

## **Part B. Application Form**

- Please submit one copy of the Application Form with ten copies of supporting material and keep one copy for your reference.
- Please type or print in ink if you are not completing online.

### **Tell Us About Your organization:**

Name City of McKinney Parks, Recreation and Open Space Department

Mailing Address P. O. Box 517

City McKinney Phone 972-547-7480

State Texas Fax 972-547-7487

Zip Code 75070 Website www.mckinneytexas.org

Incorporation Date 1848

Professional affiliations/organizations to which your organization belongs:  
N/A

Number of years your organization has been operating in McKinney: 161 years

How many clients do you serve? What percentage of your client base is in McKinney?

100%

Federal ID # (if applicable) 75-6000599

Please attach:

1. A copy of the IRS Recognition of Exemption letter under Section 501(c)3.
2. If you are not the owner of the property, owner consent letter discussed in Part A of the Funding Guidelines and Applications.

**Tell Us About Yourself:**

Name Frank Ragan

Title City Manager

Mailing Address P. O. Box 517

City McKinney Phone 972-547-7500

State Texas Facsimile 972-547-2607

Zip Code 75070 E-mail fragan@mckinneytexas.org

**Names of Staff/Board of Directors:**

**Parks Board**

Craig Hagan  
Al Alford  
David Clark  
Manson (Sonny) Fee  
Amanda Kascsak  
Audrey Reed  
John McCaskill

**City Council**

Brian Loughmiller, Mayor  
Pete Huff  
Geraldyn Kever  
Ray Ricchi  
Don Day  
Travis Ussery  
David Brooks

**City Staff**

Frank Ragan, City  
Manager  
Lemuel P. Randolph,  
Director of Parks and  
Recreation  
Steve Brainerd, Parks  
Development  
Superintendent

**Tell Us About the Project:**

1. Provide a brief history of your organization.

The City of McKinney was established in 1848. The Parks, Recreation and Open Space Department has 76 full-time employees and maintains over 2000 acres of parkland, medians, and rights-of-way. In addition, the recreation division provides to the community year-round programs through athletic fields, community centers, golf activities and senior services. These functions along with special events comprise the service and maintenance support necessary to meet the needs of a growing community.

2. What are the goals and objectives of your organization?

The City of McKinney Parks, Recreation and Open Space Department's goals and objectives are to provide leisure and recreational opportunities through a system of outstanding facilities, parks and open space areas which are responsive to the needs of a

growing community and sensitive to the conservation of our natural resources.

The City of McKinney Parks, Recreation and Open Space Department (PROS) provides passive and active recreation for all citizens in an attractive hometown that is green and clean.

- Increase quality recreational opportunities for McKinney citizens.
- Provide year-round recreational opportunities.
- Offer a 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 aging park and recreational infrastructure to ensure existing recreational opportunities are not lost.
- Encourage cooperation with school districts and other agencies, as well as community organizations, to provide cost effective services and optimize benefits to citizens.
- Encourage the establishment of public/private partnerships, to provide expanded indoor and outdoor recreational facilities.
- Provide a comprehensive system of pedestrian, bikeway and equestrian trails within the City.
- Encourage conservation of native habitat, stream corridors, and wooded areas so as to enrich the quality of life.

3. Describe the proposed Project.

The City of McKinney is requesting funding to continue land acquisition and development in the Wilson Creek greenway, construct baseball field spectator and dugout shade structures, and construct the Veterans Memorial Park in McKinney.

**Capital Improvements Program**

The City of McKinney develops and annually updates a five-year Capital Improvements Program (CIP) for parks, recreation and open space projecting funding sources and identifying specific projects for the coming five years. This application covers the PROS CIP projects approved by the City Council for proposed funding by MCDC in 2009-2010.

Funding for the City of McKinney PROS CIP projects comes from several sources. The two largest sources are General Obligation Bonds and MCDC funds. Some funding, land conveyance, and/or hike/bike trail development are contributed by developers through the City's park land dedication ordinance

and subdivision ordinance requirements. Grants are achieved through Collin County, TxDOT, and the Texas, Parks and Wildlife Department.

