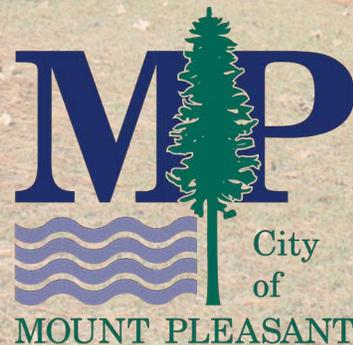


CITY OF MOUNT PLEASANT

PARKS, TRAILS, RECREATION, AND OPEN SPACE PLAN



*Adopted June 7, 2022
Ordinance 2022-9*

Kimley»Horn

Acknowledgments

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Galen Adams, Councilmember Place 3
Henry Chappell, II, Councilmember Place 5

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Letter from the Mayor

Parks and recreation are an important piece of any city, and I am proud to be able to bring this plan to you, your family, and friends! Working together through the planning process, we are able to showcase what we love about the parks in our city, as well as where we want them to be in the future. There are great things in store for us, and I look forward to experiencing the actions in this plan coming to fruition with you all! None of this would be possible without your valuable feedback and commitment to making Mount Pleasant great for generations to come, and with that, I present to you the Mount Pleasant Parks, Trails, Recreation, and Open Space Plan.



Tracy Craig, Sr.
City Mayor



Chapter 1: Introduction

Purpose of the Mount Pleasant Parks, Trails, Recreation, and Open Space Master Plan

As the county seat and largest city in Titus County, Mount Pleasant is home to approximately 20,000 people as of 2021. Mount Pleasant has many beautiful park and recreation facilities that enhance the overall quality of life for residents and visitors. The city encompasses roughly 30 square miles and features a total of 13 parks, two public lakes, and a new sports complex that opened in 2021. The Parks, Trails, Recreation, and Open Space (PTROS) Plan includes an analysis of the city's existing park and recreation facilities, programs, and amenities, and recommends policy direction and specific action items for achieving the overall vision of Mount Pleasant's parks and recreation system.

Parks, trails, and open space can connect people to nature and help create more sustainable communities through numerous health benefits, ecological enhancements, economic development incentives, environmental benefits, and more. Through this document, the City of Mount Pleasant is creating a vision for current and future park and recreation facilities that is backed by community and stakeholder input. This Parks, Trails, Recreation, and Open Space Plan provides a thorough assessment of existing facilities and programs, and creates a guidebook on where future improvements should occur.

This PTROS Plan is aligned with the parks and recreation planning guidelines provided by the Texas Parks and Wildlife Department (TPWD). In order to qualify for TPWD grant funding, the city must have an updated Parks, Trails, and Open Space Plan that is updated after a five-year period or before any major developments occur that significantly affect the ability of the city to remain eligible for the project priority program for TPWD grant funding. This plan is an update to the city's previous plan, the *Parks, Recreation, and Open Space Master Plan Update 2015 - 2020*, which enables the city to continue to pursue this funding source.

An eligible TPWD plan contains at minimum a summary of:

- » Accomplishments
- » New public input
- » Most recent inventory data
- » Updated needs assessment
- » Priorities
- » New implementation plan
- » Demographics
- » Population projections
- » Goals and objectives
- » Standards
- » Maps



Plan Development Process

The community engagement process began in August 2021 and was initiated with an online community survey that gathered over 550 responses. Specific questions regarding Mount Pleasant’s parks and recreation system were included in the survey. Additionally, there were three Community Forums that took place over the course of the planning process that also included online components which allowed individuals the opportunity to weigh in on future park and trail locations, programming activities, and future recreation facility needs.

Input from the public indicated that existing parks and recreation facilities are adequately serving their recreation needs and are well-used and well-liked. Although current level of service is adequate, there is a demand to improve existing picnic tables, trail, and/or playground amenities and create new ones in existing parks. Additionally, there was considerable desire for a new community aquatic amenity such as a public swimming pool or aquatic center. New hike and bike trail connections and amenities are of great importance to the public as well, including enhancements to trail lighting and landscaping around existing trails.

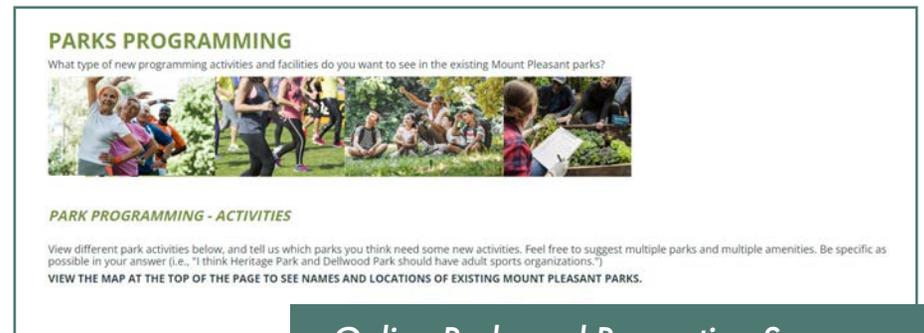
To learn more about the community feedback process, see **Appendix A: Community Feedback Overview**.

Plan Hierarchy

It is necessary to understand how this PRTOS Plan is used with other municipal plans. Several city-wide planning documents were assessed and integrated into the framework of this plan. Everything that is recommended in this plan must be in alignment with the vision of the overall Comprehensive Plan, which is the overarching visioning document for the city. This PRTOS Plan should be used in conjunction with the Comprehensive Plan, ensuring compatibility with both documents as improvements are made and as new parks, trails, and facilities are constructed.



Community Forum Event



Online Parks and Recreation Survey



Plan Hierarchy

Trends in Park Usage

The Covid-19 pandemic has changed the normal patterns and everyday lives of people across the globe. Parks and trails have seen a significant uptick in usage over the past few years since the pandemic began. As more people are choosing an outdoor setting for their lunch, exercise class, meeting, or party due to future unforeseen health-related concerns, the City of Mount Pleasant should be prepared for an increase in park and trail usage in the years to come, and should provide adequate facilities that are well-maintained and available to people of all abilities and cultural backgrounds. A future with Covid-19 is unclear, but residents of Mount Pleasant can always have peace of mind that a local outdoor park or recreation facility is available to use.

Policy Direction (Goals and Objectives)

The public engagement process highlighted many opinions and ideas for the future of Mount Pleasant's parks and recreation system. Through this engagement process, strategic policy direction was crafted to be in alignment with the community's vision. This Parks, Trails, Recreation, and Open Space Plan identifies specific policies to enhance the city's recreational physical assets, as well as operational framework. These strategic policies should be utilized by city staff and other local municipal boards as a guidebook to align future recreational development within the framework of the policy direction. Strategic policies of the plan include:

Policy 1. The City shall provide exceptional, high-quality park and recreational opportunities for people of all abilities, races, and socioeconomic backgrounds that live, work, and play in Mount Pleasant.

Policy 2. The City of Mount Pleasant will utilize the Parks, Trails, Recreation, and Open Space Plan for all future park and recreation development, retrofitting, or planning decisions.

Policy 3. The City of Mount Pleasant will continue to provide exemplary maintenance for their existing park and recreation assets now and in the future.

Policy 4. The City of Mount Pleasant will ensure that new park, trail, or open space development enhances the sustainability of the City's green infrastructure network and ecological profile.

Policy 5. The City of Mount Pleasant will prioritize new parks and trails in areas where an increase in park or trail Level of Service is needed (see Chapter 2), and throughout the City's floodplain where development is limited.

Policy 6. The City will work with developers to ensure that new residential or mixed-use developments contain an adequate number of parks and/or open space to serve the community.

Policy 7. The City of Mount Pleasant will continually create an open dialogue with key park and recreation stakeholders including local sports organizations, the Titus County Fair, and other groups that utilize the city's park and recreation amenities.

Policy 8. The City of Mount Pleasant will ensure that new trail development will connect users to key destinations including existing parks, Downtown, schools, and local businesses. Future trail connections should keep pedestrian and cyclist safety at the forefront of the trail development process.

Policy 9. The City will provide a balance of active and passive park facilities. Active park spaces should contain safe play equipment that is in alignment with the American Disabilities Act (ADA) and the US Consumer Product Safety Commission's *Handbook for Public Playground Safety* manual. Passive park spaces should provide the community with open fields for sports or other activities but should also provide users with adequate shading in some areas in the form of trees or shade structures.

Policy 10. The City will utilize this Parks, Trails, Recreation, and Open Space Plan to apply for Texas Parks and Wildlife grant funding for future improvements.

Mount Pleasant at a Glance

Located in Northeast Texas about 55 miles west from the Texas/Arkansas border, Mount Pleasant covers approximately 18,727 acres of land and is home to approximately 20,003 residents as of 2021. Below is a snapshot of Mount Pleasant's demographic characteristics and geographic location. A full demographic analysis can be found in **Appendix B: Demographic Analysis**.

KEY FACTS

20,003

Population



6,445

Households

32.3

Median Age

\$40,525

Median Disposable Income

INCOME



\$50,354

Median Household Income



\$19,999

Per Capita Income



\$58,314

Median Net Worth

EDUCATION

24%

No High School Diploma



32%
High School Graduate



26%
Some College



17%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



45%

White Collar



42%

Blue Collar



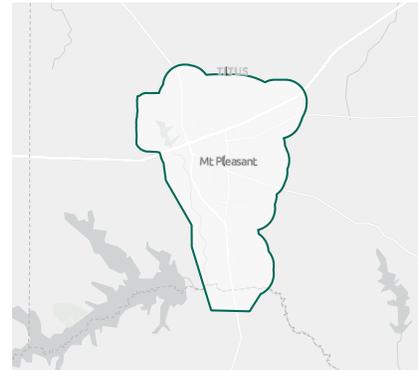
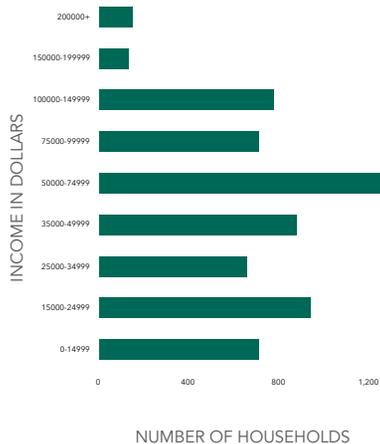
13%

Services

4.5%

Unemployment Rate

HOUSEHOLD INCOME



POPULATION TRENDS AND KEY INDICATORS

20,003	6,445	3.05	32.3	\$50,354	\$112,595	54	225	83
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



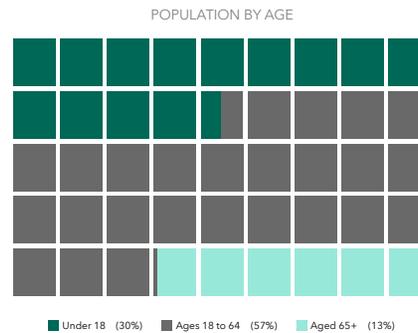
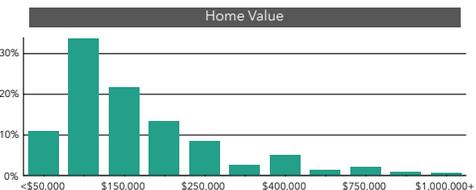
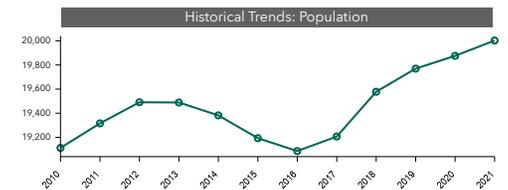
\$7,145

Avg Spent on Mortgage & Basics



9.4%

Percent of Income for Mortgage



POPULATION BY GENERATION



5.1%

Greatest Gen:
Born 1945/Earlier



15.5%

Baby Boomer:
Born 1946 to 1964



17.5%

Generation X:
Born 1965 to 1980



25.5%

Millennial:
Born 1981 to 1998



27.7%

Generation Z:
Born 1999 to 2016



8.7%

Alpha: Born
2017 to Present



esri | THE SCIENCE OF WHERE | This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2021, 2026. © 2021 Esri

Chapter 2: Parks, Trails, and Open Space

Existing Conditions

Mount Pleasant’s park and trail facilities were inventoried and are summarized in **Table 1** below. The city contains a variety of parks of all sizes and amenity levels. In total, Mount Pleasant has 13 parks, totaling approximately 795 acres of dedicated parkland. The map on the next page displays the location of the city’s existing parks and trails. There are several trail facilities located within existing parks, but no trails exist outside of the city’s park facilities.

