Acknowledgements

City of Sherman, Texas

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Introduction
I. INTRODUCTION

Due to land development and growth, municipalities are constantly challenged to provide and maintain basic services and amenities for their citizens. In addition to water, sanitary sewer, road improvements, police and fire services, cities also provide parks, recreational opportunities, and areas for leisure and passive activities.

The City of Sherman is a growing city in North Central Texas. U.S. Highway 75 is a major north/south thoroughfare which connects Sherman to the employment centers in the cities of Plano, Frisco and McKinney. U.S. Highway 75 bisects Sherman in half for east/west sections. Sherman is also approximately 13 miles south of Oklahoma. This growth rate necessitates the need for advance planning to ensure that municipal service systems, including parks and recreation, keep pace with increasing demands upon these systems. In the last 25 years, parks and open space planning has become a specialized area within the overall municipal planning structure. The existing population of Sherman is 41,200 and is expected to continue growing to a population of 50,600 by the year 2030. As the City grows and expands, land must be identified and acquired for park and recreation use. With this proportion of land area that will be devoted to the acquisition and development of parks and open space areas will be significant factors in maintaining a high quality of life for citizens in Sherman. These growth characteristics indicate that the City should continue taking a “hands-on” approach in guiding the development of the City. These factors also enable the citizens of Sherman to enjoy a unique and fulfilling quality of life.

PREVIOUS PLANNING STUDIES

The previous Parks and Recreation Master Plan was prepared in 2005 and a chapter addressing Parks and Recreation was prepared in the Sherman Comprehensive Plan in 2009. The 2005 Parks and Recreation Master Plan was comprehensive in nature with an emphasis on immediate park and recreation needs. However, due to current changing recreational trends, aging recreational facilities and a growing population there is now a need for a new document to guide park and recreation planning and development, leading to the creation of this Parks, Recreation, & Open Space Master Plan.
GOALS AND OBJECTIVES

Goals provide a statement for achievement or accomplishment. Objectives are a perceived means through which the goal(s) can be partially or fully attained. Identified within this section are the ways and methods of implementing the Parks, Recreation & Open Space Master Plan recommendations. Critical to the implementation of these goals and objectives is the Ten-Year Action Plan, which should be updated annually by the Sherman Parks Board, working in close association with City staff and the City Council.

The following are the goals and objectives for the Sherman park system:

GOAL: Provide passive and active recreational opportunities for all citizens.

Objectives:

- Increase quality recreational opportunities for all Sherman citizens. Evaluate and address the needs of challenged and disabled citizens.
- Offer a wide variety of facilities, programs and park areas to meet the recreational needs of a diverse population with various levels of ability and skill.
- Provide an equitable geographic distribution of parks and recreational facilities.
- Plan for the orderly replacement of an aging park and recreational infrastructure to ensure existing recreational opportunities are not lost.
- Encourage cooperation with other agencies, as well as community organizations, to provide cost-effective services and optimize benefits to citizens.
- Acquire land to provide for future parks and recreational facilities.
- Enhance access to the greenbelts and major creek corridors by developing a continuous trail system.
GOAL: Create a system of parks, open spaces, trails and facilities that meet the needs of residents of all ages.

Objectives:
- Maintain a current Parks, Recreation, Open Space and Trails Master Plan.
- Make developing a comprehensive trail network an integral part of the City’s parks and recreational facilities planning and funding processes by working with the Planning and Transportation Department’s funding.
- Strive for diverse parks and recreational facilities with both passive and active recreation opportunities, to meet the needs of various age and ability groups.
- Identify and protect sensitive environmental areas and provide natural open spaces within the community.
- Provide all-inclusive playgrounds and other appropriate facilities in existing parks to address the needs of all children.

GOAL: Use the Parks, Recreation, and Open Space Master Plan as a guide for park land acquisition, open space protection, and trail development.

Objectives:
- Provide an equitable geographic distribution of parks and recreational facilities. Achieve this by acquiring necessary parkland, open space, and trail linkages at the time of development review. This should be done in accordance with the classification of parks identified by the Parks, Recreation, Open Space and Trails Master Plan.
- Use City and Extraterritorial Jurisdiction (ETJ) demographic and population projections to determine the types of parks and amount of land needed to adequately serve future park needs based on the projected number of citizens.
- Review, and update as needed, the City’s Parkland Dedication Ordinance as it relates to providing parks, open space, and linkages throughout the City and ETJ.
- Continue to work with developers to acquire park land and corridors as needed for Sherman citizens.
- Develop a set of guidelines for public/private partnerships in the building of parks.
- Identify floodplain creek corridors, rights-of-way, and utility easements for possible trail linkage opportunities to increase hike & bike connectivity within the City, as well as in the region.
GOAL: Plan for a comprehensive hike & bike trail system.

Objectives:

- Develop a comprehensive hike & bike trail system with input from citizens and community stakeholders.
- Determine ways in which connections can be made between schools, parks, neighborhoods, retail centers, and major points of interest throughout the City and region.
- Examine creeks and floodplain throughout the City for potential hike & bike trail possibilities.
- Allocate funds, on an annual and consistent basis, to build hike & bike trail connections as part of a Capital Improvement Program (CIP).
- Examine ways in which trail/pedestrian connections can be made within existing developed areas of Sherman.
- Review development proposals with connectivity and walkability objectives considered.
- Work with Sherman Texas utilities to utilize their easements for potential trail corridors and connections in Sherman and the region.
- Work with municipal, regional and state to provide a consistent signage for hike & bike trails on bike-marked streets.

GOAL: Preserve and conserve Sherman’s natural areas, greenbelts and open space for the enjoyment and environmental education of current and future citizens.

Objectives:

- Develop a system of greenbelts along the major creek corridors.
- Incorporate significant natural areas into the park system – woodlands and wildlife.
- Provide opportunities to enjoy nature by cooperatively developing outdoor learning areas, and interpretative trails.
- Work with utility easements to provide trails and trail links to parks, schools and retail.
GOAL: Cooperation with the City of Sherman’s Independent School District (SISD), to provide cost-effective services and optimize benefits to citizens.

Objectives:

- Create partnerships with the Sherman Independent School District in developing joint school/park sites.
- Continue coordination efforts between the City of Sherman and Sherman Independent School District Staff to provide successful and mutually beneficial recreation programming.
- Explore funding opportunities with the Sherman Independent School District in an effort to expand, enhance, or build new parks and facilities within the City and ETJ.

Policies and Ordinances

The effectiveness of these implementation mechanisms is dependent upon the proper coordination of input from contributing bodies or groups including elected City officials - appointed boards and commissions - City staff, sports groups, and most importantly the citizens of Sherman. All parties must communicate and work collectively toward common goals. Only this sort of communication and coordination will ensure successful development of the park system. An example of this communication, at the staff level, would be the incorporation of the Parks, Recreation & Open Space Master Plan during review of proposed development plans by the City.

Plan Development Process

The City Council recognized the need for a comprehensive analysis of the park system in Sherman. The City employed a private consulting firm (Dunkin Sims Stoffels, Inc.) to update the Parks, Recreation & Open Space Master Plan. The consultant worked with the City of Sherman Parks & Recreation Department staff to develop this Master Plan.

Meetings were held with the Sherman Parks & Recreation Department staff to examine collected needs, findings and preliminary recommendations. To obtain a comprehensive and complete analysis of the City’s park and recreation needs, and park system, three methodologies were used for this evaluation: public hearings, standards-based analysis, and demand-based recreation analysis.

The Master Plan provides the City long-range planning for future areas of urbanization for the next ten years (2027). The time period of the financial plan, as set forth in this Master Plan (specifically within the Implementation sub-section) is ten (10) years. The prioritization listing identifies certain projections as high priorities for development with the priorities based on satisfying a stipulated/recognized need. It is recommended the Master Plan be evaluated and updated in 2022.
Existing Inventory of Areas and Facilities
II. EXISTING INVENTORY OF AREAS AND FACILITIES

CITY OF SHERMAN PARKS

The well-being of the people in a community is dependent upon many factors, one of which is recreation. Parks and Recreational facilities provide benefits to people of all ages. They offer places for young families to gather with children to enjoy the outdoors and playtime and provide trails for everyone to enjoy. In Sherman one can enjoy Passive Recreation opportunities at Herman Baker Park, Pecan Grove West, or Lucy Kidd-Key Park or participate in many activities organized at Fairview, Old Settlers, or Center Street Parks.

The intent of this section is to evaluate Sherman’s existing parks and recreational facilities and define a plan that will guide the City as it grows to ensure that a quality park and recreation system becomes an important part of the growth.