**Request from MCDC**

1. **The City of McKinney is requesting \$1,310,000 for the development of Bonnie Wenk Park.** Current planning is to develop amenities such as hike and bike trails, a dog park, an event lawn/amphitheater, and parking in the Wilson Creek greenway east of Hardin Boulevard and north of Virginia Parkway.
2. **The City of McKinney is requesting \$500,000 for the Wilson Creek Land Acquisition and Development.** An application of matching funds has been submitted to the Collin County Parks and Open Space Projects Assistance Funding Program.
3. **The City of McKinney is requesting \$200,000 for the construction of the Veterans Memorial Park in McKinney.** Current planning is to construct a memorial park to honor all veterans and memorialize Collin County veterans who died in the service of their country.
4. **The City of McKinney is requesting \$325,000 for the design and construction of shade structures for baseball spectator seating located at Gabe Nesbitt Community Park.** This request is required to provide shade to the spectator bleacher seating which becomes uncomfortable in the summer.
5. **The City of McKinney is requesting \$30,000 for the design and construction of shade structures for baseball spectator seating located at Mouzon Baseball at Old Settler's Park.** This request is required to provide shade to the spectator bleacher seating which becomes uncomfortable in the summer.
6. **The City of McKinney is requesting \$75,000 for the design and construction of shade structures for the Mouzon Baseball dugouts.** This request will replace fabric shade cloths with metal shade structures at the baseball dugouts reducing required maintenance and expenditures for replacement shade cloth.

4. Is this project an:

- |                               |                  |                    |
|-------------------------------|------------------|--------------------|
| a) An expansion / improvement | Yes <u>  X  </u> | No <u>        </u> |
| b) A replacement / repair     | Yes <u>  X  </u> | No <u>        </u> |
| c) A multi-phase project      | Yes <u>  X  </u> | No <u>        </u> |
| d) A new project              | Yes <u>  X  </u> | No <u>        </u> |

5. Cite specific examples of how the Project will meet the goals and mission of the MCDC and how it will impact the community as a whole.

- ***Develop and strengthen the City's physical amenities for recreational and leisure opportunities.***
- ***Develop quality community-wide focal points and***
- ***Promote and encourage the safe and attractive image of McKinney***

The project will provide parks, recreation and public space improvements that will increase local pride in the parks and the community. It will provide a safe, constructive, and educational area for youth and families. Moreover, parks have been shown to be a factor in economic development and increased property values in many communities.

6. What is the estimated cost of the project? Please attach a project budget.

Bonnie Wenk Park Development	\$2,975,527
Wilson Creek Land Acquisition	500 000
Veterans Memorial Park in McKinney	1,120,000
Gabe Nesbitt Shade Structures	325,000
Mouzon Baseball Shade Structures	390,000
Mouzon Baseball Dugout Shade Structure	75,000
<b>TOTAL COST</b>	<b>\$5,385,527</b>

7. What is the dollar amount requested from the MCDC?

Bonnie Wenk Park Development	\$1,310,000
Wilson Creek Land Acquisition	500,000
Veterans Memorial Park in McKinney	200,000
Gabe Nesbitt Shade Structures	325,000
Mouzon Baseball Shade Structures	30,000
Mouzon Baseball Dugout Shade Structures	75,000
<b>TOTAL COST</b>	<b>\$2,440,000</b>

Please review the Funding Guidelines. MCDC will only fund public use facilities and related infrastructure or equipment. MCDC will not fund salaries or non-durable goods of any kind.

8. What percentage of funding for the Project is the applicant providing?

Collin County Grant (previously approved) – 2%  
Collin County Grant (future FY10-11) – 4%  
In-kind and Cash Donations – 7%  
MCDC (previously approved) – 36%  
MCDC – 45%  
City of McKinney – 7%

9. What percent of the match amount is:

\$ 82,847	2%	Source <u>Collin County Previously Approved</u>
\$ 200,000	4%	Source <u>Future Collin County</u>
\$ 370,000	10%	Source <u>In-kind and Cash Donations</u>
\$1,932,680	39%	Source <u>MCDC Previously Approved</u>
\$ 360,000	7%	Source <u>General Obligation Bonds</u>

10. Are any on-going operation or maintenance expenses included in the request for funding from the MCDC? If so, please clarify the amount and type of expense.

No.

11. Please include audited financial statements for the preceding two years. If unavailable, state reasons why.

City of McKinney.

12. Are other sources of funding available? If so, please list.

No.

13. Have other federal, state, city or foundations been approached for funding? If so, please list.

Yes. Collin County Parks Foundation Advisory Board.

*Please note that there may be other sources of funding (federal, state, foundation grants) available for your project. Please check the McKinney Public Library for publications on possible funding sources or contact the Dallas Public Library Government Publications Division at 214-670-1484.*

14. Has there been a feasibility study or market study of this project? If so, please attach the Executive Summary.

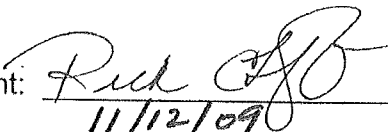
Yes. A 2003 Parks Strategic Plan attached as Exhibit (1).

