allan. National Talent Markets – 2009: A Study by the Human Capital Institute.

Table 2.8
City Attributes Detracting Americans

City Attribute	Score	Rank 09	Rank 07
Environment – Climate, Park Space, Natural Resources	928	1	1
Health and Safety – Care and Protection	892	2	3
Image – Appearance and Reputation	879	3	2
Affordability – Cost of Living, including Housing	839	4	4
Community – Connectivity and Sense of Place	659	5	5
People – Backgrounds, Talents, Perspectives	603	6	6
Family – Great Place to Raise Children or Support Elderly	451	7	7
Transportation – Ease of Travel	388	8	8
Opportunity – Professional and Personal (for Self or Spouse)	341	9	7
Entertainment – Arts, Culture, Dining, Music, Recreation	235	10	9

Adapted from: Schweyer, Allan. National Talent Markets – 2009: A Study by the Human Capital Institute.

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Chapter 3

Public Involvement

INTRODUCTION

Public involvement is one of the primary components of any planning process, including this Parks, Recreation & Open Space Master Plan for the City of Granbury. As such, a concerted effort was made to achieve a high level of public involvement whereby multiple methods were employed to gain the input of Granbury’s citizens. The first method utilized was a statistically-valid telephone-based “Citizen Attitude Survey” which assessed the attitudes, or opinions, of 201 citizens. In addition to receiving statistically-valid data from a random sample of Granbury’s population (as was the result of the Citizen Attitude Survey), it was deemed important to gain more subjective input from the public by means of two public meetings. Meeting participants were asked broad questions about their opinions of Granbury’s present conditions and future needs. These types of questions allowed the Planning Team to receive unique input that helps to formulate the goals and recommendations of this Master Plan. In this chapter, each of these Public Involvement methodologies is explained and a brief summary of the results of each is provided. At the end of this chapter, there is an overall summary of the public involvement results.

“We need more public access to the Lake – anything for which you don’t have to have a boat to enjoy.” - Focus group meeting participant

CITIZEN ATTITUDE SURVEY

The Citizen Attitude Survey is considered to be a statistically-valid method of gaining input from the public because it surveys a random sample of Granbury’s citizenry. For this Master Plan, 201¹ citizens completed a survey which took an average of fifteen minutes to complete (an example of the survey questionnaire along with the cumulative results can be found in the appendix). In order to achieve at least 200 complete survey responses, the Planning Team made 7,936 contact attempts. The difference between the number of contact attempts and the number of completed survey responses can be attributed to several factors including no one answering the phone and people declining to take the survey. Thus, while only 201 citizens completed the survey (which yields an error rate of +/-6% at a 95% confidence level), almost 8,000 households were contacted in order to gain input on the future of Granbury’s parks, recreation, and open space system. The field work (the period during which the survey was administered) took place between July 29, 2009 and August 11, 2009.

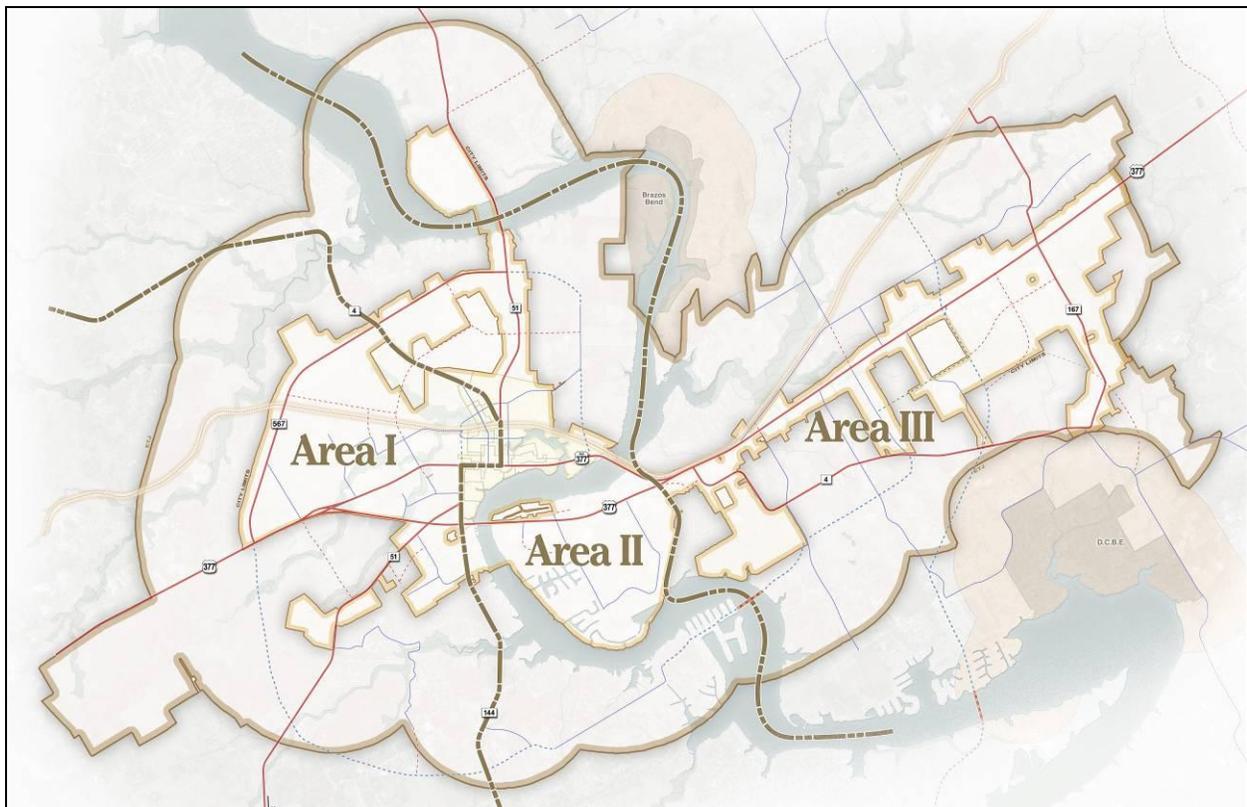
¹ A target of 200 completed survey responses was established for this effort. However, a minor oversight led to the completion of one extra survey response; because additional responses only increase the validity of the survey, it was included in the results.

Study Areas

In order to aid in ensuring an equal geographic distribution of the survey sample, and to identify correlations between citizen attitude and geographical context, the city was divided into three areas as shown on the list below and the following map.

- **Area I** includes all areas of the city east of Lipan Highway/Glen Rose Highway (SH144);
- **Area II** includes the core of Granbury – the area west of Lipan Highway/Glen Rose Highway (SH144) that is within the 76048 zip code (the eastern edge of this zip code generally lies along Lake Granbury but also includes the peninsula area west of Mustang Trail); and
- **Area III** includes all portions of the 76049 zip code that are within Granbury’s city limits.

The sample used during the survey mimicked the population distribution of the city. That is, the proportion of survey respondents living in each sector of the city correlates with the portion of the total population residing in each sector. In the survey sample, 35% of the respondents surveyed live in Area I, 52% of the respondents live in Area II, and 12% live in Area III.



Respondent Profile

The profile, or general characteristics, of the survey respondents is an important issue in analyzing the overall results of the survey. Tables 3.1, 3.2, and 3.3 illustrate the characteristics of the survey respondents. It is of note that the majority of survey respondents are over 55 years old, have lived in Granbury over ten years, and do not have children living at home.

Table 3.1
Age of Respondents

Age Bracket	Percentage of Respondents
Less than 25	2%
26 – 35	2%
36 – 45	13%
46 – 55	24%
56 – 65	21%
Over 65	37%
Refused to answer	0%

Table 3.2
Length of Residence

Residence Duration	Percentage of Respondents
Under 1 year	4%
2 – 4 years	16%
5 – 7 years	11%
8 – 10 years	7%
Over 10 years	62%
Refused to answer	0%

Table 3.3
Age of Children

Age Bracket	Percentage of Respondents
0 – 4 years	5%
5 – 9 years	6%
10 – 14 years	9%
15 – 19 years	14%
No children living at home	75%
Refuse to answer	1%

Table 3.4
Athletic Association Membership

Do you belong to an athletic association in Granbury?	Percentage of Respondents
Yes	21%
No	77%
Refuse to answer	2%

Satisfaction with Parks & Recreation

Overall Satisfaction

The survey respondents showed a moderate level of satisfaction with the quality of parks and recreation in the city. In fact, 53% said they are *satisfied* while 29% said they are *very satisfied*; a total of 82% of those surveyed are satisfied with the quality of parks and recreation. Of the respondents, only 8% were dissatisfied with 1% (two survey respondents) being very dissatisfied. An anecdotal comparison of similar surveys performed in nine other North Texas cities shows that Granbury residents' level of satisfaction is on par with that of these other cities (Hurst – 96%, Mansfield – 93%, Coppell – 93%, North Richland Hills – 91%, Mesquite – 86%, Cedar Hill – 83%, Duncanville – 82%, McKinney – 81%, and Midlothian – 73%). It is also interesting to note that the level of satisfaction amongst respondents varied according to three factors:

- Respondents from Area I and Area II were more satisfied than those from Area III (82%, 85%, and 72% respectively).
- People that support encouraging additional tourism in the area (see Table 3.8) were more satisfied than those that do not support additional tourism.
- Though they only constitute approximately 25% of the survey sample, people with children living at home were generally more satisfied than those without children living at home.

Participation

Survey respondents were asked several questions throughout the survey related to the types of recreational activities that they engage in. This information helps the Planning Team to understand the general *categories* or *nature* of activities that the citizens of Granbury like to participate in.

Types of Activities

As can be seen on Table 3.5 on the next page, the activity in which a majority of respondents said they always or often participate in was trail activities like walking, bicycling, jogging, etc. (67%; “always” and “often” combined) followed by family events like picnics, get-togethers, etc. (59%) and social activities like dances, cooking, card playing, etc. (50%).

What is interesting about this information is that only a small portion of the community regularly participates in “traditional” parks and recreation activities (such as sports, fitness, swimming, etc.); rather, people are much more likely to go for walks, have a picnic, and socialize with friends. This mirrors the growing trend in the industry of shifting focus from providing mostly “active” park amenities to providing an equal balance of active and “passive” park amenities. In addition, this is also indicative of the fact that 58% of respondents are over the age of 55. People in this age range are generally more likely to engage in passive recreation activities.

Table 3.5
Favorite Types of Activity

Activity	Always	Often	Seldom	Never	No Opinion	Ratio ²
Trail activities like walking, bicycling, jogging, etc.	12%	55%	14%	18%	0%	2.1:1
Family events like picnics, get-togethers, etc.	12%	47%	25%	15%	0%	1.5:1
Social activities like dances, cooking, card playing, etc.	9%	41%	23%	27%	0%	1.0:1
Outdoor recreation like camping, fishing, boating, etc.	10%	34%	22%	32%	0%	0.8:1
Excursions, like tours, trips, etc.	6%	36%	27%	30%	1%	0.7:1
Indoor fitness/exercise like running, jazzercise, yoga, etc.	16%	22%	28%	33%	0%	0.6:1
Leisure aquatics	4%	24%	21%	51%	0%	0.4:1
Performing arts like music, drama, etc.	3%	27%	21%	48%	0%	0.4:1
Team sports, like baseball, soccer, etc.	7%	13%	11%	68%	0%	0.3:1
Individual sports like golf, tennis, boxing, etc.	5%	16%	15%	62%	1%	0.3:1
Crafts like pottery, weaving, etc.	4%	16%	13%	66%	0%	0.3:1
Fine arts like painting, drawing, etc.	3%	18%	16%	62%	0%	0.3:1
Extreme sports like BMX, skateboarding, etc.	1%	6%	12%	80%	0%	0.1:1
Fitness aquatics	1%	7%	21%	71%	0%	0.1:1

Facility Provision

Lacking Facility

Survey respondents were asked what type of facility they thought was most lacking in Granbury. Respondents were not given a list of choices; rather, this question was open-ended. Overall, respondents cited the following as the three most lacking facilities:

- Recreation / community center – 22% of respondents
- Skateboard / skate park – 13%
- Trails – 9%

Of note is that there are only two facility types that at least 10% of the total population said was lacking, though many other facility types were mentioned by more than one respondent. Fewer than half of the survey respondents (47%) contributed a response to this question.

² This ratio depicts the number of people who participated in the activity (always and often) to the number of people who did not actively participate (seldom and never). In the case of family events, 12% “always” plus 47% “often” is 59% participation, 25% “seldom” plus 15% “never” is 40% non-participation. Dividing 59% by 40% gives a participation ratio of 1.5:1.

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There were differences between the three city areas as to what facility was the most lacking as can be seen below (only the top three results from each area are shown):

Area 1

- Skateboard / skate park – 22%
- Recreation / community center – 19%
- Events / activities / bingo – 11%

Area 2

- Recreation / community center – 23%
- Trails – 11%
- Indoor pool – 9% (tie)
- Water park – 9% (tie)

Area 3

- Recreation / community center – 30%
- Skateboard / skate park – 20% (tie)
- Trails – 20% (tie)

Importance of Providing or Expanding Recreational Activities

Part of the process of updating the City of Granbury's Parks, Recreation & Open Space Master Plan involves making recommendations for additional facilities and other services; therefore, respondents were asked to give their opinion on the importance of the City providing or expanding items from a list of 31 different activities (see Table 3.6 on the next page). The three items that topped the list were Youth Softball (importance ratio of 4.6:1) Youth Soccer (4.2:1), and Family Picnic (4.0:1). It is interesting to note that four of the top five items (Youth Softball, Youth Soccer, Playgrounds, and Youth Baseball) are all activities in which children participate in, even though 75% of the survey respondents do not have children living at home. This suggests that while the majority of survey respondents will not use these four types of facilities themselves, they see the importance to the life of the community of providing activities for youth.

Another interesting point is that while skateboard / skate park was cited as being the second-most lacking facility in Granbury (by 13% of the respondents), skateboarding only ranked 24th out of 31 in terms of overall importance.

Single Most Important Activity

Respondents were then asked which of the previously mentioned activities was the most important to provide or expand. The results were walk or jog on trails (13%), activities along the lakeshore (13%) and indoor swimming (12%). It is interesting to note that on Table 3.6, walk or jog on trails is ranked 6th, activities along the lakeshore is 9th and indoor swimming is 11th, yet the respondents felt these were the three most important activities for Granbury to expand.

Table 3.6
Overall Level of Importance to Provide or Expand Recreational Activities in Granbury

Rank	Activity	Very Important	Important	Un-important	Very Un-important	No Opinion	Ratio ³
1	Youth Softball	23%	55%	11%	6%	4%	4.6:1
2	Youth Soccer	23%	53%	13%	5%	5%	4.2:1
3	Family Picnic	22%	57%	16%	4%	0%	4.0:1
4	Playgrounds	22%	53%	17%	5%	2%	3.4:1
5	Youth Baseball	29%	49%	12%	12%	6%	3.3:1
6	Walk/Jog on Trails	22%	53%	18%	6%	0%	3.1:1
7	Outdoor Festivals	16%	56%	21%	5%	1%	2.8:1
8	Outdoor Swimming	14%	58%	22%	4%	2%	2.8:1
9	Activities Along the Lakeshore	25%	46%	22%	5%	1%	2.6:1
10	Event Picnic/Reunion Pavilions	16%	58%	19%	9%	2%	2.6:1
11	Indoor Swimming	22%	47%	23%	5%	2%	2.5:1
12	Outdoor Performances	17%	53%	24%	4%	2%	2.5:1
13	Using a Children's Water Spray Park	16%	51%	22%	6%	5%	2.4:1
14	Basketball	9%	58%	23%	5%	5%	2.4:1
15	Viewing Natural Habitat/Nature Areas	14%	53%	23%	6%	2%	2.3:1
16	Road Biking	11%	52%	26%	5%	5%	2.0:1
17	Tennis	8%	49%	29%	7%	6%	1.6:1
18	Indoor Volleyball	7%	48%	34%	6%	4%	1.4:1
19	Sand Volleyball	5%	49%	37%	4%	4%	1.3:1
20	Mountain Biking on Trails	6%	42%	38%	7%	6%	1.1:1
21	Adult Baseball	4%	45%	33%	13%	4%	1.1:1
22	Golf	10%	39%	41%	8%	2%	1.0:1
23	Horseback Riding	9%	39%	40%	7%	3%	1.0:1
24	Skateboarding	8%	40%	41%	8%	2%	1.0:1
25	Football	7%	42%	40%	7%	3%	1.0:1
26	Visit a Dog Park	11%	34%	39%	10%	5%	0.9:1
27	Bird Watching	7%	40%	44%	8%	1%	0.9:1
29	BMX Bicycling	5%	37%	42%	10%	5%	0.8:1
28	In-Line Skating	3%	39%	43%	8%	6%	0.8:1
30	Adult Soccer	5%	33%	46%	8%	7%	0.7:1
31	Disc Golf	5%	28%	41%	10%	15%	0.6:1

³ This ratio depicts the number of people who felt the item was very important or important to the number of people who felt it was unimportant or very unimportant.

Other Important Activities

Respondents were asked if there were any programs or activities not in the list on Table 3.6 that would be more important for the City to expand. The top results for this question were as follows (only 16% of respondents provided an answer):

- Recreation center / YMCA – 24%
- Performing arts / music / amphitheater – 15%
- Lake-related activities / water activities – 12%
- Other sports – 12%
- Senior citizen activities – 9%
- Historical tours / museum – 9%

Of note is that the most common response to this question – recreation center / YMCA – is very similar to the most common response to “what facility type is most lacking in Granbury?” – recreation / community center. These results are similar to those of the “single most important activity” question (see page 3–6).



Additional Lakeside Facilities

Because of Lake Granbury’s importance in the life of the community, survey respondents were asked about how important it is for the City to provide additional lake-oriented recreational facilities on Lake Granbury. The items that topped the list were Fishing Piers/Platforms (importance ratio of 4.4:1) Playgrounds (3.8:1), Picnic Areas (3.3:1), and Group Pavilions (3.3:1). The full results of this question are shown on Table 3.7.

Table 3.7 Overall Level of Importance to Provide Additional Recreational Facilities on Lake Granbury							
Rank	Activity	Very Important	Important	Un-important	Very Un-important	No Opinion	Ratio ⁴
1	Fishing Piers/Platforms	20%	59%	16%	2%	2%	4.4:1
2	Playgrounds	22%	57%	17%	4%	0%	3.8:1
3	Picnic Areas	18%	57%	20%	3%	1%	3.3:1
4	Group Pavilions	17%	58%	21%	2%	1%	3.3:1
5	Concession/ Restroom Building	22%	48%	22%	4%	3%	2.7:1
6	Overnight Camping Area	22%	47%	26%	3%	2%	2.4:1
7	Multi-Use Hike and Bike Trails	20%	48%	23%	7%	2%	2.3:1
8	Day Camp Area	19%	48%	25%	5%	2%	2.2:1
9	Amphitheater	19%	48%	25%	5%	2%	2.2:1
10	RV Camping Area	18%	44%	32%	3%	3%	1.8:1
11	Dock for Rowing Access	11%	47%	29%	5%	8%	1.7:1
12	Swimming Beach	16%	43%	32%	5%	2%	1.6:1
13	Environmental Center	14%	41%	28%	9%	7%	1.5:1
14	Bike Rental Facility	10%	47%	34%	6%	2%	1.4:1
15	Canoe Launch	11%	45%	33%	6%	4%	1.4:1
16	Environmental Learning Stations	15%	40%	29%	9%	7%	1.4:1
17	Boat Ramps	13%	38%	41%	4%	2%	1.1:1
18	Paddleboat Area	11%	39%	40%	5%	4%	1.1:1
19	Marina	11%	36%	42%	7%	3%	1.0:1
20	Indoor Fishing Area or Crappie House	12%	29%	43%	8%	7%	0.8:1
21	Boathouse/Storage Facility	6%	32%	49%	7%	5%	0.7:1
22	Remote Control Boating Area	6%	29%	47%	13%	5%	0.6:1

Action Statements

Survey Respondents were asked how much they agree or disagree with a variety of statements dealing with actions of the Parks and Recreation Department. The majority of the survey

⁴ This ratio depicts the number of people who felt the item was very important or important to the number of people who felt it was unimportant or very unimportant.

respondents (85%) felt that the lake is our most valuable recreational asset (as seen on Table 3.8). Additionally, when developing the Master Plan and implementing programs it is important to keep in mind that 82% of the survey respondents believe that programs that offer exclusive use of facilities should charge fees to be self-sufficient. Even so, a majority response is garnered for programs that serve a greater public good...should be offered to all residents at no charge. Tourism is also strongly supported by the community with 76% of respondents agreeing that they would support events and activities that would encourage additional tourism to the area. The only action statement that did not garner majority support was any increase in programming should be funded through City taxes. These statements are ranked below, beginning with the statements that received the most positive responses.

Table 3.8 Overall Level of Agreement with Park Department Action Statements						
Statement	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion	Ratio ⁵
The lake is our most valuable recreational asset.	39%	46%	12%	1%	1%	6.5:1
Programs that offer exclusive use of facilities should charge fees to be self-sufficient.	8%	74%	12%	1%	4%	6.3:1
I would support events and activities that would encourage additional tourism to the area.	19%	57%	17%	3%	3%	3.8:1
Programs that serve a greater public good (Learn to swim, etc.) should be offered to all residents at no charge.	13%	50%	32%	3%	2%	1.8:1
Any increase in programming should be funded through City taxes.	3%	32%	48%	9%	7%	0.6:1

Future Park & Recreation Actions

Respondents were queried on their opinion regarding various statements on future actions of the Parks and Recreation Department in order to gauge past success and opinions concerning the City’s priorities. It can be seen in Table 3.9 on the following page that residents are in support of many potential Parks and Recreation Department actions. The top three most-supported actions include expanding the city’s trail system (3.0:1 support ratio), hold special events that have user fees for participants (2.8:1), and beautify medians and entryways throughout the city (2.7:1).

⁵ This ratio depicts the number of people who agree or strongly agree with the statement to people who disagree or strongly disagree with the statement.

Table 3.9
Overall Level of Agreement With Statements Guiding Future Park Department Actions

Statement	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion	Ratio
Expand the city's trail system.	21%	51%	19%	5%	3%	3.0:1
Hold special events that have user fees for participants.	7%	62%	21%	4%	5%	2.8:1
Beautify medians and entryways throughout the city.	19%	50%	23%	3%	4%	2.7:1
Provide additional lake access for bank fishing.	14%	56%	24%	2%	3%	2.7:1
Acquire land for future park development.	20%	47%	19%	7%	6%	2.6:1
Provide space for cultural/performing arts activities.	14%	56%	24%	4%	2%	2.5:1
Provide additional lakeside picnicking.	11%	57%	28%	2%	1%	2.3:1
Provide additional lake access for trails.	13%	54%	26%	4%	2%	2.2:1
Develop trail access and lookout points to where residents could enjoy creek areas.	14%	52%	25%	5%	3%	2.2:1
Plant more trees in the city.	15%	50%	28%	4%	2%	2.0:1
Construct a Nature Center or Botanical Gardens	18%	46%	27%	6%	2%	1.9:1
Acquire land to preserve environmentally sensitive areas such as creek corridors.	14%	48%	29%	3%	4%	1.9:1
Construct rental picnic/reunion pavilions throughout the city.	11%	51%	31%	5%	2%	1.7:1
Increase the amount of public open space.	11%	49%	32%	3%	4%	1.7:1
Construct a recreation center with aquatic, fitness, meeting rooms, gym, etc.	19%	40%	33%	4%	3%	1.6:1
Provide additional lake access for boaters.	7%	45%	40%	4%	4%	1.2:1
Place art in parks and other public places.	8%	42%	34%	8%	7%	1.2:1

Utilization of Trails

With respect to trails, respondents were asked how strongly they supported or opposed a city-wide trail system in Granbury that allowed any of the following activities listed in Table 3.10. The greatest quantity of support was voiced towards Recreational walking or hiking (83%) followed by Recreational bicycling (79%) and Nature trails (78%). Table 3.10 also illustrates that two other activities (Allow access to get to work or to a store and Connections to nearby schools) also have the support of about two thirds of survey respondents. This indicates that while the recreational aspect of trails is most important to Granbury, most people also view the ability of trails to provide alternatives to driving as important as well.

Table 3.10
Overall Level of Support for Trail-Related Activities

Activity	Strongly Support	Support	Oppose	Strongly Oppose	No Opinion	Ratio
Recreational walking or hiking	35%	48%	13%	3%	0%	5.2:1
Recreational bicycling	23%	56%	15%	4%	1%	4.2:1
Nature trails	26%	52%	17%	3%	1%	3.9:1
Allow access to get to work or to a store	12%	52%	26%	5%	5%	2.1:1
Connections to nearby schools	10%	53%	28%	5%	3%	1.9:1
Widen some thoroughfares for bike lanes.	15%	45%	27%	8%	4%	1.7:1
Horseback riding	12%	39%	35%	9%	4%	1.2:1
Mountain biking	9%	42%	38%	8%	3%	1.1:1
In-line skating	8%	40%	38%	7%	6%	1.1:1

PUBLIC MEETINGS

Two public meetings were held with the intention of creating a productive interaction between the public and the Planning Team in order to determine the desires and needs of the community. All information gathered during these meetings was then analyzed and processed in order for the Planning Team to produce a plan that best fits the city and its people.

- **Public Meeting #1:** Thursday, October 8, 2009 from 6:00 to 8:00 pm at the Granbury Resort Conference Center
- **Public Meeting #2:** Saturday, October 10, 2009 from 1:00 to 3:00 pm at the Granbury City Hall

Facilitated by Halff Associates, each meeting started with a presentation given by the Planning Team to give an overview of the master planning process and introduce the topics of discussion for the meeting. The discussion session of each meeting was held in an open format with the facilitator prompting the following topics:

- Parks and Trails
- Open Space/Natural Areas/Lake Granbury
- Recreation Center
- Athletics and Recreation Programs
- An Overall Vision for Granbury

The objective of the discussion sections was to learn about the participants’ needs, concerns, and attitudes toward each of these components. The overall purpose was to identify ways in which the plan can address these needs and concerns in order to improve the quality of life in Granbury.



“Granbury is known as an older people’s community, but I don’t think we are. We need to focus more on younger kids – we are a young city.” - Public meeting participant

Summarized Public Meeting Results

Even though the results of the public meetings produced many items of interest from the public point of view, the following summarizes the primary issues discussed during this process. While some of these issues may deal with items beyond the scope of the master plan, they are important to consider as each relates to the quality, character and location of parks, open spaces, recreation facilities, and programs.

“I like to go behind the baseball fields. It is fun to pick up arrowheads along the way”
- Child’s response about what he likes about Granbury’s current parks and trails at a public meeting.

Parks and Trails

The results of this topic produced generalized characteristics of what the public participants appreciate about their current parks and trails, what changes they would like to make to the parks and trails, and what they would like to see in the future.

Positive Aspects

The three main items mentioned about the current parks and trails were the following:

- **Connectivity-** The public was very impressed with the city’s current parks and trails system. Connectivity was a major topic discussed and it was stated that the trails system had a positive impact on linking the parks and other amenities within the city.
- **Quality and Condition-** Multiple comments addressed how the parks and trails were generally clean and in proper condition. There was no hesitation for the parents to let their children use the park and trail facilities for concern of their safety.
- **Diverse-** Many of the parks provided multiple play environments, from open space to formalized play structures and facilities. Also, participants stated how they enjoyed the varying environments created along the trail system. At some points there may be an abundance of trees where in other location the trees opened up creating small “pocket parks” along the trail.

Areas for Improvement

When asked what the public would like to change about their current parks and trails, most of the comments focused on the trails aspect of the specified topic. The following items were discussed in relation to trails while hinting on minor comments about parks:

- **Continuation-** Multiple comments from the public focused on the continuation of the current trails network. Whether this was additional paths along the current street system or an extended connection to other communities, it was apparent that the public enjoyed their current trail network, and would like to see it continue to be expanded.
- **Further Enhancements-** The participants from both meetings also made the comment of how they would like to see additional amenities along the trail network. There was mention of needing additional seating areas along the trail as well as drinking fountains for users and their pets. Also along the trail, the public mentioned the need for additional play areas, picnic tables, etc. In addition, many participants from the Saturday meeting expressed a strong interest in providing an asphalt trail parallel to the existing hard

surface trail. They stated that although the existing trail was sufficient for cyclists, an asphalt trail is a much safer and more appropriate surface for runners.

- **Signage-** The public expressed interest in wayfinding and informative signage. The need for city-wide wayfinding signage or branding, as well as informational signage to notify the public of the parks and trails network throughout the city was expressed. Signage should also be added along the trail network to identify one's location and points of interest. Identification and interpretive signage for plant and animal life was also of interest.



“Children skateboard all over the place; we need a skatepark” – Public meeting participant

Future Desires

The final topic discussed in relation to parks and trails focused on what the public would like to see in the future. Various items were mentioned, but most focused around the need for more outdoor programs, activities and play areas. Locations for outdoor concerts, festivals and exercise classes were of interest. Also, additional unorganized play areas were envisioned. Places for pick-up basketball and soccer games, tennis matches, and skateboarding were all expressed as items that the public would like to see in the future.

Open Space / Natural Areas / Lake Granbury

The next topic focused on Lake Granbury and the open space and natural areas in and around the city. Participants were asked what value the lake has for the city, how it can be better utilized, what importance should be placed on the protection of natural areas in and around the city, and what types of natural areas should be protected for public use and / or recreation.