The following information documents existing park and recreational facilities in Sherman. The listing beginning on the following page is an enumeration of the existing parks, their size and the National Recreation Park Association park classification which best describes their function within the City’s park system.
NEIGHBORHOOD PARKS

Austin Street Playground
Address: Austin Street North of Center Street
        (East Side of Town)
Size: 1 Acre
Facilities: Historic Cemetery, Playground Equipment, Picnic Table (1)

Recommended Improvements:
- Benches (3) ............................................. $ 4,500.00
- Remove Playground Equipment ......................... $ 500.00
- Individual Cover Picnic Tables (2) ...................... $13,000.00
                                      $18,000.00

Binkley Park
Address: 101 Binkley Park Drive
Size: 42 Acres
Facilities: Pavilion (28-foot diameter), Walking Trail (0.59 miles),
Picnic Tables (2), Grill (1), Drinking Fountain (1),
7 Miles Mountain Bike Trail

Recommended Improvements:
- Playground Structures with Shade Structure ............. $150,000.00
**Cherry Street Park**

**Address:** 1401 Cherry Park Drive  
**Size:** 7 Acres  

**Facilities:** Basketball Court (Lighted), Playground Equipment (2), Drinking Fountain (1)

**Recommended Improvements:**
- Concrete Walking Trail ½ Mile $150,000.00

---

**Ely Park**

**Address:** 919 South Austin Street  
**Size:** 3 Acres  

**Facilities:** Pavilion, Softball Field (Unlit), Playground Equipment, Backstop (1), Picnic Tables (2), WWII Memorial Monuments

**Recommended Improvements:**
- New Picnic Pavilion (Add Stone to Column & Renovate) $25,000.00  
- Permanent Playground Border $20,000.00  
- New Playground with Shade Structure $100,000.00  
- $145,000.00
Fielder Park
Address: 1100 East Pecan
Size: 2 Acres

Facilities: Basketball Court (Full Size), Pavilion (1), Playground Structure & Swings, Walking Trail (.23 Mile) around the Perimeter of the Park (Lighted), Picnic Tables (2), Grill (1)

Recommended Improvements:
- None At This Time

Hillcrest Park
Address: 1205 Hillcrest
Size: 1 Acre

Facilities: Pavilion (1), Playground Structures and Equipment, Picnic Tables (2), Drinking Fountain (1)

Recommended Improvements:
- Replace Playground Equipment with Two Modular Playgrounds & Swings...$400,000.00
- Pavilion 30' Diameter................................................................. $ 75,000.00
- Benches (8).................................................................................. $ 10,000.00
- New Drinking Fountain.................................................................. $ 7,000.00
- Pedestrian Lights.......................................................................... $ 50,000.00
- Site Work & Concrete.................................................................. $200,000.00

$742,000.00
**Martin Luther King Jr. Park**

*The Parks and Recreation Department administrative office and two activity centers are located adjacent to the park.*

**Address:** 922 North East Street

**Size:** 4 Acres

**Facilities:** 0.58-Mile Walking Trail, Basketball Court, Multi-Use Field, Pavilions (4), Grills (7), Picnic Tables (15), Drinking Fountains (2), Restroom Facility, Playground Equipment, Swings, Steel Slides, Misc. Equipment (2)

**Recommended Improvements:**

- One Pavilion $80,000.00
- New Playground with Shade Structure $100,000.00
  
  **Total:** $180,000.00

---

**Pecan Grove Park - East**

**Address:** 2300 Pecan Grove Road

**Size:** 2 Acres

**Facilities:** 0.21-Mile Hiking Trail, Fishing Access to Dean Gilbert Lake, Pavilion (1), Playground Structure

**Recommended Improvements:**

- Pedestrian Lights on Trails $175,000.00
- Add Pre-Fabricated Restroom $175,000.00
  
  **Total:** $350,000.00
**Rosedale Park**

**Address:** 1400 South Gribble  
**Size:** 6 Acres  
**Facilities:** Baseball Field (1) Lighted, Playground Equipment

**Recommended Improvements:**
- New Playground with Shade Structure.................. $100,000.00

**Rex Cruse**

**Address:** Kent Drive  
**Size:** 1 Acre  
**Facilities:** Playground, Backstop

**Recommended Improvements:**
- New Playground with Shade Structure.................. $100,000.00

**Lamar Street Playground**

**Address:** Lamar Street  
**Size:** 1 Acre  
**Facilities:** Picnic Table (1), Swing Set (1)

**Recommended Improvements:**
- 50’ Pedestrian Bridge................................. $150,000.00  
- Concrete Walking Trail................................ $200,000.00  
- Picnic Tables (4)........................................ $ 6,000.00  
- Benches (4)............................................. $ 5,000.00  
  $361,000.00
**COMMUNITY PARKS**

**Center Street Park**  
**Address:** 1401 West Center Street  
**Size:** 20 Acres  
**Facilities:** 50-by-40-Foot Pavilion, Playground Structure, Two Football/Soccer Athletic Fields (Lighted), Walking Trail (.48 miles), Picnic Tables (6)  
**Recommended Improvements:**  
- None At This Time

---

**Fairview Park**  
**Address:** 1121 West Taylor Street  
**Size:** 87 Acres  
**Facilities:** Pavilions (4), Tennis Courts (4), Multiple Soccer/Football Fields (6-10 Little League-Age 16), Playground Equipment, *The Splash*, Softball Fields (3) – Adult Only 300 (Lighted), 2 ½ Mile Walking Trail, Veterans baseball field (High School Plays Here) Lighted, Sand Volleyball Courts (2) Lighted, Restroom Facilities (2)  
**Recommended Improvements:**  
- New Restroom/Concession (2,000 S.F.) ............... $ 850,000.00  
- Parking Lot Expansion (130 New Spaces) ............... $ 350,000.00  

$1,200,000.00
Hawn Park
Address: 1202 South Dewey
Size: 20 Acres

Facilities: 0.71-Mile Walking Trail, Enclosed Skate Park, Playground Equipment with Swing Sets, Sand Volleyball Court, Spray Ground, Pavilion, Practice Fields (2), Restroom Facility, Drinking Fountain (1)

Recommended Improvements:
- Renovate One Pavilion $250,000.00
- Add New Pavilion $100,000.00
- New Skate Ramps $200,000.00

Herman Baker Park
Address: 2500 West Center Street
Size: 83 Acres

Facilities: Picnic Tables (19), 34-Acre Lake, 1 ½ Mile Natural Trail System

Recommended Improvements:
- Expand Nature Trail $50,000.00
- Create Nature Center $150,000.00
- $200,000.00
Old Settlers Park
Address: 1609 North Harrison
Size: 27 Acres

Facilities: Baseball Fields (5), Softball Quad Athletic Fields, Playground Equipment in Quad (2), Two Basketball Courts, Pavilion, Picnic Table (8), Restroom/Concession (2), Walking Trail, Drinking Fountain (1), Grills (2)

Recommended Improvements:
➢ Prepare a Master Plan to Evaluate East Baseball Fields & Lighting $20,000.00

Pecan Grove Park - West
Address: 3200 Canyon Creek Drive
Size: 117 Acres

Facilities: Amphitheater, Fishing Access to Dean Gilbert Lake, Pavilions (5), Playground Structures (2), Walking Trail, 18-Hole Disc Golf

Recommended Improvements:
➢ None At This Time
Pecan Grove West Athletic Complex
Address:  
Size: 26 Acres
Facilities: Undeveloped

Recommended Improvements:
- Prepare a Master Plan
SPECIAL USE PARKS

Activity Center
Address: 1003 East Street
Size: N/A
Facilities: Large Activity Room, Game Room, Music Room, Craft Room, Conference Room

Recommended Improvements:
➢ None At This Time

Glennie O. Ham Community Center
Address: 1002 North Music Street
Size: N/A
Facilities: Activity Room, Meeting Room, Kid’s Craft Room

Recommended Improvements:
➢ None At This Time

Lucy Kidd – Key Park
Address: North Elm Street & West Pecan
Size: 1.5 Acres
Facilities: Gazebo, Historic Statue

Recommended Improvements:
➢ Park Benches (4) .........................................................$5,000.00
Taylor Street Complex
Address: 1424 West Taylor Street
Size: 1 Acre
Facilities: Basketball, Pickleball

Recommended Improvements:
- Expand Parking..............................................$50,000.00
### Existing Active and Passive Park Facilities