15. How will the success of the project be measured?

Use by residents and school-aged children in a positive, safe and supervised environment.

16. Please provide the name and telephone numbers of at least two references for your organization in the City of McKinney.

Rick Chaffin – Assistant City Manager  
Frank Ragan – City Manager  
972-547-7500

17. Signature of Applicant:   
Date of Application: 11/12/09

You will be notified about the status of your application. If eligible for consideration by the Board, you will be advised when your project will appear on the Board's agenda. Application must be received two weeks prior to the next board meeting in order to be put on the agenda. If slated to appear on the Board's agenda, please be prepared to give a brief explanation of your organization, project and project budget for the Board's review.

If you have any questions concerning the application process, or require assistance, please contact the MCDRC office at 214-544-0296.

# Executive Summary

McKinney is a strategically located community with outstanding environmental assets, a thriving historic downtown core, a rapid rate of growth, and an excellent park system. It lies in the US 75 corridor in Collin County, one of the fastest growing counties in the state. The city is rightly concerned with preserving its attractive environment while providing the recreational facility needs that its citizens desire. Quantifying these needs and identifying implementation techniques was the purpose of this plan.

Section 1 introduces the plan and its purpose. The project spanned eight months, from October 2002 through May 2003. The plan focuses on the next ten years, 2003 through 2013, but also analyzes park and recreational needs through build-out. Plate 1, the Location Map, and Plate 2, the Study Area Map are included in this section.

Sections 2 and 3 enumerate and summarize citizen input in this planning process. The distinctively rolling landscape and many wooded stream valleys in the city set it apart from most of the communities of the metropolitan area. It is this desirable environment that citizens spoke of in the telephone survey, focus groups, community meetings and user surveys that were a part of this project. They strongly support preservation of the natural landscapes.

Market research in the form of a statistically valid telephone survey of 400 of McKinney's residents was conducted by Ray Turco and Associates of Arlington. The survey's methodology provides accuracy to within 5 percent at the 95 percent confidence level. The survey indicated that 87 percent of the citizens were satisfied or very satisfied with the quality of the city's parks and recreational facilities, and 82 percent said that they had visited a city park within the last 12 months. Fifty-nine percent of respondents agreed that their parks are a good or great value related to taxes and fees paid. Facilities most desired included playgrounds, picnic tables, trails, swimming pool, nature areas, rental picnic/reunion pavilions, soccer, and baseball fields. In a question relating to prioritization of projects, acquisition of land for a community park and construction of a pool were the highest ranked.



Focus groups tended to respond in similar fashion. These groups were conducted by Abbe & Associates of Arlington in November and included Senior Citizens, Independent School Districts, Environmental, and Athletics. All of the groups expressed the desire that the city keeps pace with growth and continue to provide good maintenance for facilities already in the system. Protection of the city's environmental assets, purchasing land while it is still available, and partnering with other entities were mentioned frequently in most of these groups. The concerns of the athletic group included lack of practice fields, need for parking, field maintenance, and perception that staffing is insufficient to handle the problems.

Comments similar to those of the focus groups were heard at the community meetings held in December and February.

Both Ray Turco & Associates and Abbe & Associates provided detailed reports to the Parks and Recreation Department.

Section 4 provides extensive discussion on standards and concepts, parkland and facility level-of-service standards for McKinney and the methodology for their development. Key to this planning project was the establishment of the parkland standard at 25 acres per 1,000 population. Although this is at the high end of DFW Metroplex cities, and is higher than the 18 acres per 1,000 established in the Collin County Parks & Open Space Strategic Plan, it reflects the goal for local parkland established in the Texas Parks & Wildlife for the 21<sup>st</sup> Century 2001 study. It also reflects the desires of the City's residents as expressed in their input to this plan. The City currently provides 24 acres of parkland and open space per 1,000 population.<sup>1</sup>

Level-of-service standards for parkland were established for six categories: minipark, neighborhood park, community park, regional park, special-use facility, and greenbelt/open space. Likewise, level-of-service standards were established for recreational facilities, 43 in all.

At the time this plan was completed, the comprehensive plan update was still in progress, and the future land use and thoroughfare plans were unavailable. Future service areas for neighborhood and community parks will be included with the comprehensive plan update.

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<sup>1</sup> Based on the estimated 2002 population of 72,193.

