

THE GROVE AT SHOAL CREEK

# PUBLIC PARKS MASTERPLAN

LAND, FACILITIES AND PROGRAMS COMMITTEE

REQUEST FOR RECOMMENDATION

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NOVEMBER 19, 2018

## Purpose

- The Public Parks Master Plan for The Grove at Shoal Creek is being developed by the property owner in collaboration with the Parks and Recreation Department (PARC) with input from the community in compliance with City Parkland Improvement and Operations Agreement for The Grove at Shoal Creek Planned Unit Development (PUD).

## Parameters of the PUD

- Signature Park is a minimum of 16.25 acres
- Signature Park will have a minimum of 705 LF of street frontage
- Pocket Park is approximately 1.25 acres
- A Park Master Plan will be developed
- Park improvements shall include
  - Shoal Creek concrete Urban Trail
  - Connection from Jefferson Street
  - Active recreational amenities for all ages
  - Multi-purpose field area

# Roles and Responsibility

- **Property Owner (ARG/Property Owner's Association)**
  - Develop a Public Parks Master Plan in consultation with PARD and the community
  - Construct Improvements required in the PUD and detailed in the approved Master Plan (Shoal Creek Trail, pond, bridge, pedestrian connections, and approximately \$1 million in additional improvements)
  - Publicly Dedicate the public parks after improvements are completed
  - Ongoing maintenance of the parks
- **Parks and Recreation Department (PARD)**
  - Assist in facilitating the public outreach process
  - Collaborate with ARG and the community to develop the Public Parks Master Plan
  - Approval of the Public Parks Master Plan
  - Review and Approval of subsequent site plans
  - Permanent Ownership of Public Parklands
- **Management Committee**
  - Includes representatives of PARD, ARG, The Property Owners Association, and the surrounding community
  - Approves Annual Management Plan for park maintenance
  - Approves Annual Programming Plan for programming and special events

## Park Location



## Park Context



# Public Outreach Summary

## Public Meeting 1 | March 21, 2017

- Introduction, review of existing conditions and precedent parks, stakeholder brainstorming session and report back

## Public Meeting 2 | April 24, 2017

- Review of previous stakeholder input, finalize goals, review vision plan and park plan, evaluation of vision plan and park plan

## Public Meeting 3 | May 30, 2017

- Review of previous stakeholder input, parks plan, discussion of potential phasing strategies, next steps

## Prior Meetings During Zoning Process

- Additional public meetings prior to Parks Master Planning Process as part of Zoning Process.
- Meetings in January and December of 2015 had substantial content and surveying related to The Grove's parks.
- Input and survey results from these meetings also factored into this Master Plan.