<table>
<thead>
<tr>
<th>Park</th>
<th>Active Facilities</th>
<th>Passive Facilities</th>
<th>Infrastructure</th>
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<tbody>
<tr>
<td><strong>NEIGHBORHOOD PARKS</strong></td>
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<tr>
<td>Austin Street Playground</td>
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<td>Hillcrest Park</td>
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<td>Martin Luther King Jr. Park</td>
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<td>Pecan Grove Park - East</td>
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<td>Rex Cruse</td>
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<tr>
<td>Lamar Street Playground</td>
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<tr>
<td><strong>Neighborhood Parks Total:</strong></td>
<td>70.00</td>
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| **COMMUNITY PARKS**        |                   |                    |                 |
| Center Street Park         |                   |                    |                 |
| Fairview Park              |                   |                    |                 |
| Hawn Park                  |                   |                    |                 |
| Herman Baker Park          |                   |                    |                 |
| Old Settlers Park          |                   |                    |                 |
| Pecan Grove Park - West    |                   |                    |                 |
| Pecan Grove West Athletic Complex |       |                    |                 |
| **Community Parks Total:** | 380.00             |                    |                 |

| **SPECIAL USE PARKS**      |                   |                    |                 |
| Activity Center            |                   |                    |                 |
| Glennie O. Ham Community Center |         |                    |                 |
| Lucy Kidd - Key Park       |                   |                    |                 |
| Taylor Street Complex      |                   |                    |                 |
| **Special Use Parks Total:** | 2.50              |                    |                 |

| **OPEN SPACE / GREENBELTS** |                   |                    |                 |
| None At This Time           |                   |                    |                 |
| **Open Space / Greenbelts Total:** | 0.00         |                    |                 |
| **TOTAL ALL PARKS:**        | 452.50             |                    |                 |
Factors Influencing Planning for Parks
III. FACTORS INFLUENCING PLANNING FOR PARKS

TRANSPORTATION ROUTES & THOROUGHFARES

Sherman is the largest city north of McKinney, Texas before entering Oklahoma. Sherman is bisected east/west by U.S. Highway 75. U.S. Highway 82 is a major thoroughfare which connects to Gainesville to the west and Paris, Texas to the east. Much retail and commercial development has already occurred along these highways. This trend is likely to continue as the City becomes increasingly populated and the need for retail and commercial development increases. These retail sales tax dollars represent an opportunity for funding for the park and recreation services that Sherman will need to support its growing number of citizens.

DEMOGRAPHIC PROFILE

The U.S. Census estimated the population of Sherman in 2010 to be approximately 38,521 people. The City of Sherman estimates the population in 2030 to be 50,600. The current population is 41,200. The City is anticipated to continue experiencing rapid growth, making the provision of park and recreational services even more important to address in the short and long terms.

Race/Ethnicity and Age Composition

Table 1 illustrates the race and ethnic composition of the City of Sherman according to the U.S. Census Bureau. The table shows the diversity of the local population. The White/Caucasian group comprises the largest percentage, with the Hispanic Origin category representing the second largest. African American individuals also represent a relatively large percentage of the local population.

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>White/Caucasian</td>
<td>27,599</td>
<td>71.6%</td>
</tr>
<tr>
<td>African American</td>
<td>4,265</td>
<td>11.1%</td>
</tr>
<tr>
<td>American Indian or Aleut</td>
<td>536</td>
<td>1.4%</td>
</tr>
<tr>
<td>Asian/Pacific Islander</td>
<td>648</td>
<td>1.7%</td>
</tr>
<tr>
<td>Other (1)</td>
<td>5,473</td>
<td>14.2%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>38,521</td>
<td>100%</td>
</tr>
<tr>
<td>Hispanic Origin (2)</td>
<td>7,881</td>
<td>20.5%</td>
</tr>
</tbody>
</table>

Source: 2010 U.S. Census

(1) Includes “Two or More Races”
(2) Hispanic/Spanish Origin may be of any race and may be included in any category. It is therefore not included in the total, but is separately included.

<table>
<thead>
<tr>
<th>Age Groups</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Age Children &amp; Young Adults (19 &amp; Under)</td>
<td>11,243</td>
<td>29.2%</td>
</tr>
<tr>
<td>College/New Family (20-34 years old)</td>
<td>8,853</td>
<td>22.9%</td>
</tr>
<tr>
<td>Prime Labor Force (35-49 years old)</td>
<td>7,032</td>
<td>18.3%</td>
</tr>
<tr>
<td>Older Labor Force (50-64 years old)</td>
<td>6,312</td>
<td>16.4%</td>
</tr>
<tr>
<td>Elderly (65 + years old)</td>
<td>5,081</td>
<td>13.2%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>38,521</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: 2010 U.S. Census
The age composition of the population within a city can also provide insight into the types of park and recreation facilities and services the City may need to provide. As reflected in Table 2, the largest age group is the School Age Children & Young Adults (0-19 years old). This age group generally represents the largest number of people that use a community’s park facilities because of league sports and other organized play activities. Sherman also has a high percentage of people in the College/New Family category 20-34 years old); many in this age group play organized adult sports. The Older Labor Force and the Elderly groups also together comprise a significant percentage of the City’s population at 29.6 percent; these groups tend to utilize hike-and bike trails and passive open space areas. Clearly, groups of all of ages have recreational needs.

**Household Income**

Household income for Sherman, according to the 2015 U.S. Census Update, was used as the base data for the percentages shown in Table 3 to determine current percentages for the current population. The highest percentage of households in Sherman are within the less than $14,999 income category. The lowest percentages are in the range of $200,000 and above.

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $14,999</td>
<td>6,549</td>
<td>17%</td>
</tr>
<tr>
<td>$15,000 to $24,999</td>
<td>5,046</td>
<td>13.1%</td>
</tr>
<tr>
<td>$25,000 to $34,999</td>
<td>4,468</td>
<td>11.6%</td>
</tr>
<tr>
<td>$35,000 to $49,999</td>
<td>6,086</td>
<td>15.8%</td>
</tr>
<tr>
<td>$50,000 to $74,999</td>
<td>6,125</td>
<td>15.9%</td>
</tr>
<tr>
<td>$75,000 to $99,999</td>
<td>5,162</td>
<td>13.4%</td>
</tr>
<tr>
<td>$100,000 to $149,999</td>
<td>3,159</td>
<td>8.2%</td>
</tr>
<tr>
<td>$150,000 to $199,999</td>
<td>1,271</td>
<td>3.3%</td>
</tr>
<tr>
<td>$200,000 or more</td>
<td>655</td>
<td>1.7%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>38,521</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: U.S. Census 2015 Update
**PARK FACILITIES BY CLASSIFICATION**

To deliver a variety of recreational features in an efficient manner, parks must be defined by type. This differentiation allows for a more exact examination of where a community might be lacking. For example, one large regional park is a wonderful asset to a community and it meets the need for children to play organized sports. However, neighborhood parks with play structures that citizens can walk to for their children to play are also an important part of the overall park system. Another example is the need for trail linkages that many people of all ages can use. These parks combine to create a cohesive park system that is varied as the people it serves.

**NATIONAL RECREATION AND PARK ASSOCIATION GUIDELINES AND STANDARDS**

Guidelines and standards recommended by the National Recreation and Park Association (NRPA) have been followed by cities for many years to define the hierarchy for their park systems. The following describes the NRPA classification of parks, including their respective description, locational criteria within the community, and criteria related to size. Only the park classifications selected specifically for the City of Sherman are described in the following sections. Once established, the related park classification guidelines are then applicable for structuring the Sherman park system in an orderly manner – a manner that is responsive to the recreational demands being generated by the present, as well as future, population.

**Neighborhood Parks**

The neighborhood park is considered to be the most important feature of a park system and is one of the major cohesive elements in neighborhood design. Its primary function is the provision of recreational space for the entire neighborhood which surrounds it. Space in the neighborhood park should be distributed between active and passive uses.

(a) The neighborhood park should be located near the center of a neighborhood area/park planning area and have a service area of approximately one-half mile to one-quarter mile.

(b) The size should be related to the service area population and the menu of activities chosen for placement in the park. Five (5) to ten (10) acres is the optimal size for this park.

(c) Safe and convenient pedestrian access is considered important to a neighborhood park location.

(d) Generally, the location should not be adjacent to a heavily traveled major or minor thoroughfare.

(e) When it is possible to combine an elementary or middle school with this type of park, the
two features further enhance the identity of the neighborhood by providing a central location for recreation and education and a significant open space feature within the neighborhood.