Table 1. Mount Pleasant Existing Park Amenities

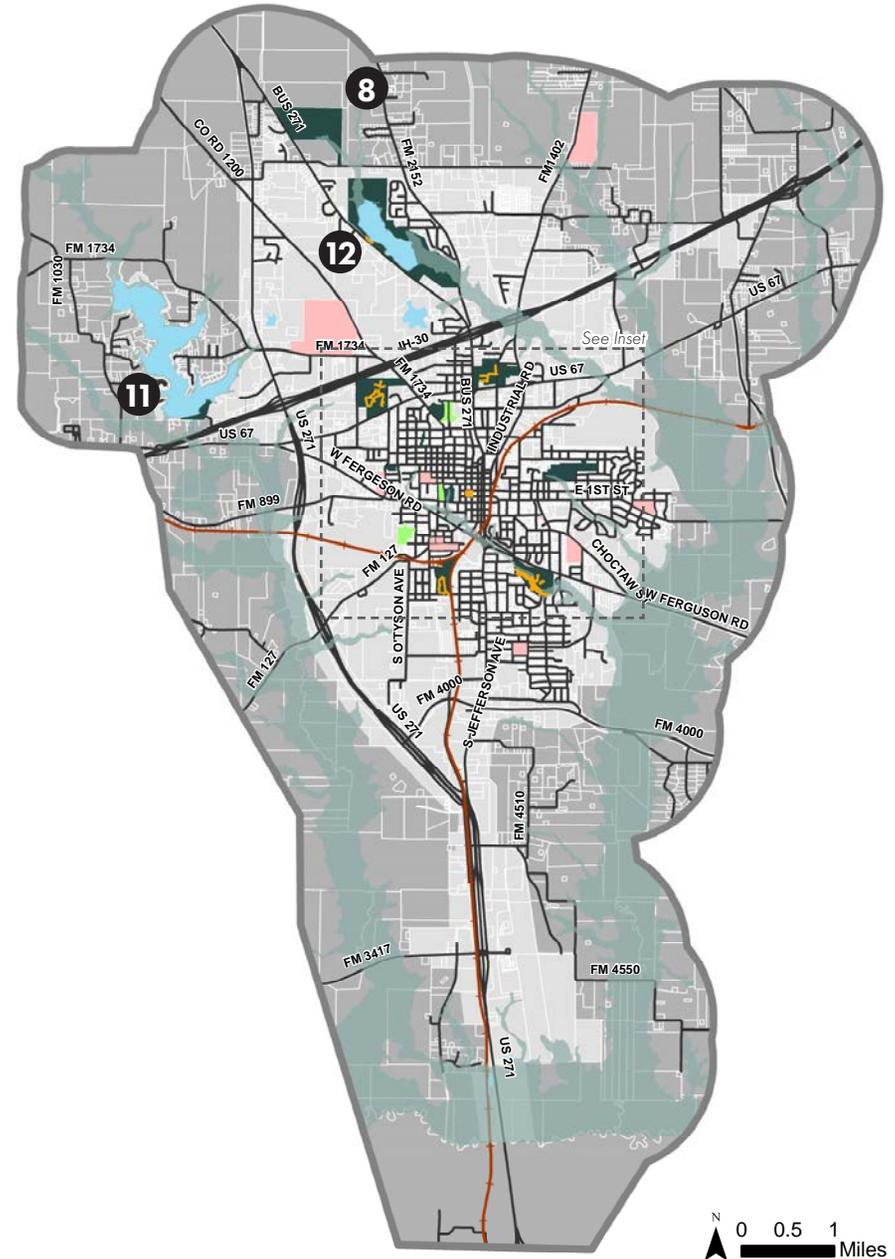
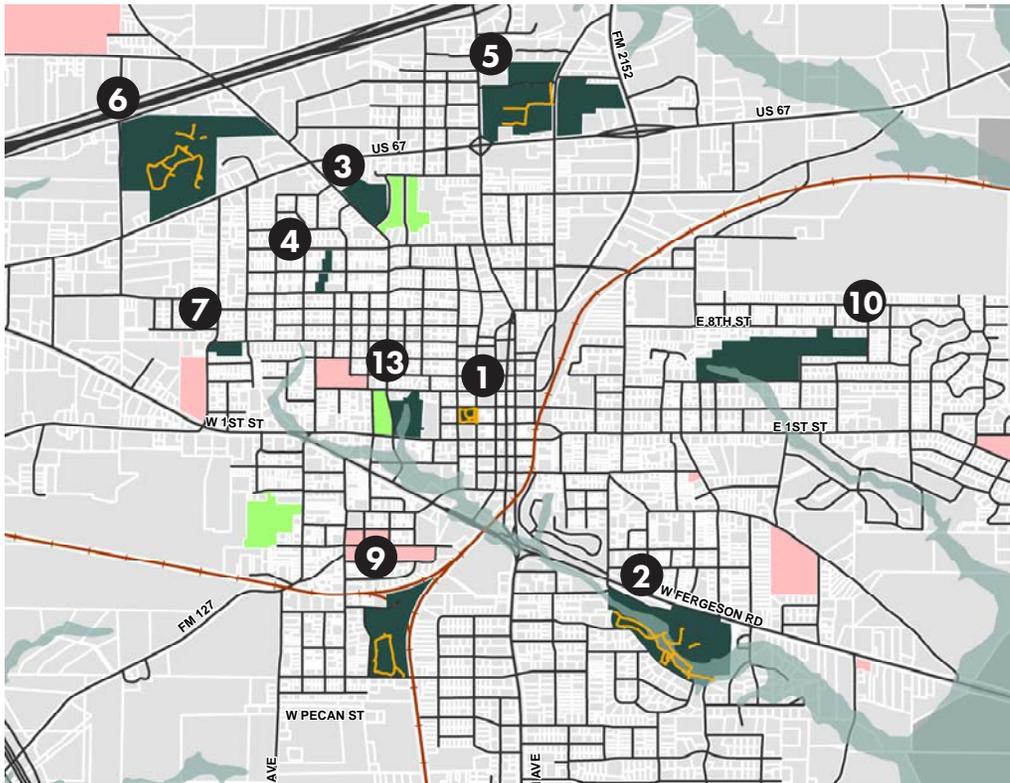
Name	Address	Size (acres)	Park Classification	Amenities											
				Parking	Trails	Playground	Pavilions	Benches	Open Space	Trash Cans	Shade Trees	Restrooms	Picnic Tables	Lake/Water Feature	Sports Fields
Caldwell Park	North Van Buren Avenue & West 2nd Street	2.28	Neighborhood Park	☑	☑		☑	☑		☑	☑		☑	☑	
Dellwood Park	726 East Ferguson	60.29	Community Park	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑
Edwards Park	1304 North Edwards	12.15	Neighborhood Park	☑					☑	☑	☑	☑	☑		☑
Ellis Park	1122 West 11th Street	2.88	Neighborhood Park						☑		☑		☑		
Fair Park	1800 North Jefferson Avenue	40.17	Community Park	☑	☑		☑	☑	☑	☑	☑	☑	☑		☑
Heritage Park	North Edwards Avenue & West 16th Street	86.54	Community Park	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑
Keith Park	1401 West 7th Street	3.52	Neighborhood Park	☑		☑	☑	☑	☑	☑	☑		☑		☑
Mount Pleasant Sports Complex	100 Billy Wayne Flanagan Road	151.71	Metropolitan Park	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑
Oaklawn Park	820 W. Pecan Street	30.08	Community Park	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑
R.L. Journey Park	1216 East 8th	10.65	Neighborhood Park	☑		☑	☑	☑	☑	☑	☑	☑	☑		☑
Tankersley Lake	286 Tankersley Road	17.51	Neighborhood Park	☑						☑	☑		☑	☑	
Town Lake Park	2508 North Jefferson	366.71	Metropolitan Park	☑			☑	☑		☑	☑	☑	☑	☑	
Sam Parker Fields	312 N Riddle Avenue/ 2801 Old Paris Road	10.66	Neighborhood Park	☑			☑	☑		☑		☑			☑

Existing Mount Pleasant Parks and Trails

Legend

- 1** Caldwell Park
- 2** Dellwood Park
- 3** Edwards Park
- 4** Ellis Park
- 5** Fair Park
- 6** Heritage Park
- 7** Keith Park
- 8** Mount Pleasant Sports Complex
- 9** Oaklawn Park
- 10** R.L. Jurney Park
- 11** Tankersley Lake
- 12** Town Lake Park
- 13** Sam Parker Fields

- Existing Parks and Open Space
- Schools
- Cemeteries
- Roads
- Existing Trails
- Parcels
- Floodplain
- Railroad
- Mount Pleasant City Limits
- Mount Pleasant ETJ



Caldwell Park

North Van Buren Avenue & West 2nd Street

2.28 Acres - Community Park

Parking	Trails	Playground	Pavilions	Benches	Open Space	Trash Cans	Shade Trees	Restrooms	Picnic Tables	Lake/ Water Feature	Sports Fields
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Located at the corner of North Van Buren Avenue and West 2nd Street within Downtown Mount Pleasant, Caldwell Park is approximately 2.28 acres. Park amenities include several benches, picnic tables, a lit gazebo, concrete paths, and a new splash pad. The park also features several mature shade trees and open green spaces. To capitalize on the park's central location, the city may consider additional park programming for residents and visitors.