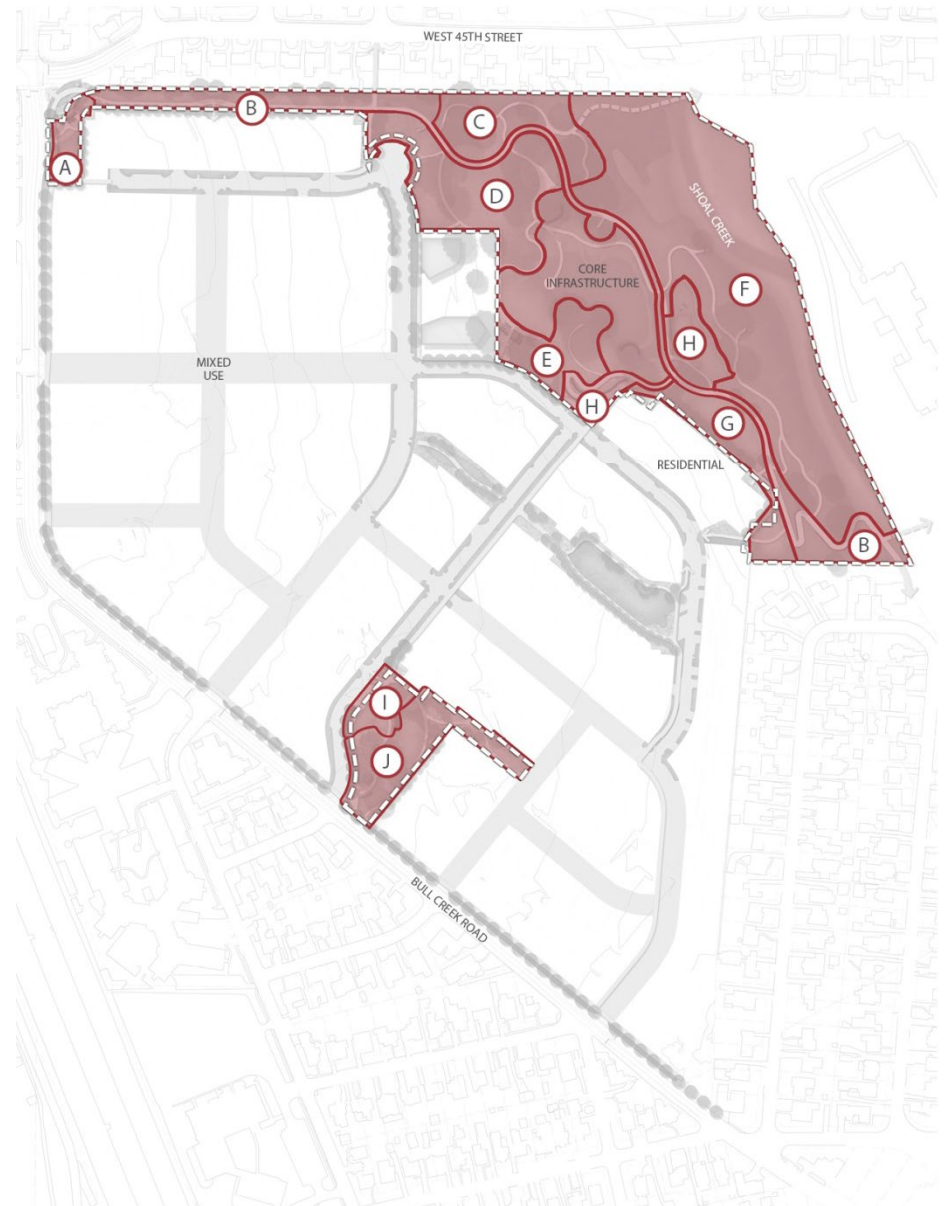
# Parks Master Plan

- Circulation centered around Shoal Creek Trail
- Active "Park Zone" to west transitions to "Natural Zone" along Shoal Creek
- 11 Projects separated into two phases



# Project Summary

- Core Infrastructure
- A – Gateway Park
- B – Shoal Creek Trail Enhancements
- C – Casual Play and Fitness
- D – Great Lawns
- E – Active Hub
- F – Natural Zone Enhancements
- G – Passive Park South
- H – Dog Park
- I – Pocket Park Play Zone
- J – Pocket Park Gardens



# Phasing Plan

Initial Phase      \$1,161,000

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Core Infrastructure

(not included in \$1.161M budget)

B - Shoal Creek Trail Enhancements

(100%)

D - Great Lawns

(approx. 65%)

E - Active Hub

(approx. 25%)

F - Natural Zone Enhancements

(approx. 50%-100%)

G - Trail Connection Only

H - Trail Connection Only





# Phasing Plan

Future Phase \$2,549,000

- D - Great Lawns  
(remaining approx. 35%)
- E - Active Hub  
(remaining approx. 75%)
- F - Natural Zone Enhancements  
(remaining, if any)
- A - Gateway Park
- C - Casual Play and Fitness
- G - Passive Park South
- H - Dog Park
- I - Pocket Park Play Zone
- J - Pocket Park Gardens



# Initial Phase Amenities

Open Lawn, approximately 1.3 acres



Boardwalk and Event Lawn

Wetland Habitat Creation

Trails, overlooks, and restoration planting in Natural Zone

Phase 1 of Adventure Playground



# Initial Phase Amenities

Signature park entry  
Directional and way finding signage

Buffer Plantings



Shoal Creek Trail Enhancements  
Furnishings, hydration, bike repair,  
lighting, planting

Key Connections to Shoal Creek Trail



Buffer Plantings



## Next Steps

- November 19
  - Present Master Plan to Parks Board Land and Facilities Committee for Recommendation to the Parks and Recreation Board
- December 4
  - Present Master Plan to Parks and Recreation Board for recommendation to Parks Director
- Approval of Master Plan by Parks Director
- Property Owner will submit a Site Plan to the City within 6 months of approval of Master Plan
- Parks will be constructed and dedicated within 2 years of approval of Site Plan