## EXECUTIVE SUMMARY

Section 5 enumerates the public, private, and school district recreational facilities in McKinney. The City provides 30 categories of outdoor recreational facilities, plus those provided in two recreational centers and one community center. The City has 1,725 acres of developed and undeveloped parkland and open space at 35 locations well dispersed throughout the developed areas of the City. Of these, nine are locations for future parks, which total 280 acres. The City's landfill, which is expected to close by 2004 and revert to the park department, comprises 172 of these acres. Fourteen developed parks are east of US 75; Twelve are west of US 75.

Plate 3, Existing Conditions, is included in this section.

The City has joint use agreements with the McKinney Independent School District that allows citizen use of certain athletic fields. With the addition of the Senior Pool that can serve the residents twelve months of the year, the need for the McKinney High School natatorium has diminished.

Descriptions of each of the City's public parks and recreational facilities, along with the consultant's observations, are included in this section. Plate 3, Existing Conditions is also included in this section.

Section 6 includes a demand analysis and the needs assessments for parkland and recreational facilities. The demand analysis summarizes needs for parkland and recreational facilities as expressed by the City's residents in the community input phase of this project and by the analysis of the practice and game field needs of the sports leagues. This analysis indicates that the City has high needs for soccer and softball practice fields, hike and bike trails, swimming facilities and picnic facilities. The immediate need for more parkland is lower as the City is within 8 percent of their level-of-service standard. It is duly noted, however, that this will be an ongoing challenge if the City continues its rapid rate of growth.

Together, the environmental and cultural assets of McKinney create the desirable community that it has become. These contribute significantly to its high rate of growth, which is a both a subject of concern in preserving open space and in providing a high quality park system. Parks are places to commemorate the City's history and culture, through architectural themes, historical markers (such as at Old Settlers Park), and interpretive signage and activities.

Section 7 provides a new version of McKinney's hike & bike trail plan. Plate 4, Hike & Bike Trails is included in this section.

Section 8 takes up priorities and recommendations for this strategic plan. General recommendations for the system are also included. Priorities were established as follows:

Priority	Estimated Cost
1. Acquire 180-200 acres for a regional park	\$4.0 million
2. Acquire land for City portals	\$2.0-3.0 million
3. Build paved hike and bike trails	\$.5 million
4. Build recreation center with indoor/outdoor pool	5.3-7.2 million
5. Build tournament-level sports complex with soccer fields	\$5-7 million
6. Build 3 neighborhood parks	\$2.65 million
7. Build 4 reunion/picnic shelters	\$0.3 million
8. Convert Ruschhaupt Soccer Complex to a fully lighted practice facility	\$1.37 million
9. Build 5 new soccer practice fields	\$0.23 million
10. Prepare master plans for Erwin Park and the landfill	\$0.1 million
<b>TOTAL</b>	<b>\$22.45 – 26.35 million</b>

Non-project related priorities include

- City portal acquisition strategies
- Floodplain acquisition strategies
- Establishment of a parks foundation
- Partnerships with ISDs, Collin County and other public agencies

Portal locations proposed in the plan (and illustrated on several of the maps) include

- Honey Creek at the proposed Collin County Corridor
- Honey Creek at US 75
- Wilson Creek at US 380
- East Fork of the Trinity River at US 380
- Wilson Creek at US 75
- SH 121 at the proposed Craig Ranch Development

The plan recommends that the portals be located in parks and preserved open space, both to achieve double value from expensive land and to convey the City's dedication to preserving open space for the benefit of its residents. Conceptual sketches are included in Section 8.

## EXECUTIVE SUMMARY

Section 9 provides a discussion of some techniques to implement this plan. Although McKinney has provided strong financial support for its park system through bond issues and the McKinney Community Development Corporation, this plan adopts an ambitious program of capital improvements. The City will need to be proactive in leveraging local funds with grants, corporate and foundation funding, creative fund raising, and partnering with its key stakeholders including public/private arrangements. These techniques are discussed in this section, and the foundation recommended above could contribute significantly to the success of these efforts.

Also included is a schedule of recreational facility development costs; Plate 5, Environmental & Open Space Preservation Plan; and a chart outlining parkland dedication and floodplain protection practices of neighboring cities.

The text is supported by a Bibliography and Appendix, which are found at the end of the document.