Lake Granbury was identified as the backbone of the community. Meeting attendees described the lake as an important revitalizing factor and focal point of Granbury that promotes economic development by attracting fisherman, boaters, businesses, and residential development. It is recognized that locations with views of the lake are valuable both for recreation and for development. While the lake has played a very large role in the development and history of Granbury, meeting attendees had input on how the lake could be better utilized. Specific items mentioned include:

- Additional public fishing areas
- Access for the general public (boat rentals, water taxis, canoes, kayaking, etc.)
- Incorporate water activities for public (competitions, boat shows, etc.)
- Viewing locations of the lake (overlooks, lookout points, etc.)
- Improve Brazos River Authority sites (for recreational use and improved lake access)
- Utilize shoreline (trails, shore fishing, etc.)
- Connect the downtown core with the lake

“Agricultural land is part of our history” - Public meeting participant

“Open agriculture land around Granbury is very important.” - Public meeting participant

In addition to the lake, protection of the creeks, Comanche Peak, agricultural land, and archaeological sites were all areas of interest that should be protected. The public also felt strongly about the preservation of the viewsheds along the waterfront and the need to protect natural areas along shorelines from development.

When asked how important the protection of the natural areas is to Granbury, people at the meetings agreed that it is important to preserve and protect what they still have. New development must be a balanced process to protect Granbury’s character and natural landscapes. The ecosystems provided today are home to multiple habitats and should be preserved. They stated that it is Granbury’s natural character and ambiance that attracts people to the community and allows them the opportunity to escape the hustle and bustle of the “big city.”

Recreation Center

This topic focused on the types of activities and/or facilities that the public would like to see in a potential recreation center. Overall, the participants were interested in multiple passive and active recreational center amenities, but the one amenity that stood out the most was tennis courts. There was a strong interest in providing both practice and competition level courts to allow for future practices and competitions. Other traditional amenities the public would like to see in a potential future recreation center include indoor/outdoor swimming pools, tennis courts, group fitness classes, fitness centers, gyms, yoga, arts and crafts, aerobics, and dog parks.



Athletic and Recreation Programs

When asked whether there was an adequate mix of athletic and recreation program offered by the City, the majority of the respondents believed that the City could improve. The public believed that they had outgrown all of the programs and facilities and that additional ones should be provided. They also mentioned that additional facilities were needed to meet the needs of the growing population. They stated that many ball fields were provided, but that the City should provide additional regulation sized fields for each age group in order for league play and tournaments to occur. Several potential programs or leagues that were mentioned during the meetings as having value for Granbury include:

- Tennis program
- Sanctioned sports (soccer, baseball, etc.)
- Adult leagues (especially for men)
- Running programs

Overall Vision for Granbury

The final topic discussed was a very broad and general subject that was meant to get the public to generate a simple phrase or statement about how they envisioned Granbury's future. Participants were asked to give a sentence or quote that might sum up their thoughts for the entire meeting. While most people stated they enjoyed the small-town feel of Granbury, many also wanted to encourage city growth in order to meet the citizen's needs. Most of this growth was alluded to as locally-owned businesses rather than chain developments. There was also a major concern to continue to protect and preserve Granbury's "charm" through preservation of viewsheds, open space, and the existing historic infrastructure. Granbury is about the people and the primary focus should be on the well-being of the community.

"Granbury – a charming historic town on the water that restores the soul through open space and enriches one's life through cultural activity." – Public meeting participant

General Vision Statements

The following list contains some of the specific vision-oriented statements that were heard at the public meetings. These statements, as well as the general tone of the public meetings, strongly influenced the vision outlined in Chapter 1.

- "Continue to build upon on what's been done about preserving our charm through preservation of viewsheds, open space and built resources."
- "Encourage growth, but maintain historic atmosphere."
- "Preserve and protect the small town atmosphere, but still provide services citizens need."
- "Stop chain development, keep quaint shops."
- "Push forward to preserve and keep what quaintness we have left."
- "Granbury is about the people."
- "Granbury – people on the move to wellness."
- "It's a good place to raise a family."
- "Granbury – the Recreation Center of Texas"

SUMMARIZED PUBLIC INVOLVEMENT RESULTS

While the input that was gained from the public has many facets, the following summarizes the primary themes that were uncovered during this process. While some of these themes might deal with issues beyond the scope of this Master Plan, they are important to consider as each relates to the quality, character, and location of parks, open spaces, recreation facilities, and programs. Additionally, while the public involvement process uncovered many “good things” that Granbury is doing, this summary focuses on areas for improvement.

Expand the Trail System

Through the public meetings and the telephone survey, it was inarguably determined that Granbury’s Moments in Time Hike and Bike Trail is one of the best parts of the city’s park system and that walking, jogging, and biking on trails is the most popular recreational activity in Granbury. As a consequence, the top result of the entire public involvement process is that the people of Granbury want to see the city’s trail system expanded. In addition to providing more miles of trails, people would like to have additional amenities along trails (such as benches, fountains, and playgrounds) and want to ensure that the trail system meets the needs of all user groups (such as runners who might prefer dirt or asphalt over concrete trails). Finally, people believe that it is important that trails should maintain their recreational stature, but that they should also provide connectivity within Granbury so that people can travel between their homes, places of employment, stores, and schools via the trail system.

Enhance Lake Access & View Corridors

Lake Granbury is seen as the “backbone of the community” and a vital part of Granbury’s image and culture. The public involvement process identified a major need to improve access to the lake and to provide opportunities for its use for those without a boat or lake-front property. In addition to the list of specific facilities that people would like along the lakeshore (see Table 3.7), there is also a strong desire to incorporate the lake into Granbury’s culture via festivals, events, and activities that utilize the lake as a resource. Finally, the need to connect the courthouse square with the lake via viewsheds, trails/sidewalks, and greenways was voiced as a significant need.

Build a Recreation / Community Center

The need for a recreation / community center was voiced throughout the public involvement process. In the telephone survey, recreation / community center came out as the single most lacking facility in Granbury. Construct a recreation center with aquatic, fitness, meeting rooms, gym, etc. received a majority support in Table 3.9. People in the public meetings concurred that Granbury needs a recreation / community center and listed the following programs and amenities which would be desirable in such a center: indoor/outdoor swimming pools, tennis courts, group fitness classes, fitness centers, gyms, yoga, arts and crafts, aerobics, and dog park.

Expand Opportunities for Youth

It is important to provide places and activities throughout Granbury where youth can be active, have fun, be healthy, and be engaged. While 75% of the survey respondents do not have children living at home, an overwhelming majority supported expanding youth sports activities. Additionally, it is important to provide opportunities for youth that are not involved in organized sports, such as opportunities for pick-up games of baseball and basketball and places for kids to

skateboard. While it did not rate highly in comparison with some of the more traditional types of youth activities, over 20% of the survey respondents from Area I and Area III and 47% of respondents with children age 15 to 19 said that skateboarding / skate park was the single most lacking facility in Granbury.

Maintain the Small-Town / Historic Character of Granbury

The need to maintain the small-town charm and historic character of the community was central to many of the conversations had with the community during the public meetings. People feel that it is important to strike a balance between development and preservation (both historic preservation and the preservation of natural areas and open spaces). The desire to grow Granbury's downtown area with small, locally-owned businesses (rather than chains) was expressed, as was the desire to enhance the economic prosperity of the town without increasing traffic congestion.

Implement Wayfinding Signage

Many residents see value in providing wayfinding and directional signage in order to help people find and navigate through the park system. Primarily, people would like to see signs along trails guiding users toward the city's various parks, facilities, and destinations. People also enjoy the existing educational signs along the trail that provide information about Granbury's history, but would also like to see signs with interpretive information about the flora and fauna in Granbury. Finally, public meeting participants also think it is important to have wayfinding and directional signs along streets to help guide people toward the city's parks and trails.

Provide Community-Building Opportunities

One of the best things about Granbury is its rich history and culture. People would like to build upon this by having more community-building opportunities within Granbury, such as concerts, festivals, and events. This desire reflects a general trend within the community to not only provide parks for active, organized recreation like sports, but also to provide passive recreational activities and entertainment for people of all ages and abilities. Some of the specific things people mentioned included outdoor performances and an amphitheater with events and festivals oriented around the lake.



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Chapter 4

Existing Conditions

INTRODUCTION

An essential part of the planning process is understanding the existing conditions of the parks, recreation, and open space system – including the current condition of various recreation facilities and how well they address the current needs of the community. In order to better determine the existing and future needs of Granbury, one must fully understand the location, size, and quality of its existing parks system. This chapter describes the types of parks in Granbury, summarizes the parks, recreation, and open space system in terms of acreage and amenities, and provides a review of each of the City’s parks.

PARK CLASSIFICATIONS

Each city classifies its parks differently, using terms like pocket park, mini park, neighborhood park, community park, metropolitan park, linear park, sports complex, city park, etc. However, in most cities the types of parks can be explained simply in one of two categories outlined below.

Close-to-Home Parks are usually located within the community served by the facility, which includes mini/pocket parks, neighborhood parks and community parks. Other types of parks (such as trail corridors, greenbelts, and linear parks) may sometimes also be considered close-to-home parks.

Other Parks include any type of park within the city that is not a close-to-home park. Most often special purpose parks, open space and nature area preserves, and regional parks fall into this category.

Considering these general classifications, each of Granbury’s parks can be classified in either the **close-to-home parks** category or the **other parks** category. Within these two major park typologies, there are additional classifications of parks as follows:

Close-to-home Parks

- **Neighborhood Parks**
- **Community Parks**

Other Parks

- **Special Purpose Parks**
- **Open Space and Nature Area Preserves**
- **Regional Parks**

Park Classification Descriptions

Neighborhood Parks

Neighborhood parks are typically between five (5) and ten (10) acres in size and are designed and located to serve the surrounding neighborhoods. These parks serve as the core of the parks system and should generally serve no more than 3,000 to 4,000 residents. As a rule of thumb, all neighborhood parks should have a playground, pavilion, and open areas for free play. Additional amenities typically found in neighborhood parks include benches, picnic tables, basketball courts, loop jogging trails, multi-purpose practice fields, backstops, and tennis courts. These are typically considered to be **close-to-home parks** as described previously.

Community Parks

Community parks are larger than neighborhood parks – typically 25 to 75+ acres in size – and have more amenities. While not intended to serve specific neighborhoods, community parks should be equally distributed across the city in order to serve all populations within Granbury. Typically, community parks will have all of the amenities of a neighborhood park (playgrounds, pavilions, open areas for free play, trails, basketball courts, multi-purpose practice fields, backstops, etc.) plus additional amenities such as lighted competitive baseball, softball, soccer, and football fields, larger areas of open space for free play, natural areas, and restrooms. Quite often, community parks will also include special facilities such as recreation centers and skateboard parks. These are also typically considered to be **close-to-home parks**.

Special Purpose Parks

Special purpose parks do not have a specific size; rather, the size of the park is determined by the need for which the park is provided (such as athletic fields). The special purpose parks category includes pocket parks, plazas, athletic complexes, practice fields, and “special interest” parks (such as dog parks, skate parks, or any type of park designed to accommodate one specific recreation activity) that are not otherwise part of another neighborhood or community park. These are typically considered to be in the **other parks** category as described previously.

Open Space and Nature Area Preserves

Open space and nature area preserves also do not have a specific size and are rather based upon unique or valuable land that is identified by the City as important to protect. These areas typically have very few facilities and serve to preserve and provide access to natural areas such as along creeks, floodplains, forests, lakeshores, prairies, and particular geologic formations or areas of topographic change. As un-programmed space, there is the added benefit that these areas are “self-maintaining” – while there may be the occasional need to check for hazards, maintenance is generally not a significant factor. These are typically considered to be in the **other parks** category as described previously.

Regional Parks

Regional parks can vary in size depending on the purpose of the park, but are generally very large (often over 100 acres). These parks are typically provided because of an opportunity rather than a need (such as for public recreation and access around lakes). Regional parks are often not owned or managed by cities (rather, as is the case in Granbury, they are owned and operated by a

regional, state, or national agency such as the Brazos River Authority). Typical amenities at a regional park include boat ramps, day use areas, camping (primitive, improved, and/or RV camping), natural areas, hiking trails, and large group pavilions. Predictably, these are considered to be in the **other parks** category as described above.

SUMMARY OF EXISTING PARKS

The following section includes a summary of Granbury’s park system and descriptions of each park type. In total, the City of Granbury maintains approximately 150 acres of park land which consists of two (2) neighborhood parks, two (2) community parks, six (6) special purpose parks, and three (3) open space and nature area preserves. In addition to land owned and maintained by the City, other park land exists in Granbury, most notably the Brazos River Authority (BRA) parks on the shores of Lake Granbury. Considering the sum of City- and BRA-owned parks within the contiguous city limits, there are over 200 acres of park land in and around Granbury.

Neighborhood Parks

At this time, the City of Granbury has two parks that fall within the neighborhood park category. These two parks vary in age, size, and level of amenities including Hewlett Park (which is a one of the City’s newest parks, is 8.3 acres in size, and includes many typical neighborhood park amenities such as a playground, pavilion, and open play area as well as restrooms, which are not typical for neighborhood parks) and Lambert Branch Park (which is an older, smaller park that includes a few picnic tables, an open play area, and historic buildings). Lambert Branch Park is considered a neighborhood park in this study because of its size and opportunities that it presents. In order for it to fully function as a neighborhood park, however, it needs a playground and pavilion added to the park.



Community Parks

Two community parks currently exist in Granbury. Geographically located on opposite sides of the Fort Worth and Western Railroad (FWWR), each park focuses on athletic fields and other high-intensity uses. While these parks are located in close proximity to school facilities, they are highly used by all ages of the community as they provide facilities for soccer, softball, baseball, and other competitive programs. Additional amenities provided by these parks include restroom facilities and concession stands (Pearl Street City Park also includes a large pavilion). The parks also provide great connection opportunities to other areas such as the Moore Street Open Space (the recently-acquired open space adjacent to the Moore Street Baseball Complex Community Park) and the Moments in Time Hike and Bike Trail, which connects these parks to several other parks in the city.



Special Purpose Parks

Granbury is a very unique city because six of its 13 parks fall within the special purpose park category. Each park provides facilities for one or a few activities and attracts users interested in the one or two specific activities it provides. Granbury's special purpose parks vary greatly and range from City Beach Park, to the City Boat Ramp Park, to The Jim Burkes Firefighters Memorial Park.



Open Space and Nature Area Preserves

While there are many natural, undeveloped areas in and around Granbury, there are currently only three open space preserves / nature areas. Though not currently designated as such, the Moore Street Open Space is a perfect opportunity for an open space preserve / nature area because of the natural vegetation, beauty, and open grassland that exists at this site. Railroad Waterfront Park has similar characteristics, but also includes



frontage on Lake Granbury. The Old Landfill is also considered an open space and nature area preserve because even though it was heavily excavated in this past, this site serves as excellent habitat for flora and fauna alike, including tall grasses and birds.

Regional Parks

Several Brazos River Authority (BRA) parks exist in and around Granbury. While these are not City-owned or maintained, they serve the residents of Granbury (as well as people from the surrounding region). The two BRA parks located in Granbury's city limits are Hunter Park and Rough Creek Park (both on the shoreline of the lake). Brady Brown Park is another BRA park located near Granbury but not within Granbury's city limits. Each of these parks includes some or all of the following amenities: camping areas, picnic areas, boat launching ramps, restrooms, and fishing piers. Brady Brown Park also includes the Brady Brown Soccer Complex, which consists of four competitive soccer fields.



Additional Park Facilities

Hike & Bike Trails

Though it does not provide a significant amount of park land, the 2.5 mile long Moments in Time Hike and Bike Trail is one of Granbury's greatest amenities. This trail stretches from the Granbury Regional Airport to just past Shanley Park and connects five of the City's neighborhood and community parks, three schools, City Hall, and many other

destinations. It is an exceptional opportunity for pedestrians and cyclists to travel throughout the city and enjoy the park system.



Cemeteries

Historic Granbury Cemetery, located north of downtown, is maintained by the City and provides excellent views of the courthouse tower, Comanche Peak, and the city as a whole. Though it is not a park in the traditional sense, the cemetery plays an important role in defining the culture



and history of Granbury as well as providing a sense of open space, specifically from a visual point of view. This cemetery serves as the final resting place of many of Granbury's founding fathers including veterans of the Texas Revolution and the Civil War, as well as General Hiram B. Granbury, for which the city was named.

Table 4.1 – Existing Park Facilities on the next page illustrates the acreage and facilities of each individual park in Granbury.

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PARK & FACILITY REVIEWS

The remainder of this chapter is dedicated to providing a review of each park in Granbury. The intent of these reviews is to provide an unbiased, subjective description of the condition, issues, qualities, and benefits of each park in the city. Though the reviews are not divided into the following structure, the various evaluation components were each considered when creating these reviews:

- **Classification:** What is the purpose of a given park? Is it intended to serve the local neighborhood or a much larger population?
- **Size of the Park:** How big is the park? Is it large enough to adequately accomplish its intended purpose?
- **Location:** Where is the park located in relation to the population that it serves? Is it accessible?
- **Service Area:** What are the limits of the area served by each park? Are there any major thoroughfares or physical features that create barriers to accessing the park?
- **Amenities in Each Park:** What amenities does the park contain? Are the facilities appropriate for the type of park?
- **Layout:** Is the arrangement of facilities in each park appropriate?
- **Condition of the Park:** What is the general condition of the facilities in each park?
- **Special Considerations:** Does the park provide facilities for the physically challenged that meet the requirements of the Americans with Disabilities Act (ADA)? Is the park maintained in a sustainable manner? Are there natural areas in the park that require special consideration?

Park Distribution

As mentioned at the beginning of this chapter, neighborhood parks and community parks both serve as close-to-home parks, which is the backbone of the parks system. Because of this, it is important that neighborhood and community parks be adequately distributed physically across Granbury. **Neighborhood parks best serve households that are within walking distance** of the park (generally ½ mile, which for the average person is a 10 minute walk). A primary factor determining this ½ mile service radius is the nature of a neighborhood park to serve the particular neighborhood in which it is located. **Community parks best serve households that are within a 5 minute drive** of the park (generally 1 mile). Using a 1 mile service radius ensures that all residents are within easy access of a park that has ample open space and amenities so that people can use it on a daily basis. These service radii should be considered as guidelines only. In many instances – due to railroad tracks, thoroughfares, un-crossable water bodies, and other barriers – parks will not fully serve all populations within their service radii.

The **Existing Neighborhood & DeFacto Neighborhood Parks** map on the next page illustrates the location and ½ mile service radius of existing neighborhood parks in Granbury.

The **Existing Community Parks** map on page 4-10 illustrates the location and 1 mile service radius of existing community parks in Granbury.

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- SCHOOLS**
- 01 Granbury High School
 - 02 Crossland Ninth Grade Center
 - 03 Acton Middle School
 - 04 Granbury Middle School
 - 05 Brawner Intermediate School
 - 06 Oak Woods Intermediate School
 - 07 Acton Elementary School
 - 08 Baccus Elementary School
 - 09 Roberson Elementary School

- THOROUGHFARE PLAN**
- TP6U-Primary Thoroughfare 6 Lane Undivided
 - TP4U-Secondary Thoroughfare 4 Lane Undivided
 - C4U-Collector 4 Lane Undivided
 - C2U-Commercial 2 Lane Undivided
 - RC2U-Residential Collector 2 Lane Undivided
 - Existing Railroad
 - Proposed Thoroughfares
 - Existing Thoroughfares
 - City of Granbury
 - Granbury ETJ

- PARKS & FACILITIES**
- Neighborhood Parks
 - Community Parks
 - Special Purpose Parks
 - Open Space Preserves/Nature Areas
 - Other City Facilities
 - BRA Parks
 - Other Significant Areas
 - Golf Courses
 - Existing Trails
 - Proposed Trails

- PARK SERVICE AREA**
- Existing Community Park (1 Mile Radius)
 - Potential Community Park (1 Mile Radius)
 - Existing Neighborhood Park (1/2 Mile Radius)
 - Potential Neighborhood Park (1/2 Mile Radius)
 - Existing Defacto Neighborhood Park (1/2 Mile Radius)
 - Existing Defacto Neighborhood Park (1/2 Mile Radius)



July 22, 2010

EXISTING NEIGHBORHOOD & DEFACTO NEIGHBORHOOD PARKS

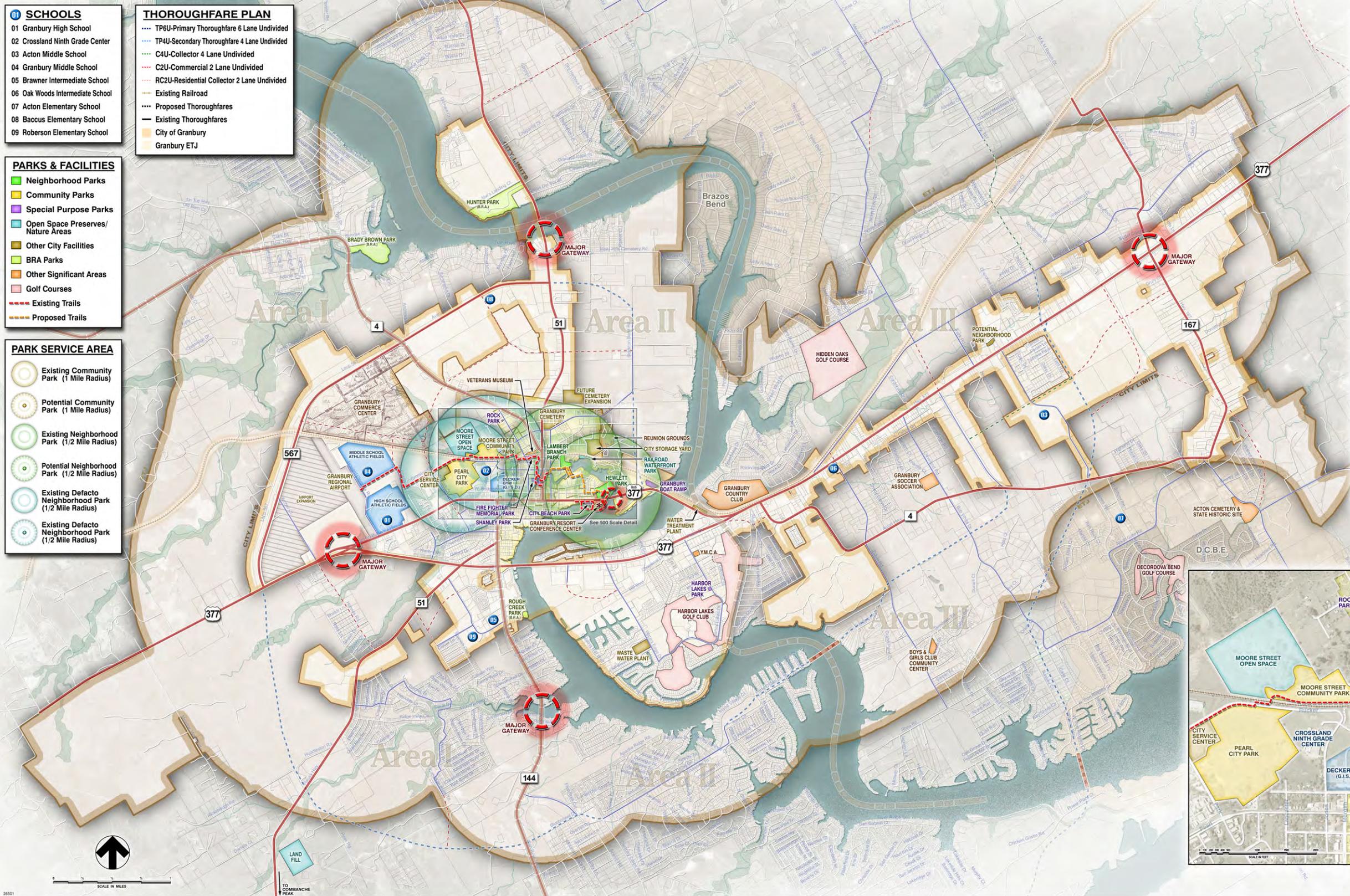
CITY OF GRANBURY, TEXAS



100 Scale Detail



500 Scale Detail



- SCHOOLS**
- 01 Granbury High School
 - 02 Crossland Ninth Grade Center
 - 03 Acton Middle School
 - 04 Granbury Middle School
 - 05 Brawner Intermediate School
 - 06 Oak Woods Intermediate School
 - 07 Acton Elementary School
 - 08 Baccus Elementary School
 - 09 Roberson Elementary School

- THOROUGHFARE PLAN**
- TP6U-Primary Thoroughfare 6 Lane Undivided
 - TP4U-Secondary Thoroughfare 4 Lane Undivided
 - C4U-Collector 4 Lane Undivided
 - C2U-Commercial 2 Lane Undivided
 - RC2U-Residential Collector 2 Lane Undivided
 - Existing Railroad
 - Proposed Thoroughfares
 - Existing Thoroughfares
 - City of Granbury
 - Granbury ETJ

- PARKS & FACILITIES**
- Neighborhood Parks
 - Community Parks
 - Special Purpose Parks
 - Open Space Preserves/Nature Areas
 - Other City Facilities
 - BRA Parks
 - Other Significant Areas
 - Golf Courses
 - Existing Trails
 - Proposed Trails

- PARK SERVICE AREA**
- Existing Community Park (1 Mile Radius)
 - Potential Community Park (1 Mile Radius)
 - Existing Neighborhood Park (1/2 Mile Radius)
 - Potential Neighborhood Park (1/2 Mile Radius)
 - Existing Defacto Neighborhood Park (1/2 Mile Radius)
 - Existing Defacto Neighborhood Park (1/2 Mile Radius)



July 22, 2010



EXISTING COMMUNITY PARKS

CITY OF GRANBURY, TEXAS



100 Scale Detail



500 Scale Detail

2501



Neighborhood Parks

Hewlett Park

634 E. Pearl Street

8.3 acres



Hewlett Park, one of Granbury’s newest parks, is considered a neighborhood park because of its size and amenities. However, this park includes more amenities and opportunities than a typical neighborhood park. This park is located adjacent to Lambert Branch Creek and is very near the main body of Lake Granbury. The newly-constructed resort and conference center are nearby and connected to Hewlett Park via a trail that runs along Lambert Branch, under Pearl Street/Business 377, and turns into a boardwalk which continues on to City Beach Park.

The park has many amenities both man-made and natural, including the playground, pavilion, restrooms (not typical for a neighborhood park), trail, mature trees, a demonstration garden, and a large parking lot. Also present in this park is a wetland area with a pier that extends into it offering views of the flora and fauna present there. This great amenity offers opportunities for learning about the natural environment in Granbury and is accompanied by a kiosk that provides information on the local flora. New boat docks and a fishing pier are currently under construction and will serve to provide an even greater diversity of amenities at this park, as well as provide enhanced lake access for residents and visitors.



Because of its visibility from Pearl Street/Business 377 and its proximity to Lambert Branch Creek, the resort and conference center, and City Beach Park, Hewlett Park also functions as part of a gateway into Granbury for people traveling along Pearl Street/Business 377. Maintaining the quality of this park should therefore be of high priority for the City. While the southwestern half of this park is very comfortable and pleasant, the northeastern portion (where the lift station is located) is not as comfortable due the scale of the parking lot (which is much larger than is typically needed for a neighborhood park), lack of mature vegetation, and sense of enclosure provided by the levee that surrounds this area. Future improvements to this half of the park could include additional plantings, including tree islands to soften the appearance of the parking lot and levee while providing shade and a wind break. Because of the presence of restrooms, the large amount of parking, and its location, this park lends itself to serve as a trailhead. Such would require providing good access to and organization within the northeastern portion of the park in order to serve the existing trail connection to the resort and conference center and the future trail that will connect this park to Lambert Branch Park.

Lambert Branch Park

510 N. Brazos Street

3.3 acres

Lambert Branch Park currently consists of mostly undeveloped open space. The park includes a fishing/viewing pier and a few picnic tables but is mostly open turf area. In the recent past, this park had a playground on site but because it was out-dated and poorly located within the park, it was removed to allow for the development of a historic village. While this means that Lambert Branch Park does not currently



function as a neighborhood park (because it lacks a playground and pavilion, which are essential amenities for this type of park), it is classified as such in this Master Plan because it is important that this park's status as a neighborhood park be restored in order to meet the needs of the community. As such, the installation of a new playground and pavilion in this park should be a high priority for the City.

Even though it is important to return this park to its status as a neighborhood park, continuing with the plans to develop the historic village is still recommended because it can exist in a mutually-beneficial symbiosis with the proposed playground/pavilion area. The specific plans for the historic village consist of refurbishing historic buildings from the Granbury area and relocating them to this park (several buildings have already been relocated here). When developing the historic village, it is important to ensure that the buildings are arranged in a

cohesive manner that physically relates to and interacts with the surrounding neighborhood. For example, it is important to provide pathways between the buildings and develop landscaping that serves as front yards for the buildings. Overall, it is recommended that the City develop a master plan for Lambert Branch Park that considers the orientation of these historic structures to each other and to the surrounding areas (such as streets, park land, and the adjacent neighborhood). It is also important for the City to develop a program for the restoration and regular maintenance of the historic buildings; this program should consider maintenance schedule and funding sources.

Other plans for the park are to continue the Moments in Time Hike and Bike Trail further east through Lambert Branch Park and install a pedestrian bridge to connect southeast across Lambert Branch Creek toward Hewlett Park. Lambert Branch Park would also be an ideal location to serve as the gateway into the core of downtown for boaters, water taxis, and other water vessels; however, the impacts on the park from boating (such as noise, excessive wake, etc.) must be considered.