(f) Facilities normally provided at a neighborhood park consist of:

- Playground equipment for small children.
- A multiple purpose hard surfaced play area.
- Space for court games, such as basketball, tennis, volleyball and in-line hockey in addition to walking/jogging trails
- Playfield space for non-organized competitive games such as baseball, football and soccer
- Passive space possibly for a pavilion with tables and grills, restrooms, drinking fountains and sitting areas.
- Off-street parking is a consideration if users are beyond an acceptable walking distance or if users need to drive to access the park.
- It is not desirable to light athletic facilities in a neighborhood environment since lighting is often objectionable to nearby residents; however, some lighting for security purposes should be incorporated into the park.
- The allocation of space in the neighborhood park should be approximately 50 percent passive area and 50 percent active area. The above facilities are those generally considered for active space. The passive space should be used to develop the character of the park by creating an open landscaped setting with trails, sitting area, and picnic space. This park becomes an integral part of the neighborhood.

<table>
<thead>
<tr>
<th>SHERMAN NEIGHBORHOOD PARKS</th>
<th>ACREAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Austin Street Playground</td>
<td>1</td>
</tr>
<tr>
<td>Binkley Park</td>
<td>42</td>
</tr>
<tr>
<td>Cherry Street Park</td>
<td>7</td>
</tr>
<tr>
<td>Ely Park</td>
<td>3</td>
</tr>
<tr>
<td>Fielder Park</td>
<td>2</td>
</tr>
<tr>
<td>Hillcrest Park</td>
<td>1</td>
</tr>
<tr>
<td>Martin Luther King Jr. Park</td>
<td>4</td>
</tr>
<tr>
<td>Pecan Grove Park – East</td>
<td>2</td>
</tr>
<tr>
<td>Rosedale Park</td>
<td>6</td>
</tr>
<tr>
<td>Rex Cruse</td>
<td>1</td>
</tr>
<tr>
<td>Lamar Street Playground</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total Acreage for Neighborhood Parks:</strong></td>
<td><strong>70</strong></td>
</tr>
</tbody>
</table>
Community Parks

A community park is larger in size than a neighborhood park and provides service to several neighborhoods or specific sections of the community. The community park is oriented primarily toward providing recreational opportunities not feasible in a neighborhood park. This type of park should be developed for both active and passive use.

(a) A community park serves several neighborhood areas, and should therefore be conveniently accessible by automobile and include provisions for off-street parking.

(b) The optimal size for the community park is between 40 and 150 acres. This size should be based on its intended use and the population residing in the service area. Natural features such as terrain, tree cover, flood prone areas, and water features are all factors to be used in selecting and sizing this type of park.

(c) Activities provided should include both active and passive space.

(d) Space for active uses associated with neighborhood parks including field and court games.

(e) Passive spaces more extensive than the neighborhood park for trails, natural areas, picnicking, and ornamental or natural landscape areas.

(f) Facilities for cultural activities such as plays or concerts; possibly provide an amphitheater.

(g) Lighted or unlighted athletic fields or facilities may be placed in community parks provided careful thought is given to their design and location.

(h) A community park should be well removed from the residential environment due to the traffic, noise, and lights associated with the sports complex.

(i) Based on use, accessibility and other requirements, the community park should be located in a non-residential area served by major thoroughfares.

(j) Sites are not recommended to be less than 40 acres with the optimal site ranging upward to 80-150 acres, if demand is present.

(k) Although community parks are designed primarily for competitive play by both young people and adults, other features should be included in the complex. Among these are play apparatus, court game space, picnicking facilities, and trails.

(l) Support facilities in a sports complex include restrooms, concessions, multi-purpose building(s), and maintenance facilities.

(m) Parking is a major consideration for the sports complex. Spaces should be allocated to accommodate those currently participating, those lingering following the previous games and those arriving to participate in the next scheduled game.
SHERMAN COMMUNITY PARKS

<table>
<thead>
<tr>
<th>Park</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Center Street Park</td>
<td>20</td>
</tr>
<tr>
<td>Fairview Park</td>
<td>87</td>
</tr>
<tr>
<td>Hawn Park</td>
<td>20</td>
</tr>
<tr>
<td>Herman Baker Park</td>
<td>83</td>
</tr>
<tr>
<td>Old Settlers Park</td>
<td>27</td>
</tr>
<tr>
<td>Pecan Grove Park - West</td>
<td>117</td>
</tr>
<tr>
<td>Pecan Grove West Athletic Complex</td>
<td>26</td>
</tr>
</tbody>
</table>

Total Acreage for Community Parks: 380

Special Use Parks

These parks or recreational spaces are identified by a single use, and fall into three categories:

(a) **Historical/cultural/social sites** - which offer recreational opportunities because of their unique characteristics.

(b) **Recreational facilities** - single purpose facilities such as a recreation center, senior center, community center, golf course, or marina.

(c) **Outdoor recreational facilities** - uses such as a tennis center, stadium, or possibly a special type of sports complex designed specifically for a single sport.

SHERMAN SPECIAL USE PARKS

<table>
<thead>
<tr>
<th>Park</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activity Center</td>
<td>NA</td>
</tr>
<tr>
<td>Glennie O. Ham Community Center</td>
<td>NA</td>
</tr>
<tr>
<td>Lucy Kidd – Key Park</td>
<td>1.5</td>
</tr>
<tr>
<td>Taylor Street Complex</td>
<td>1.0</td>
</tr>
</tbody>
</table>

Total Acreage for Special Use Parks: 2.5
Open Space / Greenbelts

This classification applies to types of land which have characteristics either identifying them as undevelopable land or suitable for use as a component linking other park areas.

(a) These spaces are generally natural corridors along creeks/flood prone areas or along easements containing a man-made feature.

(b) There is no specific size for these spaces; however, establishing a minimum width is important to the function of the greenway, particularly if used as a location for a trail. This width should not be less than 50 feet. Where the greenway is on either side of a natural drainage course, a minimum of fifteen feet shall be provided for foot traffic or motorized vehicles performing maintenance along the greenway.

There are trails in creek corridors of Fairway Park, Center Street Park, and Binkley Park; however, long continuous floodplain or creek corridors do not exist. Currently Sherman does not have property in a major floodplain or creek corridor.

<table>
<thead>
<tr>
<th>SHERMAN OPEN SPACE / GREENBELTS</th>
<th>ACREAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>None at this time</td>
<td>0</td>
</tr>
</tbody>
</table>

Total Acreage for Open Space / Greenbelts: 0
Needs Assessment & Identification
IV. Needs Assessment & Identification

General Assessment

The City of Sherman currently provides park and recreational facilities to residents of Sherman, citizens who live in the Sherman extraterritorial jurisdiction (ETJ), and Grayson County. Public meetings were held and staff and sports associations were interviewed for their input into the park system.

Public Input Meetings

The City of Sherman held two public input meetings to receive citizens’ comments on the park and recreational needs within the City. The public meetings were advertised in the local newspaper and on the City’s website. The meetings were held May 5, 2016 and July 19, 2016. Approximately 100 people were in attendance between both meetings.

Participants were given the opportunity to complete questionnaires and to verbally express their concerns, needs, and vision for the Sherman park system. The public comments were varied in all areas of recreation.

Hike and Bike Trails and trail connectivity was a feature that seemed to be most valuable to Sherman citizens in a park system. The need for ADA compliant playgrounds and equipment was also mentioned.

Attendees were given three color dots to place on the dot board display to choose their most desired park amenity. The following is a summary of the amenities that were chosen (in order of priority by amount of dots per item). Under the “Other” category these were listed once – Bocce, Amphitheater, Kayak Paddle Board Rental at Pecan Grove, Kayaks and Trail System for Bike/Walking/Skateboarding/Running.

1.) Hike & Bike Trails (19) 11.) Swimming Pool (2)
2.) Skate Park (14) 12.) Additional Parks (1)
3.) Dog Park (13) 13.) Soccer Fields (1)
4.) Basketball Courts (7) 14.) Volleyball Courts (1)
5.) Tennis/Pickleball (3) 15.) Disc Golf (1)
6.) Paved Bike Lanes (2) 16.) Recreation Center (1)
7.) Baseball Fields (2) 17.) Pavilions (1)
8.) Football Fields (2) 18.) Softball Fields (1)
9.) Sports Complex (2) 19.) Playgrounds (1)
10.) Open Space/Nature (2) 20.) Splash Pad (1)
STANDARD-BASED ANALYSIS

This approach is used to assist in assessing the future recreational needs for Sherman, and follows established and recognized standards for assessing the quantity of park land and the number of facilities that are required to meet the needs of a given population.

Facility-Recreation Standard

One source is the National Recreation and Park Association (NRPA). The NRPA has functioned as a source of guidance for park standards and development for a number of years. The NRPA’s standards are suggested to be a guide for determining park and open space needs. From community to community, differences will be found in the socio-economic and cultural characteristics, and in climatic conditions. Therefore, the range of demands and preferences for recreational activities will vary with these differences. Obviously, these variances will directly influence a uniform standard for all locations. NRPA is very specific to point out that their data is to be used only as a guide to the development of local standards. Therefore, the NRPA provides input to the formation of local needs. Table 4 above shows a standards analysis for the current population of 41,200 people, and Table 5 on next page illustrates a standards analysis for Sherman’s population of 50,600 people in year 2030.