MDC

FY 09-10 Funding Request

# McKinney Parks MCDC Project Funding

## Approved Projects

### P A R K S - R E C R E A T I O N - O P E N   S P A C E

FY 04-09	MCDC Funds	Budget
• Carey Cox Neighborhood/School Park (PK2079)	\$ 971,000	\$1,478,800
• Al Ruschhaupt Park Improvements (PK6043)	\$ 800,000	\$ 800,000
• Veterans Memorial (PK6083)	\$ 350,000	\$1,100,000
• Grape Myrtles World Collection (PK6118)	\$ 625,000	\$ 712,500
• Jim Ledbetter Park (PK7150)	\$ 275,000	\$ 845,000
• John M. Whisenant Park (PK7155)	\$ 825,000	\$ 895,000
• Bonnie Wenk Park (PK5085)	\$1,582,680	\$1,665,527
• Wilson Creek Corridor Land Acquisition & Dev (PK7153)	\$1,971,000	\$2,343,500
• Soccer Tournament Pavilion at McKinney Soccer (PK6045)	\$ 200,000	\$ 200,000

TOTAL APPROVED MCDC FUNDING \$7,599,680





# MCDC Project Funding Request

FY09-10

## PARKS - RECREATION - OPEN SPACE



FY 09-10		
•	Bonnie Wenk Park (PK5085)	\$1,310,000
•	Wilson Creek Land Acq. & Dev. (PK7153)	\$ 500,000
•	Veterans Memorial Park (PK6083)	\$ 200,000
•	Gabe Nesbitt Shade Structure (PK0215)	\$ 325,000
•	Mouzon Shade Structure (PK0216)	\$ 390,000
•	Mouzon Dugout Shade Structure (PK0217)	\$ 75,000
		\$2,975,527

\$2,975,527
\$3,343,500
\$1,100,000
\$ 325,000
\$ 390,000
\$ 75,000

TOTAL

\$2,800,000

# Bonnie Wenk Park

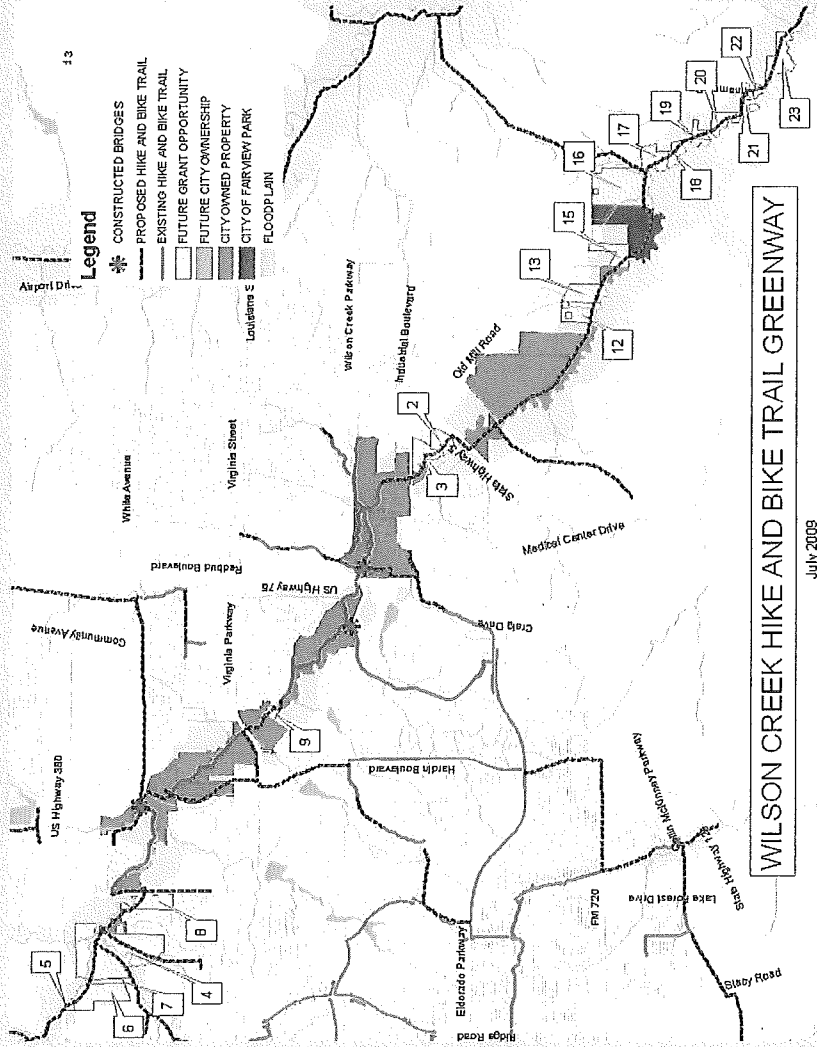


MCDC	\$1,310,000
Prior Years MCDC	\$1,582,680
Collin County Match	\$ 82,847
Budget	\$2,975,527