Community Parks

Pearl Street City Park

West Pearl Street

34 acres



Pearl Street City Park is located along the Moments in Time Hike and Bike Trail and is in close proximity to the Granbury Middle School and Granbury High School athletic fields, as well as Moore Street Baseball Complex Community Park. This park is also adjacent to an elementary school and a number of residences, allowing children and parents the ability to enjoy the park amenities without having to cross any streets.

This park facility is Granbury’s primary park for active use, providing multiple sizes of soccer fields as well as multiple baseball/softball fields to meet the needs of many different age groups. A medium sized shade structure is also provided for large gatherings. The structure can be used by multiple users due to its central location in the park, but it has limited usability because of the relatively long distance from the parking lot.

A major opportunity for this park would be to develop a shared-use agreement with the school to expand the existing play area for the school children. However, to improve the comfort and usability of this park, additional vegetation should be incorporated to provide the opportunity for natural shade during the hot summer months. Improving the connection to the hike and bike trail should be of main focus. One way in which to do this is to implement wayfinding signage that will help visitors and guests find this park and navigate throughout the city. This park would be a great location for unique special purpose facilities due to its central location and connection to the Moments in Time Hike and Bike Trail. Specifically, Pearl Street City Park would be an excellent location for a combination BMX and skate park. An area of concern for this park is the existing drainage issues on the southern portion of the site near the playground (which is outdated). Redesigning the drainage plan as well as the playground area would be very beneficial to the users of this park.

Moore Street Baseball Complex Community Park

500 W Moore Street

10 acres

Moore Street Baseball Complex Community Park is a small baseball complex located along the Moments in Time Hike and Bike Trail and near Pearl Street City Park. This park is bound on all sides by physical barriers – directly to the north is the City Maintenance Facility and to the south is the rail line. To the east and west are densely vegetated areas and views are enhanced by the large stands of trees, meandering streams, and grasslands in these areas. A parking lot is provided on the north side of the park which serves both the current ball fields as well as any future park expansions to the west and northwest (see the description of the Moore Street Open Space on Page 4 – 20).



Vehicular access to the park has recently been improved by the construction of a new entrance. When in operation, concession and restroom facilities are provided to meet the needs of the ball field users as well as anyone using the hike and bike trail during those times. There is undeveloped land on the western side which could house future amenities such as a playground or BMX track. In order to meet the classification requirements of a community park and to meet the needs of multiple age groups and users, a playground should be considered for this park. Without a playground, Moore Street Baseball Complex Community Park should not be regarded as a community park but rather as a special purpose park. Additional vegetation should also be implemented to provide natural shade for the users of the park as well as the adjacent hike and

bike trail. As the railroad tracks to the south limit the locations for vehicular and pedestrian access, wayfinding signage might be beneficial both along the hike and bike trail as well as the vehicular circulation routes along Thorp Springs Road and Moore Street as visitors may find it difficult to locate and access the park.

Special Purpose Parks

City Beach Park

615 E. Pearl Street

1.5 acres

City Beach Park is unique in that this type of amenity is not found in many cities. The sand and tiki huts make visitors feel as if they are in a vacation oasis, which greatly adds to Granbury's offerings. The park is in close proximity to the newly developed resort and conference center and acts as a gateway as one enters the core of Granbury along Pearl Street/Business 377. It also



provides one of the few public places to view/access the lake. Multiple sizes of huts are provided to allow for larger group gatherings or just a small picnic on the sandy shores of Lake Granbury. A boardwalk encloses the beach swimming area helping to protect swimmers from the waves and traffic of water vessels, but the view of the lake from the beach is consequently compromised by the boardwalk.

Shanley Park, LaRoe Park, and Bicentennial Park

300 N. Travis Street

1.0 acre (Shanley Park only)

Shanley Park is located at the corner of Rucker Street and Houston Street and extends west to the Moments in Time Hike and Bike Trail. It includes a small parking lot and gazebo which overlook Lambert Branch Creek. While Shanley Park is a City-owned park, it is only a portion of an extended park area located north of City Hall and along Lambert Branch Creek. The additional parks within the area are LaRoe Park and



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Bicentennial Park. LaRoe Park is located on the eastern side of Houston Street along the Lambert Branch Creek and is utilized by the garden club and beautification council. Bicentennial Park is the unofficial name referring to the open area along Travis Street.

Though Shanley Park, LaRoe Park, and Bicentennial Park are owned by three separate entities, they effectively function as one single park since they are connected by trails and do not have any visible delineation of property lines. Altogether, this area serves as one of Granbury's most attractive and most visited parks even though it contains only a few basic park amenities (trails, open areas, historic markers, and benches). Because of its beauty, this park is used for many weddings. It is decorated for the holidays and attracts residents and tourists alike. The extended park area serves as the connective tissue between a number of destinations including City Hall, the courthouse square, the Hood County Library, the Lake Granbury Art Association, the Moments in Time Hike and Bike Trail, and Lambert Branch Creek. The park area is physically and visually very accessible and serves as one of Granbury's "outdoor living rooms." In addition to serving as an attractive destination for traditional park users, this area could potentially host large gatherings, small festivals, and outdoor concerts.

The primary issues regarding these parks relate to pedestrian circulation and potential erosion hazards. Though the provision of new bridges and the continuation of the Moments in Time Hike and Bike Trail through this area is a great improvement, this effort has resulted in the presence of an incomplete network of pedestrian pathways which either dead-end or have ninety-degree turns. It is important to ensure that all trails within the park provide continuous circulation and be easily accessible by bicyclist and foot traffic. Accessibility for the disabled must also be considered along all trails and pathways through the park. As such, it might be necessary to either remove erroneous pieces of pavement or modify them in order to provide continuity and accessibility. In addition to this pedestrian and bicycle circulation issue, the banks of the creek should be stabilized to prevent erosion and the loss of trees adjacent to the creek. Additional vegetation would enhance this area and would help to connect the western side of Houston Street with the area around LaRoe Park.



Rock Park

Thorpe Springs Road
0.4 acres

Rock Park is a combination of two lots donated to the City and is informally referred to as Rock Park because of the pile of rocks located on site. Due to its size and location, the functionality of this park is limited. Potential uses include, but are not limited to, pocket parks, community gardens, playgrounds, etc. Consideration should be given to any excavation on site due to existing underground utilities that may exist.

City Boat Ramp Park

930 E. Pearl Street
3.5 acres

City Boat Ramp Park is located between Pearl Street/Business 377 and the Fort Worth and Western Railroad. It serves as a gateway to travelers entering the core of downtown Granbury from the east. From the ornamental light poles to the stone cladding on the restroom facility, this park sets the precedence of iconic materials used throughout Granbury. These materials are similar to those used in other new parks within the city and provide continuity across the park system. Although the



majority of the site is a parking lot, additional vegetation islands should be incorporated in the future to enhance the appearance of the park and help to soften the hardscape of the parking lot while providing natural shade to the users. Courtesy docks are provided on each side of the boat ramp for pedestrians to have easy access to water vessels, but due to the fixed elevation of the docks, any fluctuation in the lake water levels may cause accessibility issues to boaters. A floating courtesy dock might be a solution in the future if fluctuating water levels are determined to be a reality. Another recommendation for this park would be to extend the northern courtesy dock along the railroad towards the main body of the lake and then under the railroad tracks to connect to any further development that might arise in the future on the east side of the rail line.

Railroad Waterfront Park

East of Lambert Branch Park along the railroad track
3.0 acres

Railroad Waterfront Park is the unofficial name used to refer to the undeveloped park located on a small strip of land nestled between the Fort Worth and Western Railroad and an offshoot of Lake Granbury. Access to the site is limited and would require either a crossing of the rail line

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or an access easement through one of the two private residential areas that bookend this park. The former is more realistic as the layouts of the residential developments preclude the provision of such access. An additional opportunity to explore is to provide access from Lake Granbury via water vessels with an auxiliary access route for emergency vehicles. Even though the embankment is fairly steep on the water's edge, a fishing/viewing pier and dock could be utilized for access as well as to promote viewing Lake Granbury and downtown Granbury with a focused view of the courthouse.



The Jim Burkes Firefighters Memorial Park

550 N. Travis Street

0.8 acres

The Jim Burkes Firefighters Memorial Park is a recently developed park that serves both as a play facility for children as well as a memorial. The unique aspect of this park is that it can be accessed easily by pedestrians using the Moments in Time Hike and Bike Trail and serve as a pocket park to those users. A parking lot is also provided on site for vehicular access. Vehicular circulation is limited within the parking lot due to only having one entrance/exit, but because of the



narrow site parameters, it was probably the best option. A small play structure with a fire truck theme is provided on the east side of the park, while a memorial is located adjacent. Although there is a wide buffer between the play area and memorial, additional vegetation should be used

to help tie these two areas together. The existing vegetation is still very young in this park, so shade is scarce, but will be present when the existing trees mature. Additional vegetative screening could be provided on the northern side of the park to help provide a safety buffer from the rail line.

Open Space Preserves/Nature Areas

Old Landfill

Along Highway 51

40 acres

Located southwest of the city along FM–51, the old landfill presents an excellent opportunity for the community. Surrounded by rural landscapes and enjoying views of Comanche Peak, the old landfill is an attractive open space that provides opportunities for bird-watching. Because of its former use, this area has very few mature trees in its center. This allows for a large, rolling wildflower meadow to exist, which is accentuated by a sense of openness that is defined by the site’s tree-lined edges.

While this site has the potential to serve as an enjoyable open space preserve that allows visitors to hike, bird-watch, and enjoy nature, it could also become a community park in the future. Because of its generally flat landscape, the site would be able to accommodate multiple athletic fields. However, being a former landfill, the site poses restrictions for building (including the restriction of any type of excavation). As such, this park is best suited to be developed either as a nature area or as a passive community park (that is, include low-intensity amenities oriented toward passive, rather than active recreation uses).



Moore Street Open Space

West of Moore Street Community Park

43.3 acres

This unique open space is located in close proximity to Moore Street Baseball Complex Community Park and is north of Pearl Street City Park (located across Crossland Rd.). It includes a variety of natural areas such as large tree communities that provide a sense of seclusion and intimacy. This is then accented by various open prairies allowing your eye to wander over the vast landscape. Functionally, this space could serve as a unique extension of the existing baseball complex at Moore Street Baseball Complex Community



Park as well as a connection to Pearl Street City Park. However, due to the natural qualities in this park, it should remain mostly undeveloped to be utilized and enjoyed for its natural beauty and aesthetics. The large specimen trees, underbrush and small ponds serve as a home to various wildlife and birding habitats. As such, the protection and restoration of the natural landscape in this area is of great importance. Implementing a prairie restoration program to partially return this land to its native state is strongly recommended. Improvements to the drainage areas within the park should be ecologically sensitivity and have a natural aesthetic. Because the pond in this park provides an excellent opportunity for a “kid fish” program, actions to maintain its water level (such as an historic windmill to draw well water) should be considered. All other development should be limited to disc golf and nature trails throughout the open space. Permeable paving materials such as decomposed granite or crushed rock are good examples of accessible surfaces in natural areas to reduce non-permeable surfacing and additional surface runoff. Educational signage could also be utilized throughout the site to inform users of the varying ecosystems that exist.



Hike and Bike Trails

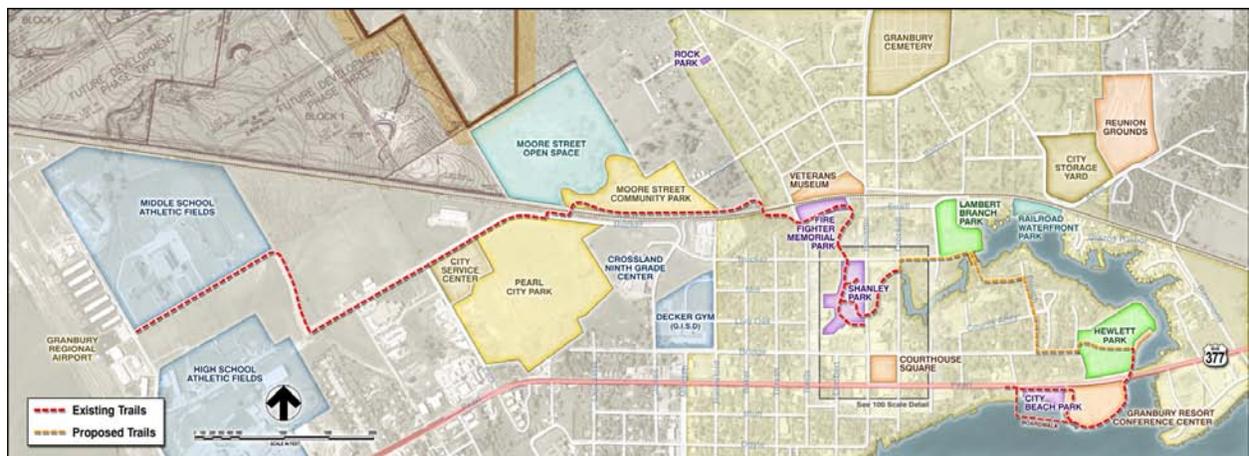
Moments in Time Hike and Bike Trail

2.5 miles

The Moments in Time Hike and Bike Trail serves as the backbone of the park system and unites the majority of Granbury’s parks into a connected, easy to use system. It also serves as a connection to many amenities within the city while serving as an enjoyable recreation facility. As there are alternating areas of dense vegetation and open areas, these varying environments



provide a unique experience to the users as they move along the trail. The trail provides resting nodes that include “Moments in Time” plaques stating important events or people that have made an impact on Granbury. This hike and bike trail connects points from as far west as the airport all the way to downtown and beyond. Many parks, sports fields, schools, and other destinations are connected by this trail including Granbury High School, Granbury Middle School, seven parks (Pearl Street City Park, Moore Street Open Space, Moore Street Baseball Complex Community Park, The Jim Burkes Firefighters Memorial Park, Shanley Park, LaRoe Park and Bicentennial Park) and City Hall. The City is currently planning to extend the trail to Lambert Branch Park where it will then cross the creek and continue on to Hewlett Park. The trail would then connect the airport at the western end of town with the resort conference center at the east end of the town.



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Chapter 5

Needs Assessment

INTRODUCTION

The needs assessment described in this chapter builds upon the results of the existing conditions analysis described in Chapter 4 by analyzing how well the city's current facilities meet present and future needs within Granbury. Deficiencies and needs are identified as part of this needs assessment, which influences the development of the recommendations described in Chapter 6 and the prioritization of action items described in Chapter 7. The needs assessment is both quantitative and qualitative as is discussed below.

ASSESSMENT METHODS

There are three methods used for assessing current and future parks, recreation, and open space needs. These three techniques follow general methodologies accepted by national, state, and regional requirements for local park master plans, including those adopted by the Texas Parks and Wildlife Department. The three types of assessment methods are standard-, demand-, and resource-based:

Standard-Based

The basis for a standard-based needs assessment is the set of standards developed by the National Recreation and Park Association (NRPA) in 1995. These standards are based on park acreage (by park type) per 1,000 residents and by number of specific recreation amenities (such as playgrounds) per number of residents. These NRPA standards are used as references only in creating specific target levels of service (LOS) for Granbury based on local trends, demand, and conditions within the community. This target LOS is then used to assess the surplus or deficit of park acreage at build-out population and various recreation amenities for the population five years out. The five year horizon used for recreation facilities is in recognition of the fact that these needs change over time due to changing trends, demographics, etc. whereas park acreage needs remain relatively constant.

Compared to most other North Texas cities, Granbury has an unusually large and dense population in the small communities and unincorporated areas surrounding the city. Many of these people utilize City-owned recreation facilities because they are present and of high quality. As such, the City effectively serves the recreation needs of a population much larger than that within its city limits. In order to illustrate this issue, the facility LOS analysis in this chapter compares current and target LOS based on both city and county population figures for competitive and athletic and practice facilities. It is these types of facilities that are most used by non-city residents. January 2010 population data is used throughout this analysis as it is the most up-to-date data available.

Demand-Based

Demand-based needs assessments are often closely tied to the results of public input as well as participation rates and league usage data. This portion of the assessment uses information gained

through the Citizen Attitude Survey (telephone survey), the public meetings, questionnaires, and responses to the sports association requests for information (RFI) to determine how people use parks, recreation facilities, and programs, as well as what the community's wants and needs are. The results of the demand-based assessment helps to determine land acquisition needs, facility provision priorities, and programming needs.

Resource-Based

The third manner in which needs are assessed is based on the physical resources within Granbury and what opportunities can be capitalized upon. Most often, the resources that have the greatest bearing on the needs assessment are the natural areas and habitat along a city's creeks, streams, and lakes as well as the historic and cultural landscapes and destinations present within a community.

STANDARD-BASED NEEDS ASSESSMENT

As discussed in the previous section, national guidelines and standards (such as the NRPA standards) are based on national trends rather than specific local conditions, requiring that they be fine-tuned to be applicable to Granbury's unique character and conditions. It is important to recognize that national standards are simply guidelines or benchmarks that are intended to serve as a starting point for park planning. Each city has its own unique geographic, demographic, and socio-economic composition, and as such, the arbitrary application of national standards, as is often done, would not necessarily meet the needs of that particular community. Standards exist and are applied in two primary ways:

- **Spatial Standards** – These define the amount of park land needed and are usually expressed as a park acreage per capita figure. For example, an acreage standard for neighborhood parks might be expressed as “*X acres per 1,000 population.*”
- **Facility Standards** – These define the number of facilities recommended to serve each particular recreation need. Facility standards are usually expressed as a ratio of units of a particular facility per population size. For example, a facility standard for soccer fields might be expressed as “*one field per X population.*”

Spatial Standards

As discussed above, spatial standards are utilized to determine the current and future need for park land of various types. The most common manner of spatial standards is acres of land per capita. In addition to this measure, a park service area analysis is also performed to identify geographically-based park land needs by identifying underserved areas of the community.

National Park Acreage Standards

The purpose of acreage standards for parks and recreation facilities is to ensure that sufficient area is allocated to allow for all the outdoor recreation needs of a community. The adoption of acreage standards (which help illustrate the city's deficit of park acreage of different types) allows the City to plan ahead so that park land can be targeted and acquired before it becomes unavailable or too expensive. The NRPA-recommended spatial standards for cities in general are shown in Figure 5.1 below.

Figure 5.1
Park Acreage Guidelines Based on National (NRPA) Recommended Standards

NRPA Recommended Standards:	
Close to Home Parks	
• Neighborhood Parks:	1.0 to 2.0 acres / 1,000 population
• Community Parks:	5.0 to 8.0 acres / 1,000 population
Total recommended Close to Home Parks per NRPA:	
6.0 to 10.0 acres / 1,000 population	
<hr/>	
Other City Wide Parks:	
• Special Purpose Parks:	Variable standard
• Linear Parks Parks:	Variable standard
• Nature Preserves / Open Space:	Variable standard
• Regional Parks:	5.0 to 10.0 acres / 1,000 population

Target Park Acreage Levels of Service (LOS)

The NRPA standards as presented in Figure 5.1 were used when developing target LOS for Granbury as shown below. An overall target LOS of **25 acres of park land per 1,000 population** was developed for the City of Granbury. Additionally, specific target LOS were developed for neighborhood and community parks; both of which, as described in Chapter 4 – Existing Conditions, are considered Close to Home Parks and therefore the primary park types for Granbury. No specific target LOS was developed for special purpose parks or open space preserves / nature areas because the need for such park land is variable over time. Nor was a specific target LOS developed for the regional park classification for multiple reasons, including the concept that regional parks are located in an opportunity-based manner and the fact that the many regional parks in and around Granbury are owned and maintained by other agencies, specifically the Brazos River Authority. These park land target LOS are presented in Table 5.1 on page 5–5 and are summarized in Figure 5.2 below.

Figure 5.2
2010 Park Acreage Target Levels of Service for Granbury

Close to Home Parks	
• Neighborhood Parks:	3 acres / 1,000 population
• Community Parks:	7 acres / 1,000 population
Other Park Land	
• Other Park Land*	15 acres / 1,000 population
<hr/>	
Overall Target LOS	25 acres / 1,000 population
<hr/>	
*Includes special purpose parks, open space & nature area preserves, and any other park land not considered a neighborhood or community park.	

Table 5.1 Park Land Target Levels of Service on the next page describes the acreage standards and resulting needs from 2010 until build-out conditions for each park category.

Park Service Area

While these target LOS figures provide benchmarks for the city, it is important to recognize that acreage per capita alone is not a sufficient tool for determining current and future park land needs. An additional consideration, specifically for neighborhood and community parks, is the distribution or service area of parks and whether or not all residential areas are within ½ mile of at least one neighborhood park and 1 mile of at least one community park. Park service area deficit, as well as acreage deficit, is described in the following sections for both of these park types.

Table 5.1
Park Land Target Levels of Service (LOS)
 City of Granbury Parks, Recreation and Open Space Master Plan

Facility Type	N.R.P.A. Size/ Acres	Total 2009 Existing Acres	Current Level of Service	NRPA Target Standard (2)	2010 Target LOS	≈ 7,800 pop. (3)	≈ 8,860 pop. (4)	≈ 13,474 pop. (5)
Neighborhood Parks	5 - 10 acres	12.1 acres	1.55 Acres/ 1,000 pop.	1 - 2 Acres/ 1,000 pop.	3 Acres/ 1,000 pop.	23 Acres (deficit of 11 acres)	27 Acres (deficit of 15 acres)	40 Acres (deficit of 28 acres)
Community Parks	According to function; usually 30 - 50 acres	44 acres	5.64 Acres/ 1,000 pop.	5 - 8 Acres/ 1,000 pop.	7 Acres/ 1,000 pop.	55 Acres (deficit of 11 acres)	62 Acres (deficit of 18 acres)	94 Acres (deficit of 50 acres)
Subtotal		56 acres	7.2 Acres / 1,000 pop.	6 - 10 Acres / 1,000 pop.	10 Acres / 1,000 pop.	78 Acres (deficit of 22 acres)	89 Acres (deficit of 33 acres)	134 Acres (deficit of 78 acres)
Other Park Land (6)	Varies by function protection & opportunity	93.6 acres	12.00 Acres/ 1,000 pop.	Variable	15 Acres/ 1,000 pop.	117 Acres (deficit of 23 acres)	133 Acres (deficit of 39 acres)	202 Acres (deficit of 108 acres)
Subtotal		94 acres	12.0 Acres / 1,000 pop.		15.0 Acres / 1,000 pop.	117 Acres (deficit of 23 acres)	133 Acres (deficit of 39 acres)	202 Acres (deficit of 108 acres)
TOTAL		150 acres	19.2 Acres / 1,000 pop.	Variable	25 Acres / 1,000 pop.	195 Acres (deficit of 45 acres)	222 Acres (deficit of 72 acres)	336 Acres (deficit of 186 acres)

Comparable adopted park land standards in other nearby cities.
 Waxahachie's adopted park land standards = **20 acres *** per 1,000 residents.**
 Prosper's adopted park land standards = **20 acres *** per 1,000 residents.**
 Lancaster's adopted park land standards = **18 acres *** per 1,000 residents.**
 Frisco's adopted park land standards = **13-19 acres per 1,000 residents.**

Keller's adopted park land standards = **18 acres *** per 1,000 residents.**
 Rowlett's adopted park land standards = **17-25.5 acres per 1,000 residents.**
 Mansfield's adopted park land standards = **18 acres per 1,000 residents.**
 McKinney's adopted park land standards = **25 acres per 1,000 residents.**
 *** Excluding Regional Parks

Population per city area

Population Density (7,800 people / 9,419 acres) = 0.83 persons per acre

City wide park area

Current City of Granbury park acreage = 150 acres.
 Build-out target park acreage = 336 acres.
 Granbury's current level of service (LOS) = 150 acres for 7,800 residents or 19 acres per 1,000 residents.
 Granbury's target 2030 LOS is 25 acres / 1,000 residents (total: 336 acres / 13,474 residents) yielding a deficit total of 186 park acres

Park area as a percentage of City area

Current city size for Granbury is 9,419 acres.
 Current park area in Granbury is **2%** (calculated as 150 park acres / 9,419 city total acres)
 North Texas average = **4.8%** (translated to the City of Granbury = 452 acres).
 National average = **8.1%** ⁽⁷⁾ (translated to the City of Granbury = 763 acres).
 City of Dallas = **10%** (translated to the City of Granbury = 941 acres).
 At a 2030 goal of 25 acres/1,000, parks will constitute **3.6% of the city's acreage** (336 park acres / 9,419 city acres).

- (1) Developed and undeveloped park land
- (2) 1995 NRPA standards.
- (3) All population estimates rounded; Source: NCTCOG 2009 Population Estimates
- (4) All population estimates rounded; Source: City of Granbury; 2008 Comprehensive Plan
- (5) All population estimates rounded; Source: City of Granbury; 2008 Comprehensive Plan
- (6) Including Special Purpose Parks, Linear Parks, Open Space Preserves/Nature Areas, Hike & Bike/Equestrian Trails, and Recreation and Other Park Facilities.
- (7) Source: Inside City Parks, Peter Harnik, 2000.

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Neighborhood Parks Current & Target LOS and Service Area

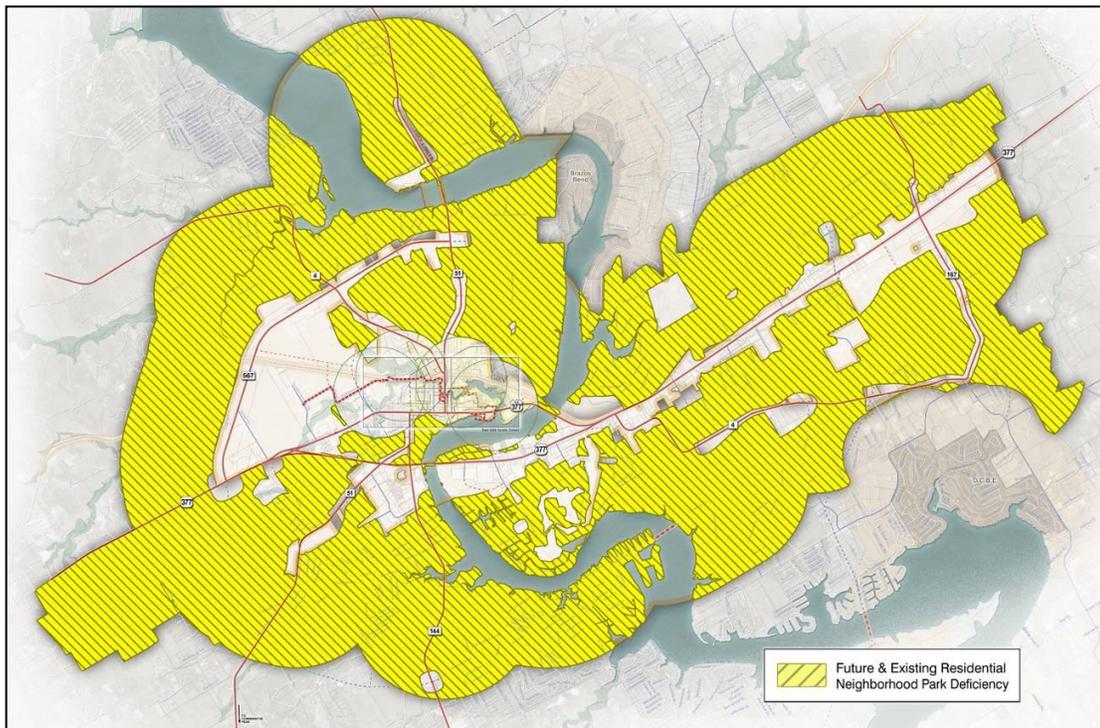
Currently, Granbury has approximately 30% of the acreage for neighborhood parks required by the year 2030 based upon the 2010 target LOS for neighborhood parks (see Figure 5.3). When considering the need to provide neighborhood parks within close proximity to all residential areas in the city, there is an overwhelming service area deficit of neighborhood parks in Granbury (see Figure 5.4, which shows in yellow the existing and future residential areas that are not within one-half mile of an existing neighborhood park). Based upon the fact that a neighborhood park typically has a one-half mile service area, this deficit illustrates a need for approximately 20 new neighborhood park sites which constitutes a total of between 100 and 200 acres. Consequently, even though 20 new neighborhood parks would provide more than 28 additional acres, these park sites are necessary in order to provide adequate service area coverage for Granbury’s existing city limits and extra-territorial jurisdiction (which might be annexed by the year 2030).