This is a standard comparison which illustrates the level of services provided at 41,200 and what the projected facilities need would be for the anticipated population of 50,600 by year 2030. Again, it is important to note that these are national standards and the comparison will vary from city-to-city. It is common for larger cities to provide recreational facilities for smaller communities nearby. Often, smaller communities do not have recreational facilities and depend on larger area cities for these resources. However, it should be noted that the Sherman Parks System also provides recreational opportunities for citizens outside the City limits.
<table>
<thead>
<tr>
<th>Facility</th>
<th>NRPA Standards</th>
<th>Current Sherman Inventory</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basketball</td>
<td>1/5,000</td>
<td>5</td>
<td>1/4,000 = 13</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>1/2,000</td>
<td>4</td>
<td>1/8,000 = 7</td>
</tr>
<tr>
<td>Youth Baseball</td>
<td>1/20,000</td>
<td>7</td>
<td>1/5,000 = 11</td>
</tr>
<tr>
<td>Youth Softball</td>
<td>1/5,000</td>
<td>3</td>
<td>1/5,000 = 11</td>
</tr>
<tr>
<td>Adult Softball</td>
<td>1/5,000</td>
<td>3</td>
<td>1/5,000 = 11</td>
</tr>
<tr>
<td>Football</td>
<td>1/20,000</td>
<td>2</td>
<td>1/65,000 = 1</td>
</tr>
<tr>
<td>Youth Soccer</td>
<td>1/10,000</td>
<td>3</td>
<td>1/5,000 = 11</td>
</tr>
<tr>
<td>Playgrounds (1)</td>
<td>NS</td>
<td>14</td>
<td>(1)</td>
</tr>
<tr>
<td>Picnic Tables</td>
<td>NS</td>
<td>59</td>
<td>1/300 = 168</td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>1/20,000</td>
<td>1</td>
<td>1/30,000 = 1</td>
</tr>
<tr>
<td>Trails</td>
<td>NS</td>
<td></td>
<td>As many as possible*</td>
</tr>
<tr>
<td>Recreation Center</td>
<td>1/20,000</td>
<td></td>
<td>1/30,000 = 1</td>
</tr>
</tbody>
</table>

(1) One playground should be installed in each neighborhood, community and regional park
Table assumes lighted facilities
NS = No Standard
NRPA = National Recreation and Parks Association
*As many as possible in order to provide a comprehensive system of pedestrian trails that connect residential areas to parks, schools and open space
DEMAND-BASED ANALYSIS

Sports League Association Interviews

On February 27, 2017 the following Sherman leagues were interviewed at the Sherman Park and Recreation office. League presidents, board members or representatives were questioned and explained their league size, membership, league activities and field use. The following was documented.

Baseball – Sherman Youth Sports Association

The Sherman Youth Sports Association for the spring 2017 season has 420 participants, with approximately eleven (11) to twelve (12) children per team; the equivalent to approximately thirty-seven (37) teams. In order to provide each team two (2) games per week the league uses the fields at Old Settler Park on Mondays, Tuesdays, Thursdays, and on Saturdays from 9:00 AM until 6:00 PM. They do not schedule games on Wednesday or Friday nights or on Sundays. The league currently has enough field capacity to accommodate these teams and games. However, using the fields four (4) days a week leaves little room for expansion or growth and make-up games due to weather. The baseball league will need additional fields in the near future.

Softball – Sherman Youth Sports Association

The Sherman Girls Softball Association also uses the fields at Old Settlers Park. The league has 235 members and approximately twenty (20) teams. In the spring one field is used by the Austin College Womens Softball Team and is not available to youth leagues. The Girls Softball League uses the fields seven (7) days a week for practice and games. The softball league is experiencing moderate growth and will need additional fields.

Sherman – Texoma Soccer Assocation

The Texoma Soccer Association uses the soccer fields at Fairview Park for their league play. The leagues serve Grayson County residents. The league has approximately 965 members which composes approximately 120 teams. The league plays games on Saturdays. At present, six (6) to ten (10) fields are adequate to serve their needs. However, there were other issues which effect league play and games.

There are traffic and parking concerns at Fairview Park during league play. The park is crowded and vehicular ingress and egress is a problem. Games are postponed due to rain or wet conditions which helps maintain the turf; however, some of the field(s) are currently in need of repair. The Soccer Association is expanding beyond the capacity that Fairview Park can provide. An expansion of soccer fields should be a high priority.
**Park Land Acreage Analysis**

Park land acreage analysis is also evaluated on the basis of Sherman’s current population, as shown in Table 6 below. This evaluation is a reliable guide and analysis for park land comparison. The acreage required per 1,000 populations varies for each park classification. For long range planning, this is a useful tool for determining future park land acreage acquisition.

As mentioned previously, the neighborhood park is an important aspect to the overall municipal park system. The ratio of 2.5 acres per 1,000 population should not be confused with the minimum acreage size. The minimum acreage for a neighborhood park should be five (5) acres for several important reasons. A minimum of five (5) acres provides enough land to develop playgrounds, small pavilions, etc. A smaller tract will limit the facilities and the recreational opportunities available to citizens. In the event that a city accepts a smaller tract of land, in the one (1) acre to three (3) acre range, maintenance of these parks would be time consuming and would also require an increase to the City’s maintenance budget. A minimum of five (5) acre tracts is therefore recommended for Neighborhood Park development.

<table>
<thead>
<tr>
<th>Park Type</th>
<th>Recommended Acres per 1,000 Persons</th>
<th>Existing Acreage for Sherman Parks</th>
<th>Acreage Needed for Existing 2017 Population of 41,200</th>
<th>Acreage (+/-)</th>
<th>Acreage Needed for Estimated Population of 50,600 in Year 2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Park</td>
<td>2.5 acres</td>
<td>70</td>
<td>103</td>
<td>-33</td>
<td>126.5</td>
</tr>
<tr>
<td>Community Park</td>
<td>5 acres</td>
<td>380</td>
<td>206</td>
<td>174</td>
<td>253</td>
</tr>
<tr>
<td>Special Use Park</td>
<td>2 acres</td>
<td>2.5</td>
<td>82.4</td>
<td>-79.9</td>
<td>101.2</td>
</tr>
<tr>
<td>Open Space/Greenbelts</td>
<td>6-8 acres</td>
<td>0</td>
<td>329.6</td>
<td>-329.6</td>
<td>404.8</td>
</tr>
<tr>
<td>Acres:</td>
<td>17.5 acres</td>
<td>452.50</td>
<td>721</td>
<td>-268.5</td>
<td>885.5</td>
</tr>
</tbody>
</table>

The Community Park category is high because of the large number of acres at Herman Baker (83 acres) and Pecan Grove Park West (117 acres). Those parks are community, passive-type use parks. Athletic Complexes are found in the Community Park category. Based on this analysis, there is a need for additional park land for athletic facilities in the future.
FUTURE PARK IMPROVEMENTS & RECOMMENDATIONS
V. FUTURE PARK IMPROVEMENTS & RECOMMENDATIONS

EXISTING PARK IMPROVEMENTS

The focus of this section will be the renovation of existing parks. The improvements are based on an analysis of existing facilities. Descriptions of these parks and related recommendations begin on the following page.

Preliminary cost estimates have also been prepared for each park element or improvement. The costs are general for specific elements such as benches, playgrounds, picnic tables, etc. Items such as drainage improvements and field renovation should be analyzed at the time of the proposed improvements as these items requires a detail site analysis which is not included in this Parks, Recreation and Open Space Master Plan.

In general, all parks and facilities should consider the senior and physically challenged citizens. These citizens have specific needs which must be considered and accommodated within the design process of any park. With all this in mind, all recreational activity facilities should be accessible to all age groups and physical capabilities.
**The Importance of Park Acquisition**

The City of Sherman currently has a good distribution of parks that serve the City well. The various types of park classifications provide differing recreational opportunities, some for neighborhoods, some for organized sports, some for passive play, etc. It is important for a city to have a diverse park system, and thereby provide its citizenry with varying recreational choices.

Not only is a diverse park system important, but also the size and scope of that system is important; the size and scope needs to adequately serve a city’s population base. Sherman is projected to increase in population from its current number of 41,200 people in 2017 to 50,600 by the year 2030. The City is experiencing this growth due to the current upswing in the economy and the recognition of Sherman as a great place to live and work. The population that is projected creates a challenge for the City to continually provide adequate park and recreational facilities that meet the needs of citizens in tandem with this growth. Not only will population growth within the City itself need to be considered, but also as the Sherman City limits expand through the annexation process in its extraterritorial jurisdiction (ETJ).