Dellwood Park

Dellwood Park is 60.29 acres and is adjacent to the Mt. Pleasant Fire Department. The park has two entrances, one at the end of Danny Drive and the other off South Florey Avenue. Park amenities include three lit tennis courts, two lit basketball courts, a bathroom facility and water fountain, shaded playgrounds with swings, a shaded pavilion with picnic benches, mature shade trees, concrete walking trails, and a smaller play area next to an informal baseball fence. The park features plenty of open space for future development or recreational uses.



726 E Ferguson

60.29 Acres - Community Park

Parking	Trails	Playground	Pavilions	Benches	Open Space	Trash Cans	Shade Trees	Restrooms	Picnic Tables	Lake/ Water Feature	Sports Fields
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Edwards Park

1304 North Edwards											
12.15 Acres - Neighborhood Park											
Parking	Trails	Playground	Pavilions	Benches	Open Space	Trash Cans	Shade Trees	Restrooms	Picnic Tables	Lake/ Water Feature	Sports Fields
✓					✓	✓	✓	✓	✓		✓

Edwards Park is a 12.15-acre park and features the city's skate park, two lit softball fields, restrooms, picnic tables, and several sets of swings. Parking for the softball fields is located off North Edwards Avenue, while parking for the skate park is connected to West 15th Street. Concrete sidewalks are adjacent to the softball fields and restrooms while softscape paths connect the skate park and field.



Ellis Park

Tucked between neighboring houses and spanning across several residential streets, Ellis Park is a neighborhood park consisting of 2.88 acres. It is a passive park with clusters of large shade trees, open spaces, two picnic benches, and some night lighting. A drainage swale runs through the park. The park provides a perfect retreat for visitors wanting to enjoy a picnic or a passive park experience. As Ellis Park is a neighborhood park, there is no parking available, and it is accessible mainly by foot or bike.

1122 West 11th Street											
2.88 Acres - Neighborhood Park											
Parking	Trails	Playground	Pavilions	Benches	Open Space	Trash Cans	Shade Trees	Restrooms	Picnic Tables	Lake/ Water Feature	Sports Fields
					✓		✓		✓		

Fair Park

1800 North Jefferson Avenue												
40.17 Acres - Community Park												
Parking	Trails	Playground	Pavilions	Benches	Open Space	Trash Cans	Shade Trees	Restrooms	Picnic Tables	Lake/ Water Feature	Sports Fields	
✓	✓		✓	✓	✓	✓	✓	✓	✓		✓	

Approximately 40 acres, Fair Park is a community park located off North Jefferson Avenue. The park primarily consists of baseball diamonds, eight in total, for varying ages and includes concession stands, restrooms, concrete pathways, covered seating, and ample parking for local games and tournaments. The park is located south of the Mount Pleasant Civic Center and the two are connected via a parking lot. The smaller baseball fields are suitable for ages 5 through 14. The facilities at this park make it the perfect place for tournaments or weekend games.



Heritage Park

This 86.54-acre community park is home to the Titus County Youth Softball league, adult soccer, basketball, and softball leagues. Heritage Park features two tennis courts, two basketball courts, six softball fields, a three-acre lake with a handicap accessible fishing pier, a multi-purpose soccer/football field, a disc golf course, a sand volleyball court, two large pavilions, picnic tables and grills, concession buildings/restrooms, a playground, and several swing sets. All sports fields are lit and connected by a lighted walking trail. Shade trees outline large sections of the walking trail and playground.



North Edwards Avenue & West 16th Street												
86.54 Acres - Community Park												
Parking	Trails	Playground	Pavilions	Benches	Open Space	Trash Cans	Shade Trees	Restrooms	Picnic Tables	Lake/ Water Feature	Sports Fields	
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Keith Park

1401 West 7th Street											
3.52 Acres - Neighborhood Park											
Parking	Trails	Playground	Pavilions	Benches	Open Space	Trash Cans	Shade Trees	Restrooms	Picnic Tables	Lake/ Water Feature	Sports Fields
✓		✓	✓	✓	✓	✓	✓		✓		✓

Located on 7th Street between North Gibson Avenue and North Crockett Avenue, this 3.52-acre neighborhood park provides residents with natural open space, picnic seating, shade pavilion, basketball court, a playground, and swings. To best serve the local community, the city should consider adding ADA accessible trails and night lighting to the park along with updating the swings and basketball court. The park has adequate open space for potential expansion of amenities in the future.



Mount Pleasant Sports Complex

Considered the 'Crown Jewel' of Mount Pleasant's park system, the Mount Pleasant Sport's complex is 151.71 acres and contains 12 lit soccer fields, a lake and fountain, shaded playground, pavilions with picnic tables, frisbee golf stations, walking trails, and restrooms. The park is accessible from roads FM 271 and FM 1314. The location on the edge of Mount Pleasant grants it a wooded greenbelt around the perimeter. Other notable features include the entry and wayfinding signage, welcoming arches, and landscaping unique to the park.

100 Billy Wayne Flanagan Road											
151.71 Acres - Metropolitan Park											
Parking	Trails	Playground	Pavilions	Benches	Open Space	Trash Cans	Shade Trees	Restrooms	Picnic Tables	Lake/ Water Feature	Sports Fields
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Oaklawn Park

820 West Pecan Street												
30.08 Acres - Community Park												
Parking	Trails	Playground	Pavilions	Benches	Open Space	Trash Cans	Shade Trees	Restrooms	Picnic Tables	Lake/ Water Feature	Sports Fields	
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Oaklawn Park is located on West Pecan Street and will be home to the Mount Pleasant Community Center in the near future. This 30-acre park is equipped with a newly renovated baseball/softball field, making it perfect for local tournaments, along with a splashpad, concessions/bathrooms, band stand, a playground, pavilions, and picnic tables, all connected via concrete or dirt pathways. The addition of the community center will make this park a more significant destination, as such, future updates to the park are recommended to strengthen the usage of both the park and center.



R.L. Journey Park

R.L. Journey Park is a community park stretching over 23.55 acres, with approximately 10 acres developed and the rest as wooded area. It is located between East 8th Street and Lamar Drive with ample parking connected to both streets. R.L. Journey is home to the Mount Pleasant Youth Soccer league and is equipped with several soccer fields, benches, a concession stand/bathroom, a playground, and a basketball court. This park is ripe for expansion of amenities due to the available undeveloped land.



1216 East 8th Street												
23.55 Acres - Neighborhood Park												
Parking	Trails	Playground	Pavilions	Benches	Open Space	Trash Cans	Shade Trees	Restrooms	Picnic Tables	Lake/ Water Feature	Sports Fields	
✓		✓	✓	✓	✓	✓	✓	✓	✓		✓	✓

Tankersley Lake

286 Tankersley Road											
17.51 Acres - Neighborhood Park											
Parking	Trails	Playground	Pavilions	Benches	Open Space	Trash Cans	Shade Trees	Restrooms	Picnic Tables	Lake/ Water Feature	Sports Fields
✓						✓	✓		✓	✓	

Tankersley Lake is surround by mature trees that provide ample shade for a day spent on the lake. This 17.51-acre park is located off Tankersley Road and features a boat ramp, picnic tables, grills, and some informal parking spaces. This hidden gem could use more signage and promotion to encourage usage within the community.



Town Lake Park

Town Lake Park encompasses New City Lake, making it the largest park at 366.71 acres. The main area park is 12 acres and features restrooms, a lit pavilion, picnic tables and grills, two boat ramps and areas for fishing, and is home to the Mount Pleasant Country Club and Golf Course along the northern portion of the park. Boating and fishing activities are regulated by Texas Parks and Wildlife. This park hosts the town's annual Quake on the Town Lake event, a 1/4 mile boat drag race benefiting Cypress Basin Hospice.

2508 North Jefferson											
366.71 Acres - Metropolitan Park											
Parking	Trails	Playground	Pavilions	Benches	Open Space	Trash Cans	Shade Trees	Restrooms	Picnic Tables	Lake/ Water Feature	Sports Fields
✓			✓	✓		✓	✓	✓	✓	✓	

Sam Parker Fields

312 N Riddle Avenue											
7.45 Acres - Neighborhood Park											
Parking	Trails	Playground	Pavilions	Benches	Open Space	Trash Cans	Shade Trees	Restrooms	Picnic Tables	Lake/ Water Feature	Sports Fields
✓			✓	✓	✓	✓		✓			✓

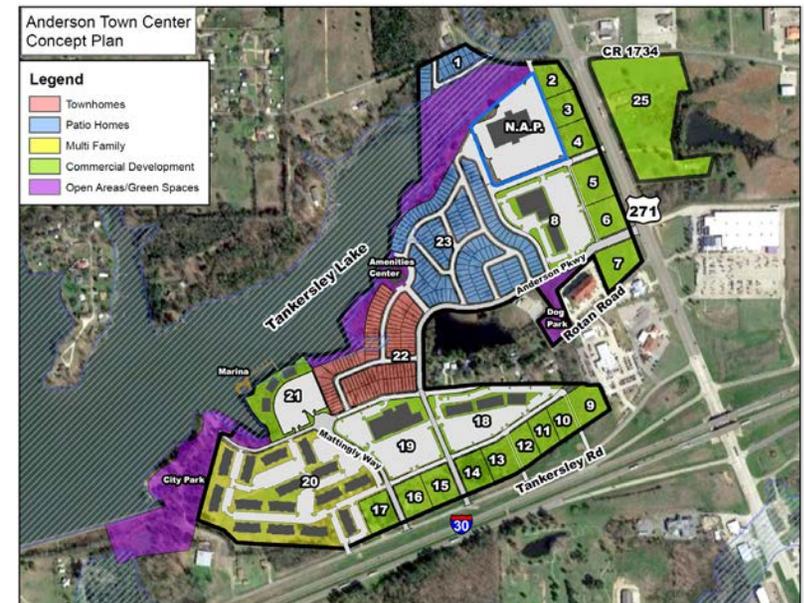
There are several sports fields located near Downtown Mount Pleasant next to the old Mount Pleasant High School. These fields are now called the Sam Parker Youth Football Fields and are used for youth organization tournaments. The facilities feature a parking lot, sports fields, benches, and field lighting.



Anderson Development

Future Planned Park and Open Space

The future proposed Anderson Town Center will be a 117-acre mixed-use development that will offer new residential and commercial opportunities in Mount Pleasant. The concept plan is shown to the right. The development plan designates the land bordering Tankersley Lake as Open Space. The site will also feature a dog park for residents. These designated areas are integrated into the Parks and Trails map on page 29 as "Future Parks and Open Space." The Anderson Town Center has only been presented to City Council as a concept, and full approval has yet to be obtained. However, this space bordering Tankersley Lake is prime for open space and recreational development and should be designated in this plan as such. Therefore, this future open space has been incorporated in the Level of Service (LOS) analysis, which is detailed on page 18.



Park and Trail Classifications

In order to develop a comprehensive set of recommendations for park and trail improvements, current standards and level of service measures were evaluated. Park classifications were assigned to each Mount Pleasant park based on the National Recreation and Park Association (NRPA) guidelines, which are listed in **Table 2**. These categories were applied to each existing park based on acreage size.

Existing trails in Mount Pleasant are generally located within existing parks throughout the city. Trails were classified either as a hard surface trail, soft surface trail, or a multi-purpose trail. **Table 3** shows a brief description of trail classifications.