Figure 5.3
Current & Target LOS – Neighborhood Parks

Existing Acreage	12.1 acres
Current LOS	1.54 acres /1,000 population
Target LOS	3 acres / 1,000 population
Target Acreage in 2030*	40 acres
Acreage to Acquire to meet Target	28 acres

Existing acreage is 30% of the target for 2030
*Population of 13,474

Figure 5.4
Neighborhood Parks Service Area Deficit



Community Parks Current & Target LOS and Service Area

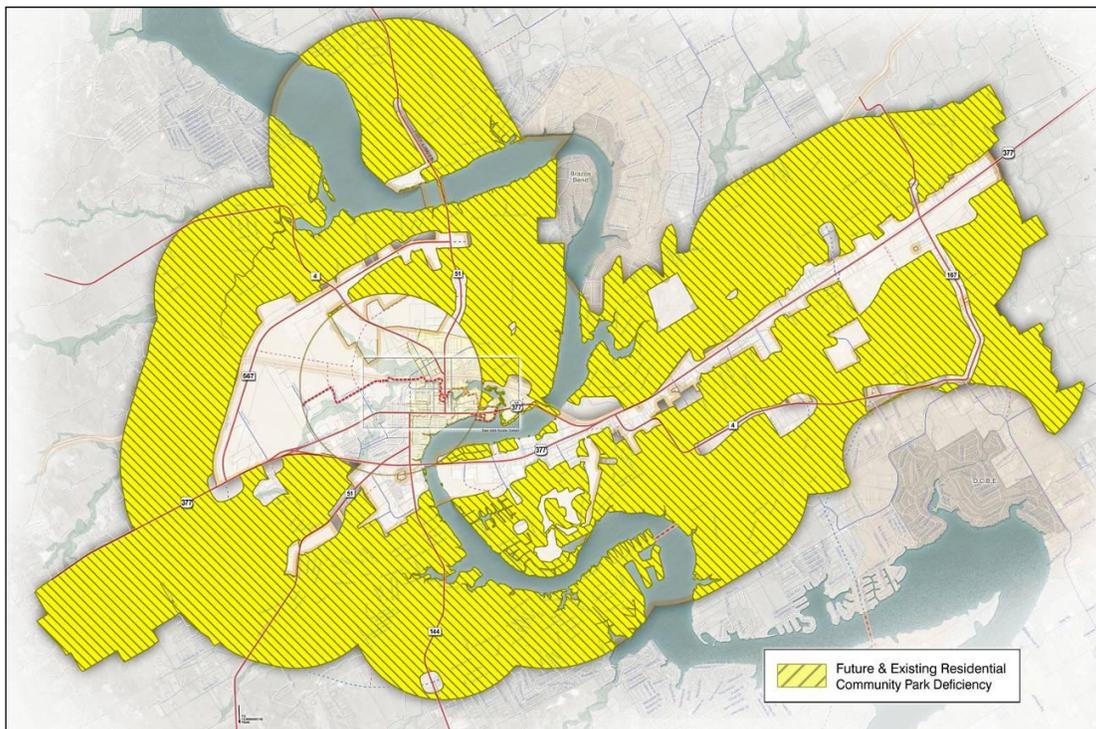
Granbury currently has approximately 47% of the acreage for community parks required by the year 2030 based upon the 2010 target LOS for community parks. This results in a deficit (by 2030) of about 50 acres of community parks (see Figure 5.5). In addition, based upon projected growth trends and future land use, there is a service area deficit of community parks in the city (see Figure 5.6, which shows in yellow the existing and future residential areas that are not within one mile of an existing community park). Based upon the fact that a community park typically has a one mile service area, this deficit illustrates a need for approximately six new community park sites (which, at an average size of 45 acres, corresponds to the need for 270 additional community park acres). This greatly exceeds the acreage-based need.

Figure 5.5
Current & Target Level of Service – Community Parks

Existing Acreage	44 acres
Current LOS	5.61 acres /1,000 population
Target LOS	7 acres / 1,000 population
Target Acreage in 2030*	94 acres
Acreage to Acquire to meet Target	50 acres

Existing acreage is 47% of the target for 2030
*Population of 13,474

Figure 5.6
Community Parks Service Area Deficit



Other Parks Current & Target LOS

Granbury currently has approximately 46% of the acreage for other parks (special purpose parks, open space and nature area preserves, and all other parks except neighborhood and community parks) required by 2030 based upon the 2010 target LOS for other parks (see Figure 5.7). This results in a deficit of about 108 acres of other park land. As park service area is not a significant consideration for “other park” types, there is not a need to perform a service area deficit analysis such as was done for neighborhood & community parks.

Figure 5.7
Current & Target Level of Service – Other Parks

Existing Acreage	93.6 acres
Current LOS	11.92 acres /1,000 population
Target LOS	15 acres / 1,000 population
Target Acreage at Build-Out*	202 acres
Acreage to Acquire to meet Target	108 acres
<hr/>	
Existing acreage is 46% of the target for 2030	
<i>*Population of 13,474</i>	

Summary of Park Land Needs

As illustrated previously in Table 5.1 and in Table 5.2 below, there is a need in Granbury for 186 additional acres of park land (acquired by the City or dedicated during development) to meet the needs of the assumed 2030 population (13,474) and to meet the target LOS established in this Master Plan of 25 acres of park land per 1,000 population. Additionally, as discussed in the previous pages, there is a need for 20 to 25 new neighborhood park sites and eight to 10 new community park sites. As such, the relatively small deficits at 2030 for neighborhood and community parks (as shown in Table 5.2) should not be interpreted as the only guide with regard to land acquisition.

Table 5.2 Summary of Acreage Needs			
Park Category	Target Standard	2010 Acreage Needs (7,800 population)	2030 Acreage Needs (13,474 population)
Neighborhood Parks	3 Acres / 1,000	23 Acres (deficit of 11 acres)	40 Acres (deficit of 28 acres)
Community Parks	7 Acres / 1,000	55 Acres (deficit of 11 acres)	94 Acres (deficit of 50 acres)
Subtotal (Close-to-home)	10 Acres / 1,000	78 Acres (deficit of 22 acres)	134 Acres (deficit of 78 acres)
Other Parks	15 Acres / 1,000	117 Acres (deficit of 23 acres)	202 Acres (deficit of 108 acres)
Grand Total	25 Acres / 1,000	195 Acres (deficit of 45 acres)	336 Acres (deficit of 186 acres)

Facility Standards

As with spatial standards, facility standards are used to determine the current and future needs of the community for various recreation facilities and amenities. Most often, facility standards are applied to a city by creating a target LOS which expresses needs as a ratio of units of a particular facility per population size (such as one tennis court per 5,000 population).

National Facility Standards

In addition to creating standards for park land acreage, the NRPA also has an adopted set of facility standards that are considered to be the national benchmark for recreation amenities and facilities. As with the acreage standards, these facility standards are intended to serve as a starting point for cities in determining their own unique, individual target LOS. One consideration is that NRPA standards do not exist for all facility types – they exist for only 12 of the 17 recreation facility categories analyzed in this Master Plan.

Target Facility Levels of Service (LOS)

Many factors determine the specific target LOS developed for this Master Plan, including demographics, regional trends, the City's goals, and Granbury's own unique "culture of use" (the manner in which leagues, teams, and the City operate and use facilities). The recommended target LOS for recreation facilities are specifically based on demonstrated needs, the actual number of facilities in the city, and the amount of use each facility receives. Table 5.3 on the following page illustrates both the NRPA standards and Granbury's target LOS (as established in this Master Plan) for 24 different recreation facility categories. The target LOS timeframe for each facility is five years (2010 to 2015). Facility LOS is viewed in this timeframe, as opposed to build-out conditions, because recreation trends change and require regular reassessment of goals and needs.

Table 5.3 Recreation Facility Levels of Service on the next page illustrates NRPA standards, the adopted LOS, and five year deficits for various recreation facilities.

City versus County Population

While the recreation facilities provided in Granbury are funded by citizen tax dollars, they are often used by people that live outside of the city limits and therefore do not pay property taxes to the City of Granbury. In some cases (particularly regarding athletic facilities), the assumed demand for facilities is greatly inflated due to the fact that these facilities are used by people from outside of the city. Based upon Census Bureau statistics and the telephone survey completed as part of this Master Plan, the majority of Granbury's citizens do not have children, yet the demand for youth athletic facilities remains high.

Therefore, competitive facilities and practice facilities (discussed on page 5-13) are analyzed using both city and county population figures in order to determine needs.

The majority of Granbury's citizens do not have children, yet the demand for youth athletic facilities remains high.

Table 5.3
Recreation Facility Levels of Service (LOS)
 City of Granbury Parks, Recreation and Open Space Master Plan
 City Population

Facility Type	Existing City & School	NRPA Target Strd (1)	2010 LOS for 7,800	2010 Target LOS	Five Year (2015) Required addition at (~ 8,860 pop.) (2)
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Competitive Facilities

Baseball	7 fields (1 school)	1 / 5,000 pop.	1 / 1114 pop.	1/ 5000 pop.	1.77 ~ 2 (surplus of 5 fields)
Softball	4 fields (1 school)	1 / 5,000 pop.	1 / 1950 pop.	1/ 5000 pop.	1.77 ~ 2 (surplus of 2 fields)
Soccer	9 fields (1 school)	1 / 10,000 pop.	1 / 867 pop.	1/ 2000 pop.	4.43 ~ 4 (surplus of 5 fields)
Football	1 fields (1 school)	1 / 20,000 pop.	1 / 7800 pop.	1/ 10000 pop.	0.89 ~ 1 (surplus of 0 fields)

Practice Facilities

Baseball/Softball	4 backstops (4 school)	n/a	1 / 1950 pop.	1/ 3000 pop.	2.95 ~ 3 (surplus of 1 backstops)
Multi-purpose Practice Fields (Soccer/football goals)	2 fields (2 school)	n/a	1 / 3900 pop.	1/ 2000 pop.	4.43 ~ 4 (need for 2 fields)

Other Athletic Facilities

Basketball Goals (Outdoor)	1 goals	1 / 2,500 pop.	1 / 7800 pop.	1/ 2500 pop.	3.54 ~ 3 (need for 2 goals)
Tennis Courts	8 courts (8 school)	1 / 2,000 pop.	1 / 975 pop.	1/ 2000 pop.	4.43 ~ 4 (surplus of 4 courts)
Sand Volleyball (Outdoor)	2 courts	1 / 5,000 pop.	1 / 3900 pop.	1/ 4000 pop.	2.22 ~ 2 (surplus of 0 courts)

Non-Athletic Facilities

Paved Hike and Bike Trails	3.67 miles	1 / 10,000 pop.	1 m / 2125 pop.	1 m / 1500 pop.	5.91 ~ 6 (need for 2 miles)**
Playgrounds	3 playgrounds	1 / 1,000 pop.	1 / 2600 pop.	1/ 2000 pop.	4.43 ~ 4 (need for 1 units)
Swimming Pool	1 pool	1 / 20,000 pop.	1 / 7800 pop.	1/ 10000 pop.	0.89 ~ 1 (surplus of 0 pools)
Water Spray Park	1 parks	n/a	1 / 7800 pop.	1/ 10000 pop.	0.89 ~ 1 (surplus of 0 parks)
Skate Park	0 skate park	n/a	0	1/ 15000 pop.	0.59 ~ 0 (surplus of 0 parks)
Dog Parks	0 dog parks	n/a	0	1/ 15000 pop.	0.59 ~ 0 (surplus of 0 park)

Support Facilities

Pavilions & Gazebos	5 units	1 / 2,000 pop.	1 / 1560 pop.	1/ 2000 pop.	4.43 ~ 4 (surplus of 1 units)
Amphitheater	0 units	1 / 20,000 pop.	0	1/ 20000 pop.	0.44 ~ 0 (surplus of 0 center)

(1) 1995 NRPA standards

(2) All population estimates rounded; Source: City of Granbury

* A decimal need of 0.8 and higher is rounded to the next whole number.

** With the high demand for trails in most cities, many adopt a standard of 1 mile per 1,000 population

*** Refer to benchmarking information for square footage comparison.

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Key Competitive Facility Needs

Many cities’ competitive athletic facilities are often used by people residing outside of the city limits. In the City of Granbury, this is amplified to the point where an unusually high number of recreation facilities are provided relatively to the population of the city. When applying the target LOS for these facilities (which was developed based on regional and national trends) to Granbury’s projected 2015 population, the results indicate a significant surplus of facilities. However, the levels of use of the existing facilities, as well as league participation rates, indicate that there is not a surplus; rather there is a significant need for additional facilities. Applying the same target LOS to the County population reflects this assumed need and results in a total deficit of 34 athletic facilities (see Table 5.4 and Figure 5.8). While it is not the responsibility of the City of Granbury to single-handedly provide for the recreational needs of the entire county, the contrast between these figures illustrates the fact that the City is providing a higher level of service than is needed by its citizens. Guidance on how to address this issue is provided in Chapter 6 – Recommendations.

Table 5.4 Competitive Facility Level of Service – City vs. County Population					
Facility Type	Existing Facilities	Current LOS (city population*)	2010 Target LOS	Five Year (2015) Need (city population**)	Five Year (2015) Need (county population***)
Baseball	7 fields	1 / 1,121 population	1 / 5,000 population	2 fields (surplus of 5 fields)	11 fields (need for 4 fields)
Softball	4 fields	1 / 1,963 population	1 / 5,000 population	2 fields (surplus of 2 fields)	11 fields (need for 7 fields)
Soccer	9 fields	1 / 872 population	1 / 2,000 population	4 fields (surplus of 5 fields)	28 fields (need for 19 fields)
Football	1 field	1 / 7,850 population	1 / 10,000 population	1 field (need for 0 fields)	5 fields (need for 4 fields)

*7,850 / **8,860 / ***56,050

Figure 5.8
Key Competitive Facility Needs

City-Wide Competitive Facility Needs (2015 or 5 Year Target)*	
• Baseball Fields	none
• Softball Fields	none
• Soccer Fields	none
• Football Fields	none
County-Wide Competitive Facility Needs (2015 or 5 Year Target)**	
• Baseball Fields	4 Fields
• Softball Fields	7 Fields
• Soccer Fields	19 Fields
• Football Fields	4 Fields
*Based on a projected 2015 City population of 8,860	
**Based on a projected 2015 County population of 56,050	

Key Practice Facility Needs

As with competitive athletic facilities, Granbury’s practice facilities are often used by people residing outside of the city limits. When applying the target LOS for these facilities to Granbury’s projected 2015 population, the results indicate that practice facility needs are generally being met, with the exception that there is a need for two multi-purpose practice fields. As is the case with competitive facilities, however, facility use and league participation rates indicate that there is a need for additional practice facilities beyond the needs of the city’s population. Applying the same target LOS to the County population reflects a total deficit of 40 practice facilities (see Table 5.5 and Figure 5.9). In a manner related to the contrast between city and county needs for competitive athletic facilities, there is also a great contrast between the amount of facilities needed to serve Granbury’s citizens and the amount needed to serve the non-city residents that participate in athletic associations.

Table 5.5 Practice Facility Level of Service – City vs. County Population					
Facility Type	Existing Facilities	Current LOS (city population*)	2010 Target LOS	Five Year (2015) Need (city population**)	Five Year (2015) Need (county population***)
Baseball/Softball	4 back-stops	1 / 1,963 population	1 / 3,000 population	3 backstops (surplus of 1 backstop)	18 backstops (need for 14 backstops)
Multi-Purpose (soccer/football)	2 fields	1 / 3,925 population	1 / 2,000 population	4 fields (need for 2 fields)	28 fields (need for 26 fields)
*7,850 / **8,860 / ***56,050					

Figure 5.9
Key Practice Facility Needs

City-Wide Competitive Facility Needs (2015 or 5 Year Target)*	
• Baseball/Softball Backstops	none
• Multi-Purpose Practice Fields	2 Fields
County-Wide Competitive Facility Needs (2015 or 5 Year Target)**	
• Baseball/Softball Backstops	14 Backstops
• Multi-Purpose Practice Fields	26 Fields
*Based on a projected 2015 City population of 8,860	
**Based on a projected 2015 County population of 56,050	

Key Other Athletic Facility Needs

Additional outdoor basketball goals are needed within the next five years, as shown in Figure 5.10. This need could be met with the provision of a single full-court or two half-courts. The needs assessment does not reveal a need for additional tennis courts, sand volleyball courts, or gymnasiums within the next five years. Since facilities falling within this category typically serve the immediately surrounding population (i.e., the citizens of Granbury) and do not draw users on a regional basis as do competitive and practice facilities, needs based on the County’s population are not represented.

Figure 5.10
Key Other Athletic Facility Needs

Other Athletic Facility Needs (2015 or 5 Year Target)*	
• Basketball Goals	2 Goals
*Deficiencies based on a projected 2015 population of 8,860	

Key Non-Athletic Facility Needs

Based on the 2010 target LOS developed in this Master Plan, there are few non-athletic facility needs within the next five years (see Figure 5.11). Needs which do exist include two additional miles of hike and bike trail and one additional playground. Based on the existing conditions review (see Chapter 4), both the Moore Street Baseball Complex Community Park and Lambert Branch Park are in need of a playground. Other non-athletic facilities analyzed include swimming pools, water spray parks, skate parks, and dog parks. Currently, the target LOS for these categories do not indicate a need within the next five years for additional facilities. However, even though the target LOS does not indicate a need, it is generally recommended that each city includes at least one of each of these four facility types (Granbury currently has one swimming pool and one spray park, but does not currently have a skate park or dog park).

Figure 5.11
Key Non-Athletic Facility Needs

General Recreation Facility Needs (2015 or 5 Year Target)*	
• Paved Hike & Bike Trails	2 Miles
• Playgrounds	1 Unit
*Deficiencies based on a projected 2015 population of 8,860	

Key Support Facility Needs

Support facilities play a large role in maintaining the quality and usability of Granbury’s parks and open spaces. However, no standard-based support facility needs have been identified for the next five years. That said, the improvement of existing parks (as described in Chapter 4) and the

addition of new parks (as described in Chapter 6) will require providing additional support facilities regardless of the results of this standard-based needs assessment. This is because pavilions, gazebos, etc. are considered to be essential facilities for any park. Furthermore, it is recommended that each city provides at least one amphitheater regardless of whether a standard-based need is demonstrated.

DEMAND-BASED NEEDS ASSESSMENT

The demand-based needs assessment is primarily based on the results of the public involvement process and illustrates the needs, wants, and desires of Granbury’s citizens. As with the other needs assessment types, the demand-based needs assessment is one tool by which recommendations for this Master Plan are developed. Table 5.6, below, is a list of prioritized demand-based needs that reflect the common items that were mentioned throughout all aspects of the public involvement process, and well as the responses to the requests for information that was sent to Granbury’s sports associations. Though one of the key themes discussed in both public meetings is the need to protect Granbury’s charm and historic character, that theme is not included in this analysis. Rather, the items included in this demand-based needs analysis focus on tangible, concrete actions. Following the table is a brief description of each of the high-priority needs. For more information about each of these needs, see Chapter 3 – Public Involvement.

Table 5.6 Prioritized Demand-Based Needs¹	
	Rank
Expand the Trails System	1
Develop Additional Athletic Facilities	2
Enhance Lakeside Activities and Access	3
Expand Recreation Programming	4
Develop a Recreation Center/Community Center	5
Expand Playground and Open Play Areas	6

¹ This list does not indicate the overall priorities of this Master Plan; rather it is a demonstration of the citizens’ priorities. The overall Master Plan priorities, which are a result of the needs assessment (standards-, demand-, and resource-based), the City’s goals, existing conditions, recreation trends, and funding availability, are illustrated in Chapter 8 – Implementation.

1. Expand the Trails System

The continuation and enhanced connectivity of the trails systems was of the utmost importance to the citizens of Granbury. According the telephone survey, 67% of the respondents said that trail activities like walking, bicycling, and jogging were their favorite type of activities. Participants in the public meetings echoed this sentiment.



2. Develop Additional Athletic Facilities

Although many of the survey respondents do not have youth living at home, the overall expansion of youth activities and sport facilities was supported. Sports organizations also mentioned that additional ballfields for league play and tournaments were needed. In addition to simply providing additional athletic facilities, the sports organizations expressed the



need for the City to provide athletic facilities that are affordable. Specifically, the Granbury Basketball Association is in need of such facilities as they are currently renting gym space from the school district. It was stated that the facilities met the needs of the association, but were not affordable.

3. Enhance Lakeside Activities and Access

Granbury is uniquely located along the shores of Lake Granbury and has the opportunity to provide unique lakeside activities and view corridors. Participants in the public involvement process stated that lakeside activities such as fishing piers, picnic areas, playgrounds, group pavilions, and overlooks were all mentioned as important facilities that the city was lacking.



4. Expand Recreation Programming

Providing adequate programming for the citizens of Granbury was cited as an important goal for the community. Although most of the demand-based needs are focused around physical amenities and not programming needs, the public meetings exposed the need for programming enhancements to promote the performing arts, senior activities, and tourism. Examples of additional program needs include a tennis program, adult athletic leagues, running programs, outdoor concerts, festivals, and exercise classes.

5. Develop a Recreation Center

Throughout the public involvement process, citizens indicated that a recreation center is a major need within the community. In the telephone survey, 22% of the respondents said that a recreation/community center is the most lacking facility in Granbury (this was the highest rated response to this question). In the public meetings, participants agreed that a recreation center is needed and want a facility that provides opportunities for swimming, tennis, fitness/exercise, and classes.

6. Provide Additional Playgrounds and Unorganized Play Areas

According to the telephone survey, playgrounds are an essential part of a city's recreational activities. Although 75% of the survey participants do not have children living at home, the survey suggests that citizens see the importance of providing recreation opportunities for youth. Additionally, the importance of unorganized play areas (which provide space for sports practice, playing catch, and engaging in pick-up ball games) was discussed during the public meetings.



RESOURCE-BASED NEEDS ASSESSMENT

The final component of the needs assessment consists of identifying the key natural and physical resources within Granbury and what challenges and opportunities they present related to parks, recreation, and open space. This section examines some of Granbury’s most valuable resources: rural landscapes, Lake Granbury, the railroad corridor, Comanche Peak, and Granbury’s historic downtown.

Rural Landscapes

Protecting a city’s rural character is of vital importance as it continues to grow and develop. As with many cities, Granbury is transforming from a once rural community to one of North Texas’ most significant tourist destinations. In order for Granbury to sustain its “rural” character that attracted most people to move to the community originally, it must protect its rural landscapes (including crop land, farm houses, barns, and other cultural pieces that can be considered “Americana”). Preservation of Granbury’s rural character does not mean turning away from new development; rather, it means focusing on preserving view corridors and key pieces of the landscape in order for future generations to experience the city’s natural beauty and its impact on Granbury’s history. It is important for the City to make a determined effort to identify and preserve the most valuable pieces of rural landscape within and around the city. This may mean acquiring land where possible and working with landowners and homeowners to develop guidelines for the preservation of Granbury’s natural and rural landscapes.



“Many community leaders feel they must choose between economic growth and open space protection. But no such choice is necessary. Open space protection is good for a community’s health, stability, beauty, and quality of life. It is also good for the bottom line.”

Will Rogers,
President: Trust for Public Land; 1999



Lake Granbury

Lake Granbury has played and continues to play a vital role in Granbury's growth and development. This physical resource meanders through the city and serves as Granbury's symbolic backbone because it both defines and divides the city. Lake Granbury greatly benefits the community by providing recreation opportunities, drinking water, open space, wildlife habitat, and aesthetic character. Various recreational opportunities are available at the lake, whether land-based or on the water. Water-based activities include boating, wakeboarding, water skiing, fishing, sailing, kayaking, and canoeing. There are many shoreline opportunities, including environmental education activities, picnicking, bird-watching, and camping. Many branches of Lake Granbury, such as Lambert Branch, provide connection opportunities between the lake and land-based activities. Lambert Branch runs parallel to a significant portion of the city's trail system and passes by several city parks. It has the potential to serve water traffic such as kayaking, canoeing, and water taxis with a direct connection to Granbury's downtown.



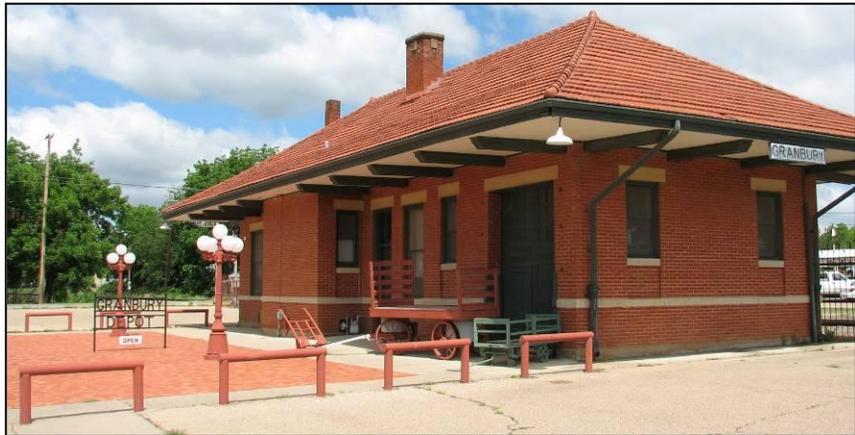
Although many miles of Lake Granbury's shoreline fall within the city limits, accessibility to the lake is limited to the general public because of existing private development. Also, visibility corridors between many land-based attractions and the lake do not exist. Because Lake Granbury is such a valuable resource for the city and the surrounding region and is Granbury's primary identity-giving feature, improving its access and visibility should be a high priority for the City. Special attention to protecting this natural resource is vital to accommodating future development as well as the preservation of Granbury's character.



Fort Worth & Western Railroad Corridor

The linear nature of the Fort Worth and Western Railroad (FWWR) corridor and its proximity to Granbury’s historic core and parks makes it a key physical resource for the city. This railroad corridor runs parallel to much of the Moments in Time Hike and Bike Trail and passes by the Moore Street Open Space, Moore Street Baseball Complex Community Park, Pearl Street Park, The Jim Burkes Fire Fighter Memorial Park, Lambert Branch Park, Railroad Waterfront Park, and the City Boat Ramp. The corridor also passes within close proximity to Hewlett Park, but is physically separated from it by Lambert Branch Creek. Although there is not currently a trail connection along the railroad corridor, this should be considered a long-term opportunity. However, even without a trail paralleling the railroad, its visual characteristic and historic facilities (including the Historic Granbury Railroad Depot, which is adjacent to this railroad) provides a strong symbolic link throughout the city.

Albeit not necessarily directly linked to parks and recreation, from a tourist point of view, the passenger transportation component of the railroad holds tremendous potential. There is an exciting opportunity to connect the Grapevine Vintage Railroad (which originates in Grapevine, Texas and was formerly known as the “Tarantula”



train) to Granbury. Currently, this train provides weekend service between Grapevine and the historic Fort Worth Stockyards.

Comanche Peak

Comanche Peak, although located outside of Granbury’s city limits, plays a major role as a visual resource and icon. As it rises 500 feet above the surrounding landscape, Comanche Peak serves as a recognizable landmark that tourists and residents can use to orient themselves. When



seen from areas such as the Granbury Cemetery, this geologic feature provides a spectacular and dramatic backdrop for Granbury's historic core. The multiple current site lines and viewsheds of the peak should be recognized and protected not only in the city parks, but throughout the city.



Historic Downtown Granbury

Granbury's historic downtown is undeniably the heart and soul of the city. It represents the essence of the city's history, pride, and cultural life. With its numerous historic buildings, retail opportunities, entertainment venues, and cultural activities, the historic downtown is a major tourist attraction and a tremendous generator of tax revenue for the City of Granbury. The entire area is pedestrian friendly and encourages strolling and socializing. This area is not only quaint with an old-time charm, but is also the seat of Hood County and Granbury's civic core. Downtown is connected to the rest of the city through trails, particularly through Shanley Park behind the City Hall. However, what is lacking is a direct pedestrian connection to Lake Granbury, which is at this point less than 300 feet from the Courthouse Square. Over time, residential development severed any possibility of physical and visual access to the lake. Only through a round-about way along Pearl Street is access to the lake currently possible. In order to make a direction connection, it is recommended that the City should explore opportunities to purchase properties between the courthouse square and the lake if they become available.

Granbury's historic downtown should not only be regarded as a major destination, but also the starting point for people who would want to explore outside the confines of downtown. In fact, trail linkages originating in downtown should entice and encourage visitors to explore more of Granbury on foot. Furthermore, numerous guesthouses exist in Granbury and trail linkages to the downtown and the lake will only enhance the visitor's experience.



Chapter 6

Recommendations

This chapter contains a series of recommendations for the improvement and future expansion of Granbury’s parks, recreation, and open space system. These recommendations are based upon the vision and goals (Chapter 1), the results of the public involvement process (Chapter 3), the analysis of existing conditions (Chapter 4), and the needs assessment (Chapter 5). The recommendations contained herein should be implemented or initiated over the general life of this Master Plan, which covers the next five to 10 years. Recommended items in this chapter are prioritized in Chapter 7 – Implementation.

The recommendations fall into four general categories:

- ***Landscape and Open Space Protection*** – Recommendations to preserve and protect important rural landscapes and natural open space areas in the city.
- ***Embrace the Lake*** – Actions designed to better incorporate the lake into Granbury’s parks, recreation and open space system and as an image-defining feature of the community.
- ***Strategic Policy*** – Strategies and policies to ensure the maintenance of Granbury’s unique small town character and to expand the parks, recreation, and open space system parallel to the pace of growth.
- ***Parks, Trails & Facilities*** – Physical recommendations for the parks, recreation and open space system.

LANDSCAPE AND OPEN SPACE PROTECTION

The charm and historic character of Granbury is largely defined by its rural landscapes and expansive natural open spaces. Guaranteeing the protection of these areas long into the future will preserve the charm and character of the city, which draws people to live here and serves as the foundation of the city’s tourism industry.