For all these reasons, the act of acquiring park land is one of the most important components in park development. Doing so is the only way that a city can meet its obligations to provide a diverse and size-appropriate park system. Key to this is to note that as Sherman grows and land is developed into residential and commercial uses, the absolute best opportunity for park land acquisition is lost unless park land is acquired concurrently with the new development, both within the City limits and in the ETJ.

**Future Neighborhood Park Acquisition**

The neighborhood park is considered to be the core unit in a municipal park system because it provides recreation opportunities within walking distance of homes. The service area of a neighborhood park, therefore, is considered to be a one-mile radius because most people are able to comfortably walk that distance (or less) to enjoy a park.

The *Future Park Plan* illustrates the generally proposed location of future neighborhood parks, shown as one-mile circles (to represent a radius) on the map. This shows the need for the City to acquire land for and build new neighborhood parks to the north and west, adjacent to Highway 82. Again, the location of the neighborhood parks as shown on the *Future Park Plan* is generalized and is not intended to identify specific parcels or lots for park land acquisition; the Sherman Park Department and Planning Department will recommend specific property acquisition to the Parks and Recreation Board when the time is appropriate based on growth and development. The goal is to show where a neighborhood park is anticipated to be needed to serve the citizens within that radius as population growth occurs. An additional ten (10) neighborhood parks, within the current limit, should be obtained. As previously stated, a neighborhood park should be between five (5) and ten (10) acres; therefore, an addition of 50 to 100 acres of neighborhood park land should be acquired. In the ETJ it is projected another twenty-nine (29) neighborhood parks will be necessary, totaling an estimated 145 to 290 acres of neighborhood park land to address this need.
FUTURE COMMUNITY PARKS, GREENBELTS AND SPECIAL USE PARKS

Community Parks

Community parks typically provide organized athletic fields and other associated park facilities such as playgrounds, pavilions, splash pads, trails, etc. The City of Sherman currently has approximately 453 acres of community park land in the park system. It should be noted that currently, Sherman services not only its citizens, but also people who live outside the City limits and in Grayson County, due to a lack of facilities in those surrounding areas. This creates a need for the City to provide additional park facilities to supplement the additional population that is served.

As part of this park planning process, public hearings and sports association interviews were conducted. Partially as a result of those efforts, it has been determined that there is a shortage of community park facilities, specifically for baseball/softball. The Sherman Independent School District uses Veterans Field for boys' baseball and Austin College softball uses one of the fields at Old Settlers Park.

To address current needs and future growth, the City will need to acquire an additional 100 to 175 acres of community park land. Designing and building a baseball/softball complex within a new community park should be a primary goal.

Hike and Bike Trail Plan

Trails and Hike & Bike Trails were identified by the public as the number one priority and need in Sherman. Hike and bike trails provide recreational opportunities to all citizens and all age groups. Trails for biking, walking, skateboarding and running are important to Sherman citizens. The trails in Fairview Park, Pecan Grove West Park, Hawn Park and Binkley Park are contained within the limits of the park.

A Bike/Pedestrian Plan can be used to guide the City in acquisition of property for trail construction and evaluation of future and existing thoroughfares for on-street bike lanes. Not only is it a valuable asset for the City when determining future trail connections, but it also is valuable in helping the City apply for grant assistance for trail construction. Connecting trails was listed as the #2 priority during the May 5, 2016 public meeting.

Indoor Recreation Centers

Sherman addresses the need for indoor recreation with the Glennie O. Ham Community Center and Taylor Street Complex. The City of Sherman has several needs at this time in terms of its parks system. An indoor recreation center is one of these needs. Typically, cities provide indoor recreational opportunities in the form of a recreation center. These facilities provide for organized work out programs such as aerobic exercise, weight lifting, and stationary low-impact bikes and treadmills. Basketball and racquetball also cultivate recreation opportunities. Typically, recreation centers are approximately 20,000 to 60,000 square feet. These facilities range in cost between $2,000,000 to
$20,000,000 dollars. This cost is based on the final square footage and the amenities in the center. The City should plan on construction of this facility within the next five to ten years.

**Aquatic Facilities**

Sherman has the Splash facility at Fairview Park and the splash pad at Hawn Park. Aquatic facilities were mentioned as desired recreational elements during public hearings. Aquatic facilities can be built as full service aquatic parks, which consist of pools, slides, wading pools and water play features. Initial cost for a facility of this type is estimated at $3,000,000 to $6,000,000. These large multi-million dollar water parks often have a service area larger than the City limits of Sherman and are typically classified as a regional facility. The City should look at a marketing study or a feasibility analysis while considering an aquatic facility of this scale.

Another feature is a spray park or splash park, which can be built with approximately $400,000 to $750,000. The ultimate size of an aquatic facility is largely dependent on the service area. These types of facilities are often located in community parks. The City should plan to construct an aquatic facility within the next five years.

**Greenbelts and Open Space**

One of the primary uses of greenbelts and open space is for hike and bike trail corridors and preservation of open space. The City currently does not have an extensive trail system in a Greenbelt or Creek Corridor. Based on the Needs Assessment survey and the Ten-Year Priority List, hike and bike trails or multi-use trails has been identified as the number one requested recreational element in Sherman. Although trails are developed in neighborhood and community parks, the most optimal location is in the greenbelts and open spaces of creek corridors.

These trails can become destination trails to adjacent cities and internal to Sherman provide pedestrian trails to retail areas, and to connect parks to other parks and public areas. When property adjacent to creeks and floodplains is developed, floodplain property should be dedicated to the City for Open Space and Greenbelts.

The City should accept floodplain areas as a donation and should not purchase the land, unless the City foresees a need for a critical purchase in order to preserve land and/or provide a link to another park. These open spaces preserve trees and native areas and enhance the educational and passive use of floodplains and open space for park patrons.

**Special Use Parks**

The City has several Special Use Parks: the Activity Center, Glennie O. Ham Community Center, Lucy Kidd – Key Park and Taylor Activity Center are examples of special use parks. The City may acquire/construct additional special use facilities as acquisition and development of special use parks are added.
**PARK MAINTENANCE STANDARDS**

The purpose of this section is to provide a general analysis of municipal park maintenance. The following park maintenance standards for the Sherman park system are classified into four (4) levels of maintenance. The levels are designated by Class A, Class B, Class C and Class D, with Class A serving as the highest level of maintenance in terms of man-hours and cost.

The following chart is based on the National Recreation and Park Association’s maintenance labor standards. Although the classification system provides a realistic guide to park maintenance, it should be noted that the labor equipment and materials needed are general in nature and can be used as a starting point to establish park maintenance budgets. Each park superintendent has a different philosophy and approach to park maintenance and alternative ways to achieve their maintenance goals. These charts and man-hours are only for park maintenance. They do not include hours for preparation of special events, such as parades, concerts, Christmas lighting, etc.

The City currently has 452.50 acres of park land. Based on the standards from the National Recreation and Park Association it takes 118 man-hours to maintain one acre of park land. The 118 hours is an average which consists of all types of park land in the City. Therefore, per acre maintenance costs would be 118 acre hours x $12.00 per hour (Sherman average rate) + 75% for equipment and supplies. The maintenance and operation of park cost in Sherman would be estimated as $2,478.00 per acre.

The Maintenance Level Costs chart provides a maintenance level with a percentage factor for equipment and supplies.

Identified and described are the four levels of park maintenance classifications and the minimum standards for each class. The existing parks in Sherman are also designated into each maintenance class, as shown in Table 8.

As a municipal park system evolves and develops, care and maintenance of the parks, open spaces and recreation equipment must be maintained. The maintenance costs identified above is a simple reminder of on-going employee and budget requirements which must be established.