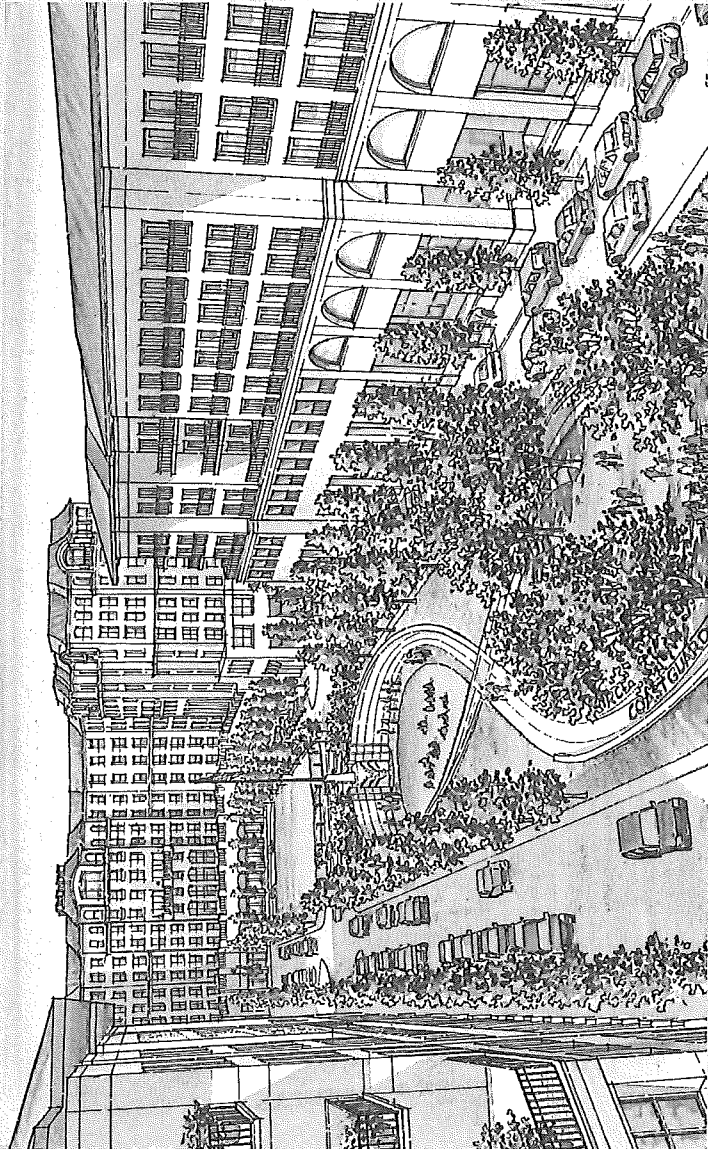
# Wilson Creek Land Acquisition

P A R K S - R E C R E A T I O N - O P E N   S P A C E



<b>MCDC</b>	<b>\$ 500,000</b>
<b>FY09-10 Collin County Match</b>	<b>\$ 500,000</b>
<b>Prior Years MCDC</b>	<b>\$1,971,000</b>
<b>Prior Years Collin County Match</b>	<b>\$ 372,500</b>
<b>Budget</b>	<b>\$3,343,500</b>