Table 2. Park Classifications

Park Classification	Size (Acres)	Service Area	Description
Neighborhood Park	1 - 15 Acres	1/4 - 1/2 Miles	Neighborhood Parks typically contain small playgrounds, open space fields, walking trails, benches, or small picnic spaces for local residents.
Community Park	16 - 99 Acres	1 - 2 Miles	Community Parks typically have large sports fields or are places to host sports tournaments. These parks also might have walking trails and/or open fields.
Metropolitan Park	100 - 499 Acres	Multiple Communities	Metropolitan Parks are developed, undeveloped, or a mixture of both. These parks could include hike/bike trails, heavily wooded fields, or camping activities.

Table 3. Trail Classifications

Trail Classification	Desired Width	Description
Hard Surface Trail	10' - 12'	Typically, concrete or asphalt, these trails can range from 10-12' and are separate from on-street sidewalk facilities. These trails can meander through parks or follow a linear path connecting key areas of town, such as neighborhoods, parks, or schools.
Soft Surface Trail	8' - 12'	Soft surface trails can be natural or man-made with pebbles, dirt, or sand. These trails can be a cheaper, more natural alternative to concrete trails. They are great for hiking, biking, and exploring nature, and should connect to the larger trail system.
Multi-Use Trail	10' - 15'	Multi-Use Trails are built for all non-motorized forms of transportation, including walking, biking, roller skating, scootering, etc. These trails will typically have markings or signage indicating that slower traffic keep right, and faster traffic keep to the left.



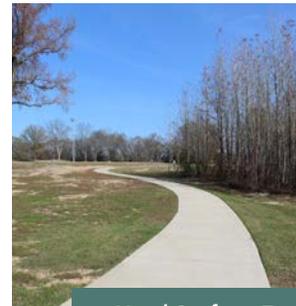
Neighborhood Park



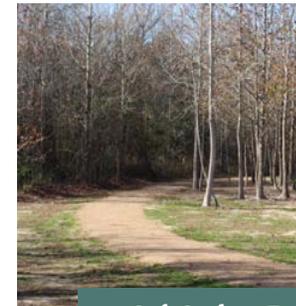
Community Park



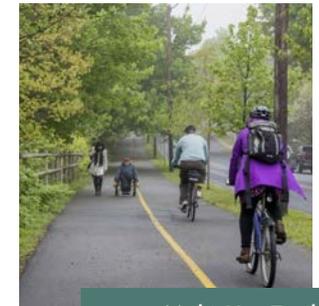
Metropolitan Park



Hard Surface Trail



Soft Surface Trail



Multi-Use Trail

Needs Assessment

A needs assessment analysis was conducted for the existing park, trails, and open space amenities in Mount Pleasant. The needs assessment analysis examines existing park, trail, and open space level of service, and identifies gaps in current service based on national park and recreation standards. Once the gap analysis was complete, opportunity areas were identified for potential locations of new recreation amenities. The needs assessment did not include any privately-owned recreation amenities, such as the sports fields at the Mount Pleasant High School, since they are not open to the public. Only public, city-owned amenities were included in the needs assessment analysis.

A review of Mount Pleasant's parkland dedication fee structure and process was also conducted in the needs assessment analysis. Recommendations are made based on best planning practices, collaboration with city staff, the Parks and Recreation Advisory Board, and public input.

Park and Trail Level of Service

Once park and trail classifications were established, a half-mile buffer was placed around each facility, indicating the approximate journey of a 10-minute walk from the surrounding neighborhoods to an existing park or trail. This indicator, called Level of Service (LOS), helps determine areas that are adequately being served by the city's park and trail facilities, and also identifies areas of Mount Pleasant that are opportunity areas for a park or trail facility in the future. It is best practice to aspire for all of a city to be completely covered by adequate park and trail LOS, which means everyone who lives within the city limits has access to a park or trail within a 10-minute walk or less. The map on the following page displays the city's park, trail, and open space LOS analysis in 2022.

One large barrier to note for park and open space access is Interstate 30 (I-30). This corridor makes it difficult for residents and visitors to conveniently walk to and from a park amenity that is on the opposite side of the interstate.

The LOS analysis for Tankersley Lake and the future Anderson Town Center development open space were terminated at the I-30 corridor because of this barrier. However, it was noted by city staff that pedestrians do regularly cross under I-30 using the FM 1734/N Edwards Avenue underpass, so the LOS analysis was extended across I-30 for Heritage Park. Future park or trail improvements that are adjacent to the I-30 corridor should be carefully studied, and safe pedestrian crossing facilities should be considered during the planning process for these projects.

Gaps in Service

Generally, the National Recreation and Park Association (NRPA) recommends that park systems, at a minimum, should consist of a total of 6.25 to 10.50 acres of parkland or open space per 1,000 residents. With the city lakes acreage subtracted from the total calculation, Mount Pleasant currently has approximately 39 acres of parkland per 1,000 residents, totaling roughly 790 acres of total dedicated parkland. Based on this analysis, the City of Mount Pleasant is more than adequately serving their population in terms of per capita coverage.

Because the city is providing plenty of per capita park land to residents, the focus of this Parks, Trails, Recreation, and Open Space Plan should be to focus improvements on existing park and recreation facilities, and to enhance geographic park coverage near future residential developments and other focal areas. The LOS analysis map on the following page overlays existing and future residential areas that are identified in the 2022 Comprehensive Plan's Future Land Use Plan (FLUP) map within Mount Pleasant's city limits. Residential areas that do not have walking access to a park should be prioritized for future improvements. These identified locations that are not covered by the LOS buffer analysis and are also identified as residential areas are considered "Opportunity Areas," which identify general locations where a new park could benefit future neighborhoods. More information about the identified Opportunity Areas can be found on page 20.

Parkland and Trails Dedication Fees

Ensuring that the city has adequate access to parks and amenities is a shared responsibility based on existing parks and new areas of development. While the focus of the city is on existing parks, responsibility is shared with developers to construct new parks as development comes in to ensure park access is available everywhere. A community used tool to fund construction of new parks is parkland and trails dedication fees, a requirement for developers and builders to dedicate land and/or pay a fee to be used by the city to get and develop new parks and trail facilities (Fees-In-Lieu). The idea behind parkland and trails dedication fees is that the demand for new parkland in undeveloped areas is increased by new development. Therefore, the cost for maintaining adequate access in these areas should be shared with those creating the demand. Additionally, these public improvements provide amenities for future developments making them more marketable.

The city may continue to use other sources of funding, but it is important that funding is adequately budgeted to implement the plan. Parks and recreation are currently funded by the City's General Fund, as shown in the 2020-2021 budget. General revenue for the city primarily consists of sales tax (41%), property taxes (28%), contract income (14%), and others. Parks consist of 11 percent of the general fund, a four percent increase from 2020. In addition, the 2017 Construction Bond Project, also known as the parks Project Funds, was once a source of funding and ended in late 2020.

It is recommended that the city create a Parkland and Trails Dedication Fee and/or Fee-In-Lieu ordinance for all new development in Mount Pleasant to help assist with the funding for improvements and maintenance of existing and new parks throughout city.

Priority Action: Create a Mount Pleasant Parkland and Trails Dedication Fee and/or Fee-In-Lieu ordinance for all new development.

Opportunity Areas

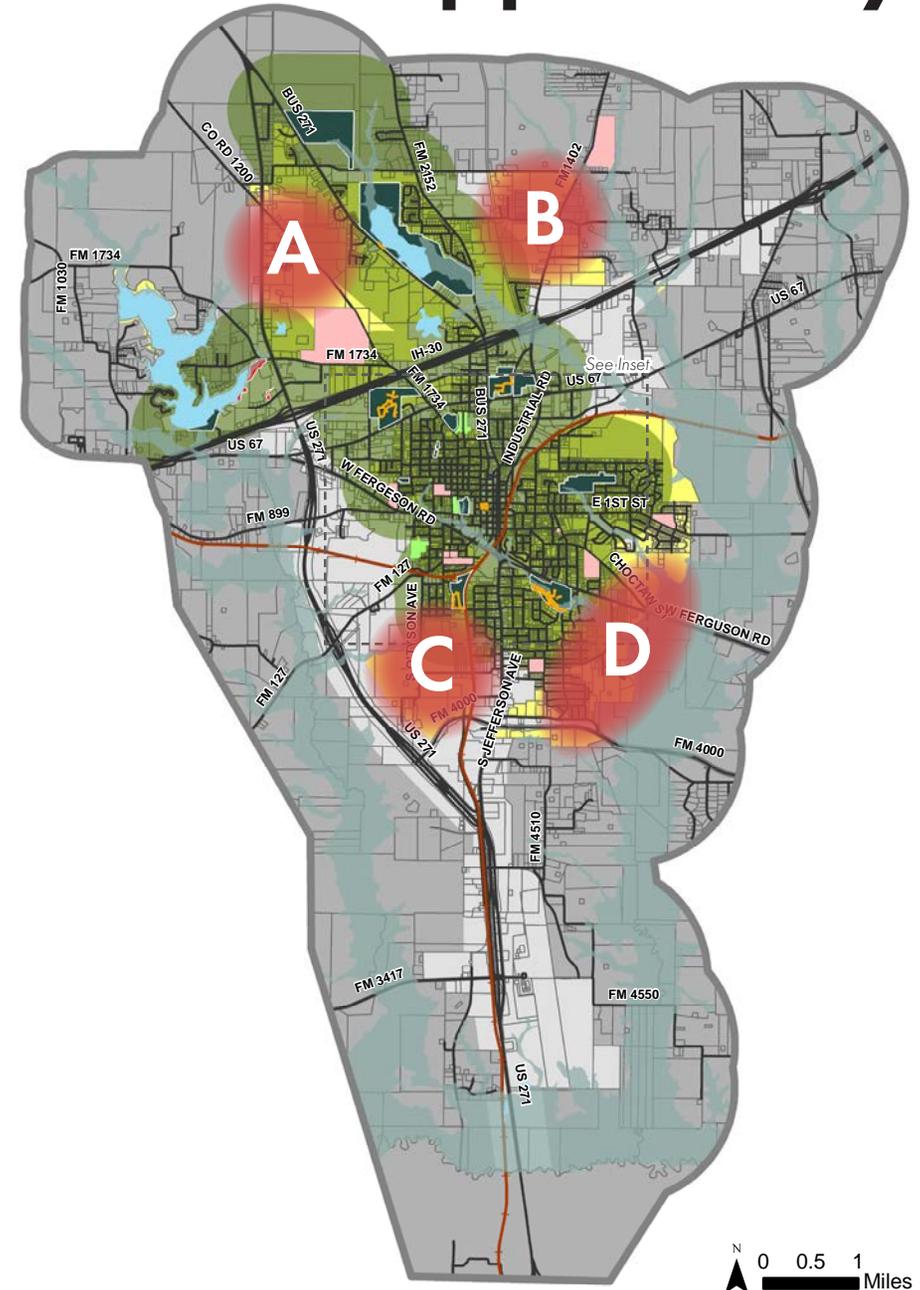
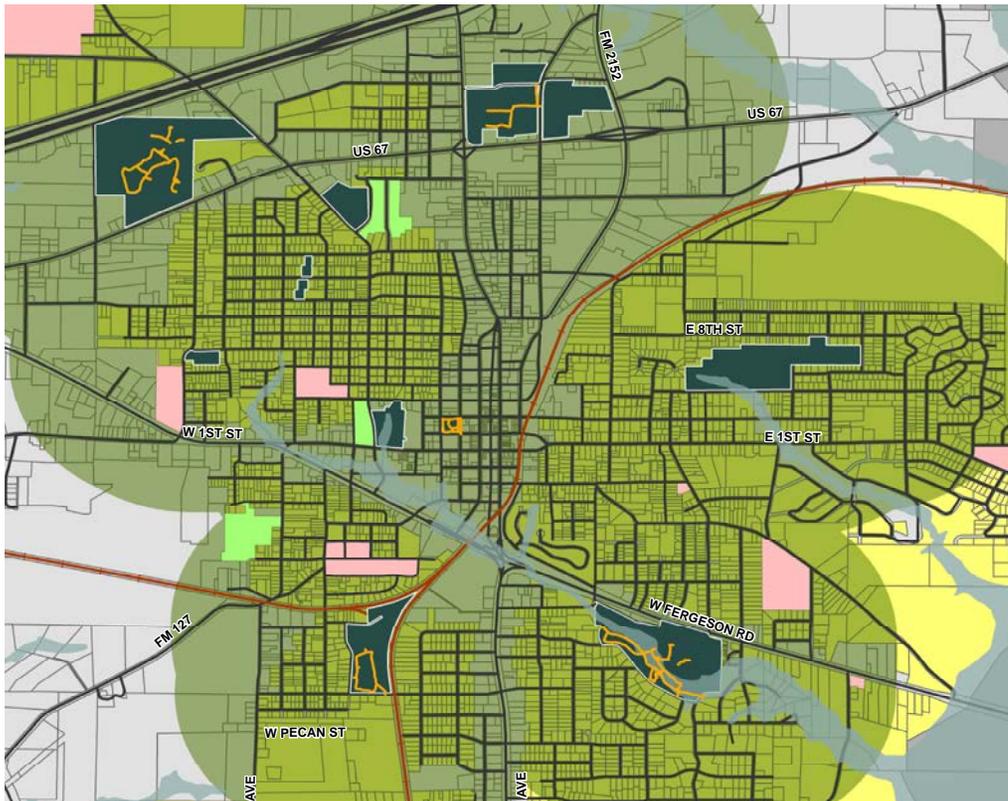
Areas of Mount Pleasant that are not covered by the half-mile LOS park buffer are opportunity areas for new park and/or trail development. Four areas stood out among the LOS buffer analysis and are shown geographically in the map on the following page:

- » **Opportunity Area A:** This opportunity area is currently being served by other amenities, including the Mount Pleasant High School. However, no city facilities exist in this area, so there is an opportunity to create new amenities in this location or to create agreements with school district facilities for shared use. Public feedback has indicated that high school students often walk along Old Paris Road/FM 1734 under the I-30 bridge to central Mount Pleasant, so this is an area of interest for increased safety measures such as a trail connection for pedestrians.
- » **Opportunity Area B:** Located on the northeast side of Mount Pleasant, this area of town is not currently being served by a 10-minute walk to existing Mount Pleasant parks. There is an opportunity for city staff to partner with future residential or mixed-use developers in this area to include a park or trail connection in their development plans.
- » **Opportunity Area C:** This opportunity area is designated for Compact Residential development in the future according to the 2022 Mount Pleasant Comprehensive Plan's Future Land Use Plan. Although this area has not been developed for residential uses yet, it is important to designate approximate amenity locations during early stages of the development process to ensure a high quality of life for future residents. City staff can work with future developers to create a plan for a park or trail amenity in this area.
- » **Opportunity Area D:** This area of Mount Pleasant is also considered an Opportunity Area due to the number of existing or future homes that do not have walking access to an existing park. The eastern border of Mount Pleasant's city limits is lined with floodplain, so this could possibly be an acceptable location for park or trail development.

Mount Pleasant Park and Trail Opportunity Areas

Legend

- Existing Parks and Open Space
- Future Parks and Open Space
- Cemeteries
- Residential Areas
- Schools
- Roads
- Existing Trails
- Parcels
- Lakes
- Floodplain
- Railroad
- Mount Pleasant City Limits
- Mount Pleasant ETJ
- Half-Mile Buffer
- Park and Trail Opportunity Areas



Proposed Improvements

The feedback received during the community engagement process indicated that residents are very satisfied with the number of parks in the city. Input suggested future parks and recreation funding should be directed to improving maintenance and facilities for existing parks. Through collaboration between city staff and the public, specific recommendations are made to all existing parks. The specific park recommendations can be found on the following pages.

There are several general recommendations for Mount Pleasant’s parks and recreation system to be implemented on a system-wide level. One of the most prevalent themes heard in the community feedback was the quality/accessibility of the public restroom facilities in the parks. Many respondents indicated that park restrooms are often locked or are in poor condition. It is recommended that Mount Pleasant coordinate plans and funding to remodel all existing restroom facilities in all parks (where applicable). Future facility redesign could potentially mimic the design of the newly opened Mount Pleasant Sports Complex to follow a consistent branding pattern. In large parks like Dellwood Park, public feedback suggested that several of the large parks need a second restroom facility. In the interim, the city could potentially assess park restroom maintenance procedures and make updates as seen fit.

Another system-wide recommendation proposes that all existing parks have adequate, safe, and accessible playground equipment. Several parks, such as Edwards Park or Caldwell Park, do not have a playground area. Other parks, like Edwards Park or parts of Dellwood Park, have outdated swing sets or other playground equipment. To ensure the safety of all children who use these playgrounds, the city should adopt the US Consumer Product Safety Commission’s *Handbook for Public Playground Safety* as minimum standards. This document outlines playground equipment safety standards as well as “fall zone” requirements, which provide guidance on ground surface material with detailed calculations based on playground height other factors that aim to prevent harmful injuries. Mount Pleasant should follow these guidelines in all future park improvements, developments, and retrofits, and should actively seek to upgrade existing equipment to meet these requirements.

In addition to the playground equipment enhancements, benches or other places to sit should surround playground facilities so parents and guardians can watch their children. For example, many survey respondents enjoy the recent playground equipment upgrade in Dellwood Park, but parents want this new facility to be surrounded by shade trees, benches, or any seating facility that allows them to be near the playground to keep an eye on the children playing.

A general increase in benches, picnic tables, and shade throughout all parks is another consistent theme heard, which are integrated into park minimum standards. **Table 4** displays the proposed minimum amenity park standards for the design of all new public or private parks in Mount Pleasant and the retrofitting of existing public parks.

Table 4. Mount Pleasant Minimum Park Amenity Standards

New park development or existing park upgrades in Mount Pleasant should contain a set of minimum amenity standards to follow. The minimum set of park amenities should include, but not necessarily be limited to the following:

- » Safe and accessible playground equipment, following the US Consumer Product Safety Commission’s *Handbook for Public Playground Safety*
- » Playground equipment that meets minimum “fall zone” requirements in accordance to the *Handbook for Public Playground Safety*
- » At least two benches adjacent to playground equipment
- » Adequate restroom facilities in all Community and Metropolitan parks
- » Picnic tables or benches
- » Shade

Park-Specific Improvements

Below are recommendations for specific park improvements to existing parks in Mount Pleasant:



Caldwell Park

- » Implement one standing, year-round event, such as a monthly farmers market, art show, or trade day.
- » Construct a tot-lot or playground equipment.



Dellwood Park

- » Conduct a Dellwood Park Master Plan.
- » Address lighting concerns by installing new pedestrian-level lighting along trails and parking lots.
- » Increase maintenance or coordinate volunteers to enhance creek maintenance and aesthetics.
- » Strategize ways to program the outdoor amphitheater space by partnering with local organizations to host an event such as a movie night or an exercise class.
- » Construct second restroom facility on the west side of the park.
- » Consider constructing a fenced dog park in Dellwood Park.
- » Update swing sets and create new swing set facilities for teenagers/older children to use.



Edwards Park

- » Update baseball fields, including adding infield sand.
- » Update swing set facility.
- » Construct a tot-lot or playground equipment.
- » Add additional lighting to the fields and around the skate park.



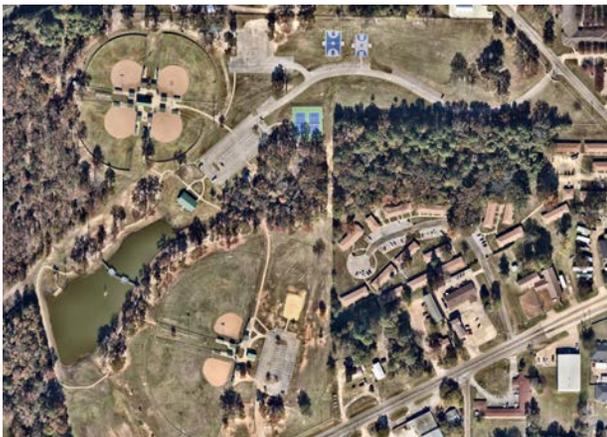
Ellis Park

- » Formalize park by adding a Mount Pleasant park gateway sign along West 11th Street.
- » Stripe and install signage for a formal pedestrian mid-block crosswalk across West 11th Street.
- » Create a hard surface trail through this park (following existing informal trail path shown in the picture to the right).
- » Install additional benches and picnic tables.
- » Install lighting throughout this park.



Fair Park

- » Conduct a Fair Park Master Plan in conjunction with the Titus County Fair.
- » Strategize with the Titus County Fair to expand fairgrounds facility and land needs.
- » Strategize with the Titus County Fair to find a solution to the limited space under the existing pavilion by either expanding the existing structure or building a second pavilion structure.
- » Construct a utility or maintenance shed for the storage of maintenance equipment.
- » Update concession and restroom facilities.



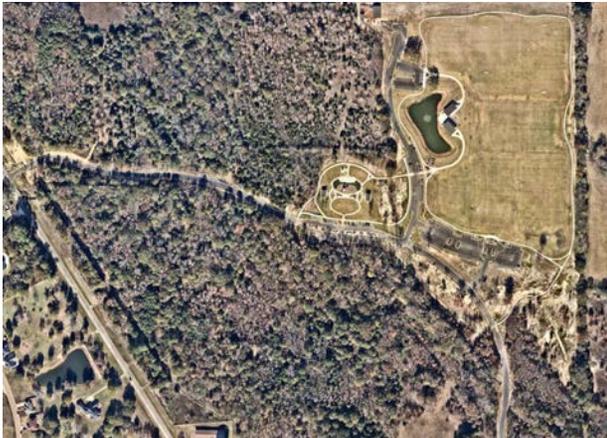
Heritage Park

- » Conduct a Heritage Park Master Plan.
- » Install additional lighting along the internal street near the parking lot and around the soccer fields.
- » Consider adding additional sand volleyball courts.
- » Consider constructing a series of hike and bike trails with trailheads and wayfinding signage in the wooded northwest section of the park.
- » Study the feasibility of constructing a splashpad in Heritage Park.