<table>
<thead>
<tr>
<th>Maintenance Level</th>
<th>Factor</th>
<th>Cost/Acre/Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>+50%</td>
<td>$3,720.00</td>
</tr>
<tr>
<td>B</td>
<td>+20%</td>
<td>$2,980.00</td>
</tr>
<tr>
<td>C</td>
<td>Average</td>
<td>$2,480.00</td>
</tr>
<tr>
<td>D</td>
<td>-10%</td>
<td>$2,240.00</td>
</tr>
</tbody>
</table>
### Table 8: Sherman Park Classifications and Maintenance Standards

<table>
<thead>
<tr>
<th>Neighborhood Parks</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Austin Street Playground</td>
<td>1</td>
</tr>
<tr>
<td>Binkley Park</td>
<td>42</td>
</tr>
<tr>
<td>Cherry Street Park</td>
<td>7</td>
</tr>
<tr>
<td>Ely Park</td>
<td>3</td>
</tr>
<tr>
<td>Fielder Park</td>
<td>2</td>
</tr>
<tr>
<td>Hillcrest Park</td>
<td>1</td>
</tr>
<tr>
<td>Martin Luther King Jr. Park</td>
<td>4</td>
</tr>
<tr>
<td>Pecan Grove Park - East</td>
<td>2</td>
</tr>
<tr>
<td>Rosedale Park</td>
<td>6</td>
</tr>
<tr>
<td>Rex Cruse</td>
<td>1</td>
</tr>
<tr>
<td>Lamar Street Playground</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total Acreage for Neighborhood Parks:</strong></td>
<td><strong>70</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Community Parks</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Center Street Park</td>
<td>20</td>
</tr>
<tr>
<td>Fairview Park</td>
<td>87</td>
</tr>
<tr>
<td>Hawn Park</td>
<td>20</td>
</tr>
<tr>
<td>Herman Baker Park</td>
<td>83</td>
</tr>
<tr>
<td>Old Settlers Park</td>
<td>27</td>
</tr>
<tr>
<td>Pecan Grove Park - West</td>
<td>117</td>
</tr>
<tr>
<td>Pecan Grove West Athletic Complex</td>
<td>26</td>
</tr>
<tr>
<td><strong>Total Acreage for Community Parks:</strong></td>
<td><strong>380</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Special Use Parks</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activity Center</td>
<td>N/A</td>
</tr>
<tr>
<td>Glennie O. Ham Community Center</td>
<td>N/A</td>
</tr>
<tr>
<td>Lucy Kidd - Key Park</td>
<td>1.5</td>
</tr>
<tr>
<td>Taylor Street Complex</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total Acreage for Special Use Parks:</strong></td>
<td><strong>2.5</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Open Space / Greenbelts</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>None At This Time</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Acreage for Open Space / Greenbelts:</strong></td>
<td><strong>0</strong></td>
</tr>
</tbody>
</table>

**Total Acreage for All Parks:** 452.5

- **CLASS 'A'**: High Maintenance mow once per week (Flower & Shrub Beds)
- **CLASS 'B'**: High Maintenance mow once per week (Limited flower beds, shrub beds are included)
- **CLASS 'C'**: Medium to Low Maintenance (Mow as needed during the season - no irrigation)
- **CLASS 'D'**: Mow 1 to 2 times annually or as needed
Park Classification and Maintenance Standards
Sherman Parks Department

General Statement

Class A………………………… High Maintenance mow once per week

*Flower and Shrub Beds*
- Activity Center
- Austin Street Playground
- Binkley Park
- Center Street Park
- Cherry Street Park
- Ely Park
- Fairview Park
- Fielder Park
- Glennie O. Ham Community Center
- Hawn Park
- Herman Baker Park
- Hillcrest Park
- Lamar Street Playground
- Lucy Kidd – Key Park
- Martin Luther King Jr. Park
- Old Settlers Park
- Pecan Grove Park – East
- Pecan Grove Park – West
- Pecan Grove West Athletic Complex
- Rex Cruse
- Rosedale Park
- Taylor Street Complex

Class B………………………… High Maintenance mow once per week

*Limited flower beds, shrub beds are included*
- ___

Class C………………………… Medium to Low Maintenance

*Mow as needed during the season*

*No irrigation*
- ___

Class D………………………… Mow 1 to 2 times annually or as needed
- ___
CLASS A SERVICE LEVEL:

Turf:
- Mowing to be performed one time per week or as needed for special events. Mowing height to be 1 ½ inches high.
- Edging and weed eating to be done one time per week during the active growing season of March through October, and once per month from November through February.
- Weed control to be done as necessary year round for control of warm and cool season weeds in turf.
- Fertilizing to be done a minimum of two times per year for proper health of turf areas. Amount of fertilizing shall be recommended for Bermuda turf and winter Over Seed grass.
- Aerating to be done one time per year and overdressed with soil amendment.

Shrub Beds:
- Pruning of shrubs to be done two times per year as needed depending on species to keep a neatly maintained appearance and size. Native grasses and feather grasses shall be pruned as needed.

Seasonal Color Beds:
- All season color beds shall be maintained with a loose fiable high in organic content as needed – depending on annuals/perennials.

Pest Control:
- Pest Control shall be provided as observed and needed. Fire Ant control needs to be done as necessary year round.

Tree Care:
- Trees shall be monitored each year in winter months and pruned by a qualified arborist.

Irrigation:
- Irrigation system should be inspected and repaired on a weekly basis, as needed.

Litter Control:
- As needed on a daily basis.
CLASS B SERVICE LEVEL:

Turf:
- Mowing to be performed one time per week during normal league play and twice for tournament play and during active growing seasons of March through October. Mowing height to be 1 ½” inches high.
- Edging and weed eating to be done one time per week during the active growing season of March through October, and once per month from November through February.
- Weed control to be done as necessary year round for control of warm and cool season weeds in turf.
- Fertilizing to be done a minimum of two times per year for proper health of turf areas. Amount of fertilizing shall be recommended for Bermuda turf and winter Over Seed grass.
- Aerating to be done one time per year and overdressed with soil amendment.

Shrub Beds:
- Pruning of shrubs to be done two times per year as needed depending on species to keep a neatly maintained appearance and size. Native grasses and feather grasses shall be pruned as needed.

Seasonal Color Beds:
- N/A

Pest Control:
- Pest Control shall be provided as observed and needed. Fire Ant control needs to be done as necessary year round.

Tree Care:
- Trees shall be monitored each year in winter months and pruned by a qualified arborist.

Irrigation:
- Irrigation system should be inspected and repaired on a weekly basis, as needed.

Litter Control:
- As needed on a daily basis.
CLASS C SERVICE LEVEL:

Turf:
- Mowing to be performed one or two times per year or as needed for special events.
- Edging and weed eating to be done, as needed around structures or parking areas, one time per week during the active growing season of March through October, and once per month from November through February.
- Weed control to be done as necessary.

Shrub Beds:
- N/A

Seasonal Color Beds:
- N/A

Pest Control:
- Fire Ant control needed around pedestrian areas, restrooms, etc.

Tree Care:
- N/A

Irrigation:
- N/A

Litter Control:
As needed weekly.
CLASS D SERVICE LEVEL

Turf:
- Mowing: to be performed one time per year or as needed for safety measures.
- Aerating: to be done one time per year and overdressed with soil amendment.

Shrub Beds:
- N/A

Seasonal Color Beds:
- N/A

Pest Control:
- N/A

Tree Care:
- N/A

Irrigation:
- N/A

Litter Control:
- N/A
TEN-YEAR ACTION PLAN/PRIORITY LIST

The Ten-Year Action Plan/Priority List as outlined in Table 9, for outdoor facilities, and Table 10, for indoor facilities, represents the culmination of the Parks, Recreation & Open Space Master Plan. It is the synoptic conclusion of the park master planning process. Annual review of the action plan by the City Staff, City Council members, Sherman Parks and Recreation Board members and citizens will allow analysis of action item recommendations for acquisition, improvements and new facilities to enhance the quality of Sherman Parks and Recreation System to maximum effect.

<table>
<thead>
<tr>
<th>Priority</th>
<th>Facility</th>
<th>Timing</th>
<th>Estimated Cost</th>
<th>Possible Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Hike and Bike Trails</td>
<td>2017 - 2019</td>
<td>$300,000/Mile</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>2.</td>
<td>Playgrounds</td>
<td>2017 - 2019</td>
<td>$80,000/Each</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>4.</td>
<td>Youth Soccer Field</td>
<td>2017 - 2019</td>
<td>$325,000</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>5.</td>
<td>Youth Softball Field</td>
<td>2017 - 2019</td>
<td>$300,000</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>7.</td>
<td>Picnic Pavilion</td>
<td>2017 - 2019</td>
<td>$25,000 to $100,000</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>8.</td>
<td>Practice Open Space</td>
<td>2017 - 2019</td>
<td>$25,000/Acre</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>10.</td>
<td>Tennis Courts</td>
<td>2017 - 2019</td>
<td>$80,000/Each</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>11.</td>
<td>Splash Park</td>
<td>2017 - 2019</td>
<td>$300,000 to $500,000</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>15.</td>
<td>Park Benches</td>
<td>2017 - 2019</td>
<td>$1,750/Each</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>16.</td>
<td>Dog Park</td>
<td>2017 - 2019</td>
<td>$100,000 to $300,000</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>17.</td>
<td>Picnic Tables</td>
<td>2017 - 2019</td>
<td>$1,200 Each</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>18.</td>
<td>Adult Softball</td>
<td>2017 - 2023</td>
<td>$350,000</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>19.</td>
<td>Wetland Interpretive Area</td>
<td>2017 - 2023</td>
<td>Varies</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>22.</td>
<td>Regional Arboretum</td>
<td>2017 - 2023</td>
<td>Varies</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>23.</td>
<td>Recreation Center</td>
<td>2017 – 2023</td>
<td>Varies</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
</tbody>
</table>
## TABLE 10: TEN-YEAR ACTION PLAN – RECREATIONAL FACILITY PRIORITY LISTING FOR INDOOR FACILITIES