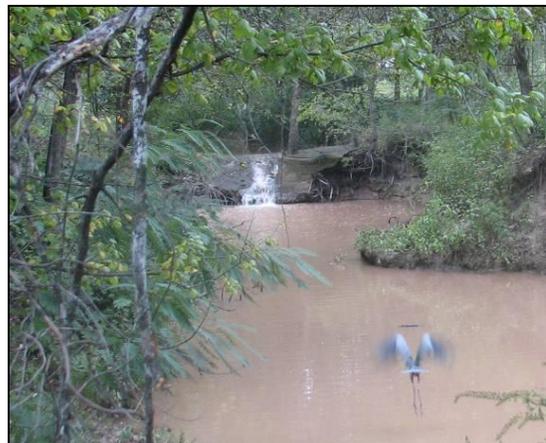
Protect Floodplains

Rivers, creeks, and streams provide both challenges and opportunities for the city. On the one hand, these areas are erosion-prone and must be carefully managed in order to ensure adequate flood conveyance and water quality. On the other hand, they also provide many opportunities for recreational use. In both cases, these pieces of “green infrastructure” are of vital importance to the health of the community and should be protected utilizing the strategies described below.

Floodplain Protection Plan

Currently, the City of Granbury utilizes the Federal Emergency Management Agency’s (FEMA’s) Flood Insurance Rate Maps (FIRMs) to identify floodplain limits. These maps are developed based on existing development conditions and do not consider anticipated urban growth. In order to preserve drainage corridors for safety, water quality, and the protection of open space, it is recommended that the City of Granbury’s Engineering Department (in

cooperation with the Planning Department and Parks and Recreation Department) create a Floodplain Protection Plan. The major component of such a plan would be the development of a detailed hydraulics and hydrology study that identifies the fully-developed, 100-year floodplain at anticipated build-out conditions for drainage corridors within the city. It is important to consider fully-developed conditions (that is, identifying the floodplain limits for a watershed when it is 100% developed) in order to ensure the long-term health and quality of floodplains and economic sustainability of the city. Furthermore, protecting the fully-developed floodplain today affords more opportunities for recreational uses, such as trails and nature preserves, along creek corridors.



Floodplain Management Strategy

While the development and implementation of a Floodplain Protection Plan might be a longer-term action, the City of Granbury can take immediate actions which will provide long-term benefit to the community. It is recommended that the City adopt a floodplain management strategy that includes policies relative to three concepts:

- Consider allowing no reclamation within the 100-year fully developed hydrological floodplain. Reclaiming floodplain impacts public safety, water quality, erosion, wildlife habitat, visual quality, tree cover, and greatly reduces recreation opportunities.
- Acquire floodplain land for public use or otherwise ensure its protection and acquire access easements for linear trails. While preserving the floodplain (regardless of ownership) is the primary goal, it is also important to ensure that people can access floodplains and creek corridors by means of trails.
- Do not locate high-intensity recreation facilities within the floodplain. Even ballfields and other recreation facilities often require floodplain reclamation, the removal of trees and disturbance of floodplain vegetation, which has the function of slowing down surface water and filtering pollutants. While it is often desirable to have parks that include these types of facilities adjacent to creek corridors, it is important to ensure that the highly-developed portions of these parks are outside of the floodplain.

Protect Cultural Landscapes and Natural Open Space

Ensuring the protection of the landscapes that make the city unique and give it its small-town, rural charm is an important priority of Granbury's citizens. The following recommendations are made in order to identify and protect these important rural landscapes and natural areas.

Develop a Cultural & Environmental Resource Inventory

Granbury has many areas of unique cultural and environmental quality ranging from the creek corridors mentioned above, to the shores of Lake Granbury, to pastoral farmland, to fragments of native prairie. Protecting culturally and ecologically valuable areas requires having a firm grasp on what resources exist and the relative quality and quantity of each. It is recommended that the



City create a Cultural and Environmental Resource Inventory of the culturally and ecologically important areas within Granbury that provide wildlife habitat, reflect the city's identity, provide environmental services, and/or include other characteristics that warrant their protection. Developing and maintaining such an inventory will aid the City in guiding future development actions, developing policy, and prioritizing open space acquisition.



Acquire Open Space

While ensuring the preservation of open space is important, it is also important to actually acquire open space for public use. It is recommended that the City acquires at least enough open space to provide trails along all major creeks and floodplain areas in the city as well as space for trailheads and access points for these trails. Further helping to “embrace the lake” with the city's parks and open spaces, it is recommended that the City of Granbury strive to locate many of its parks along the lakeshore so that the establishment of a network of open spaces and trails will also serve as linkages between parks.

View Shed Master Plan

Views to and from key landmarks and iconic physical features within and around Granbury are very important to enhancing the reputation and identity of Granbury. Ensuring the long-term preservation of view sheds that provide these visual connections is of great importance. It is recommended that the



City of Granbury develop a View Shed Master Plan that identifies the locations of primary view sheds and recommends policies to ensure their preservation. An example of a view shed is the view of the Courthouse Tower and Comanche Peak from the Granbury Cemetery, which is quite an impressive experience. In addition to this view shed, other view sheds toward the Courthouse Tower, Comanche Peak, and Lake Granbury should be identified and preserved through this recommended View Shed Master Plan.



EMBRACE THE LAKE

The location and shape of Lake Granbury, which meanders through and wraps around Granbury, serve as a great asset for the community. The lake, which is currently utilized for motor-boating, fishing, skiing, canoeing, and kayaking, also provides many additional recreation opportunities along its shorelines. The following recommendations are intended to help the city “embrace” Lake Granbury by providing physical and visual access to the lake and its shoreline, which will consequently help solidify the lake’s function as one of Granbury’s strongest identity-giving features.

Provide Physical and Visual Connections to the Lake

One of the most impactful ways in which Granbury can embrace the lake is to provide visual and physical connections to it and its shoreline. It is recommended that the City, in partnership with the BRA and other entities, develop a system of trails along the shores of the lake to provide recreational opportunities for the community. In addition, it is also important to develop trails along creek and utility corridors to connect these lakeshore trails with Downtown Granbury. Because of the large percentage of Lake Granbury’s shoreline that is developed, it is not possible to provide trails along the entirety of the lakeshore. However, efforts should be made to provide trails in these locations where possible. The recommended Trails Master Plan (see page 6–16) should identify these potential locations.



Develop Lakeside Parks & Amenities



One of the greatest needs expressed in the public involvement process was the ability to access the lake and its shoreline. The City should look for opportunities to provide smaller parks (such as neighborhood parks, fishing piers, and nature preserves) along the shores of Lake Granbury. The City should strive to develop neighborhood parks in these locations whenever possible so that citizens can have access to the lake, which

will provide recreational benefits as well as help solidify the presence and importance of the lake as a component of Granbury’s small-town, historic character and image.

STRATEGIC POLICY

While the provision of facilities is often the main result of a plan of this type, the importance of developing strategic policies to help Granbury achieve the vision set forth in Chapter 1 is a key component of this Master Plan. This Master Plan is not intended to replace the City's policies and actions related to development and planning. However, based upon the symbiotic relationship between the city's development patterns and the quality and quantity of park land and open spaces, it is important to establish a paradigm in which the city can reach its maximum development potential while enhancing quality of life for its citizens. The following strategic policies and actions, which also reflect the goals of Granbury's current planning efforts, go beyond the sole responsibility of the Parks and Recreation Department. However, these actions, which can be greatly supported by the actions of the Department, greatly impact the ability for the Department and the City of Granbury as a whole to achieve its goals.

Encourage Density Equivalent / Conservation Development

Density equivalent development, also known as "conservation development" or "cluster development," is a practice that will allow Granbury to accommodate continued residential development while at the same time preserving and protecting open space, increasing property values, and improving the visual character of the community. This concept is supported by the City of Granbury's Comprehensive Plan and mutually benefits the Planning Department and Parks and Recreation Department. The basic concept behind density equivalent development is to preserve the natural features of a site that provide ecologic, cultural, and aesthetic value while maintaining the same or higher overall gross density within the subdivision. The method in which this is achieved is to allow smaller lots, clustered together, and leave other land open as public open space. Allowing and encouraging this development pattern in Granbury will not only increase the overall amount of open space available to the public, but will also enhance the quality of development in the community.

Purchase / Transfer of Development Rights

One of the greatest challenges to preserving natural open space, agricultural land, and other rural landscapes is the pressure put upon landowners to sell their land for development profit. These sales result in significant profits for the landowners, but result in the loss of the natural and cultural landscapes that define the city. Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) are two tools available to the City to protect these landscapes while allowing landowners to "cash in" on the equity of their land. It is recommended that the City of Granbury create partnerships (such as with the County and land conservation organizations) to strategically implement these two tools in order to protect the city's small-town charm and character.

- ***Purchase of Development Rights (PDR)*** – PDR is a program for rural landscape preservation whereby a municipality, county, or other entity can pay landowners (typically farmers and ranchers) to limit development on their land. Through this program, farmers and ranchers are paid an amount relative to the development potential of their land, required to maintain their land generally as-is (greatly limiting any future development), maintain ownership of the land and residence, and rural land is thereby conserved. This type of program typically can offer a financially competitive alternative to selling land for development.

- ***Transfer of Development Rights (TDR)*** – Taking the PDR model a step further, TDR programs conserve rural landscapes through “trading” density between sending areas and receiving areas. Areas to be protected (significant cultural, rural, or natural landscapes) are designated as sending areas while areas where denser development is desirable are designated as receiving areas. In this model, landowners in sending areas are allowed to sell their right to develop their land to developers in receiving areas.

Partner with Hood County for Facility Provision and/or Funding Assistance

Currently, the majority of recreation facilities (specifically competitive baseball, softball, and soccer fields) located within Hood County is provided by the City of Granbury and the Brazos River Authority (which provides soccer fields at Brady Brown Park). However, a large percentage of participants in the various sports associations that utilize these facilities reside outside of Granbury’s city limits and therefore do not pay property taxes to the City of Granbury. As such, an increased burden is placed on Granbury and its citizens to provide recreational facilities for a large portion of Hood County’s population. It is therefore recommended that the City of Granbury enlist the assistance of Hood County in order to provide recreation facilities in an equitable fashion. Potential steps to be taken in order to establish this partnership include:

- Identify the proportion of the population using city recreation facilities that do not reside within the City of Granbury;
- Hood County to provide funding assistance to the City of Granbury based upon this proportion in order to develop and maintain additional recreation facilities;
- Partner with the BRA to fund the provision of additional recreation facilities at their existing parks; and
- Hood County to provide its own parks and recreation facilities in keeping with demand of the non-city population.

Revise the Park Land Dedication Ordinance

Acquiring land at the same pace as development and growth is one of the most critical tasks for the Parks and Recreation Department. In order to acquire an adequate amount of land, it is important for Granbury to have a Park Land Dedication Ordinance that requires development to proportionately share the burden of meeting the needs of a growing community. The following calculations illustrate Granbury’s current Park Land Dedication Ordinance and the changes recommended as part of this Master Plan.

Existing

1. ***Conveyance of Land Requirements:***
 - a. 1 acre / 75 dwelling units (DU) for single family and multi-family development.
 - b. Up to 75% of the land dedicated may be within floodplains and is accepted with no reduction in credit (i.e., floodplain is accepted at a 1:1 ratio).
 - c. No dedication of less than 3 acres accepted
2. ***Payment in Lieu of Land:*** \$350 per DU
3. ***Park Development Plan:*** The developer is required to provide a set of park construction plans for the land that he/she conveys to the City (unless the payment in lieu of land option above is chosen). These plans must be in accordance with the City’s standards and must be approved by the Community Services Director. The developer then has the

option of developing the park site *prior* to the final plat submittal or he/she may choose to pay the Park Development Fee (see #4 below).

4. **Park Development Fee:** Assessed based on the costs associated with the amenities and improvements included in the approved Park Development Plan. The assessed fee is then itemized in a Public Improvement Agreement to be paid by the developer. The Park Development Fee is not levied when a developer chooses the payment in lieu of land option described in item #2 on the previous page.

Revision

The following changes to the Park Land Dedication Ordinance are recommended:

1. **Conveyance of Land Requirements:**
 - a. Increase from 1 acre / 75 DU to 1 acre / 50 DU for single and multi-family development to be in line with regional benchmarks.
 - b. Up to 50% of the land dedicated may be within floodplains but at least 2 acres must be out-of-floodplain. Accept floodplain land at a 5:1 ratio (non-floodplain: floodplain). For example:
 - i. If a developer is required to dedicate 3 acres, he/she may either:
 1. dedicate 3 acres out-of-floodplain, or
 2. dedicate at least 2 acres out-of-floodplain and 5 acres in-floodplain.
 - ii. If a developer is required to dedicate 5 acres, he/she may either:
 1. dedicate 5 acres out-of-floodplain, or
 2. dedicate at least 2.5 acres out-of floodplain and 12.5 acres in-floodplain.
 - c. No change¹
2. **Payment in Lieu of Land:** Increase to \$1,800 per DU
Based on the cost of the land, e.g.:
 - a. Cost of the land = \$60,000/acre; conveyance = 1acre/50 DU; then \$60,000/50 = \$1,200); or
 - b. Cost of land = \$120,000/acre; conveyance = 1acre/50 DU; then \$120,000/50 = \$2,400)
 - c. Assumed average cost of land at \$90,000/acre which yields \$1,800 per DU
3. **Park Development Plan:** No change
4. **Park Development Fee:** Maintain the current practice for developers that choose to dedicate land. However, when the developer chooses the payment in lieu of land option, it is recommended that a fee of \$1,000 per DU (single and multi-family) be levied in addition to the payment in lieu of land fee to assist the City of Granbury in developing neighborhood parks in nearby areas. This fee is based on the cost of developing an average neighborhood park as follows:
 - a. Cost for developing an average neighborhood park in North Texas = \$1.2 million;
 - b. One neighborhood park typically serves 3,000 people
 - c. Development cost per person: \$1.2m/3,000 = \$400/person.
 - d. The average household in Granbury contains 2.2 persons;
 - e. Neighborhood park development fee is calculated as:
$$\$400 \times 2.2 = \$880/\text{DU}$$

¹ Many North Texas cities adopt a minimum dedication size of 5 acres.

Summarized Revisions

In summary, the major recommended revisions to the Park Land Dedication Ordinance are to increase the acreage dedication rate per DU, to require a minimum of 2 acres of the park land dedication to be out-of-floodplain, to accept floodplain at a 5:1 ratio, to increase the payment in lieu of land fee, to increase the park development fee, and to adopt a Park Development Fee for non-residential development (see Table 6.1).

Table 6. 1 Proposed Park Land Dedication Ordinance Revisions		
	Existing	Proposed Revision/New
Conveyance of Land	1 acre / 75 DU*	1 acre / 50 DU*
Payment in Lieu of Land	\$350 / DU	\$1,800 / DU
Park Development Fee	Determined based on the Park Development Plan	Maintain current practice for developers that convey land; Levy a fee of \$1,000 / DU* for those that choose the fee in lieu of land option
Floodplain Dedication Ratio	1:1 (max. 75% of dedication may be in floodplain)	5:1** (max. 50% of dedication may be in floodplain; at least 2 acres must be out-of-floodplain)
Minimum Dedication	3 acres	No change

**For Single-Family and Multi-Family Development.
**5 in-floodplain acres equal one out-of-floodplain acre.*

PARKS, TRAILS AND FACILITIES

The remainder of this chapter focuses on recommendations for improvements to parks and facilities in Granbury. These are the types of recommendations most typically associated with a master plan of this type. The recommendations in this section are organized as follows:

- **Community “Living Rooms”** – Guidance for creating parks that meet the needs of all citizens.
- **Land Acquisition** – Recommendations for acreage acquisition of various types in specific sectors of Granbury.
- **Trails** – Recommendations for the development of the city’s hike and bike trail system.
- **Recreation Facilities** – Recommendations for the number, type, and location of additional recreation facilities to meet demonstrated needs in the near future.
- **Neighborhood Park Development Guidelines** – This section provides a series of guidelines for the City of Granbury to use when developing new neighborhood parks and renovating or expanding existing neighborhood parks.
- **Community Park Development Guidelines** – This section provides guidelines for the development, renovation, and expansion of community parks.

Community “Living Rooms”

Considering the various parts of a city is like considering the various rooms in a house. A city’s neighborhoods are like bedrooms, its employment areas are like studies, and its streets are like hallways. While each of these “rooms” serves a crucial function within the city, every house (regardless of age, style, or size) revolves around its living room – the space in which families interact, play games, entertain guests, and unwind. In this city/house analogy, the city’s “living rooms” are its parks, open spaces, and trails, which provide places for people to gather, play, and relax. Just as there are different types of living rooms (parlors are formal, dens are informal, and “rec rooms” are often very active and boisterous spaces), there are different types of parks, each of which serves an important and unique purpose.

This community “living room” concept should be carried forward in all of the future park facilities in the City of Granbury. When designing and developing a new park, consider the following questions:

- *Will this park be a place that I would bring my entire family?*
- *Would there be activities here that are enjoyable for people of all ages, from very young children to senior citizens?*
- *Will this park be relaxing and are there places where I could just sit and enjoy the view?*
- *Would this be a fun place to play and meet friends?*

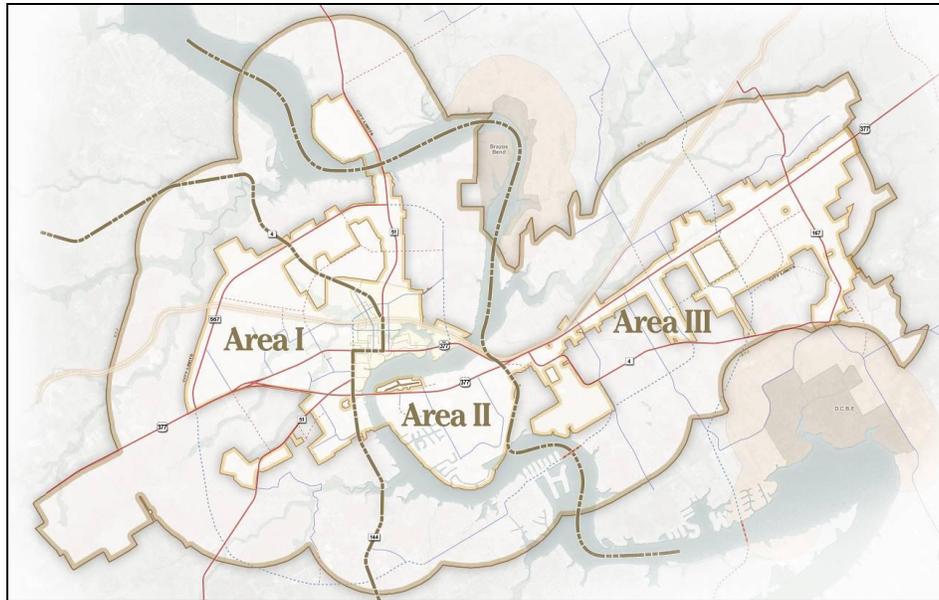
In order to serve as a community living room, the answer to each of these questions should be a resounding “yes!”

Land Acquisition

Ensuring that adequate land is available for future improvements is the determining factor in developing a quality and sustainable parks, recreation, and open space system. In addition to simply providing space for needed facilities, it is important for the City to acquire land in order to maintain the target levels of service and park service areas set forth by this Master Plan (see

pages 5-3 and 5-4) as the city continues to grow. In the Citizen Attitude Survey, 67% of respondents agree that is important for the City to “acquire land for future park and open space development” (see Chapter 3). Considering anticipated development and population growth by 2030, the following specific acquisition actions are recommended per area (see the map on the following page):

- **Area I** (Western portion of the city) – 7 Neighborhood Parks, 2 Community Parks
- **Area II** (Central portion of the city) – 5 Neighborhood Parks, 2 Community Parks
- **Area III** (Eastern portion of the city) – 9 Neighborhood Parks, 2 Community Parks



Neighborhood Parks

While some of the land to be acquired might need to be purchased outright by the City, it is the intent that the majority of the necessary land acquisition illustrated above for neighborhood parks will occur through park land dedication during the development process. Specifically, land would be acquired either through outright dedication or through fees in lieu of land. This will ensure that the task of accommodating the needs of additional residential growth in Granbury is shared between the City and the development community.

The ***Existing & Potential Neighborhood & De Facto Neighborhood Parks*** map on page 6–13 illustrates the location and ½ mile service radius of existing and potential neighborhood park sites in Granbury.

This map shows locations of existing, potential, and “de facto” neighborhood parks. These locations were chosen based on perceived land availability, proximity to natural features and potential trail corridors, and their ability to provide service area coverage for existing and future residential areas. A de facto neighborhood park indicates the location of a community park, which also serves as neighborhood park because of the amenities that it provides. If a community park is not provided at this location, a neighborhood park should be provided in its place. The potential neighborhood park shown at Harbor Lakes Park in Area II would not require land acquisition because this land is already owned by the City.

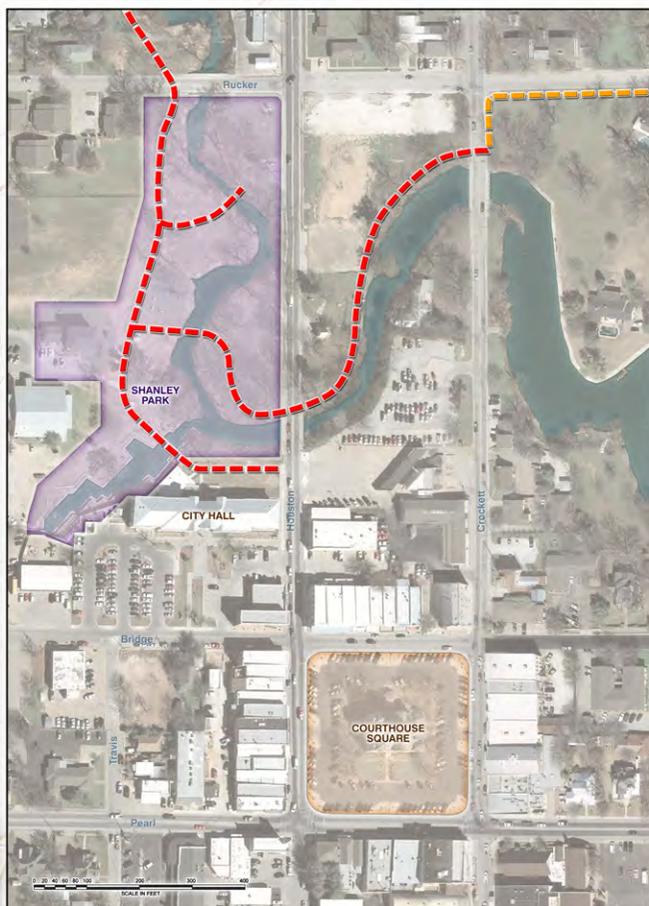
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- SCHOOLS**
- 01 Granbury High School
 - 02 Crossland Ninth Grade Center
 - 03 Acton Middle School
 - 04 Granbury Middle School
 - 05 Brawner Intermediate School
 - 06 Oak Woods Intermediate School
 - 07 Acton Elementary School
 - 08 Baccus Elementary School
 - 09 Roberson Elementary School

- THOROUGHFARE PLAN**
- TP6U-Primary Thoroughfare 6 Lane Undivided
 - TP4U-Secondary Thoroughfare 4 Lane Undivided
 - C4U-Collector 4 Lane Undivided
 - C2U-Commercial 2 Lane Undivided
 - RC2U-Residential Collector 2 Lane Undivided
 - Existing Railroad
 - Proposed Thoroughfares
 - Existing Thoroughfares
 - City of Granbury
 - Granbury ETJ

- PARKS & FACILITIES**
- Neighborhood Parks
 - Community Parks
 - Special Purpose Parks
 - Open Space Preserves/Nature Areas
 - Other City Facilities
 - BRA Parks
 - Other Significant Areas
 - Golf Courses
 - Existing Trails
 - Proposed Trails

- PARK SERVICE AREA**
- Existing Community Park (1 Mile Radius)
 - Potential Community Park (1 Mile Radius)
 - Existing Neighborhood Park (1/2 Mile Radius)
 - Potential Neighborhood Park (1/2 Mile Radius)
 - Existing Defacto Neighborhood Park (1/2 Mile Radius)
 - Existing Defacto Neighborhood Park (1/2 Mile Radius)



100 Scale Detail



500 Scale Detail

EXISTING & POTENTIAL COMMUNITY PARKS

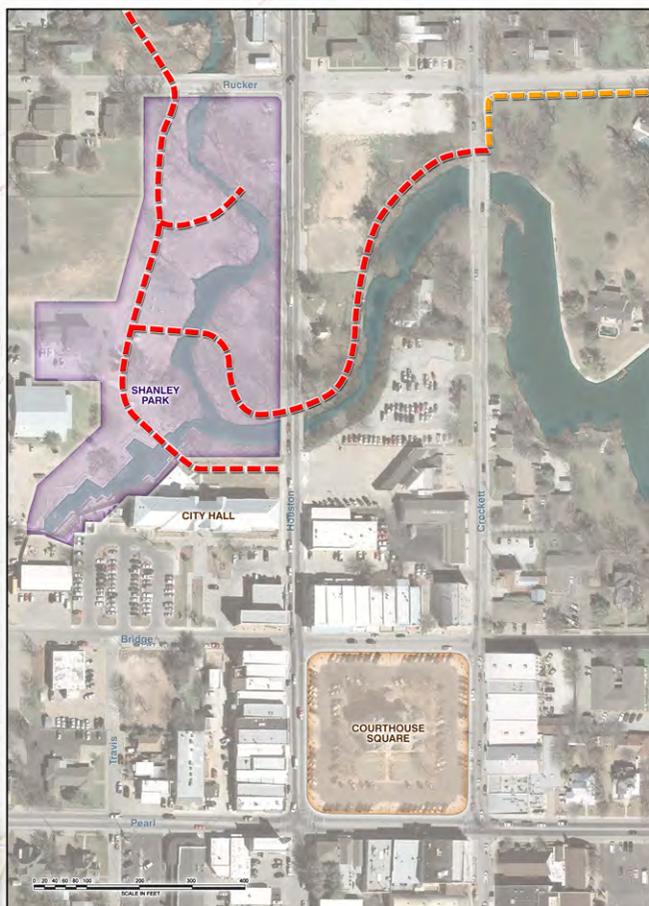
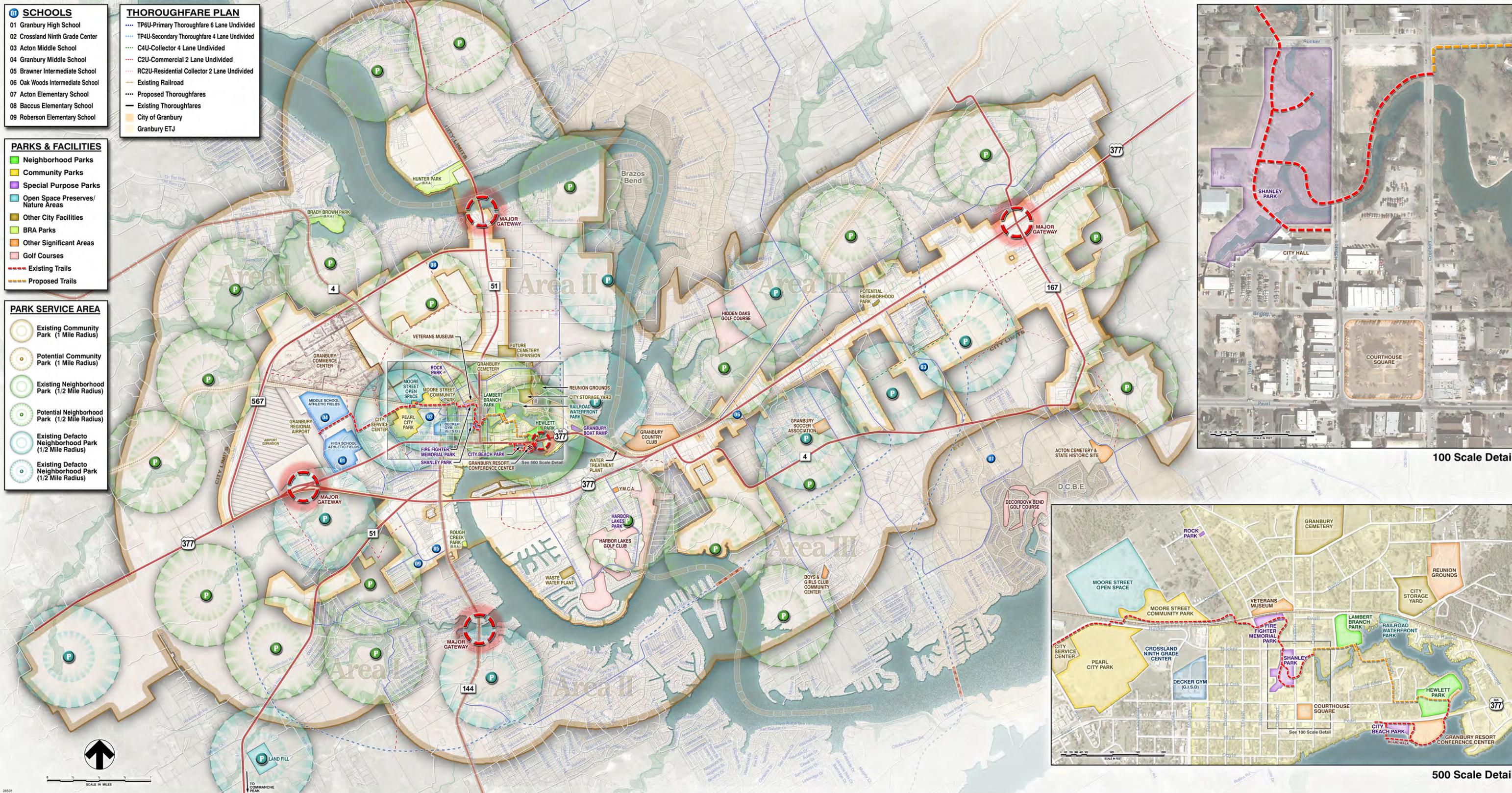
CITY OF GRANBURY, TEXAS

- SCHOOLS**
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 - 03 Acton Middle School
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 - 07 Acton Elementary School
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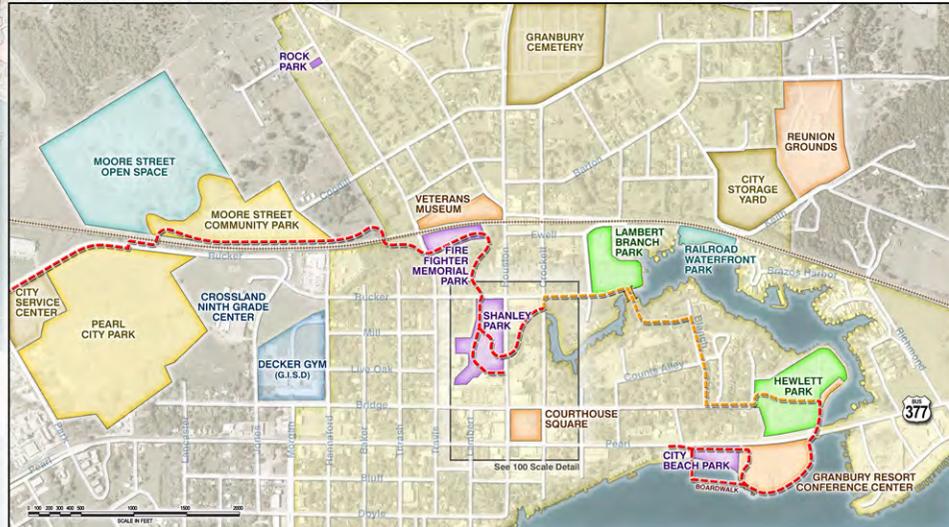
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- Neighborhood Parks
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- Existing Community Park (1 Mile Radius)
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 - Existing Defacto Neighborhood Park (1/2 Mile Radius)
 - Existing Defacto Neighborhood Park (1/2 Mile Radius)



100 Scale Detail



500 Scale Detail

2501

August 17, 2010

EXISTING & POTENTIAL NEIGHBORHOOD & DEFACTO NEIGHBORHOOD PARKS

CITY OF GRANBURY, TEXAS



Community Parks

While the acreage LOS (see Table 5.1 on page 5-5) only indicates a need for 50 additional community park acres based upon Granbury's 2030 population, it is recommended that the City acquire or reallocate land for six additional community park sites (the already City-owned old landfill could be utilized for a future community park). The recommendation for six additional community park sites is driven by future facility needs and an extreme community park service area (or distribution) deficit (see Figure 5.6 on page 5-8). To accommodate future facility needs based on the target LOS for Hood County's 2015 population (see Tables 5.4 and 5.5 on pages 5-13 and 5-14)², there is a need for 250 to 450 additional acres³ of community park land in Granbury and its ETJ. With a recommended individual community park size of 40 to 70 acres, the six recommended community park sites would consist of 240 to 420 acres of land.