Keith Park

- » Consider constructing a fenced dog park facility.
- » Install additional pedestrian-level lighting throughout the park.
- » Consider constructing a series of hard surface trails throughout Keith Park.



Mount Pleasant Sports Complex

- » Identify future plans for expansion in a Mount Pleasant Sports Complex Phase 2 and Phase 3 study.



Oaklawn Park

- » Continually work with the developer of the Pilgrim's Community Center to ensure consistent branding, signage, and character of the Community Center is in alignment with the city's overall vision of Mount Pleasant's Parks and Recreation branding.
- » Install benches around the new playground.
- » Update the existing restroom facility.
- » Update older playground and swing equipment.





R.L. Journey Park

- » Construct formal hike and bike trails in the wooded area of the park with a formal trailhead and wayfinding/gateway signage.
- » Install additional lighting for the soccer fields.



Tankersley Lake

- » Conduct a Tankersley Lake Parks Master Plan.
- » Install lighting around the existing boat ramp.
- » Find a developer to construct several attraction-based recreational amenities, such as a paddle boat rental and a camping site.



Town Lake Park

- » Install lighting around the existing boat ramp.
- » Formalize the north boat ramp as part of the Town Lake Park. Install several facilities on the north portion of Town Lake Park including:
 - o Playground or tot-lot;
 - o Restroom facilities; and
 - o Grills, benches, and picnic tables.
- » Construct a trail utilizing the existing pedestrian bridge between the north and south boat ramp (shown in the picture to the right).
- » Update existing restroom facilities.
- » Consider constructing a fishing pier in Town Lake Park.



Sam Parker Fields



- » Conduct a Sam Parker Fields Park Master Plan.
- » Generally update existing facilities, including benches, lighting, and parking infrastructure. Ensure updates are ADA accessible.
- » Coordinate with Mount Pleasant ISD to strategize ways to repurpose the old high school as a community facility such as a recreation/training facility or a community center.

Future Park Recommendations

Two future parks are recommended in specific locations in this Parks, Trails, Recreation, and Open Space Plan. Other new parks, trails, or open spaces are encouraged to be considered in the remaining opportunity area locations. The future park located in the Anderson Development, as discussed in the previous sections of this Plan, will be located adjacent to the Tankersley Lake park. The second park is located in a future development located in east-central Mount Pleasant, south of East 1st Street. This development has not been built yet, however; a section of this future subdivision is located within the floodplain. Because this is an ideal location for a park, and this area of Mount Pleasant falls within Opportunity Area D (see page 21), it is recommended that a future park be constructed in this specific location as development continues in the future.

All future park development should be constructed to the standards established in **Table 4** on Page 22. The future Anderson Town Center park is proposed to be a total of 17.63 acres, and the other recommended future park in the future subdivision development is proposed to be approximately 30.50 acres. Since both parks will be over 15 acres (which is the threshold between a Neighborhood Park and a Community Park), both parks will need restroom facilities. The city should coordinate with developers to make sure all minimum standards are installed in both of these new parks.

Anderson Development Future Park

 Future Park Location



Additional Designated Future Park in East-Central MP

 Future Park Location



Trails

Several trails are proposed throughout the City of Mount Pleasant in the overall Parks and Trails Plan, shown on page 29. When creating future trail connections, several factors were taken into consideration based on public feedback and collaboration with city staff. These key factors include the following:

- » **I-30/FM 1734 Pedestrian Connection:** A trail connection is needed for the underpass at the intersection of the I-30 frontage roads and FM 1734/Old Paris Road. This underpass is already being used by pedestrians traveling from the Mount Pleasant High School to Heritage Park or other adjacent destinations south of I-30. This underpass needs further study to design and construct a safe, ADA compliant pedestrian crossing under this interstate. The photo shown below provides an example of what a safe pedestrian underpass crossing could potentially look like in the future.
- » **Utilizing the Existing Floodplain:** In the Mount Pleasant Comprehensive Plan, the city's floodplain is designated as a specific placetype for future land use. Floodplains are excellent candidates for trail, park, and recreational development. Existing floodplains were utilized for several future trail alignments to connect several parks and other destinations.
- » **Connecting Parks to Neighborhoods:** Public feedback indicated the desire to connect neighborhoods to existing parks with a robust and connected network or trails. Existing infrastructure was used for conceptual trail alignments including existing roadways, railroads, and floodplains. The trail alignments presented in the Parks and Trails plan originate in Downtown and spread throughout the community in key areas of the city.
- » **Connecting Neighborhoods to Schools:** Other high priority connections sought to join existing neighborhoods to schools. It is important for the children of Mount Pleasant to have a safe and accessible route to walk from their home to school. The Parks and Trails Plan shown on the following page attempts to implement this by creating a system of connected trails from existing schools to adjacent neighborhoods.

Parks and Trails Plan

The following page presents the Mount Pleasant Parks and Trails Plan. The future trail connections create a connected trail network across Mount Pleasant and are strategically placed to connect existing parks, schools, and key destinations to neighborhoods. The two future parks, the Anderson Town Center park and the future park shown in the eastern central part of the city are the only two recommended future parks in this plan, however, additional parks can be located within the Opportunity Areas identified through the level of service analysis (see page 21).

The trail connecting Oaklawn Park to Downtown is intended to utilize the right-of-way from the adjacent railroad. This trail and the parallel trail along South Florey Avenue will need further analysis to identify how the pedestrian connection will cross West Ferguson Road, especially related to safety. Trail alignments can change slightly during the design and construction process, but the overall conceptual connectivity goals of each trail should remain the same.

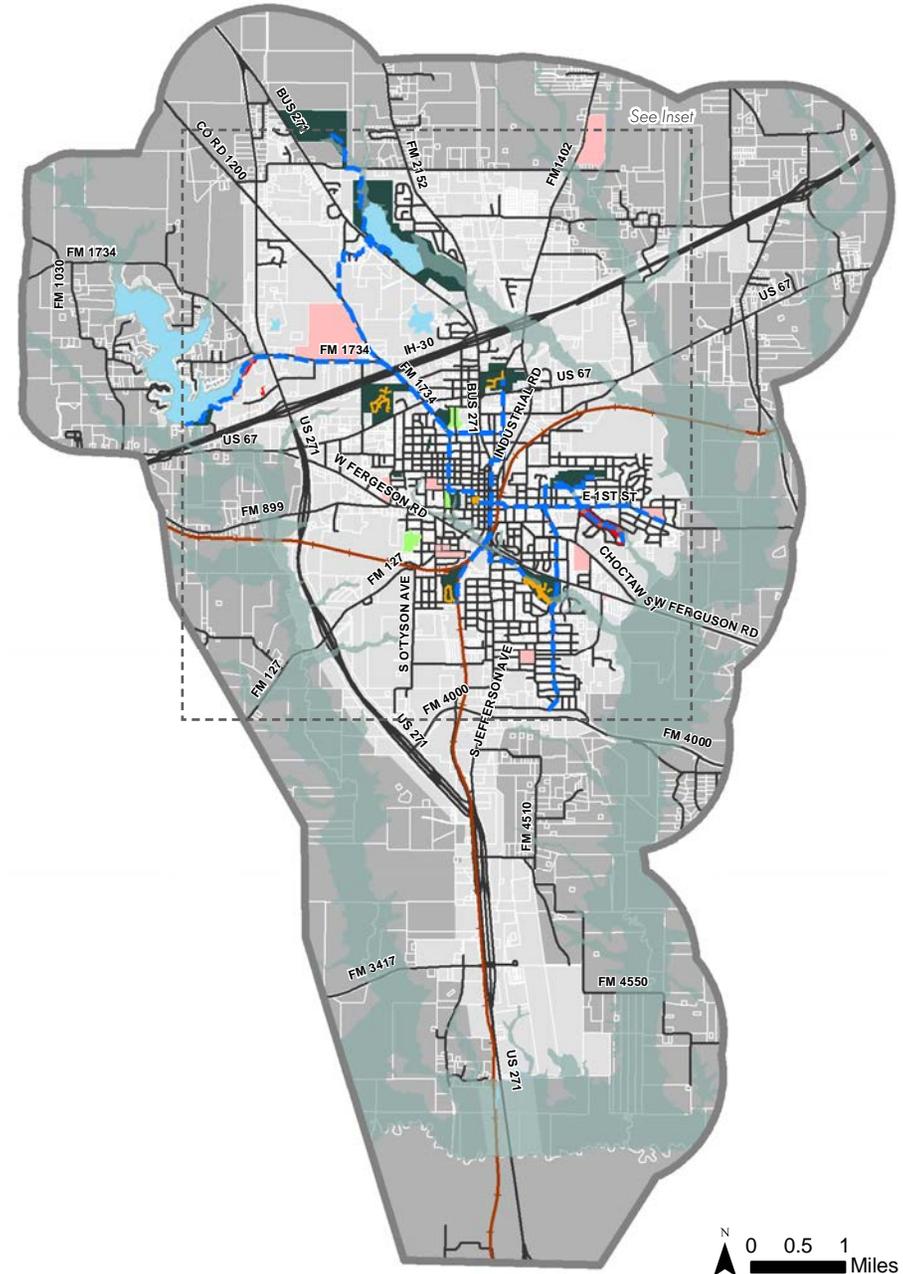
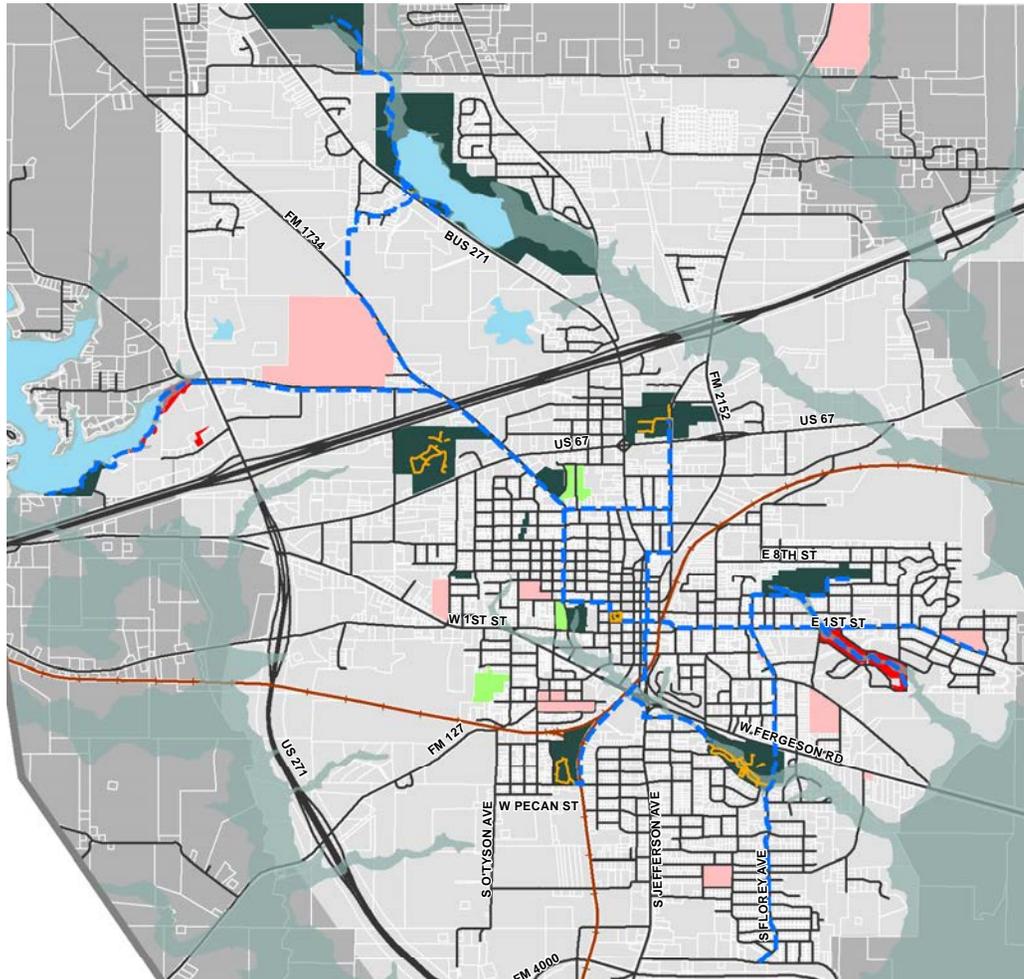
Example of a Design for a Pedestrian Interstate Underpass Connection