<table>
<thead>
<tr>
<th>Priority</th>
<th>Facility</th>
<th>Timing</th>
<th>Estimated Cost</th>
<th>Possible Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Indoor Aquatic</td>
<td>2022 - 2027</td>
<td>Varies</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>2.</td>
<td>Indoor Track</td>
<td>2022 - 2027</td>
<td>Varies</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>3.</td>
<td>Multi-Purpose Court</td>
<td>2022 - 2027</td>
<td>Varies</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>4.</td>
<td>Aerobic Room</td>
<td>2022 - 2027</td>
<td>Varies</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>5.</td>
<td>Arts &amp; Crafts</td>
<td>2022 - 2027</td>
<td>Varies</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>6.</td>
<td>Racquetball</td>
<td>2022 - 2027</td>
<td>Varies</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
<tr>
<td>7.</td>
<td>Weight Room</td>
<td>2022 - 2027</td>
<td>Varies</td>
<td>Bonds, Grants, Private Donations</td>
</tr>
</tbody>
</table>
FUNDING SOURCES

This Parks, Recreation and Open Space Master Plan recommends the development of a number of new parks, and further development in some existing parks. Once completed, these recommended improvements represent a substantial public investment in parks and open space as the City grows and develops. The various sources of funds for these improvements are as important as the diversity of those sources. When there are several sources of funds for implementing this Parks, Recreation and Open Space Master Plan, then no one source is overburdened, and the Parks, Recreation and Open Space Master Plan has a better probability of successful implementation. The sources discussed below relate to the purchase, development, and/or renovation/expansion of park land and facilities.

Park Dedication Fees

Park Dedication Fees are collected on dwelling units which are approved by the City. Cities should periodically review the land and fee dedicated for park acquisition and development. This review should analyze the cost of land and park development compared to the monetary fee collected in order to ensure the fee and dedication amount is adequate to provide for park development. As a guide, the City may evaluate other cities’ fees and dedication. This analysis should compare cities of similar population as Sherman.

General Fund

This source of funding is supported by ad valorem tax revenues. It is generally the primary source of funds for maintenance and operation of the existing park system. The general fund is also the source for projects requiring smaller amounts of capital investment. Although projects funded by this source make a small annual contribution to the expansion of the park system, analysis over a number of years usually reflects a major accomplishment in improvements to the park system. It is important to include funding for on-going maintenance and staff requirements for new developments and improvements.

Hotel Occupancy Tax

The Hotel Occupancy Tax is a tax levied on hotel rooms and lodging. This tax could be used for certain park developments such as athletic facilities and community parks.

Bonds

Bonds are generally the most common funding source utilized by cities for the purchase of land and for providing development monies. There are two types of bonds which are used for parks, both of which must be approved by referendum.
General Obligation Bond – The General Obligation Bond is amortized using ad valorem taxes and is used for the funding of capital projects which are not supported by a revenue source. These projects include water service, sanitary sewer service, and park acquisition and development. The availability of bonding for parks is often dependent upon the overall municipal needs funded by this source. Capital items, such as purchase of land and physical improvements with a usable life expectancy of 15 to 20 years, can be funded with general obligation bonds.

Revenue Bonds – Revenue bonds fund projects which produce enough revenue to retire their debt, such as golf courses, batting cages, and enterprise-oriented park projects.

Private Donations
This source of financial assistance would usually come from a citizen, an organization, or a business with an interest in assisting with the development of the park system. Land dedication is not an uncommon occurrence when property is being developed. The location of a neighborhood park within a residential development offers additional value to residential units within that neighborhood, especially if the residential development is occupied by younger families with children.

Private donations may also be received in the form of funds, facilities, recreation equipment, art or in-kind services. Donations from local and regional businesses, as sponsors for events or facilities, should be pursued.

Sales Tax Option (4B)
The passage of Senate Bill 376 in 1992 gave cities an economic development tool which provided a sales tax that could be levied for park and recreation purposes.

Texas Recreation and Parks Account (TRPA) Program
The TRPA Program is administered by the Texas Parks and Wildlife Department (TPWD). The TPWD program allows a city to request matching funds for both the acquisition and construction of park facilities. Currently, funds are available on a fifty percent (50%) cost share basis; the maximum amount for which a grant request can be is $500,000. The grant is secured through submission of an application which follows a standard format for applicants. All applications received are ranked by a point system designed to evaluate the need for the purchase or construction being requested. Funds are distributed among the applicants having the greater number of points, until all allocated funds are expended.

Applications to the TPWD can be made annually, with a six-month waiting period following the submission date before successful applicants are notified. The number of applications a city may submit at any given time is based on both past performance on grants and TPWD evaluation criteria. This funding source is used by many communities. The competitiveness of the program generally allows cities having bona fide park needs to prevail in obtaining funds.
Urban and Community Forest Challenge Grant

Matching grants are available on a 50/50 cost share basis from the Texas Department of Forestry. A variety of projects including: program development, beautification and staffing and training workshops are considered. These are small grants of $5,000 to $10,000.

Transportation Alternative Program

Available in 2014, funds will be available for projects including, bicycle and pedestrian facilities, trails, rails-to-trails, historic preservation and similar projects.

Public Improvements District (P.I.D.)

When authorized by City Council and in compliance with state laws, new developments can establish a Public Improvement District (P.I.D.). As a taxing district the P.I.D. provides funds specifically for the operation and maintenance of public facilities such as parks and major boulevards.

Tax Increment Financing District (T.I.F.)

A T.I.F. is a tool used by local government to finance public improvements in a defined area as approved by the City Council. When an area is designated a T.I.F. district the tax base is frozen at the current level. As development occurs within the T.I.F., the increased value of property, the tax increment is captured. The tax increments are posted to a separate fund to finance public improvements’ within the district.

IMPLEMENTATION

Identified within this section are the ways and methods of implementing the recommendations within this Parks, Recreation and Open Space Master Plan. Critical to its implementation is the action plan, which should be developed annually by the City of Sherman.

Policies and Ordinances

The accuracy of these implementation mechanisms is dependent upon the proper coordination of input from contributing bodies including City officials, elected and appointed, City staff, the Sherman school district, surrounding municipalities, sports groups, and most importantly the citizens of Sherman. All parties must communicate and work collectively toward common goals, only this will ensure the successful development of the park system. An example of this communication, at the staff level, would be the incorporation of the Parks, Recreation & Open Space Master Plan during review of proposed development plans with various entities involved.
Ordinances provide the legal framework for implementation of this *Master Plan*, and therefore, aid in park system development and protection. Outlined below is the Watershed Management and Drainageway Ordinance. This ordinance is directly related to land acquisition in floodplain areas for creek corridor and trail development.

**Watershed Management and Drainageway Ordinances**

These ordinances protect and preserve greenbelts and floodplains. They provide a tool to manage the drainage and floodplains within Sherman. The ordinances respond to Federal Emergency Management Agency (FEMA) and National Pollutant Discharge Elimination System (NPDES) mandates for cities. These tools may be drafted in a format as restrictive as the City wishes. A reciprocal benefit of the preservation of these areas would be their use as linear greenbelts and connections to destinations throughout the City.

**PLAN SUMMARY**

This *Parks, Recreation & Open Space Master Plan* is a fluid planning tool which will guide the development and acquisition of new park land and recreational facilities. The Master Plan has identified the need for park improvements, recreational athletic fields, facilities, and restoration of existing parks. As with any public or municipal project, the amount of available funding or potential to retire debt is the controlling factor in deciding which project or projects should be completed first.

As identified, renovation projects for existing parks typically have smaller construction budgets. The renovations specified in this *Master Plan* outline required new construction. These types of projects generally receive money from the City’s general fund and/or a bond issue which requires voter approval. Projects of this nature and scope outlined in the *Master Plan* would take approximately 6 to 8 months to complete. The larger renovation projects, such as field renovation or community parks, should allow for 12 to 14 months to complete. This includes development of plans and specifications and construction.

This *Parks, Recreation and Open Space Master Plan* should be reviewed annually or after a major project or task has been accomplished.