Though the recreation facility needs of the 2015 Hood County population indicates the need for all six of these future community parks to be active in nature (containing ballfields and other high-intensity recreational amenities), it is possible that some of these future park sites would focus on passive recreation (open spaces, trails, and other low-intensity recreational amenities). Determining which of these parks should be active in nature or passive in nature should be guided by the character of the land that is acquired. Specifically, flat pieces of land with relatively few trees are well-suited to be active community parks while areas with significant natural beauty and/or topography change are well-suited to be passive community parks.

The opportunity exists for the City to partner with the BRA to improve the accessibility, function, and character of Brady Brown and Hunter Parks (which are located along Lake Granbury north of the city) so that these parks can better serve the community and actually function as community parks. Such an action would not only provide a better recreation experience with views of the lake, but would also reduce the burden on the City to purchase land to meet the needs of the community.

The *Existing & Potential Community Parks* map on page 6–14 illustrates the location and 1 mile service radius of existing and potential community park sites in Granbury.

This map shows potential locations for future community parks. These locations were chosen based on perceived land availability, proximity to natural features and potential trail corridors, and their ability to provide service area coverage for existing and future residential areas. Though six future community park sites are recommended within Granbury, 10 locations are shown on this map in order to illustrate potential sites for future parks. As mentioned on page 6–8, it is recommended that the City acquire land for two sites within each of the three city areas.

² The 2015 population for Hood County (rather than for the City of Granbury) was used to determine future facility needs in order to assess future acreage needs for community parks regardless of whether Hood County begins to proportionally provide or fund recreation facilities.

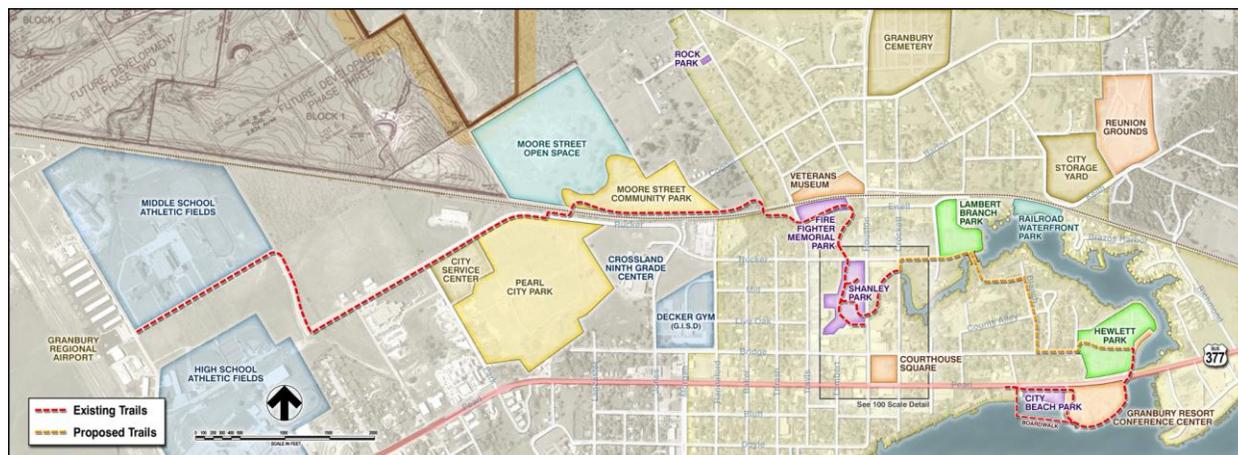
³ Calculated based on the need for a total of 74 competitive and practice fields, which each require an average of 3 to 6 acres of land, which includes space for parking, circulation, and support facilities.

Trails

Based on the facility LOS analysis, there is a need for 2 additional miles of paved hike and bike trail in Granbury within the next five years (see Table 5.1). The planned extension of the Moments in Time Hike and Bike Trail from Shanley Park to Hewlett Park constitutes an approximately 1-mile long facility. Other potential trail corridors have yet to be identified (other than loop trails through the Moore Street Open Space). While the completion of the Moments in Time Hike and Bike Trail is the highest-priority trail project for Granbury, it will be necessary to undertake the development of a Trails Master Plan within the



next five to ten year period in order to identify future projects.



Develop a Comprehensive Trails Master Plan

Completing the Moments in Time Hike and Bike Trail and providing additional trails across the city are two of the community's highest priorities. People want to see trails located close to where they live; connecting to schools, jobs, and shopping; and providing opportunities for a variety of users (such as concrete trails for walking and biking and natural surface or rubberized trails for jogging). In order to meet these needs, it is recommended that the City of Granbury develop a Trails Master Plan that includes the following:

- Identification of all potential trail corridors within current city limits and ETJ;
- Create a hierarchy of facility types for the various trail corridors;
- Detailed opportunities and constraints analysis and cost estimates for each proposed trail segment;
- Prioritization of projects; and
- Design standards for construction to ensure consistency of quality and aesthetics across the city.

Recreation Facilities

The following section includes recommendations for the number, type, and location of additional recreation facilities in order to meet demonstrated needs. The recommendations in this Master Plan focus on the needs of the next five years as trends often change and the exact number of facilities needed at build-out will likely vary.

Athletic Facilities

As discussed in the previous section, there is a need to provide additional athletic facilities in order to meet the demand posed by the Granbury and Hood County populations. The following facilities are recommended to be constructed in the next five years in order to meet the needs of the population currently using Granbury’s athletic facilities. This population includes people residing inside and outside of Granbury’s city limits:



Competitive Facilities

- *Baseball Fields* – 4 fields
- *Softball Fields* – 7 fields
- *Soccer Fields* – 15 fields⁴
- *Football Fields* – 4 fields

Practice Facilities

- *Baseball/Softball Backstops* – 14 backstops
- *Multi-Purpose Practice Fields*⁵ – 26 fields

Amphitheater

It is recommended that the City explore the opportunity to provide an outdoor amphitheater at the Shanley Park/Bicentennial Park area. This location has been chosen because of its proximity to the courthouse square and its function as one of the city’s primary outdoor “living rooms.” This amphitheater would support and build upon the cultural opportunities and activities already present in Granbury. Outdoor concerts, plays, and ceremonies could be held at this facility.

⁴ The facility LOS identifies a need for 19 fields; however, when considering that four fields are available at the Brady Brown Soccer Complex, which is located near the City, it is recommended that only 15 additional fields be constructed.

⁵ Fields for soccer and football practice. These often include combination soccer/football goals.



Skate Park

Skate parks provide active recreation opportunities for youth that do not participate in traditional sports programs. Even though the target LOS for skate parks does not currently indicate a need for such a facility, there is public support for a skate park within the community and it would help to increase the diversity of recreational opportunities provided in Granbury. It is recommended that a skate park be provided along the Moments in Time Hike and Bike Trail either at Pearl Street City Park or Moore Street Baseball Complex Community Park.

Recreation Center

When asked what type of facility they thought was most lacking in Granbury, 22% of the telephone survey respondents said “recreation center” or “community center” (this was the most common type of response to this question). In addition to providing space for people to exercise, a recreation center provides the opportunity to expand the City’s recreation programming, provides a safe place for youth to recreate, and has the social function of providing a place where one can meet new people and try new things. It is recommended that the City of Granbury explore the need for a recreation center and identify potential building parameters (such as size, location, and program). Generally, a recreation center should be at least 20,000 square feet in size; should include a fitness area, one or two gyms, and multi-purpose space for meetings and classes; and should be located such that it provides good vehicular and non-vehicular access for people from across the city.

Neighborhood Park Development Guidelines

Neighborhood parks are the backbone of Granbury’s park system. The development and general design of neighborhood parks is of crucial importance in order to ensure that they serve the needs of the surrounding neighborhoods. But beyond simply meeting certain levels of service, it is important to ensure that neighborhood parks are unique in character, respond to the surrounding environment, provide a variety experiences for the park’s users, and unify the neighborhood informally. The following development guidelines – which focus on size, location, facilities, design, and parking – were developed to ensure that the City is able to efficiently provide the best possible neighborhood parks for its citizens.

Size - The size of a neighborhood park may vary considerably due to the physical location of the park and condition of the site. Generally, neighborhood parks should be five to ten acres or larger. A typical neighborhood park should generally serve no more than 3,000 to 4,000 residents per park.

Location - If possible, neighborhood parks should be centrally located in the neighborhoods they serve and should consider the following location attributes:

- Neighborhood parks should be accessible to pedestrian traffic from all parts of the area served. Ideally, neighborhood park facilities should be located within a one-quarter mile radius (five minute walk) or one-half mile radius (ten minute walk) of the residents who will use those facilities.
- These parks should be located adjacent to local or minor collector streets which do not allow high-speed traffic. A neighborhood park should be accessible without having to cross major arterial streets and should be far enough from major streets that traffic noise is not obvious in the park.
- When located close to or on the city boundary, it is important to provide access to all residents living within a quarter mile of the park, whether in Granbury, an adjacent city, or in the County. Residents typically do not discriminate between cities and it is neighborly to share facilities.
- It is desirable to locate neighborhood parks adjacent to creeks, greenways, and the lake, which allows for trail connections to other parks and amenities.
- Neighborhood parks can be located adjacent to elementary schools in order to share acquisition and development costs with the school district. Adjacencies of park and school grounds allow for joint use and sharing of facilities. It also lends itself to the community’s involvement with the school grounds and vice versa, leading to a synergistic result that adds to the quality of life for everyone.

Facilities – All future neighborhood parks should include the following facilities:

- Playground equipment with adequate safety surfacing
- Unprogrammed free play areas
- Adequately sized pavilions with multi-tiered roofs
- Loop trails or a connection to the city-wide trails system

Additional facilities often provided in a neighborhood park include (but are not limited to):

- Unlighted basketball courts and half courts

2010 Parks, Recreation & Open Space Master Plan

- Picnic areas with benches, picnic tables, and cooking grills
- Unlighted tennis courts
- Skate parks
- Basketball courts
- Security lighting
- Drinking fountains

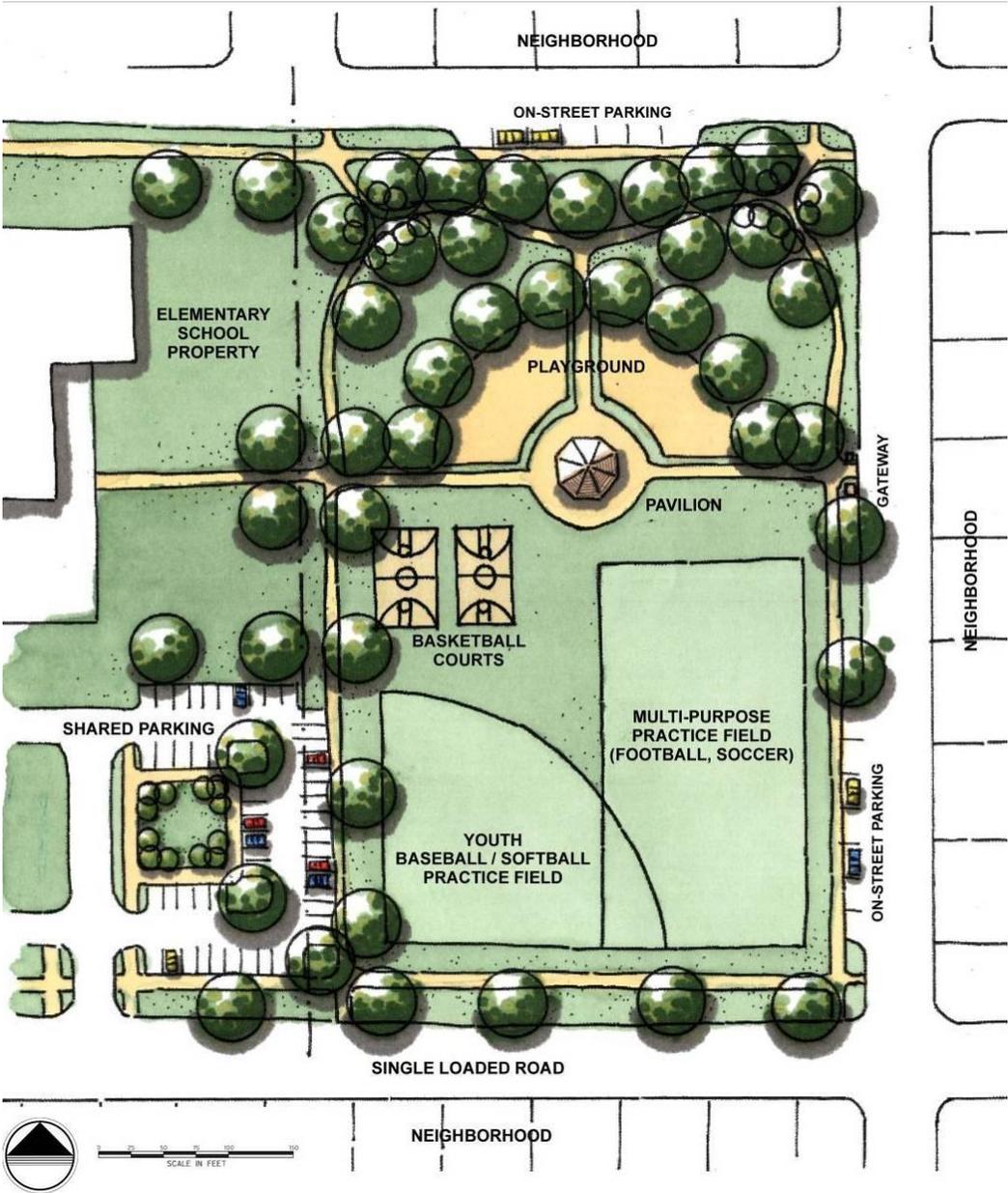
Design – The overall design and layout of a neighborhood park is an important determinant of its final quality and timelessness. These parks should generally be designed with the programmed space – playgrounds, pavilions, basketball courts, etc. – clustered into an “activity zone” within the park. These areas need ample seating and shade to be hospitable year round. Siting these areas near existing stands of trees is strongly recommended as this eliminates the years of waiting for shade trees to mature. The open/unprogrammed space should be visible from this activity area but should be clearly delineated through plantings and hardscape features such as paved trails and seatwalls. Finally, a loop trail is today considered an essential component of a neighborhood park. When a segment of the city-wide trails system passes through a neighborhood park (which is strongly recommended), it is important to connect it to the park’s loop trail.

Adjacency & Interaction – How the park integrates with the surrounding land uses (residences, schools, wooded areas, etc.) is crucial to the quality of experience within the park. When a road borders the park, the houses across the street should face the park. It is recommended that at least 80% of the park’s boundary be bordered by single-loaded roads or creeks. No more than 20% of any park’s boundary should be bordered by the backs of houses. When houses must back up to a park, the fencing between the houses and the park should be transparent (such as wrought iron fencing or similar) rather than opaque wooden fortress fencing. Transparent fencing allows a softer transition between park and residence and provides for informal surveillance of the park. High-limbed trees along the fence line furthermore allow for a combination of privacy and transparency. When a park is constructed adjacent to a school, the two sites should interact. That is, there should be pedestrian connections between the school and the park and it could even be recommended that when new schools are designed, windows overlooking the park should be provided.

Parking – In general, the use of shared-use trails, sidewalks, and bike routes should be encouraged to decrease automobile traffic in and around neighborhood parks. When parking is deemed necessary, the exact amount of parking spaces will vary based on the size of the park, the facilities it contains, and the number of users. Generally, depending on the carrying capacity of adjacent streets, parallel on-street parking may provide sufficient parking space. Opportunities to share parking may be beneficial to different yet compatible functions, such as churches, schools, libraries, and other City-owned facilities.

Figure 6.1 illustrates a typical neighborhood park and some of the elements that the park might contain. Note that this is simply a typical arrangement, and each neighborhood park should be designed as a unique part of the neighborhood that surrounds it.

*Figure 6.1
Typical Neighborhood Park*



Community Park Development Guidelines

Community parks are larger than neighborhood parks and serve much larger portions of the city. These parks typically include facilities that serve the entire community (such as lighted playing fields for competitive sports) and therefore have a larger service area, attract more users, and require higher-intensity facilities such as considerable off-street parking. While the primary function of community parks is to serve a broad population and geographic area, it is also important to develop them in such a way that they are integrated into the surrounding area. Because they are often in fairly close proximity to neighborhoods, community parks have the ability to function as *de facto* neighborhood parks – that is, while they are not classified as neighborhood parks, they can serve double-duty as a neighborhood park because of their similar basic amenities and proximity to residential areas. As such, it is crucial to consider the needs of the immediately surrounding residents as well as the community as a whole when developing a community park.

Size – The size of a community park should be large enough to provide a variety of amenities while still leaving open space for unstructured recreation, practice space, and natural areas. The park should also have room for expansion as new facilities are required. Community parks may vary in size from 20 acres to over 70 acres depending on needs and site opportunities.

Location – Because they are intended to serve large portions of the city, community parks should be centrally located and easily accessible by major thoroughfares and trails. When connected by major trails and greenbelts, community parks are not only more easily accessed, but they also serve as a hub for the trails system and other parks in the community. Care should be taken when locating a high-intensity community park adjacent to or near residential areas. In these instances, it is important to provide adequate buffers to minimize noise and bright lights at night when possible. Because of the requirement for lighted facilities, it is often desirable to have higher-intensity or “active” community parks located adjacent to commercial, retail, and/or light industrial areas, rather than residential neighborhoods.

Facilities – All future community parks should include the following facilities:

- Playground equipment with adequate safety surfacing
- Unprogrammed free play areas
- Adequately sized pavilions with multi-tiered roofs
- Picnic areas
- Unlighted multi-purpose practice fields for soccer and football
- Backstops for baseball and softball practice
- Loop trails or connection to the city-wide trails system
- Sufficient off-street parking based on facilities provided and size of park

Additional facilities often included in a community park include (but are not limited to):

- Restrooms
- Natural open space where available or present including access to these areas via trails
- Lighted competitive baseball, softball, soccer, and football fields (the actual type and number of competitive fields should be based on demonstrated need as per the facility target LOS put forth in this Master Plan)
- Lighted multi-purpose practice fields

- Recreation center, community center, senior center, or environmental learning (nature) center
- Security lighting
- Other facilities as needed which can take advantage of the unique characteristics of the site, such as fishing adjacent to ponds, swimming pools, open air amphitheaters, etc.

Design – The design of a community park is largely dependent on the intended character of and facilities included in each individual park and can generally be classified as active or passive. Granbury’s two existing community parks (Pearl Street City Park and Moore Street Baseball Complex Community Park) are both active in nature due to their inclusion and focus on high-intensity facilities such as lighted competitive game fields and manicured landscaping. Passive community parks, on the other hand, typically have low-intensity uses such as hiking, picnicking, and free play and generally have a large amount of natural and un-programmed space in the park. The general design of a park, therefore, will vary depending on the intended character of the park; as such, the amount of natural open space, number of game fields, amount of parking, and spatial orientation of amenities will vary.

As with neighborhood parks, the overall design and layout of a community park is important to the park’s final quality and timelessness. Similarly, activity zones of programmed space are also important within community parks. Playgrounds, pavilions, and basketball courts make up one type of activity zone while ballfields, concession stands, and equipment storage buildings make up another type. Providing shade by means of siting the former of these two activity zone types near existing stands of trees is strongly recommended, as is the provision of benches and picnic tables. In community parks and other large parks, it is often desirable to delineate between activity zones and unprogrammed areas by the use of natural features, such as stands of trees and creek corridors. This helps to break up the park visually and delineate space. Paved trails should connect these various areas with each other, as well as provide a walking/jogging loop for recreational use.

The interaction between a community park and the surrounding areas is crucial to the quality of experience within the park. Because community parks are often located outside of neighborhoods, there are different considerations than there are with neighborhood parks. As with neighborhood parks it is important that the park is bordered by single-loaded roads and creeks or other natural areas. When development does border the park, how the edge is addressed depends on the type of development. If the development is residential, the fencing between the houses and the park should be transparent (such as wrought iron fencing or similar) or a row of trees and/or shrubs should be used along this fence line to soften its appearance. However, if the development is industrial in nature or otherwise aesthetically unpleasing or potentially a nuisance, the border should be well-screened with dense plantings of trees and shrubs to soften this edge. It may also be desirable to place a fence and/or masonry wall at these borders for safety reasons (such as reducing the likelihood of a ball rolling out of the park or debris entering the park). Community parks often interface well with schools. In such instances, work with the ISD to have windows on the side of the school that faces the park and paved connections between the two.

As a final consideration, it is important to understand that community parks themselves can sometimes be a nuisance to nearby residential neighborhoods. Bright lighting at night, excessive noise from cheering spectators, or the overflow of parking onto neighborhood streets can all become major issues. If a park is to be developed in close proximity to a neighborhood, take measures to address these issues and identify any other potential issues. Specifically related to the issue of light impacts, a good option to be considered is “cut-off” lighting, which allows light patterns to be controlled, thus avoiding nuisance to neighbors.

Parking – This varies based on the facilities provided and the size of park. NRPA recommends a minimum of five spaces per programmed acre, plus additional parking for specific facilities within the park, such as pools or ballfields. The actual amount of parking provided in each park should be determined by the facilities provided in that park. Even so, consideration should always be given toward the concept of “shared parking.” The benefit of shared parking is the reduction in the number of parking spaces that need to be built. There are two ways shared parking can be implemented in a park:

- Typically, the number of spaces required to be constructed in a park is determined by the peak parking requirements of each of the uses. This can result in the provision of excessive amounts of parking. Instead, determine the number of parking spaces by considering the different peak parking schedules of various uses, thereby potentially reducing the number of parking spaces needed by “sharing” parking between uses (i.e., football fields and baseball fields can share parking since football and baseball games are typically not played concurrently).
- The traditional concept of shared parking is to create an agreement with adjacent land uses like schools, churches, and other City-owned facilities so that parking can serve both the park and the adjacent land use.

Finally, in addition to reducing the overall amount of off-street parking, it is important to consider the design and construction of parking and its impact on the park and the environment. In order to offset the surface water runoff and pollution from large areas of parking, it is recommended that serious consideration be given to the use of permeable paving combined with shade trees and bio-swales to bio-filtrate runoff water.

Figure 6.2 below illustrates a typical community park and some of the elements that the park might contain. Note that this is simply a typical arrangement, and each community park should be designed according to the specific needs of the community.

*Figure 6.2
Typical Community Park*



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Chapter 7

Implementation

INTRODUCTION

The primary purpose of this Master Plan is to provide both a broad vision and detailed guidelines for the future of Granbury’s parks, recreation, and open spaces. While previous chapters outlined existing conditions, various needs, and general recommendations, this chapter summarizes, prioritizes, and estimates costs for the primary actions which need to be taken over the next five to ten years and beyond. For a better understanding of the action items contained herein, refer to Chapter 4 – Existing Conditions (especially the Park & Facility Reviews section pages 4-7 to 4-20), Chapter 5 – Needs Assessment (especially Table 5.1 on page 5-5 and Table 5.3 on page 5-11), and Chapter 6 – Recommendations (especially pages 6-9 to 6-15).

Overall, the methodology used to prioritize the recommendations and actions contained in this chapter was based on three criteria:

- The level of need based on citizen demand and standards (Chapter 5);
- The logical order of facility development (that is, land must be acquired and plans must be developed before a facility can be constructed); and
- The level of potential capital funding over the course of the next five to ten years.

HIGH PRIORITY NEEDS

The following lists the top priorities for parks, recreation, and open space in Granbury. These priorities have been developed utilizing demand-based needs, standards, City Staff and City Official input, and guidance from the Planning Team in order to provide the best set of actions to enhance quality of life in Granbury. The priorities are broken into two lists – one for outdoor facilities and one for indoor facilities.

*Figure 7.1
Overall Parks, Recreation & Open Space Priorities*

<p>Outdoor Facilities</p> <ol style="list-style-type: none"> 1. Hike & Bike Trails 2. Lakeside Access and Amenities 3. Renovate and Provide Additional Neighborhood Parks 4. Skate Park 5. Additional Athletic Facilities 	<p>Indoor Facilities</p> <ol style="list-style-type: none"> 1. Multi-Generational Recreation Center with Dedicated Senior Space 2. Performing Arts Center
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Beyond these priorities, it is important to consider land acquisition as being an underlying priority that is related to each of these items. That is, in order to achieve the priorities listed above, land must first be acquired or otherwise set aside to house these facilities.

THE 2010 – 2020 ACTION PLAN

The Action Plan included in this chapter is a tool that translates the diverse and detailed recommendations within this Master Plan into concrete action items, which are then prioritized and given estimated costs. These action items are grouped into one of three priority groups (five year action items, ten year action items, and future action items beyond ten years) which reflect the needed improvements for each of these time periods based on target levels of service (as discussed in Chapter 5 – Needs Assessment) and forecasted population growth.

It is important to understand that this Action Plan is not intended to serve as a business plan or capital improvement plan for the Parks and Recreation Department, the Parks and Recreation Advisory Board, or the City Council. Rather, this action plan should be viewed as a tool and guideline for the City of Granbury for preparing its annual capital improvement plan and making funding decisions.

Without a doubt, the funding levels shown for the next five to ten years are highly aggressive compared to Granbury's past funding for parks and recreation facilities. However, these funding levels reflect the costs associated with taking the actions that this Master Plan has found to be necessary to improve Granbury's quality of life, maintain the city's unique charm and historic character as it continues to grow, and to help the City provide a balanced level of service across the community. Furthermore, in order to continue meeting the demand placed upon Granbury's parks and recreation system by non-resident users, it is essential that Hood County begin providing its own facilities and give funding assistance for parks and recreation facilities to the City.

While it is possible that it will not be possible to fund every improvement listed in the Action Plan, it is important to have a plan in place for three reasons: 1) to provide guidance for the capital improvement plan; 2) to illustrate the City's goals during the process of applying for grants; and 3) to have a plan in place in the event of a financial windfall.

Table 7.1: Action Plan Years 2010 – 2020 on the next page summarizes the major actions and tasks which should be initiated over the next five to ten years and beyond in order for Granbury to achieve its vision for parks, recreation, and open space.

**Table 7.1
Action Plan Years 2010 - 2020**

City of Granbury Park, Recreation and Trails Master Plan

This document is a tool and guideline for planning and grant application purposes.

