

# LAKE WAXAHACHIE

## PARKS MASTER PLAN



CITY OF  
**WAXAHACHIE**  
TEXAS

SEPTEMBER 30, 2021



# SUMMARY

---

The Lake Waxahachie Park Master Plan is a bold, long-term vision designed and supported by the aspirations of the City of Waxahachie and its engaged steering committee to reinvent Boat Dock Park, Jetty Park, and Spring Park along the northern shore of Lake Waxahachie.

The Plan's vision takes advantage of the exceptional qualities of the sites and extends the recreational offerings available to residents and visitors of Waxahachie. Through renovation, re-purposing and new construction, implementation of the Plan will: provide more organized access to Lake Waxahachie, support multipurpose use of open areas within the parks, and create unique and memorable experiences throughout the parks.

The first objective of the Plan is to immediately identify needs of the community with a robust steering committee engagement process. The feedback from the steering committee, stakeholders, and city officials set the framework for this document. Second, it identifies opportunities that will enhance the existing park's strengths. Third, it creates a flexible framework for long-term implementation and growth.

The Plan document is intended to guide sustainable park improvements to promote a cohesive character and identity, steward the asset of Lake Waxahachie, and celebrate the lakes' unique sense of place.





## Overview:

Beginning in January of 2021, the approximately six-month planning process engaged the Waxahachie steering committee in an open dialogue regarding the future of Boat Dock Park, Jetty Park, and Spring Park. During the initial phase of the project, it was identified that each of the three parks were functioning as the same type of park without offering a verity of recreational opportunities.

la terra studio, a professional park planning consultant, was hired to create the master plan. The consultant assisted City staff in developing a process to execute the plan. The following steps were followed:

- Kick off and Information Gathering
- Inventory and Analysis
- Steering Committee Input Exercise
- Concept Sketch Presentation
- Refined Concept Presentation
- Draft Plan and Recommendations
- Final Plan Recommendations
- Master Plan Adoption (TBD)

## Programming Questionnaire:

la terra studio facilitated a programming exercise with the steering committee that identified the lake's most memorable assets, the biggest concerns, and the types of improvements that would like to be implemented. Those results were used to create three unique parks. Varies opportunities and constraints were identified and incorporated into the concept development phase.





## Park Characteristics

To help develop the individual parks into unique recreational opportunities, each park morphed into its own style and character. Within the three parks, site conditions were noted, and site analysis was conducted to better understand the features that make each park different.

Boat Dock Park became more focused on motorized watercraft with a beach-like atmosphere. The Jetty Park concept developed into more passive use park that is highlighted by individual family-style picnic areas and an emphasis on revegetation. Spring Park became the non-motorized watercraft launch with areas for large gatherings.



## Watercraft Lake Capacity

A watercraft capacity exercise was completed during the project, and it was determined that the capacity for motorized watercraft on the lake should be approximately thirty-one boats. A more detailed study is recommended to determine the number and types of watercrafts the lake can handle in a relatively safe environment. During the project many discussions revolved around safety and setting policy to control activities at the lake during peak use.





## Park Plans

The Master Plan proposes specific park and infrastructure recommendations for short- and long-term projects. The intent of the plan is to create a framework for coherent long-term initiatives that is both visionary in concept and flexible in implementation.

## Focus Areas

### Vehicular Organization

Each Park address the current issue of unorganized parking

### Swimmer Safety

The master plan for Boat Dock Park creates a protected swimming area

### Swim Beach

Improved signature amenity tucked into the shoreline

### The Point at Spring Park

Large area of open space and shoreline for gatherings. Multipurpose open space to be programmed for many activities by the city

### Picnic Areas / Day Camping

One element that is evident in each park that creates multiple opportunities to gather with various size groups

### Harbors

Improved protected access for motorized and non-motorized watercraft

### Trails, Boardwalks, and Walkways

Improved pedestrian access and active recreation opportunities

### Fishing Grounds

Creates areas for fish habitat and fishing opportunities from each park



## Implementation

Magnitude or Probable Cost analysis for the three parks are intended to provide next steps for creating a priority list of improvements. While the vision is big and all portions of each park may not be constructed in one project, the itemized list can guide the city to appropriate funds as they become available. The magnitude or probable cost within this report were developed to understand a range that the improvements may cost. Many factors will influence each budget and construction project.



