



**AGENDA
JOINT MEETING
PLANNING AND ZONING COMMISSION, ECONOMIC
DEVELOPMENT CORPORATION, & COMMUNITY
DEVELOPMENT CORPORATION
MONDAY, APRIL 5, 2021 @ 6:30 P.M.**

The Joint meeting of the Planning and Zoning Commission, Economic Development Corporation, & Community Development Corporation of the City of Anna will hold a meeting at 6:30 p.m. on Monday, April 5, 2021, at the Anna ISD Board Room located at 201 E. 7th Street, to consider the following items.

1. **Call to Order and Establishment of Quorum**
2. **Invocation and Pledge of Allegiance**
3. **Neighbor Comments:** At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the Commission regarding an item that is not on this meeting agenda. Each person will be allowed up to 3 minutes to speak. We are encouraging neighbors who wish to have their comments included, e-mail Lauren Mecke, Planning Manager (LMECKE@annatexas.gov) by April 5, 2021, no later than 5:00 PM so it may be read into the record.

No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

Items for Individual Consideration

4. Conduct a Public Hearing/Review/Discuss/Action on a recommendation regarding the Anna 2050 Comprehensive Plan.
5. Conduct a Public Hearing/Review/Discuss/Action on a recommendation regarding the Anna 2050 Downtown Master Plan.
6. Conduct a Public Hearing/Review/Discuss/Action on a recommendation regarding the Anna 2050 Parks, Trails, and Open Space Master Plan.

Adjourn

This is to certify that I, Lauren Mecke, Planning Manager, verify that this agenda was posted at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 6:30 p.m. April 1, 2021.

A handwritten signature in black ink, appearing to read "Lauren Mecke", written over a horizontal line.

Lauren Mecke
Planning Manager

Persons with a disability who want to attend this meeting who may need assistance should contact the City Secretary, at 972-924-3325 two working days prior to the meeting so that appropriate arrangements can be made.



MEMORANDUM

To: Anna Planning and Zoning Commission and CDC/EDC Board

From: Mark Bowers, ASLA, AICP, LEED AP BD+C
Kimley-Horn and Associates, Inc.

Date: April 1, 2021

Subject: Anna2050 Comprehensive Plan, Downtown Master Plan and Parks, Trails and Open Space Master Plan

Anna 2050 is a group of three important plans prepared to guide public decisions and investments, private development and community projects in Anna for the next 30 years. It establishes three interconnected plans—a Comprehensive Plan, a Downtown Master Plan and a Parks, Trails and Open Space Master Plan—that will work together to make Anna a unique and sustainable community for the future.

The Comprehensive Plan was identified as a top policy priority in the City's Strategic Plan 2020-2025-2035. The current Comprehensive Plan was adopted in 2010. At that time, the City had about 8,200 residents. During the timeframe of that plan—through 2030—the City was expected to grow to a population of about 35,000. In 2019, the population of Anna was estimated at 15,000, almost double the number of residents in the city at the time the plan for 2030 was prepared. In addition to the amount of growth, the community has also seen changes in the diversity of residents, in its job base and in technology. The **Anna 2050 Comprehensive Plan** is designed to guide Anna's growth and address anticipated trends through the year 2050.

This updated plan includes a discussion of Anna's Strategic Direction for the future, including a 2050 Vision Statement, Guiding Principles and Preferred Scenario which are intended to inform future development decisions at the highest level. The plan then contains more detailed chapters focused on specific topics, including Future Land Use, Economic Development, Housing, Mobility, Placemaking, Parks Trails and Open Space (summary only), Downtown (summary only) and Implementation. Each of these chapters include a unique set of policies and action items focused on the particular chapter topic.