Priority	Action	Additional Acreage	Facility Type	Estimated Cost for Preferred Improvement Level (2015 Dollars)	Main Source of Funding	PARD-assumed Cost	Additional and Other Potential Funding Sources	Other City Department/Institution Involvement	Notes
High Priority (1 to 5 Year) Actions & Associated Costs									
Policy Actions									
1-5 years	Develop and Implement a Floodplain Management Strategy - Develop a Floodplain Management Strategy that minimizes floodplain reclamation and protects open space for recreational use and aesthetics. This strategy should implement the recommendations of the Floodplain Protection Plan and Environmental Resource Inventory (see Studies & Plans section below).			\$0		\$0		Planning and Engineering Department	
1-5 years	Purchase/Transfer of Development Rights Program - Create a program that provides guidance and encouragement for the use of purchase/transfer of development rights for the preservation of land in accordance with the Cultural & Environmental Resource Inventory (see Studies & Plans section below).			\$0		\$0	Land Trusts	Planning Department	
1-5 years	Hood County Partnership - Develop a partnership with Hood County to ensure the equitable provision of recreation facilities.			\$0		\$0			
1-5 years	Brazos River Authority Partnership - Develop a partnership with Brazos River Authority to optimize provision of water-related recreation facilities.			\$0		\$0			
1-5 years	Revise the Parkland Dedication Ordinance - Revise the Parkland Dedication Ordinance to ensure that development proportionately shares the burden of meeting the community's growing recreation needs.			\$0		\$0		Planning Department	
1-5 years	Land Acquisition								
1-5 years	Neighborhood Parks - Acquire about 15 acres for 3 future neighborhood parks @ 3 to 8 acres per park (- 5 acres) as development occurs.	15 acres	Neighborhood Park	\$1,125,000	Park Land Dedication	\$0	GISD Assistance		
1-5 years	Community Parks - Acquire about 90 acres (average of 45 acres per park) for 2 future community parks with the assistance of Hood County.	90 acres	Community park	\$6,750,000	CIP, Hood County	\$3,375,000	Park Land Dedication		Hood County to pay half of land acquisition costs.
1-5 years	Lakeshore Access - Acquire about 10 acres of land for future lakeside parks, overlooks, access points, and trails along the lakeshore.	10 acres	Special Purpose Park	\$750,000	CIP	\$750,000	Park Land Dedication, Private Donations, Grant Funds, Land Trusts		
1-5 years	Open Space Acquisition and Protection (Floodplain) - Acquisition of land within floodplains for linear parks and trail corridors (assumed \$20,000 per acre).	25 acres	Open Space	\$500,000	CIP	\$500,000	Park Land Dedication, Private Donations, Grant Funds, Land Trusts	Planning, Engineering	
1-5 years	Open Space Acquisition and Protection (out of Floodplain) - Acquisition of other important Open Space land not within the floodplain.	15 acres	Open Space	\$1,125,000	CIP	\$1,125,000	Park Land Dedication, Private Donations, Grant Funds, Land Trusts		
1-5 years	Subtotal Land Acquisition (excluding Regional Parks): 1-5 years	155 acres		\$10,250,000		\$5,750,000			
1-5 years	Park Development and Improvement								
1-5 years	One New Neighborhood Park on Existing Land - Develop a neighborhood park at \$750,000 to \$1,250,000 on existing City-owned land (Harbor Lakes Park).		Neighborhood Park	\$1,000,000	CIP, Park Improvement / Development Fee	\$1,000,000	TPWD Outdoor Grant, Private Donations		
1-5 years	Neighborhood Park Amenities at an Existing Park - Install a playground, pavilion, and other relevant neighborhood park amenities at Lambert Branch Park so that it serves as a true neighborhood park		Neighborhood Park	\$500,000	CIP, Park Improvement / Development Fee	\$500,000	TPWD Outdoor Grant, Private Donations		Assumes revision of the Parkland Dedication Ordinance to require park development fees.
1-5 years	Three New Neighborhood Parks on Dedicated Land - Develop 3 neighborhood parks at \$750,000 to \$1,250,000 per park on land that has yet to have been dedicated to the City through Parkland Dedication as development occurs.		Neighborhood Park	\$3,000,000	CIP, Park Improvement / Development Fee	\$2,250,000	Grant Funding		
1-5 years	One New Community Park - Develop a new community park with the assistance of Hood County on land that has yet to be acquired.		Community Park	\$5,000,000	CIP, Hood County	\$2,500,000	TPWD Outdoor Grant, Private Donations, Other Grant Funds		Hood County to pay half of land acquisition costs.
1-5 years	Moore Street Open Space Development - Develop this park based upon the recommended master plan (see Studies & Plans section below).		Open Space	\$1,250,000	CIP	\$1,250,000	TPWD Outdoor Grant, Private Donations, Other Grant Funds		
1-5 years	Lakeside Parks - Develop parks, access points, and other amenities along the lakeshore.		Special Purpose Park	\$1,000,000	CIP	\$1,000,000	TPWD Outdoor Grant, Private Donations, Other Grant Funds		
1-5 years	Hike and Bike Trails (Paved) - Develop 2 miles of paved trails at \$800,000 per mile.		Hike and Bike Trails	\$1,600,000	CIP	\$1,600,000	TPWD Outdoor Grant, TxDOT Transportation Enhancements Grant		
1-5 years	Hike and Bike Trails (Natural Surface) - Develop 2 miles of natural surface trails at \$100,000 per mile.		Hike and Bike Trails	\$200,000	CIP	\$200,000	TPWD Outdoor Grant		
1-5 years	Tree Planting - Implement a focused tree planting program at \$25,000 per year for all parks.		Citywide	\$125,000	Tree Mitigation Fund	\$125,000	TPWD Outdoor Grant, Private Donations		
1-5 years	Subtotal			\$13,675,000		\$10,425,000			
1-5 years	Maintenance budget for parks and recreation facilities - Calculated at 2-4% per year of overall preferred development cost; rounded to 2% per year for 5 years = 10%.			\$1,367,500	General Fund, 4B Sales Tax	\$1,367,500			
1-5 years	Subtotal Park Development and Improvement: 1-5 years			\$15,042,500		\$11,792,500			
Ongoing	Development of Recreational and Maintenance Facilities								
Ongoing	Sport Fields - Accounted for in the development and improvement of community parks. With regard to competitive athletic facilities, City and County needs are 4 additional baseball fields, 7 additional softball fields, 15 additional soccer fields, and 4 additional football fields by 2015.				CIP, Hood County		TPWD Outdoor Grant, Private Donations, explore GISD assistance		
Ongoing	Support Facilities - Playgrounds, Pavilions, Picnic Facilities, Park Restrooms etc. are accounted for in the above park development and improvement.				CIP		TPWD Outdoor Grant, Private Donations		
1-5 years	Amphitheater - Develop an amphitheater at Shanley Park for outdoor concerts, plays, and ceremonies.			\$250,000	CIP	\$250,000	TPWD Outdoor Grant, Private Donations		
1-5 years	Skate Park - Develop a skate park-along the Moments in Time Hike & Bike Trail.			\$150,000	CIP	\$150,000	TPWD Outdoor Grant, Private Donations		
1-5 years	Subtotal			\$400,000		\$400,000			
1-5 years	Maintenance budget for parks and recreation facilities - Calculated at 2-4% per year of development cost; rounded to 2% per year for 5 years = 10%.			\$40,000	General Fund, 4B Sales Tax	\$40,000			
1-5 years	Subtotal Development of Recreational and Maintenance Facilities: 1-5 years			\$440,000		\$440,000			
1-5 years	Studies & Plans								
1-5 years	Floodplain Protection Plan - Prepare a comprehensive City wide Floodplain Protection Plan, which should identify the 100 year hydrologic floodplain at build-out conditions for all drainage corridors within Granbury. This plan should inform the Floodplain Management Strategy referenced above.			\$120,000	CIP	\$120,000	Other City Departments	Planning, Engineering	
1-5 years	Cultural & Environmental Resource Inventory - Inventory and map the locations of culturally and ecologically important areas within Granbury. This inventory will help the City in guiding future development actions, developing city policy, and prioritizing open space acquisition. In addition to assisting and guiding the Planning Department and Parks and Recreation Department, it will provide guidance to the Floodplain Management Strategy referenced above.			\$40,000	CIP	\$40,000	Other City Departments	Planning, Engineering	
1-5 years	View Shed Master Plan - Develop a View Shed Master Plan that identifies the locations of primary view sheds toward key landmarks (including the Courthouse Tower and Comanche Peak) and recommends policies to ensure their preservation.			\$25,000	CIP	\$25,000	Other City Departments	Planning, Engineering	
1-5 years	Trails Master Plan - Develop a Trails Master Plan that identifies potential trail corridors, identifies potential facility types, analyzes opportunities and constraints, prioritizes projects, and creates design standards.			\$40,000	CIP	\$40,000	Other City Departments	Planning, Engineering	
1-5 years	Recreation Center Study - Conduct a study to determine the need for community and indoor facilities to be provided as part of a community wide recreation center.			\$40,000	CIP	\$40,000			
1-5 years	Master Plan a Future Community Park - Create a master plan for the development of a future community park on land to be acquired by the City and Hood County.			\$60,000	CIP	\$60,000	Hood County		
1-5 years	Master Plan the Moore Street Open Space - Create a master plan for the development of this park.			\$40,000	CIP	\$40,000			
	Subtotal Recommended Studies			\$365,000		\$365,000			
Summary of Associated Costs for High Priority (2010 to 2015) Actions									
Total Land Acquisition		155 acres		\$10,250,000		\$5,750,000			
Total Associated Costs: Park Development and Improvement				\$15,042,500		\$11,792,500			
Total Associated Costs: Development of Recreational and Maintenance Facilities				\$440,000		\$440,000			
Total Associated Costs: Studies & Plans				\$365,000		\$365,000			
Total Associated Costs for High Priority (2010 to 2015) Actions				\$26,097,500		\$18,347,500			

Notes:
Costs shown are 2015 values at a pre-design level, and will vary as more detailed design occurs. List is for guidance in planning, and not all items may be implemented.
Land costs are estimated at an average of \$75,000 per acre at an estimated 2015 value. Land costs shown are general estimates intended to establish allowances and will vary.
Grants and donations may reduce the cost of each item significantly.

**Table 7.1
Action Plan Years 2010 - 2020**
City of Granbury Park, Recreation and Trails Master Plan

The document is a tool and guideline for planning and grant application purposes.

Priority	Action	Additional Acreage	Facility Type	Estimated Cost for Preferred Improvement Level (2015 Dollars)	Main Source of Funding	PARF-assumed Cost	Additional and Other Potential Funding Sources	Other City Department/ Institution Involvement	Notes
5 to 10 Year Priority Actions & Associated Costs									
Land Acquisition									
5-10 years	Neighborhood Parks - Acquire about 15 acres for 3 future neighborhood parks @ 3 to 8 acres per park (~ 5 acres) as development occurs.	15 acres	Neighborhood Park	\$1,125,000	Park Land Dedication	\$0	GISD Assistance		
5-10 years	Community Parks - Acquire about 90 acres (average of 45 acres per park) for 2 future community parks with the assistance of Hood County.	90 acres	Community Park	\$6,750,000	CIP, Grant Funding	\$3,375,000	Park Land Dedication		
5-10 years	Special Purpose Parks - Acquire about 10 acres for special purpose parks including trail heads, trail gateways, and other as yet undesignated special purpose use.	10 acres	Special Purpose Park	\$750,000	CIP, Grant Funding	\$750,000	Park Land Dedication, Private Donations, Grant Funds, Land Trusts		
5-10 years	Lakeshore Access - Acquire about 10 acres of land for future lakeshore parks, overlooks, access points, and trails along the lakeshore.	10 acres	Special Purpose Park	\$750,000	CIP	\$750,000	Park Land Dedication, Private Donations, Grant Funds, Land Trusts		
5-10 years	Open Space Acquisition and Protection (Floodplain) - Acquisition of land within floodplains for linear parks and trail corridors (assumed \$20,000 per acre).	25 acres	Open Space	\$500,000	CIP	\$0	Park Land Dedication, Private Donations, Grant Funds, Land Trusts	Planning, Engineering,	
5-10 years	Open Space Acquisition and Protection (out of Floodplain) - Acquisition of other important Open Space land not within the floodplain.	15 acres	Open Space	\$1,125,000	CIP	\$1,125,000	Park Land Dedication, Private Donations, Grant Funds, Land Trusts		
5-10 years	Subtotal Land Acquisition: 5-10 years	165 acres		\$11,000,000		\$6,000,000			
5-10 years	Park Development and Improvement		Neighborhood Park	\$3,000,000	CIP, Park Improvement / Development Fee	\$2,250,000	Grant Funding		Assumes revision of the Parkland Dedication Ordinance to require park development fees.
5-10 years	Three New Neighborhood Parks on Dedicated Land - Develop 3 neighborhood parks at \$750,000 to \$1,250,000 per park on land that has yet to have been dedicated to the City through Parkland Dedication as development occurs.								Hood County to pay half of land acquisition costs.
5-10 years	One New Community Park - Develop a new community park with the assistance of Hood County on land that has yet to be acquired.		Community Park	\$5,000,000	CIP, Hood County	\$2,500,000	TPW/D Outdoor Grant, Private Donations, Other Grant Funds		
5-10 years	Recreation Center - Develop a multi-generational recreation center with the assistance of Hood County and the ISD on land that has yet to be acquired.		Community Park	\$12,000,000	CIP, Hood County	\$6,000,000	TPW/D Indoor Grant, Private Donations, Other Grant Funds		
5-10 years	Lakeside Parks - Develop parks, access points, and other amenities along the lakeshore.		Special Purpose Park	\$1,000,000	CIP	\$1,000,000	TPW/D Outdoor Grant, Private Donations, Other Grant Funds		
5-10 years	Hike and Bike Trails (Paved) - Develop 2 miles of paved trails at \$800,000 per mile.		Hike and Bike Trails	\$1,600,000	CIP, Grant Funding	\$1,600,000	TPW/D Outdoor Grant, TXDOT Transportation Enhancements Grant		
5-10 years	Hike and Bike Trails (Natural Surface) - Develop 2 miles of natural surface trails at \$100,000 per mile.		Hike and Bike Trails	\$200,000	CIP, Grant Funding	\$200,000	TPW/D Outdoor Grant		
5-10 years	Tree Planting - Implement a focused tree planting program at \$100,000 per year for all parks.		Citywide	\$100,000	Tree Mitigation Fund	\$100,000	TPW/D Outdoor Grant, Private Donations		
5-10 years	Subtotal			\$22,900,000		\$13,650,000			
5-10 years	Maintenance budget for parks and recreation facilities - Calculated at 2.4% per year of development cost; rounded to 2% per year for 5 years = 10%.			\$2,290,000	General Fund	\$2,290,000			
5-10 years	Subtotal			\$0	General Fund	\$0			
5-10 years	Maintenance budget for parks and recreation facilities - Calculated at 2.4% per year of development cost; rounded to 2% per year for 5 years = 10%.			\$0	General Fund	\$0			
5-10 years	Subtotal			\$0	General Fund	\$0			
5-10 years	Subtotal Development of Recreational and Maintenance Facilities: 5-10 years			\$0		\$0			
Summary of Associated Costs for 2015 to 2020 Actions									
Total Land Acquisition				165 acres					
Total Associated Costs: Park Development and Improvement					\$11,000,000	\$6,000,000			
Total Associated Costs: Development of Recreational and Maintenance Facilities					\$25,190,000	\$15,940,000			
Total Associated Costs: Studies & Plans					\$0	\$0			
Total Associated Costs for 2015 to 2020 Actions				165 acres	\$36,190,000	\$21,940,000			
Total Associated Costs for 2010 to 2020 Actions				320 acres	\$62,287,500	\$40,287,500			
Notes:									
Costs shown are 2015 values at a pre-design level, and will vary as more detailed design occurs. List is for guidance in planning, and not all items may be implemented. Land costs are estimated at an average of \$75,000 per acre at an estimated 2015 value. Land costs shown are general estimates intended to establish allowances and will vary. Grants and donations may reduce the cost of each item significantly.									
Future Actions Beyond 2020									
Future Land Acquisition									
Beyond 10 years	Neighborhood Parks - Acquire about 75 acres for 15 future neighborhood parks @ 3 to 8 acres per park (~ 5 acres) as development occurs.	75 acres	Neighborhood Park						
Beyond 10 years	Community Parks - Acquire about 90 acres for 2 future community parks.	90 acres	Community Park						
Beyond 10 years	Open Space Acquisition and Protection - Acquisition of other important Open Space land within or outside of the floodplain.	50 acres	Open Space						
Beyond 10 years	Subtotal Future Land Acquisition	215 acres							
Beyond 10 years	Future Park Development and Improvement		Neighborhood Park						
Beyond 10 years	Fifteen New Neighborhood Parks on Dedicated Land - Develop 15 additional neighborhood parks on land that has yet to have been dedicated to the City through Parkland Dedication as development occurs.								
Beyond 10 years	Park Improvement - Ongoing park improvement of two parks per year.		Neighborhood Park						
Beyond 10 years	Four New Community Parks - Develop 4 additional community parks on land yet to be acquired.		Community Park						
Beyond 10 years	Develop Linear Parks - As yet undetermined.		Linear Park						
Beyond 10 years	Develop Special Purpose Parks - As yet undetermined.		Special Purpose Park						
Beyond 10 years	Hike and Bike Trails - Develop hike and bike trails.		Hike and Bike Trails						
Beyond 10 years	Tree Planting - Continue tree planting program for all parks (+/- 200 trees per year).		Citywide						
Beyond 10 years	Future Development of Recreational and Maintenance Facilities								
Beyond 10 years	Sport Fields - Accounted for in the development and improvement of community parks.								
Beyond 10 years	Support Facilities - Playgrounds, Pavilions, Picnic Facilities, Park Restrooms etc. are accounted for in the above park development and improvement.								
Beyond 10 years	Recreation Center - Develop an approximately 20,000 square foot recreation center.								
Beyond 10 years	Subtotal	215 acres							
Total Land Acquisition Beyond 2020				215 acres					
Total Land Acquisition for 2010 to 2020 and Beyond				535 acres					

Action Plan Summary

Below is a summary of the costs of the high priority action items. This table reflects the total costs associated with the high priority action items shown on the Action Plan but should not be seen as an indication of committed funding.

Table 8.2 Summary of Costs – High Priority Action Items (based on assumed needs for 2010 to 2015*)			
		Estimated Cost** (2015 Dollars)	City-Assumed Cost**
Policy Actions		\$0	\$0
Total Land Acquisition	155 acres	\$10,250,000	\$5,750,000
Park Development and Improvement		\$15,042,500	\$11,792,500
Development of Recreational and Maintenance Facilities		\$440,000	\$440,000
Studies & Plans		\$365,000	\$365,000
Total Associated Costs for High Priority Actions		\$26,097,500	\$18,347,500

* High Priority Actions are based on target levels of service for the city and forecasted population growth between 2010 and 2015.

**Estimated Cost reflects the total value of improvements and land acquisition (this column includes the value of land to be dedicated to the City through development). City-Assumed Cost reflects total expenditures for which the City of Granbury would be responsible (this column does not include the value of dedicated park land because it will not require any City expenditure). City-Assumed Cost assumes partial funding assistance from Hood County.

The action items described in the Action Plan are divided into five categories – policy actions, land acquisition, park development and improvement, development of recreational and maintenance facilities, and studies and plans. Each of these categories is discussed in more detail below.

Policy Actions

Several policy actions are included in the Action Plan. While these actions were described in Chapter 6 – Recommendations, they have been included here as well so that the Action Plan can serve as a comprehensive set of necessary steps to realize the vision of this Master Plan. These policy actions do not present a cost to the City, but can positively influence its ability to meet the needs of the citizens.

Land Acquisition

Without an adequate stock of land, it will be impossible to continue to meet the recreation needs of a growing community. The needs assessment performed in Chapter 5 demonstrates the need to acquire additional park land in order to meet the target level of service (25 acres per 1,000 residents) and provide a well-distributed park system. Since land is finite and its costs are continually increasing, the Action Plan's land acquisition recommendations are based on long-term development conditions to ensure that there is adequate park land to provide future

recreation facilities. These long-term development conditions are based on the forecasted population for 2030 and the assumption that land in the City's current ETJ will eventually be annexed and developed.

Land for Future Neighborhood Parks

In order to meet the target level of service for neighborhood parks and to ensure that these types of parks are provided across the city, it is necessary to provide additional neighborhood parks in Granbury. It is assumed that the land for these parks will be dedicated to the City through the development process; however, additional park land may need to be acquired by other means. The Action Plan includes recommendations to acquire new neighborhood park sites as follows:

- **Within Five Years:** 3 park sites
- **Five to Ten Years:** 3 park sites
- **Beyond Ten Years:** 15 park sites

The six park sites in the "within five years" and "five to ten years" time periods are needed to provide neighborhood park service to areas within Granbury's current city limits. The 15 park sites recommended in the "beyond-ten-years" timeframe represent park sites within Granbury's current ETJ, which would be acquired if and when those areas are annexed.

Land for Future Community Parks

In order to meet the target level of service for community parks and to ensure that these types of parks are adequately distributed throughout the city, land for six new community parks will need to be acquired within the next 20 years. Unlike neighborhood parks, the land for community parks will likely not be dedicated to the City through the development process. Rather, park land will need to be acquired by other means. It is specifically recommended that the assistance of Hood County be enlisted to provide half of the funding for community park land acquisition since the majority of users of Granbury's existing community parks are not city residents. In some instances, such as park sites near the lake, the BRA could also provide land acquisition assistance. The Action Plan includes recommendations for providing new community park sites as follows:

- **Within Five Years:** 2 park sites
- **Five to Ten Years:** 2 park sites
- **Beyond Ten Years:** 2 park sites

Other Land Acquisition

In addition to acquiring land for neighborhood and community parks, there is a need to acquire land for lakeshore access, open space protection, trails, trailheads, and future facilities. The most significant land acquisition actions in the Action Plan (other than that for neighborhood and community parks) are the acquisition of land for lakeshore access and open space protection. This land (in conjunction with the development of trails) would provide access for Granbury's citizens to the beautiful natural areas within the community and would help preserve the landscapes that define the city's small-town atmosphere.

Proposed Acquisition versus Standards-Based Need

The table on the following page compares the Action Plan's acreage acquisition levels to the acreage needs identified in Chapter 5 – Needs Assessment. The amount of land acquisition as shown in the Action Plan exceeds the amount that the standards-based needs assessment (pages 5-2 to 5-9) identifies. Indeed, the Action Plan recommends acquiring more land for park land

than was found to be necessary in the standards-based needs assessment. However, there are two key concepts which must be understood when considering the Action Plan:

1. Acreage-based needs should not be the only factor in determining how much land the City should acquire over the next five to ten years (see specifically Chapter 5 pages 5-4, 5-7, and 5-8). Rather, it is important for the City to acquire an adequate amount of land in all sectors of the city to provide space for parks and facilities so that all residents enjoy the same level of service. While the acreage-based portion of the Needs Assessment only shows a need for 28 acres of neighborhood park land in the future, an additional 19 new neighborhood park sites are required to provide service adequately distributed across the city and its ETJ (see page 5-7).
2. In order to meet the growing demand for athletic facilities (competition and practice fields), it will be necessary to develop additional community parks. Because the growing demand for facilities comes primarily from non-city residents, it is critical that land be acquired with the assistance of Hood County and the BRA.

**Table 7.3
Land Acquisition Recommendation Compared to Acreage Need**

Park Type	Approximate Acreage Acquisition as per Action Plan	Standards-Based Acreage need at 2030 population (13,373)
Neighborhood Parks	105	28
Community Parks	270	50
Sub-Total	375	78
Other Park Land*	160	108
TOTAL	535	186

* Including Special Purpose Parks, Linear Parks, Open Space / Nature Area Preserves, Hike & Bike/Equestrian Trails, and Recreation and Other Park Facilities.

Park Development & Improvement

In addition to the need to acquire land for future parks, it is also important for Granbury to develop new parks and renovate existing parks within the next five to ten years. In total, it is recommended that the City develop 10 new parks in the near future as follows:

New Parks within the Next Five Years (Five Parks Total)

- Four new neighborhood parks (three on yet to be dedicated land and one on existing land)
- One new community park
- One new open space preserve (the Moore Street Open Space)

New Parks within the Next Six to Ten Years (Eight Parks Total)

- Three new neighborhood parks (on yet to be dedicated land)
- One new community park

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Also included in this category are recommendations for developing a total of 8 miles of trails in (four miles per five year period, half of these miles should be paved and half should be natural surface). This recommendation is based on the facility level of service figures shown on Table 5.3 and discussed on page 5-14. It is also recommended that within the next five years the City install neighborhood park amenities at Lambert Branch Park. Actions regarding developing access points, trails, fishing piers, and other amenities along the lakeshores are also included in this section and total \$2 million.

Development of Recreational and Maintenance Facilities

The majority of these types of facilities should be constructed along with park development; however, some recreational facilities will likely be constructed independently of other park development projects. Specific to this category, the Action Plan includes an amphitheater and a skate park as being priorities for development within the next five to ten years. On a longer time horizon (beyond 10 years), the Action Plan includes the development of a multi-generational recreation center. Such a center should meet the needs of youth, adults, and seniors. Recognizing that baby boomers and older seniors have different needs and preferences, this center should bridge the gap between a traditional recreation center and the services provided by the Hood County Senior Center.

Studies & Plans

Finally, this Action Plan includes items pertaining to future studies and plans that will assist the City in implementing the actions included in this Master Plan. Recommended studies include a floodplain protection plan, a cultural and environmental resource inventory, a view shed master plan, a trails master plan, a recreation center study (to determine the specific need for such a facility), and individual site master plans for a future community park and the Moore Street Open Space.

FUNDING & IMPLEMENTATION STRATEGIES

Between 2005 and 2010, the City of Granbury's budgeted capital expenditures for parks, recreation, and open space totaled \$10,077,444 with an average annual expenditure of \$2.0 million. The total funding levels for the next five to ten years shown in the Action Plan significantly exceed this average annual expenditure (\$18.3 to 21.9 million total per five year period; \$5.0 million per year¹). As discussed earlier in this chapter, it is not assumed that the City will be capable of spending \$40.3 million on parks, recreation, and open space within the next ten years. Rather, the Action Plan is presented as a menu of options (all of which are important) for the City to choose from. The City Council, Parks and Recreation Advisory Board, and City Staff should use this as a guide for decision making and should focus on investing in parks and facilities that provide the greatest value for the community. Therefore it is important for the City to strategically implement this Master Plan utilizing multiple funding sources – both real and potential – to achieve as much of the Action Plan as possible. The following describes some of the potential funding strategies to be used by the City of Granbury.

City-Generated Funding Sources

The most likely funding source for the majority of the items shown on the Action Plan is the City's capital improvement program, which draws upon municipal bonds, the General Fund,

¹ Based on previous adopted City budgets for FY 2005–2006 through FY 2009–2010.

property taxes, sales taxes, the 4B sales tax and the hotel occupancy tax, which averaged over \$440,000 per year over the last five years and peaked at \$600,000 in 2009. The level of funding available through tax sources, however, is relatively constant, generally changing only as commerce increases, property values increase, or tax rates increase. In other words, the level of funding made available through taxes alone is probably insufficient to implement the Action Plan. Because of these limitations, the City should look beyond taxes for funding options in order to effectively implement the Action Plan. Two such sources for funding which should be explored by the City are municipal bonds and developer fees.

Municipal Bonds

One way to significantly augment the amount of funding available for parks, recreation, and open space through the capital improvement program is to perform debt financing through the issuance of municipal bonds. Debt financing through municipal bonds is a strategy wherein a city issues a bond, receives an immediate cash payment to finance projects, and must repay the bond with interest over a set period of time ranging from a few years to several decades. The interest rates for municipal bonds are significantly lower than rates for corporate bonds or consumer loans (such as home mortgages). There are two main types of municipal bonds, described as follows:

- **General Obligation Bonds** – This is the standard type of municipal bond and is repaid through property taxes. This is the most common form of bond for parks and open space purposes (as well as other infrastructure uses such as streets and storm sewers).
- **Revenue Bonds** – This type of bond is repaid through revenues generated by a facility, such as the user fees generated by a water utility. This type of bond may be appropriate for funding recreation centers, aquatics centers, and senior centers if the user fees for these centers are substantial enough to service the bond’s debt.

Given the costs associated with implementing the Action Plan, it is possible that the City of Granbury will need to issue municipal bonds within the next five to ten year period, depending on whether sales and hotel occupancy tax revenues increase significantly, grants funding is acquired, or other funding sources become available.

Developer Fees

Many of the needed improvements included in the Action Plan are a result of Granbury’s continued growth and the need to accommodate the needs of new residents. While the City currently requires that park land be dedicated to the City when new development occurs (the amount of which varies based on the size of the development), there is currently no requirement for development to assist financially in the construction of these parks. Implementing a Park Improvement Fee requirement as described in Chapter 6 – Recommendations would assist the City in funding neighborhood park development and require “development to pay for development” (see pages 6-6 to 6-8).

Grant Opportunities

Grants offer the opportunity to greatly enhance Granbury’s parks, recreation, and open space system. While the majority of items on the Action Plan will be funded through traditional means, grant funding can be utilized to help offset the cost of certain projects and reduce the strain on the City’s budget. However, because of current economic conditions, grants are becoming increasingly competitive and in many instances are decreasing in scale. For these

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reasons, it is important for the City to make a concerted effort to apply for grants as competitively as possible. A variety of grant sources exist, but four major sources account for most of the major potential sources of grants for parks in Granbury:

- Texas Parks and Wildlife Department (TPWD)
- Texas Department of Transportation (TxDOT)
- North Central Texas Council of Governments (NCTCOG)
- Department of the Interior through the Urban Parks and Recreation Recovery (UPARR) program.