Mount Pleasant Parks and Trails Plan

Legend

- | | | | |
|--|-------------------------------|---|----------------------------|
|  | Existing Parks and Open Space |  | Schools |
|  | Future Parks and Open Space |  | Lakes |
|  | Cemeteries |  | Floodplain |
|  | Roads |  | Railroad |
|  | Existing Trails |  | Mount Pleasant City Limits |
|  | Future Trails |  | Mount Pleasant ETJ |
|  | Parcels | | |



Parks, Open Space, & Trails Action Items

- » **Action 1:** Revise the Mount Pleasant zoning ordinance to adopt a public Parkland and Trail Dedication Fee, and/or Fee-in-Lieu ordinance for all future development in Mount Pleasant.
- » **Action 2:** Utilize the “Mount Pleasant Minimum Park Amenity Standards” set forth in this plan (Table 4) to align construction plans of all new parks and upgrades to existing parks to be in compliance with these standards.
- » **Action 3:** Conduct specific Park Master Plans for several parks in Mount Pleasant, including Dellwood Park, Fair Park, Heritage Park, Tankersley Lake, and the Sam Parker Fields.
- » **Action 4:** Attract a developer to construct at least one recreational destination in Tankersley Lake, such as a paddle board rental site or a campground.
- » **Action 5:** Study the feasibility and potential public and private partnerships needed to construct a new public pool amenity, either at one of the city’s existing parks or in a new location. Support this cause through partnerships and available resources from the city.
- » **Action 6:** Upgrade all existing park restroom facilities to match the design style of the facilities located in the Mount Pleasant Sports Complex.
- » **Action 7:** Generally follow all park-specific improvements identified for each existing park in Mount Pleasant.
- » **Action 8:** Within the next five years, apply for at least three Texas Parks and Wildlife grant funding opportunities.
- » **Action 9:** Adopt a set of trail standards that establishes a minimum width (10’) for hard surface or on-street trail facilities, and soft surface or off-street hike and bike trail facilities (8’).
- » **Action 10:** Design and fund a safe pedestrian crossing at the intersection of I-30 and FM 1734. Integrate local community imagery and public art into the design to create a safe, enjoyable space for pedestrians and cyclists.
- » **Action 11:** Integrate future park and trail improvements into the Mount Pleasant Capital Improvements Plan.
- » **Action 12:** Create a branding palette for consistent future trail amenities, including mile markers, parking, trailheads, and other wayfinding signage. Integrate Mount Pleasant’s existing strong parks and recreation branding mechanisms into this design.
- » **Action 13:** Provide trailheads or wayfinding signage along new trails to acknowledge the cultural and historic significance of the area.
- » **Action 14:** Upgrade all existing playground equipment to meet minimum “fall zone” requirements in accordance to the US Consumer Product Safety Commission’s *Handbook for Public Playground Safety*.

Chapter 3: Recreation Facilities & Programming

Existing Events, Programming, and Facilities

The City of Mount Pleasant provides many events throughout the year. Key annual events include Cinco de Mayo on the Square, the Titus County Fair, Wine Festival on the Square, and of course the annual Boots and Bells holiday celebration. The city is currently partnering with several local organizations or non-profits to host their events, such as the Titus County/Mount Pleasant Chamber of Commerce, the Mount Pleasant Rodeo Association, and the Titus County Fair. Local organizations make excellent partners when hosting events like this, and these partnerships and relationships should be continued in the future.

Mount Pleasant also offers several community facilities, including public gathering spaces and sports fields. A brand-new community center is currently being constructed in Oaklawn Park through a partnership between Pilgrim's Pride Corporation and the City of Mount Pleasant. This facility, and others located in Mount Pleasant include:

- » The Mount Pleasant Civic Center (1800 N Jefferson Street)
- » Sports fields for organizational use
 - o Dellwood Park
 - o Edwards Park
 - o Fair Park
 - o Heritage Park
 - o Mount Pleasant Sports Complex
 - o R.L. Journey Park
 - o Sam Parker Fields
- » Multi-Purpose Center (1406 N Edwards Ave.)
- » Pilgrim's Community Center (under construction in Oaklawn Park)

These facilities host several recreation organizations programs, including a youth football, softball, baseball, and soccer leagues. Based on public feedback, the public enjoys all of the existing youth-specific programs, but do wish there were more available, especially after school programs. Youth-specific programs was a large topic of discussion in the public feedback. Many respondents indicated the need for more youth-specific programs and activities in Mount Pleasant. Additional programs could include art programs, clubs such as Boy Scouts, or other lesson-based activities.

Ballfields at Fair Park



Ballfields at Heritage Park



Soccer Fields at the Mount Pleasant Sports Complex



Proposed Events, Programming, and Facilities

Events

Feedback from the public revealed strong support for all city-led events. The city does an excellent job working with their local partners, such as the Titus County/Mount Pleasant Chamber of Commerce to fund and host these events. Backed by what was heard in the community feedback, many residents want to learn about new opportunities for youth-specific activities and programs. To do this, the city could create one additional event early in the summer that is hosted a few weeks after the schools have been let out. This event, preemptively called “Summer in Mount Pleasant” could invite local businesses, sports organizations, and other youth-specific vendors and activities for a fun day in one of the city’s parks. The purpose of this event seeks to expose local businesses, classes, programming organizations, and youth-related activities to parents and children living in the area. The event will showcase all the fun and exciting things to do for kids over the summer holiday and will also provide the community with an exciting day at the park with many pop-up youth activities such as a water slide, face painting, or water balloon fight.

Another standing event could be created at Caldwell Park. Currently, a farmers market runs in Caldwell Park only in the months of June and July. This event could be expanded in the interim to all of the spring and summer months, with the goal of eventually creating a standing event. This event could be the farmers market, or could be a new event, such as a monthly artisan market, art show, or trade day. Creating a standing event at Caldwell Park will consistently attract people to the businesses in Downtown Mount Pleasant, who could in turn run specials during this event or participate in the vendor spaces.

SUMMER IN MOUNT PLEASANT EVENT

WHO: City of Mount Pleasant in partnership with a local organization such as the Titus County/Mount Pleasant Chamber of Commerce.

WHEN: A week or two after school has been let out (late May/early June).

WHAT:

- » Vendor booths showcasing all youth-specific activities, events, and programs offered to Mount Pleasant residents. (Examples: Art classes, summer camps, karate classes, ballet classes, swimming lessons, daycares, youth sports organizations, toy store vendors, summer educational classes, arcades, etc.)
- » Youth-related water activities such as a sprinkler, pop-up splashpad, water slide, or water balloons.
- » Food trucks or catering company
- » Places to hang out and sit for parents



Programming

As discussed in the previous section, based on public feedback, the highest need for the community is additional youth-specific programs and activities. The city can leverage their existing partnerships to create new events and programs to fill this need. It is recommended that the city lead or partner with an existing programming organization to create at least one new youth-specific program in the Civic Center and in the new Pilgrim's Community Center (shown in the photo below). The city can contribute by financing this program or offering discounts to attendees. Another way the city can showcase local programs and classes is to create a comprehensive list of local classes and programs that are offered throughout Mount Pleasant and showcase this list on the city's website. The city can collaborate with these local businesses to identify innovative ways to offer the public discounts or incentives to join these classes.

To further the initiative of enhancing local programs, it is recommended that the city create a standing meeting with all of the local sports organizations. Mount Pleasant has a strong presence of youth and adult sports organizations and leagues. The new soccer fields at the Mount Pleasant Sports Complex and the baseball and softball facilities at Heritage Park and Fair Park attract many outside visitors into the city limits for various tournaments and events. City staff should collaborate with these organizations on a regular basis by establishing a bi-annual or quarterly meeting with local leadership to discuss ways to improve communication and support between the city and the organizations.

Pilgrim's Community Center Rendering



Facilities

The city contains many different community facilities that are adequately serving the public. The newly opened Mount Pleasant Sports Complex is the most frequently mentioned facility. The public is interested to see how this well-liked facility will expand in the future and diversify its uses past the soccer fields. It is recommended that a Phase 2 and Phase 3 study be completed for the complex that includes a feasibility study for a full recreation center that contains exercise equipment, group exercise rooms, and showers. Public input for this project would be beneficial to understand how the community would like to see this facility grow.

In terms of existing city facilities, opportunities exist to renovate and update the old Mount Pleasant High School, currently called the Community Resource Center, located adjacent to the Sam Parker Fields. Adult education classes hosted by the Northeast Texas Community College are currently held in this facility. The facility itself could use several updates to the building and the parking lots. It is recommended that a Park Master Plan be conducted for the Sam Parker Fields to identify useful ways this facility and park could be used for the community in the future.

One of the recommendations in the park-specific improvements section seeks to find a solution to the Titus County Fairs limited fairground facility space in Fair Park. The current pavilion was mentioned being too small to meet current needs, as well as the overall fairgrounds space being too small as well. The current fairgrounds are landlocked, but several solutions could exist to fill the needs for additional space, such as clearing the tree line on the fairgrounds, removing some of the minor baseball/softball fields in Fair Park, and expanding the existing pavilion or creating a new one. The city should partner with the Titus County Fair to identify a solution to this issue in future planning documents.