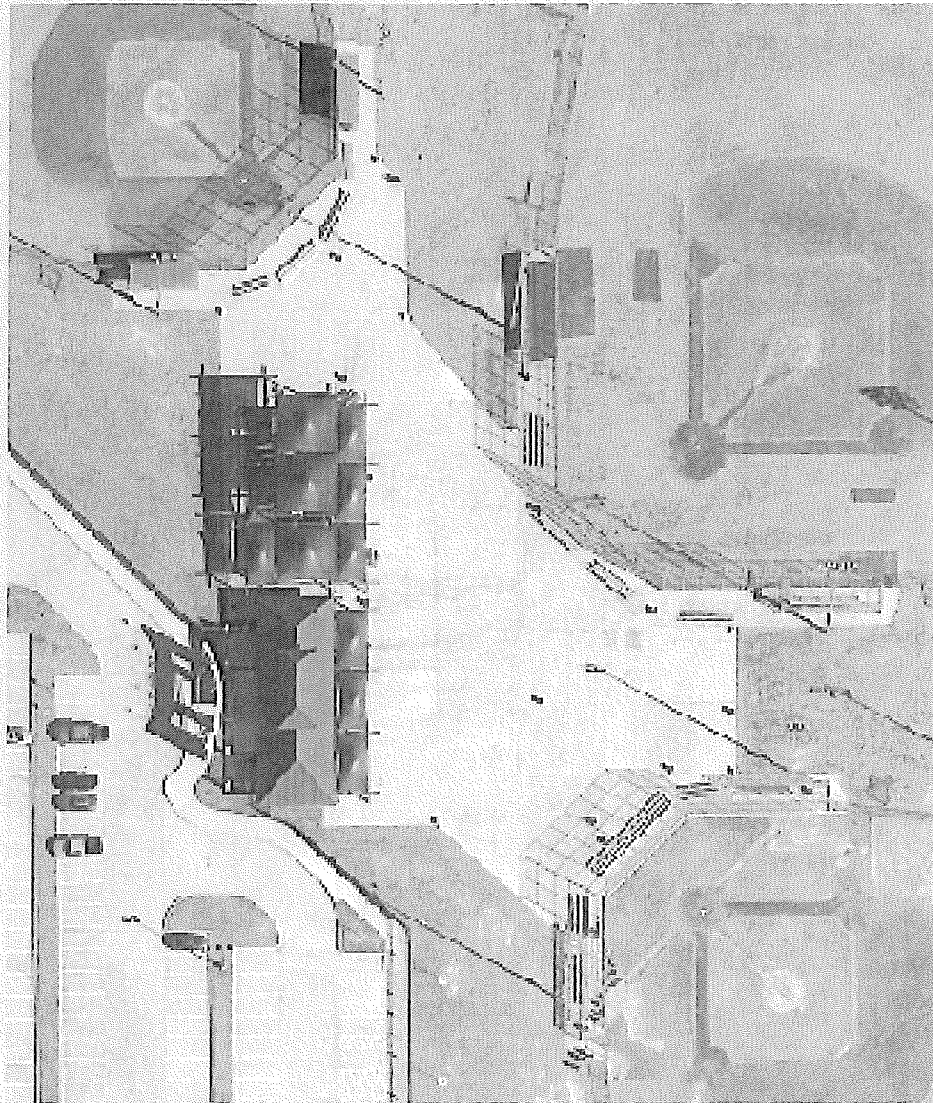
# Veterans Memorial Park In McKinney



P A R K S - R E C R E A T I O N - O P E N   S P A C E

MCDC	\$ 200,000
FY09-10 Collin County Match	\$ 200,000
Prior Years MCDC	\$ 350,000
In Kind Donations	<u>\$ 350,000</u>
Budget	<u>\$1,100,000</u>