CLIENT: City of Waxahachie  
PROJECT: Boat Dock Park Improvements

8/18/2021

### Magnitude of Probable Cost

Item No.	Description	Unit	Total Quantity	Unit Cost	Total Amount	Soft Cost 10%	Sub Total	Contingancy 10%	Total Item Cost
1	Parking Area along 877	SF	47,000	\$10.50	\$493,500.00	\$ 49,350.00	\$ 542,850.00	\$54,285.00	\$597,135.00
2	Boat Parking and Boat Launch	SF	78,000	\$10.50	\$819,000.00	\$ 81,900.00	\$ 900,900.00	\$90,090.00	\$990,990.00
3	Concerte Walk Along Parking Lots	SF	14,000	\$7.50	\$105,000.00	\$ 10,500.00	\$ 115,500.00	\$11,550.00	\$127,050.00
4	Small Pavilions in Beach Area	EA	3	\$25,000.00	\$75,000.00	\$ 7,500.00	\$ 82,500.00	\$8,250.00	\$90,750.00
5	Beach	SF	85,000	\$5.00	\$425,000.00	\$ 42,500.00	\$ 467,500.00	\$46,750.00	\$514,250.00
6	Boardwalk	SF	8,000	\$75.00	\$600,000.00	\$ 60,000.00	\$ 660,000.00	\$66,000.00	\$726,000.00
7	Large Pavilion (on boardwalk)	LS	1	\$250,000.00	\$250,000.00	\$ 25,000.00	\$ 275,000.00	\$27,500.00	\$302,500.00
8	Harbor	LS	1	\$500,000.00	\$500,000.00	\$ 50,000.00	\$ 550,000.00	\$55,000.00	\$605,000.00
9	Landscape Improvements	LS	1	\$250,000.00	\$250,000.00	\$ 25,000.00	\$ 275,000.00	\$27,500.00	\$302,500.00
10	Playground Renovation	LS	1	\$350,000.00	\$350,000.00	\$ 35,000.00	\$ 385,000.00	\$38,500.00	\$423,500.00
11	Pavilion and Dock adjacent to Harbor	LS	1	\$150,000.00	\$150,000.00	\$ 15,000.00	\$ 165,000.00	\$16,500.00	\$181,500.00
Sub-Total					\$4,017,500.00				
Soft Cost (Surveying for Design, Testing, Construction Documents, ETC.)					\$401,750.00				
Subtotal of Base Project Cost					\$4,419,250.00				
10% Contingency					\$441,925.00				
Total Magnitude of Probable Cost					\$4,861,175.00				

This statement was prepared utilizing standard cost estimate practices. It is understood and agreed that this is an estimate only, and that the Landscape Architect shall not be liable to Owner or to a third party for any failure to accurately estimate the cost of the project, or any part thereof.

Note: Each item listed includes: Mobilization, Bonds, Insurance, Site Preparation, Construction Staking, Erosion Control, SWPPP, Tree Protection, Demolition, and other ancillary items to complete each phase



CLIENT: City of Waxahachie  
PROJECT: Jetty Park Improvements

8/18/2021

### Magnitude of Probable Cost

Item No.	Description	Unit	Total Quantity	Unit Cost	Total Amount	Soft Cost 10%	Sub Total	Contingancy 10%	Total Item Cost
1	Parking Along Lakeshore	Each	42	\$2,500.00	\$105,000.00	\$ 10,500.00	\$ 115,500.00	\$11,550.00	\$127,050.00
2	Concrete Walks	LS	1	\$30,000.00	\$30,000.00	\$ 3,000.00	\$ 33,000.00	\$3,300.00	\$36,300.00
3	Restroom with Plaza and Transistion Area	LS	1	\$500,000.00	\$500,000.00	\$ 50,000.00	\$ 550,000.00	\$55,000.00	\$605,000.00
4	Pavilion "Pod"	EA	4	\$125,000.00	\$500,000.00	\$ 50,000.00	\$ 550,000.00	\$55,000.00	\$605,000.00
5	Landscape Improvements	LS	1	\$250,000.00	\$250,000.00	\$ 25,000.00	\$ 275,000.00	\$27,500.00	\$302,500.00
6	Boardwalk with Pier	LS	1	\$350,000.00	\$350,000.00	\$ 35,000.00	\$ 385,000.00	\$38,500.00	\$423,500.00
7	Pavilions on Pier	EA	2	\$25,000.00	\$50,000.00	\$ 5,000.00	\$ 55,000.00	\$5,500.00	\$60,500.00
Sub-Total					\$1,785,000.00				
Soft Cost (Surveying for Design, Testing, Construction Documents, ETC.)					\$178,500.00				
Subtotal of Base Project Cost					\$1,963,500.00				
10% Contingency					\$196,350.00				
Total Magnitude of Probable Cost					\$2,159,850.00				

This statement was prepared utilizing standard cost estimate practices. It is understood and agreed that this is an estimate only, and that the Landscape Architect shall not be liable to Owner or to a third party for any failure to accurately estimate the cost of the project, or any part thereof.