The following is an overview of major grant programs from these sources.

Texas Parks & Wildlife Department

- **Outdoor Recreation Grants (TPWD)**

This program provides 50% matching grant funds to municipalities and other local units of government with a population less than 500,000 to acquire and develop park land or to renovate existing public recreation areas as identified and described per a TPWD-approved Parks Master Plan. There are two funding cycles per year with a maximum award of **\$500,000**. Eligible sponsors include cities, counties, municipal utility districts, river authorities, and other special districts. Projects must be completed within three years of approval. Application deadlines are January 31st and July 31st each year (the Parks Master Plan submission deadline for TPWD approval is 60 days prior to application deadline). Award notifications occur six months after deadlines.

- **Indoor Recreation (Facility) Grants (TPWD)**

This program provides 50% matching grant funds to municipalities and other local units of government with a population less than 500,000 to construct recreation centers, community centers, nature centers and other facilities (buildings) as identified and described per a TPWD-approved Parks Master Plan. The grant maximum is \$750,000 per application. The application deadline is July 31st each year (the Parks Master Plan submission deadline for TPWD approval is 60 days prior to application deadline). Award notifications occur the following January.

- **Community Outdoor Outreach Program (CO-OP) Grants (TPWD)**

The CO-OP grant helps to introduce under-served populations to the services, programs, and sites of the Texas Parks and Wildlife Department. This is not a land acquisition or construction grant; this is only for programs. Grants are awarded to non-profit organizations, schools, municipalities, counties, cities, and other tax-exempt groups. Minimum grant requests are \$5,000 and maximum grant requests are \$50,000. The application deadline is February 1st and October 1st with awards on April 15th and December 15th.

The purpose of the Community Outdoor Outreach Program (CO-OP) is to expose participants to environmental and conservation programs as well as outdoor recreation activities.

- **Recreational Trail Grants (TPWD)**

TPWD administers the National Recreational Trails Fund in Texas under the approval of the Federal Highway Administration (FHWA). This federally funded program receives

its funding from a portion of federal gas taxes paid on fuel used in non-highway recreational vehicles. The grants can be up to 80% of project costs with a maximum of \$200,000 for non-motorized trail grants. Currently there is not a maximum amount for motorized trail grants.² Funds can be spent on both motorized and non-motorized recreational trail projects such as the construction of new recreational trails, to improve existing trails, to develop trailheads or trailside facilities, and to acquire trail corridors. Application deadline is May 1st each year.

- **Land & Water Conservation Fund (LWCF) Grants (TPWD)**

TPWD administers the Texas apportionments of LWCF through the Texas Recreation and Parks Account. If an entity is applying for an Indoor Grant, Outdoor Grant, or Small Community Grant, TPWD may consider the application for LWCF funding. No separate application is required.

- **Regional Park Grants Administered by TPWD**

This grant program was created to assist local governments with the acquisition and development of multi-jurisdictional public recreation areas in the metropolitan areas of the State. It allows cities, counties, water districts, and other units of local government to acquire and develop park land. The program provides 50% matching fund, reimbursement grants to eligible local governments for both active recreation and conservation opportunities. Grants are awarded yearly by Texas Parks and Wildlife Commission when funds are available. There is no ceiling on matching amounts but grant awards are dependent on the number of applicants and the availability of funds. Past recipients for the Regional Park Grant have ranged from \$750,000 to \$1,200,000. **This program is currently inactive but may be reinstated in the future.** In past years, the deadline was January 31st each year.

² The contact number for motorized trail grant funding availability is 512-389-8224

Texas Department of Transportation

- **Statewide Transportation Enhancement Program (TxDOT)**

Through the Statewide Transportation Enhancement Program (STEP), the Texas Department of Transportation periodically makes funds available for construction of bicycle routes, trails, pedestrian safety enhancements, and landscaping of transportation facilities. To date, there have been seven program calls (1993, 1994, 1996, 1999, 2001, 2005-cancelled, and 2009) totaling in \$533.4 million worth of grant dollars. Grant selection and administration goes through NCTCOG, which reviews the projects within the Metropolitan Planning Area for eligibility, ranks the projects, and provides the state-required Letter of Transportation Improvement Program Placement.

The Program provides monetary support for transportation activities designed to strengthen the cultural, aesthetic, and environmental aspects of the transportation system. Funding is on a cost reimbursement basis, and projects selected are eligible for reimbursement of up to 80% of allowable cost. The grant application window for the 2009 program call is now closed. However, there will likely be additional grant calls within the next five years. This is one of the most important grants for trail projects.

Additional information can be found at: <http://www.txdot.gov/business/governments/te.htm>

North Central Texas Council of Governments

- **Sustainable Development Funding Program (NCTCOG)**

The North Central Texas Council of Governments (NCTCOG) Sustainable Development Funding Program was created by its policy body, the Regional Transportation Council, to encourage public/private partnerships that positively address existing transportation system capacity, rail access, air quality concerns, and/or mixed land uses. By allocating transportation funds to land use projects promoting alternative transportation modes or reduced automobile use, NCTCOG and its regional partners are working to address mounting air quality, congestion, and quality of life issues.

The program is designed to foster growth and development in and around historic downtowns and “Main Streets,” infill areas, and passenger rail lines and stations. To support this effort, the Regional Transportation Council designated \$41 million in 2009 for sustainable infrastructure and planning projects throughout the region. Types of projects include:

- **Infrastructure:**

An infrastructure project is a construction project that provides public infrastructure in the public right-of-way and can be used to support private vertical development. Examples include pedestrian amenities, landscaping, intersection improvements, lighting, street construction, traffic signalization, etc.

- **Planning:**

Planning projects include market, housing, and economic analyses, transit station planning, Transit Oriented Development (TOD) Planning, general planning

(subdivision regulations, creation of new code/zoning regulations, master planning, updates to pedestrian and/or bicycle plans, etc.), and others.

- **Regional Transportation Council Partnership Program (NCTCOG)**

Through the Local Air Quality Program, NCTCOG's Regional Transportation Council will fund transportation projects that address the new air quality standard, including traffic signal timing, trip reduction, air quality outreach and marketing programs, vanpool programs, bicycle/pedestrian regional connections, high-emitting-vehicle programs, diesel freight programs, off-road construction vehicle emissions reduction programs, park-and-ride facilities, and other air quality strategies.

Department of the Interior - Urban Parks & Recreation Recovery Program (UPARR)

National Park Service (NPS) Programs include the Land and Water Conservation Fund (LWCF) and the Urban Park and Recreation Recovery Act (UPARR), which provide funds for parks and recreation. Congress appropriates both funds. Typically, the funding sources have supported traditional parks rather than linear systems. Funding for the State of Texas exceeded \$1.2 million in 2008.

Alternative Funding Sources

In addition to the funding sources described above, there are other, alternative funding sources and implementation strategies which might be available or become available to the City in the future.

- **Tree Mitigation Funds**

The source of such a fund results when a city levies fines against developers for removing quality trees for development. The revenue generated is used to plant trees and to irrigate public properties, thereby enhancing the community.

- **Purchase/Transfer of Development Rights**

Purchase of development rights (PDR) and transfer of development rights (TDR) are two tools that allow the City to protect open space and rural landscapes without having to purchase the land out-right. A detailed description of these two tools can be found in Chapter 6.

- **Land Trusts**

Land trusts provide a valuable service to municipalities across the country by helping to acquire natural areas, open space, and other land for public use. Typically, land trusts not only assist in funding land acquisition but also assist in managing the transaction and financing. Often, each land trust will have a specific set of requirements for the types of land they are willing to help acquire and/or how that land will be used. Contact the Texas Land Trust Council for more information (<http://www.texaslandtrustcouncil.org>). Here are some of the land trusts operating in Hood County:

**Table 7.4
Land Trusts Operating in Hood County**

Name	Phone	Web Site
American Farmland Trust	(413) 586-4593	http://www.farmland.org/
Archaeological Conservancy	(505) 266-1540	http://www.americanarchaeology.org/
Connemara Conservancy	(214) 351-0990	http://www.connemaraconservancy.org/
Conservation Fund	(512) 477-1712	http://www.conservationfund.org/
Ducks Unlimited, Inc	(832) 595-0663	http://www.ducks.org/
Native Prairies Association of Texas	(512) 772-4741	http://www.texasprairie.org/
National Wild Turkey Federation	(803) 637-3106	http://www.nwtf.org/
Quail Unlimited	(800) 450-1602	
Texas Agricultural Land Trust	(210) 828-7484	http://www.txaglandtrust.org
Texas Cave Management Association	(210) 699-1388	http://www.tcmacaves.org/
Texas Land Conservancy	(512) 301-6363	http://www.texaslandconservancy.org
Texas Parks and Recreation Foundation	(972) 744-4595	http://www.tprfoundation.org/
Texas Parks and Wildlife Foundation	(214) 720-1478	http://www.tpwf.org/
The Nature Conservancy	(210) 224-8774	http://www.nature.org/texas/
The Trust for Public Land	(512) 478-4644	http://www.tpl.org/
Wetland Habitat Alliance of Texas	(936) 569-9428	http://www.whatduck.org/
Wildlife Land Trust, Humane Society	(301) 548-7735	http://www.hsus.org/

Source: Modified from Texas Land Trust Council's Prairies and Lakes Region Land Trust Database

- **Electric Utility Partnerships**

This type of partnership can be established for the purpose of providing trails along utility easements. This partnership typically does not involve monetary contributions. However it does, through use agreements and/or easements, make land for trail corridors accessible at little or no cost to the City.

- **Utility Bill Contributions**

In many cities, residents are allowed to electively add a small amount to their utility collection bills to fund park improvements. Abilene has used a \$1.00 a month contribution in its water utility bills to raise over \$470,000 since 1987 and has used that funding to replace playgrounds throughout the community.

PLAN UPDATES

This Parks, Recreation and Open Space Master Plan is a guide to be used by the City to develop and expand the existing parks, recreation and open space system for future needs over the next five to ten years and beyond. Since trends and needs change over time, it is important that this Master Plan is seen as a living document and is updated regularly based on these changing trends and needs. Potential factors that might bring about the need to revise this Master Plan include:

- The population may increase more or less rapidly than projected;
- The needs, wants, and priorities of the community may change;
- The implementation of certain action items may stimulate and inspire other needs; and
- The partnership of other agencies (such as Hood County) eases the burden on the City to provide facilities.

The Texas Parks and Wildlife Department stipulates the following for park master plans: *“The park, recreation, and open space master plans must cover at least a ten year period after which a completely new plan is required. Plans must be updated every two years to remain eligible. As a minimum, updates should include a summary of accomplishments, new public input, most recent inventory data, and updated needs, priorities, and new implementation plan. Demographics, population projections, goals and objectives, standards, and maps should also be updated if appropriate. Priorities should be updated as high priority items are accomplished and lower priorities move up. A new resolution is not required when updating priorities; however if priorities are revised or change, a new resolution adopting the new priorities, is required.”*

A review and update of this Parks, Recreation and Open Space Master Plan by City Staff should be conducted every two years (as required by the Texas Parks and Wildlife Department) or when significant changes occur. These updates can be published in short report format and attached to this Master Plan for easy use. Four key areas for focus of these periodic reviews are as follows:

- **Facility Inventory** - An inventory of new facilities should be recorded as well as any significant improvements of facilities provided by Granbury Independent School District whenever such facilities may become available for public use.
- **Facility Use** - Facility use is a key factor in determining the need for renovation of additional facilities. Updates on league participation of sports facilities should be prepared each season with data from each association. Changes in participation of those outside the city limits as well as the citizens of Granbury should be recorded.
- **Public Involvement** - As mentioned previously, this Master Plan reflects the current population and attitudes as expressed by the citizens of Granbury. However, over time, those attitudes and interests may change as the city changes. Periodic surveys are recommended to provide a current account of the attitudes of the citizens and additional direction from the public on issues that may arise.
- **Action Plan** - As items from the action plan are implemented, updates should be made to this prioritized list to provide a current plan of action for City Staff.

Maintaining a regularly updated Master Plan will ensure that the needs of Granbury’s citizens continue to be met and that the vision set forth in Chapter 1 to protect, preserve, and enhance Granbury’s charm and character while promoting progress and economic growth.

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Appendix A

Citizen Attitude Survey Cumulative Results

The following pages provide a summary of the results of the Citizen Attitude survey which was administered by telephone to 200 randomly selected households in Wylie. The fieldwork for this survey was conducted from January 5, 2009 to January 10, 2009. In order to achieve 200 full survey responses, a total of 6,118 households were contacted. The average time to take the survey was fifteen minutes.

GRANBURY 2009 PARKS AND RECREATION ATTITUDE SURVEY CUMULATIVE RESULTS

PROJECT 04272009

RAYMOND TURCO & ASSOCIATES

MAY 2009

MY NAME IS _____ AND I'M WITH RAYMAR RESEARCH. WE ARE NOT A DIRECT MARKETING FIRM AND THIS IS NOT A SALES CALL. WE ARE A PUBLIC OPINION RESEARCH FIRM, CONDUCTING A SURVEY ABOUT ISSUES IN YOUR COMMUNITY. WOULD IT BE ALL RIGHT IF I TOOK A FEW MINUTES OF YOUR TIME TO ASK YOU A FEW QUESTIONS?

AREA	AREA I 35%
	AREA II 52%
DATE _____ SHEET NO. _____	AREA III 12%
SEX	MALE 49%
	FEMALE 51%

1. FIRST, HOW SATISFIED OR DISSATISFIED ARE YOU WITH THE QUALITY OF PARKS AND RECREATION IN YOUR CITY?

	VERY SATISFIED29%
	SATISFIED53%
	DISSATISFIED 8%
	VERY DISSATISFIED . . . 1%
	NO OPINION 8%

2. AND HOW LONG HAVE YOU LIVED IN GRANBURY?

	UNDER 1 YEAR 4%
	2 - 4 YEARS16%
	5 - 7 YEARS11%
	8 - 10 YEARS 7%
	OVER 10 YEARS62%
	REFUSE TO ANSWER . . . 0%

3. PRIOR TO MOVING TO YOUR CURRENT ADDRESS, WHICH STATEMENT BEST DESCRIBES YOUR PREVIOUS ADDRESS?

I MOVED FROM ANOTHER RESIDENCE IN GRANBURY	.25%
I MOVED FROM ANOTHER RESIDENCE IN THE DALLAS/FT. WORTH METROPLEX	.23%
I MOVED FROM ANOTHER CITY IN THE NORTH TEXAS AREA	.10%
I MOVED FROM ANOTHER STATE	.21%
I MOVED FROM ANOTHER COUNTRY	. 2%
I MOVED FROM ELSEWHERE IN TEXAS	.16%
REFUSE TO ANSWER	. 2%

Appendix A – Citizen Attitude Survey Cumulative Results

4. HOW FREQUENTLY DO YOU OR ANY MEMBER OF YOUR HOUSEHOLD PARTICIPATE IN THE FOLLOWING ACTIVITIES

	A	O	S	N	NO
A) INDOOR FITNESS/EXERCISE LIKE RUNNING, JAZZERCISE, YOGA ETC.	16%	22%	28%	33%	0%
B) TEAM SPORTS, LIKE BASEBALL, SOCCER ETC.	7%	13%	11%	68%	0%
C) INDIVIDUAL SPORTS LIKE GOLF, TENNIS, BOXING, ETC.	5%	16%	15%	62%	1%
D) FINE ARTS LIKE PAINTING, DRAWING ETC.	3%	18%	16%	62%	0%
E) PERFORMING ARTS LIKE MUSIC, DRAMA ETC.	3%	27%	21%	48%	0%
F) CRAFTS LIKE POTTERY, WEAVING ETC.	4%	16%	13%	66%	0%
G) EXCURSIONS, LIKE TOURS, TRIPS ETC.	6%	36%	27%	30%	1%
H) OUTDOOR RECREATION LIKE CAMPING, FISHING, BOATING ETC.	10%	34%	22%	32%	0%
I) SOCIAL ACTIVITIES LIKE DANCES, COOKING, CARD PLAYING ETC.	9%	41%	23%	27%	0%
J) LEISURE AQUATICS	4%	24%	21%	51%	0%
K) FITNESS AQUATICS LIKE LAP SWIMMING	1%	7%	21%	71%	0%
L) EXTREME SPORTS LIKE BMX, SKATEBOARDING, ETC.	1%	6%	12%	80%	0%
M) TRAIL ACTIVITIES LIKE WALKING, BICYCLING, JOGGING, ETC.	12%	55%	14%	18%	0%
N) FAMILY EVENTS LIKE PICNICS, GET-TOGETHERS	12%	47%	25%	15%	0%

5. WHAT ONE RECREATIONAL FACILITY WOULD YOU SAY GRANBURY IS LACKING? Recreation center/community center (22%), skateboard/skate park (13%), Trails (hike/bike trails (9%), pool and indoor pool (both 7%), tennis courts and bingo/activities/events (both 6%)

6. THE CITY IS CURRENTLY IN THE PROCESS OF UPDATING ITS MASTER DEVELOPMENT PLAN FOR ITS PARK AND RECREATION SYSTEM. WHEN COMPLETED, THE PLAN WOULD MAKE RECOMMENDATIONS FOR ADDITIONAL FACILITIES AND OTHER SERVICES. HOW IMPORTANT OR UNIMPORTANT DO YOU THINK IT IS TO FOR THE CITY TO PROVIDE OR EXPAND THE FOLLOWING ACTIVITIES IN GRANBURY?

	VI	I	U	VU	NO
A-01) ADULT BASEBALL	4%	45%	33%	13%	4%
B-02) YOUTH BASEBALL	29%	49%	12%	12%	6%
C-03) YOUTH SOFTBALL	23%	55%	11%	6%	4%
D-04) YOUTH SOCCER	23%	53%	13%	5%	5%
E-05) ADULT SOCCER	5%	33%	46%	8%	7%
F-06) GOLF	10%	39%	41%	8%	2%
G-07) TENNIS	8%	49%	29%	7%	6%
H-08) FOOTBALL	7%	42%	40%	7%	3%
I-09) INDOOR VOLLEYBALL	7%	48%	34%	6%	4%
J-10) SAND VOLLEYBALL	5%	49%	37%	4%	4%
K-11) BASKETBALL	9%	58%	23%	5%	5%
L-12) DISC GOLF	5%	28%	41%	10%	15%
M-13) WALK OR JOG ON TRAILS	22%	53%	18%	6%	0%

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	VI	I	U	VU	NO
N-14) ROAD BIKING	11%	52%	26%	5%	5%
O-15) MOUNTAIN BIKING ON TRAILS	6%	42%	38%	7%	6%
P-16) HORSE RIDING	9%	39%	40%	7%	3%
Q-17) EVENT PICNIC/REUNION PAVILIONS	16%	58%	19%	9%	2%
R-18) BIRD WATCHING	7%	40%	44%	8%	1%
S-19) IN-LINE SKATING	3%	39%	43%	8%	6%
T-20) PLAYGROUNDS	22%	53%	17%	5%	2%
U-21) FAMILY PICNIC	22%	57%	16%	4%	0%
V-22) OUTDOOR SWIMMING	14%	58%	22%	4%	2%
W-23) OUTDOOR PERFORMANCES	17%	53%	24%	4%	2%
X-24) VISITING A DOG PARK	11%	34%	39%	10%	5%
Y-25) VIEWING NATURAL HABITAT/NATURE AREAS	14%	53%	23%	6%	2%
Z-26) SKATEBOARDING	8%	40%	41%	8%	2%
AA-27) BMX BICYCLING	5%	37%	42%	10%	5%
AB-28) USING A CHILDREN'S WATER SPRAY PARK	16%	51%	22%	6%	5%
AC-29) INDOOR SWIMMING	22%	47%	23%	5%	2%
AD-30) OUTDOOR FESTIVALS	16%	56%	21%	5%	1%
AE-31) ACTIVITIES ALONG THE LAKE SHORE	25%	46%	22%	5%	1%

7. FROM THE LIST I JUST READ (01-31), WHAT WOULD YOU CONSIDER TO BE THE MOST IMPORTANT RECREATIONAL ACTIVITY FOR THE CITY TO EXPAND?

Walk or jog on trails (13%), activities along the lake shore (13%), indoor swimming (12%), using a children's water spray park (7%), youth baseball (6%), event picnic/reunion pavilions (6%), skateboarding (5%)

8. IS THERE ANOTHER PROGRAM OR ACTIVITY NOT IN THE LIST ABOVE THAT YOU THINK WOULD BE MORE IMPORTANT FOR THE CITY TO EXPAND THAN THE ONE YOU JUST CHOSE? IF SO, WHAT IS IT?

Recreation center/YMCA (24%), performing arts/music/amphitheater (15%), lake-related activities/water activities (12%), other sports (12%), senior citizen activities (9%), historical tours/museum (9%)

9. PLEASE TELL ME HOW STRONGLY YOU AGREE OR DISAGREE WITH THE FOLLOWING STATEMENTS

	SA	A	D	SD	NO
A) THE LAKE IS OUR MOST VALUABLE RECREATIONAL ASSET	39%	46%	12%	1%	1%
B) I WOULD SUPPORT EVENTS AND ACTIVITIES THAT WOULD ENCOURAGE ADDITIONAL TOURISM TO THE AREA	19%	57%	17%	3%	3%
C) ANY INCREASE IN PROGRAMMING SHOULD BE FUNDED THROUGH CITY TAXES	3%	32%	48%	9%	7%
D) PROGRAMS THAT SERVE A GREATER PUBLIC GOOD (LEARN TO SWIM, ETC) SHOULD BE OFFERED TO ALL RESIDENTS AT NO CHARGE	13%	50%	32%	3%	2%
E) PROGRAMS THAT OFFER EXCLUSIVE USE OF FACILITIES SHOULD CHARGE FEES TO BE SELF-SUFFICIENT	8%	74%	12%	1%	4%

Appendix A – Citizen Attitude Survey Cumulative Results

10. THE CITY IS ALSO CONSIDERING ADDITIONAL RECREATIONAL FACILITIES ON LAKE GRANBURY. LET ME READ YOU SOME OF THE POTENTIAL FACILITIES THAT COULD BE CONSTRUCTED. PLEASE TELL ME HOW IMPORTANT OR UNIMPORTANT YOU THINK IT WOULD BE TO CONSTRUCT EACH AT LAKE GRANBURY

	VI	I	U	VU	NO
A) MULTI-USE HIKE AND BIKE TRAILS	20%	48%	23%	7%	2%
B) DAY CAMP AREA	19%	48%	25%	5%	2%
C) OVERNIGHT CAMPING AREA	22%	47%	26%	3%	2%
D) RV CAMPING AREA	18%	44%	32%	3%	3%
E) FISHING PIERS/PLATFORMS	20%	59%	16%	2%	2%
F) DOCK FOR ROWING ACCESS	11%	47%	29%	5%	8%
G) CANOE LAUNCH	11%	45%	33%	6%	4%
H) BOAT RAMPS	13%	38%	41%	4%	2%
I) REMOTE CONTROL BOATING AREA	6%	29%	47%	13%	5%
J) AMPHITHEATER	19%	48%	25%	5%	2%
K) BIKE RENTAL FACILITY	10%	47%	34%	6%	2%
L) PLAYGROUNDS	22%	57%	17%	4%	0%
M) PICNIC AREAS	18%	57%	20%	3%	1%
N) GROUP PAVILIONS	17%	58%	21%	2%	1%
O) ENVIRONMENTAL CENTER	14%	41%	28%	9%	7%
P) ENVIRONMENTAL LEARNING STATIONS	15%	40%	29%	9%	7%
Q) PADDLEBOAT AREA	11%	39%	40%	5%	4%
R) CONCESSION/RESTROOM BUILDING	22%	48%	22%	4%	3%
S) BOATHOUSE/STORAGE FACILITY	6%	32%	49%	7%	5%
T) SWIMMING BEACH	16%	43%	32%	5%	2%
U) MARINA	11%	36%	42%	7%	3%
V) INDOOR FISHING AREA, OR CROPPIE HOUSE	12%	29%	43%	8%	7%

11. TALKING ABOUT TRAILS. HOW STRONGLY WOULD YOU SUPPORT OR OPPOSE A CITY-WIDE TRAIL SYSTEM IN GRANBURY THAT ALLOWED THE FOLLOWING.

	SS	S	O	SO	NO
A) HORSEBACK RIDING	12%	39%	35%	9%	4%
B) RECREATIONAL WALKING OR HIKING	35%	48%	13%	3%	0%
C) RECREATIONAL BICYCLING	23%	56%	15%	4%	1%
D) NATURE TRAIL	26%	52%	17%	3%	1%
E) INLINE SKATING	8%	40%	38%	7%	6%
F) MOUNTAIN BIKING	9%	42%	38%	8%	3%
G) WIDEN SOME THOROUGHFARES FOR BIKE LANES	15%	45%	27%	8%	4%
H) ALLOW ACCESS TO GET TO WORK OR TO A STORE	12%	52%	26%	5%	5%
I) CONNECTIONS TO NEARBY SCHOOLS	10%	53%	28%	5%	3%

12. THE CITY IS ESTABLISHING A SERIES OF PRIORITIES TO DIRECT FUTURE PARK DEPARTMENT ACTIONS. PLEASE TELL ME HOW STRONGLY YOU AGREE OR DISAGREE WITH THE FOLLOWING STATEMENTS: I THINK GRANBURY SHOULD

	SA	A	D	SD	NO
A) ACQUIRE LAND FOR FUTURE PARK DEVELOPMENT	20%	47%	19%	7%	6%
B) EXPAND THE CITY'S TRAIL SYSTEM	21%	51%	19%	5%	3%
C) ACQUIRE LAND TO PRESERVE ENVIRONMENTALLY SENSITIVE AREAS SUCH AS CREEK CORRIDORS	14%	48%	29%	3%	4%

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	SA	A	D	SD	NO
D) BEAUTIFY MEDIANS AND ENTRYWAYS THROUGHOUT THE CITY	19%	50%	23%	3%	4%
E) CONSTRUCT RENTAL PICNIC/REUNION PAVILIONS THROUGHOUT THE CITY	11%	51%	31%	5%	2%
F) PROVIDE SPACE FOR CULTURAL/PERFORMING ARTS ACTIVITIES	14%	56%	24%	4%	2%
G) PLANT MORE TREES IN THE CITY	15%	50%	28%	4%	2%
H) CONSTRUCT A NATURE CENTER OR BOTANICAL GARDENS	18%	46%	27%	6%	2%
I) DEVELOP TRAIL ACCESS AND LOOKOUT POINTS TO WHERE RESIDENTS COULD ENJOY CREEK AREAS	14%	52%	25%	5%	3%
J) INCREASE THE AMOUNT OF PUBLIC OPEN SPACE	11%	49%	32%	3%	4%
K) CONSTRUCT A RECREATION CENTER WITH AQUATIC, FITNESS, MEETING ROOMS, GYM, ETC	19%	40%	33%	4%	3%
L) PLACE ART IN PARKS AND OTHER PUBLIC SPACES	8%	42%	34%	8%	7%
M) HOLD SPECIAL EVENTS THAT HAVE USER FEES FOR PARTICIPANTS	7%	62%	21%	4%	5%
N) PROVIDE ADDITION LAKESIDE PICNICKING	11%	57%	28%	2%	1%
O) PROVIDE ADDITION LAKE ACCESS FOR BOATING	7%	45%	40%	4%	4%
P) PROVIDE ADDITION LAKE ACCESS FOR BANK FISHING	14%	56%	24%	2%	3%
Q) PROVIDE ADDITION LAKE ACCESS FOR TRAILS	13%	54%	26%	4%	2%

13. THESE LAST FEW QUESTIONS ARE JUST FOR CLASSIFICATION PURPOSES. WHICH OF THE FOLLOWING AGE GROUPS DO YOU COME UNDER?

LESS THAN 25 YEARS . . .	2%
26 - 35 YEARS	2%
36 - 45 YEARS13%
46 - 55 YEARS24%
56 - 65 YEARS21%
OVER 65 YEARS37%
REFUSED TO ANSWER . . .	0%

14. PLEASE TELL ME IF YOU HAVE CHILDREN UNDER THE AGE OF 18 AT HOME (IF YES: IN WHICH OF THE FOLLOWING GROUPS DO THEY COME UNDER?)

0 - 4 YEARS	5%
5 - 9 YEARS	6%
10 - 14 YEARS	9%
15 - 19 YEARS14%
NO CHILDREN75%
REFUSE TO ANSWER . . .	1%

15. DO YOU BELONG TO AN ATHLETIC ASSOCIATION IN THE CITY OF GRANBURY?

YES	21%
NO	77%
REFUSE TO ANSWER . . .	2%

Appendix A – Citizen Attitude Survey Cumulative Results

THAT'S THE END OF OUR SURVEY BUT COULD I CHECK TO SEE IF I DIALED THE
CORRECT NUMBER. I DIALED _____. AND COULD I HAVE YOUR FIRST NAME,
ONLY IN CASE MY SUPERVISOR HAS TO VERIFY THIS INTERVIEW? _____.
THANK YOU AND HAVE A NICE EVENING.

CALLER INI. _____ SHEET NUMBER _____ ZIPCODE _____ SURVEY LENGTH _____