# Gabe Nesbitt Spectator Shade Structure

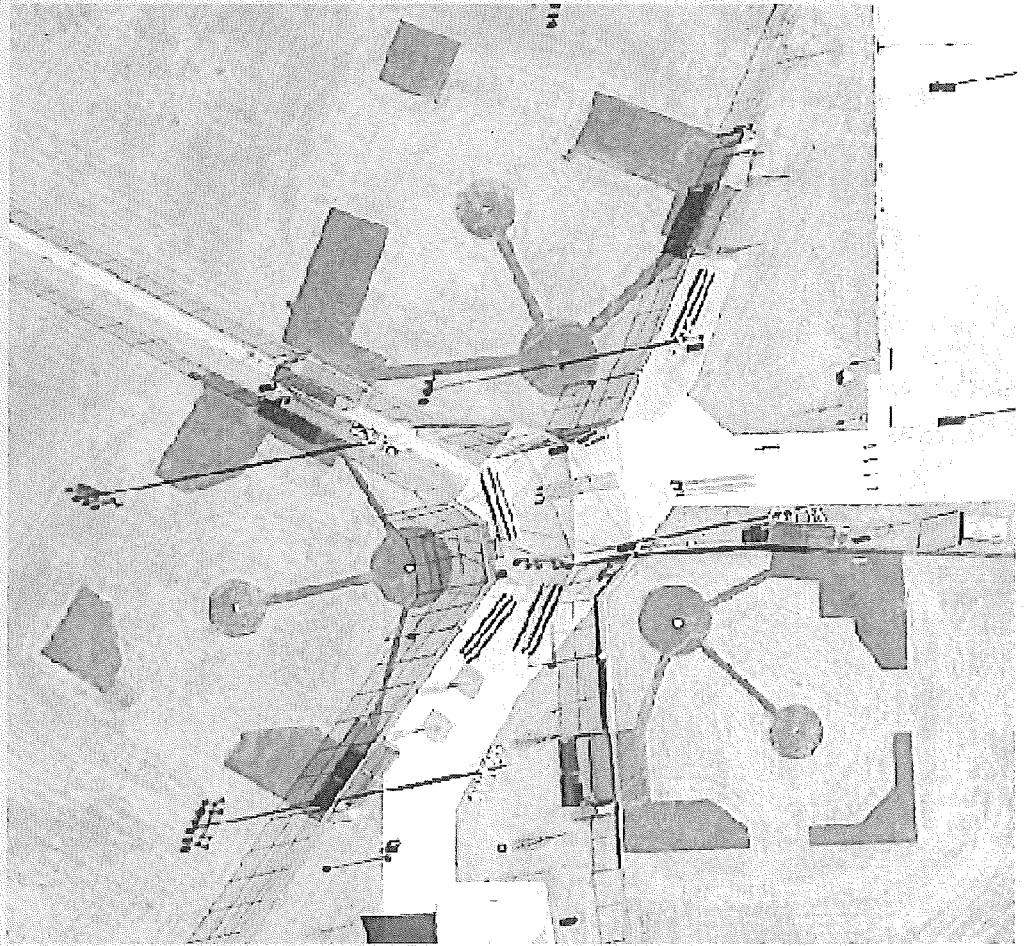


MCDC funds  
 Budget

\$325,000  
\$325,000



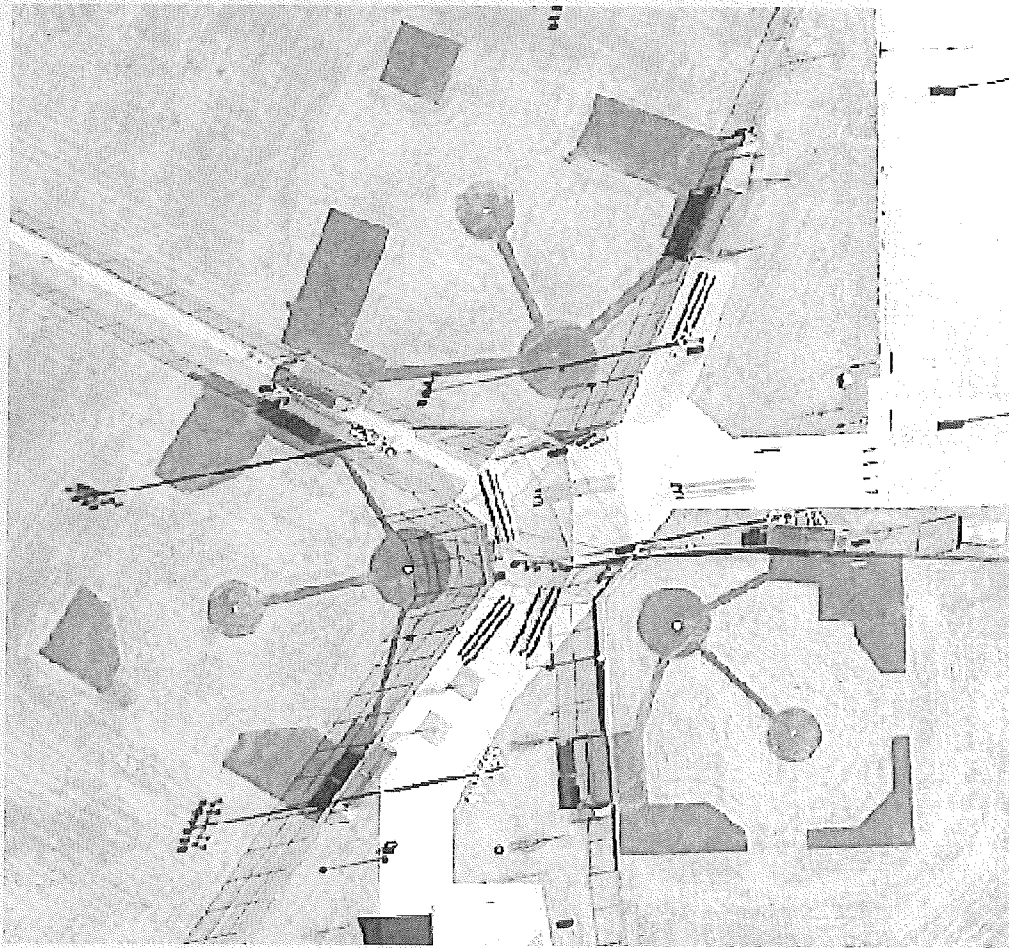
# Mouzon Baseball Spectator Shade Structure



**MCDC Funds**  
**Budget**

**\$390,000**  
**\$390,000**

# Mouzon Baseball Dugout Shade Structures



**MCDC Funds**  
**Budget**

**\$75,000**  
**\$75,000**

**P A R K S - R E C R E A T I O N - O P E N   S P A C E**