Note: Each item listed includes: Mobilization, Bonds, Insurance, Site Preparation, Construction Staking, Erosion Control, SWPPP, Tree Protection, Demolition, and other ancillary items to complete each phase



CLIENT: City of Waxahachie  
PROJECT: Spring Park Improvements

8/11/2021

### Magnitude of Probable Cost

Item No.	Description	Unit	Total Quantity	Unit Cost	Construction Cost	Soft Cost 10%	Sub Total	Contingancy 10%	Total Item Cost
1	Parking	LS	1	\$250,000.00	\$250,000.00	\$ 25,000.00	\$ 275,000.00	\$27,500.00	\$302,500.00
2	Bulkhead	LS	1	\$150,000.00	\$150,000.00	\$ 15,000.00	\$ 165,000.00	\$16,500.00	\$181,500.00
3	Large Pavilion (on boardwalk)	EA	1	\$175,000.00	\$175,000.00	\$ 17,500.00	\$ 192,500.00	\$19,250.00	\$211,750.00
4	Medium Pavilions	EA	1	\$100,000.00	\$100,000.00	\$ 10,000.00	\$ 110,000.00	\$11,000.00	\$121,000.00
5	Small Pavilions	EA	4	\$25,000.00	\$100,000.00	\$ 10,000.00	\$ 110,000.00	\$11,000.00	\$121,000.00
6	Kayak Launch Area (with pavilion)	EA	3	\$15,000.00	\$45,000.00	\$ 4,500.00	\$ 49,500.00	\$4,950.00	\$54,450.00
7	Loop Trail	LS	1	\$250,000.00	\$250,000.00	\$ 25,000.00	\$ 275,000.00	\$27,500.00	\$302,500.00
8	Fishing Grounds	LS	1	\$150,000.00	\$150,000.00	\$ 15,000.00	\$ 165,000.00	\$16,500.00	\$181,500.00
9	Boardwalk	LS	1	\$250,000.00	\$250,000.00	\$ 25,000.00	\$ 275,000.00	\$27,500.00	\$302,500.00
10	Harbor	LS	1	\$250,000.00	\$250,000.00	\$ 25,000.00	\$ 275,000.00	\$27,500.00	\$302,500.00
11	Landscape Improvements	LS	1	\$250,000.00	\$250,000.00	\$ 25,000.00	\$ 275,000.00	\$27,500.00	\$302,500.00
12	Playground	LS	1	\$450,000.00	\$450,000.00	\$ 45,000.00	\$ 495,000.00	\$49,500.00	\$544,500.00
Sub-Total					\$2,420,000.00				
Soft Cost (Surveying for Design, Testing, Construction Documents, ETC.)					\$242,000.00				
Subtotal of Base Project Cost					\$2,662,000.00				
10% Contingency					\$266,200.00				
Total Magnitude of Probable Cost					\$2,928,200.00				

This statement was prepared utilizing standard cost estimate practices. It is understood and agreed that this is an estimate only, and that the Landscape Architect shall not be liable to Owner or to a third party for any failure to accurately estimate the cost of the project, or any part thereof.