Recreation Facilities & Programming Action Items

- » **Action 15:** Continue partnering with the Titus County/Mount Pleasant Chamber of Commerce to host community events. Create a standing meeting between city staff and the Chamber, or allow the Chamber to provide an update to the Mount Pleasant Parks Board every quarter.
- » **Action 16:** Explore programming opportunities through partnerships with local programming organizations. Create at least one new youth-specific after school program located in the Civic Center or similar facility.
- » **Action 17:** Implement at least one city-led or city-partnered program at the new Pilgrim's Community Center in Oak Lawn. This program can either be youth-specific, such as an art class, or open to the public, like an exercise class. Advertise this program to Pilgrim's employees and offer discounts to their staff/family members.
- » **Action 18:** Conduct a Phase 2 and Phase 3 study for the Mount Pleasant Sports Complex. During this planning process, conduct a feasibility study for a full recreation center facility at this location. Include public input in this study process.
- » **Action 19:** Implement a standing event at Caldwell Park, such as a year-round monthly farmers market or artisan market.
- » **Action 20:** Conduct an assessment to identify all local programs or classes offered within Mount Pleasant. Create a comprehensive list of local art classes, exercise classes, and youth sports organizations to be posted on the city's website. Once this list has been established and is advertised online, collaborate with these local businesses to find innovative ways to offer discounts for residents.
- » **Action 21:** Create a "Summer in Mount Pleasant" youth-oriented, city-led annual event that occurs several weeks after the schools are let out. Partner with local musicians, artists, youth sports organizations, and local youth-oriented businesses to come and advertise all of the activities that are available for the children of Mount Pleasant to be involved in over the summer months.
- » **Action 22:** Partner with Mount Pleasant ISD to strategize ways to repurpose or renovate the old high school located at the Sam Parker Fields.
- » **Action 23:** Collaborate with the Titus County Fair organization to identify and fund a solution to the fairgrounds limited space and facilities. Projects could include either constructing a new pavilion, expanding the current one, clearing out tree lines for additional space, or by removing the smaller/informal baseball fields in Fair Park.
- » **Action 24:** Create a standing meeting, either bi-annually or every quarter, between the city and the leadership of the local sports organizations (including soccer, baseball, softball, basketball, etc. for both adults and youth organizations) to discuss ways the city can continue collaboration and support for these organizations. Use these meetings to discuss upcoming improvement projects, maintenance, how their fees are being spent on their facilities, and other relevant material.

Chapter 4: Implementation

A city cannot implement all of the planned actions and recommendations at the same time for a number of reasons. Some projects will require extensive planning and design and may need to be coordinated with other actions and projects. Others may need resources and funding that are not yet available. In order for Mount Pleasant to achieve their goals outlined in this plan, all actions should be completed and are essential to carry out the vision outlined in this plan. Below describes different time frames and thresholds outlined in the plan’s Action Matrix, which can be used as a decision-making tool for Mount Pleasant staff and municipal boards when making updates to the city’s parks and recreation system.

Financing

Funding can come from many sources and tools, including partnerships with governments and organizations, grants, ordinances, and more. Understanding the funding available and the cost of implementing the Plan is important to making the Plan a reality. The monetary thresholds are a general representation of the financial responsibility the city has for completing the action, ranging from \$ (relatively low cost) to \$\$\$\$ (likely in excess of \$1 million). **Table 5** displays the estimated costs used for this analysis.

Table 5. Estimated Cost

Representational Cost Estimate	Estimated Dollar Amount
\$	Up to \$150,000
\$\$	\$150,000 - \$400,000
\$\$\$	\$400,000 - \$1 million
\$\$\$\$	More than \$1 million

Timing/Priority

The timing/priority reflects the general time frame it will take to complete the action and the importance of completing the action versus others. While every action is important, strategic implementation should be considered to best implement the Plan. Actions should be assigned to specific groups for accountability and to ensure a shared responsibility in implementing the Plan. The timing of projects can change over time, and it is important for the different groups to work together during the changes to ensure the Plan is still completed in the best manner. **Table 6** to the right shows the estimated timing for each action.

Table 6. Timing and Priority

Timeframe	Estimated Years
Short-Term	0 - 5 Years
Mid-Term	5 - 10 Years
Long-Term	More than 10 Years
Ongoing	Ongoing Actions

Action Matrix

The Action Matrix provides an estimated cost for each action, outlined in four different thresholds, however, these costs are a rough estimate and should only be used as a general cost representation.

Action Matrix

Chapter 2: Parks, Open Space, & Trails

Action Number	Action	Action Leader	Timeframe	Conceptual Cost
Action 1	Revise the Mount Pleasant zoning ordinance to adopt a public Parkland and Trail Dedication Fee, and/or Fee-in-Lieu ordinance for all future development in Mount Pleasant.	Planning Department	Short-term	\$
Action 2	Utilize the "Mount Pleasant Minimum Park Amenity Standards" set forth in this plan (Table 4) to align construction plans of all new parks and upgrades to existing parks to be in compliance with these standards.	Parks Department	Ongoing	\$
Action 3	Conduct specific Park Master Plans for several parks in Mount Pleasant, including Dellwood Park, Fair Park, Heritage Park, Tankersley Lake, and the Sam Parker Fields.	Parks Department	Long-term	\$\$
Action 4	Attract a developer to construct at least one recreational destination in Tankersley Lake, such as a paddle board rental site or a campground.	Planning Department	Long-term	\$\$\$\$
Action 5	Study the feasibility and potential public and private partnerships needed to construct a new public pool amenity, either at one of the city's existing parks or in a new location. Support this cause through partnerships and available resources from the city.	Planning/Parks Department	Long-term	\$\$\$\$
Action 6	Upgrade all existing park restroom facilities to match the design style of the facilities located in the Mount Pleasant Sports Complex.	Parks Department	Long-term	\$\$\$\$
Action 7	Generally follow all park-specific improvements identified for each existing park in Mount Pleasant.	Parks Department	Ongoing	\$\$\$\$
Action 8	Within the next five years, apply for at least three Texas Parks and Wildlife grant funding opportunities.	Planning Department	Mid-term	\$\$
Action 9	Adopt a set of trail standards that establishes a minimum width (10') for hard surface or on-street trail facilities, and soft surface or off-street hike and bike trail facilities (8').	Planning Department	Short-term	\$

Action Number	Action	Action Leader	Timeframe	Conceptual Cost
Action 10	Design and fund a safe pedestrian crossing at the intersection of I-30 and FM 1734. Integrate local community imagery and public art into the design to create a safe, enjoyable space for pedestrians and cyclists.	Planning Department	Mid-term	\$\$\$\$
Action 11	Integrate future park and trail improvements into the Mount Pleasant Capital Improvements Plan.	City Management	Ongoing	\$
Action 12	Create a branding palette for consistent future trail amenities, including mile markers, parking, trailheads, and other wayfinding signage. Integrate Mount Pleasant's existing strong parks and recreation branding mechanisms into this design.	Economic Development	Short-term	\$
Action 13	Provide trailheads or wayfinding signage along new trails to acknowledge the cultural and historic significance of the area.	Economic Development	Ongoing	\$\$\$
Action 14	Upgrade all existing playground equipment to meet minimum "fall zone" requirements in accordance to the US Consumer Product Safety Commission's <i>Handbook for Public Playground Safety</i> .	Parks Department	Mid-term	\$\$\$

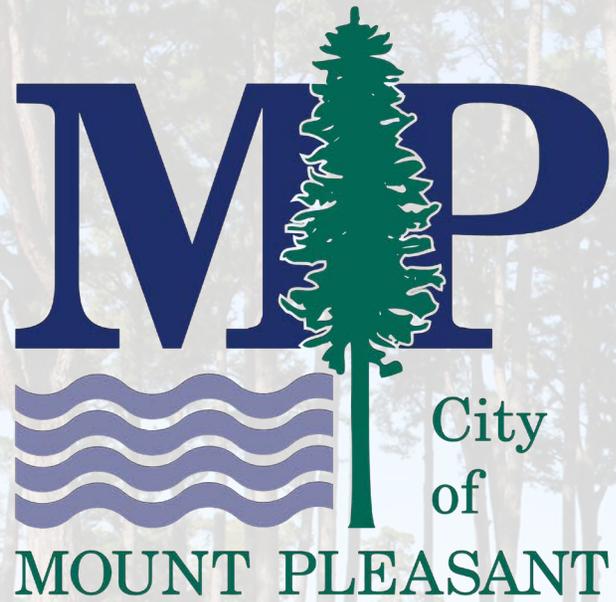


Chapter 3: Recreation Facilities & Programming

Action Number	Action	Action Leader	Timeframe	Conceptual Cost
Action 15	Continue partnering with the Titus County/Mount Pleasant Chamber of Commerce to host community events. Create a standing meeting between city staff and the Chamber, or allow the Chamber to provide an update to the Mount Pleasant Parks Board every quarter.	Planning Department	Ongoing	\$
Action 16	Explore programming opportunities through partnerships with local programming organizations. Create at least one new youth-specific after school program located in the Civic Center or similar facility.	Planning Department	Short-term	\$
Action 17	Implement at least one city-led or city-partnered program at the new Pilgrim's Community Center in Oak Lawn. This program can either be youth-specific, such as an art class, or open to the public, like an exercise class. Advertise this program to Pilgrim's employees and offer discounts to their staff/family members.	Planning Department	Mid-term	\$
Action 18	Conduct a Phase 2 and Phase 3 study for the Mount Pleasant Sports Complex. During this planning process, conduct a feasibility study for a full recreation center facility at this location. Include public input in this study process.	Planning Department	Mid-term	\$\$
Action 19	Implement a standing event at Caldwell Park, such as a year-round monthly farmers market or artisan market.	Parks Department	Short-term	\$
Action 20	Conduct an assessment to identify all local programs or classes offered within Mount Pleasant. Create a comprehensive list of local art classes, exercise classes, and youth sports organizations to be posted on the city's website. Once this list has been established and is advertised online, collaborate with these local businesses to find innovative ways to offer discounts for residents.	Economic Development	Short-term	\$
Action 21	Create a "Summer in Mount Pleasant" youth-oriented, city-led annual event that occurs several weeks after the schools are let out. Partner with local musicians, artists, youth sports organizations, and local youth-oriented businesses to come and advertise all of the activities that are available for the children of Mount Pleasant to be involved in over the summer months.	Economic Development	Mid-term	\$\$

Action Number	Action	Action Leader	Timeframe	Conceptual Cost
Action 22	Partner with Mount Pleasant ISD to strategize ways to repurpose or renovate the old high school located at the Sam Parker Fields.	Planning Department	Long-term	\$\$
Action 23	Collaborate with the Titus County Fair organization to identify and fund a solution to the fairgrounds limited space and facilities. Projects could include either constructing a new pavilion, expanding the current one, clearing out tree lines for additional space, or by removing the smaller/informal baseball fields in Fair Park.	Planning Department	Long-term	\$\$\$\$
Action 24	Create a standing meeting, either bi-annually or every quarter, between the city and the leadership of the local sports organizations (including soccer, baseball, softball, basketball, etc. for both adults and youth organizations) to discuss ways the city can continue collaboration and support for these organizations. Use these meetings to discuss upcoming improvement projects, maintenance, how their fees are being spent on their facilities, and other relevant material.	Planning/Parks Department	Short-term	\$





CITY OF MOUNT PLEASANT

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