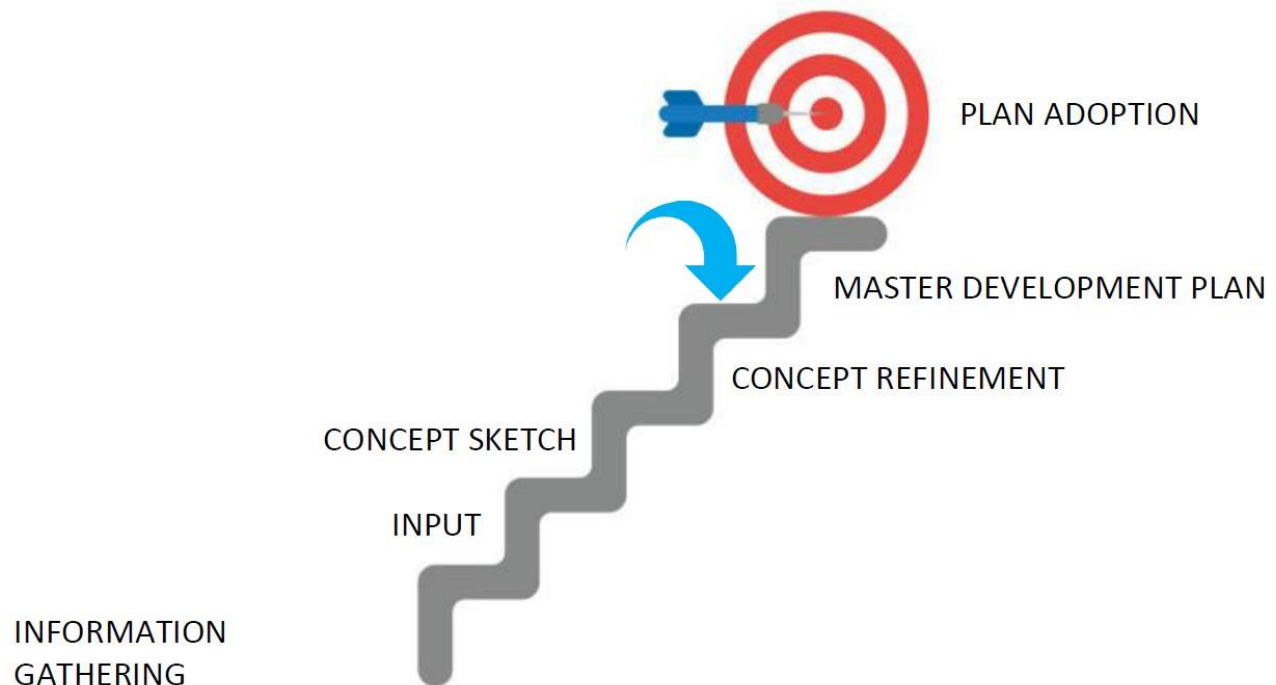
Note: Each item listed includes: Mobilization, Bonds, Insurance, Site Preparation, Construction Staking, Erosion Control, SWPPP, Tree Protection, Demolition, and other ancillary items to complete each phase





## Conclusion

The Lake Parks Master Plan represents the long-term vision for the parks at Lake Waxahachie. The planning process was thorough, transparent, and inclusive. Implementation of the improvements recommended in this plan will take dedication to this vision and the results will have a positive impact on many people who experiences these great community assets.



# Acknowledgments

The City of Waxahachie would like to thank the following individuals for engaging, participating, and influencing the Master Planning process:

## Steering Committee Members:

Chad Hicks  
Ginger Cole  
Dr. William Major  
Betsy Bell  
Byron Gibson  
Jenny Bridges  
Mary Lou Shipley  
Travis Smith

## Elected Officials:

Doug Barnes – Mayor  
Billie Wallace - Mayor Pro Tem  
David Hill - Council Member  
Melissa Olson - Council Member  
Travis Smith - Council Member

## City Officials:

Michael Scott - City Manager  
Albert Lawrence - Deputy City Manager  
Gumaro Martinez - Executive Director of Parks & Leisure Services  
Bradley Barnes - Assistant Director of Parks & Recreation

It has been an honor for la terra studio, inc. to be a part of a great visioning and planning project and we look forward to seeing the efforts come to fruition over the next few years.



Michael Black, ASLA  
CEO  
la terra studio, inc.

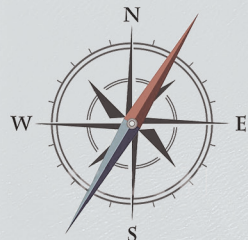








0 20 40 60 80 120  
SCALE IN FEET

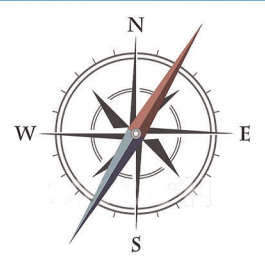
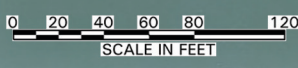


# LAKE PARKS

## MASTER PLAN



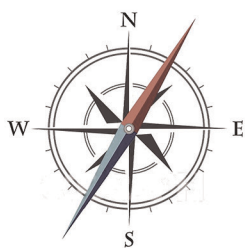




# LAKE PARKS MASTER PLAN







# LAKE PARKS

## MASTER PLAN