The current Downtown Development Plan was approved in 2015. As with the Comprehensive Plan, changes in the community, and developer and property owner interest in Downtown Anna, have driven the need for an updated plan to guide decisions for the years ahead. This updated plan provides an overview of the history and existing conditions in Downtown Anna, establishes strategic direction for Downtown (including a vision statement and policies specific to the study area) and lays out recommendations related to future development, multi-modal mobility, parks, trails and open space and placemaking. The final chapter focuses on specific actions that should be undertaken by

the City and its partners to implement the future vision for Downtown. The integration of this **Anna 2050 Downtown Master Plan** with the comprehensive plan means that the policies, priorities, and investments are coordinated and unified with the plan for the overall community.

Anna Neighbors value and highly utilize the parks that exist in this community today. As major new developments are completed, the City continues to add to this parks system. The **Anna 2050 Parks, Trails and Open Space Master Plan** provides guidance for the location of future parks, the appropriate level and type of improvements in each one and for the citing and services appropriate for the major park facilities that will meet the needs of Anna's diverse and growing community. The updated plan provides an overview of existing conditions along with specific recommendations for Parks and Open Space, Trails and Sidewalls, Recreation Facilities, Recreational Programming and an overall Operational Framework for the future parks system.

The **Anna 2050** process has included a great deal of public involvement to date. The future vision statements, policies and actions for all three plans were developed in alignment with feedback from Anna's Neighbors. While all engagement activities with the general public were held virtually due to COVID-19 restrictions, a significant amount of input was still received, with over 3,800 individual responses and open-ended comments. Additionally, three hybrid face-to-face/virtual meetings were held with a Comprehensive Plan Advisory Task Force (CPATF) and there were two joint meetings with the Anna City Council, Planning and Zoning Commission, Parks Advisory Board, CDC/EDC Board and the CPATF. These meetings focused on receiving feedback and direction from these bodies related to existing conditions, background data, draft plans and plan recommendations. The consultant team then incorporated this feedback and direction into the draft plans being presented. This process has resulted in plan drafts that truly represent the community's goals and aspirations and provide a comprehensive vision for the future of Anna.

Draft plans based on the input of Anna Neighbors and the professional analysis of the consultant team and staff are now ready for discussion by City leaders. The Anna Parks Advisory Board reviewed the **Parks, Trails and Open Space Master Plan** on March 29, 2021 and recommended the plan for adoption. The Joint Planning and Zoning Commission and CDC/EDC Board public hearing on April 5 will allow Anna's Neighbors another opportunity to provide feedback on the plan and for the joint boards to consider making additional recommendation to City Council. The final public hearing before the Anna City Council is scheduled for April 27th at Sue Rattan Elementary School. At that time, Anna's Neighbors will have an additional opportunity to provide feedback on the draft plans prior to the City Council's consideration for adoption.

CITY OF ANNA
Planning & Zoning Commission
April 5, 2021

Comprehensive Plan

AGENDA ITEM:

Conduct a Public Hearing/Review/Discuss/Action on a recommendation regarding the Anna 2050 Comprehensive Plan.

SUMMARY:

A comprehensive plan is a document which provides guidance for development and growth. The plan is not a zoning ordinance or a map. Instead, the Comprehensive Plan provides recommendations for land use, transportation, and infrastructure planning. Texas Local Government Code Chapter 213 covers the legal statutes for Comprehensive Planning in the state of Texas. The purpose of planning is to “promote the public health, safety, and welfare” of communities in Texas.

Comprehensive plans are important as they state the desired future for a community. This future is derived by gathering feedback from various stakeholders through public meetings, discussion with community leaders and local government staff. The Comprehensive Plan states the future vision of the community and the actions necessary to achieve the vision.

Most comprehensive plans state a desired vision of a community within a 20 to 30 year window. Despite the long range time frame for plans, a community should update the plan on a regular basis as the future vision of the community will change due to economic issues, new stakeholders, and growth. The update should include public input and address the change in future vision and challenges faced by the community. Most updates are considered every five years and if the community is in a high growth mode or undergoing rapid changes due to internal and external forces, plan updates should occur every two to three years.

Although the Comprehensive plan is not required by the state, when a city adopts one, zoning regulations must be adopted in accordance with the comprehensive plan. The Comprehensive plan will be implemented through the Planning and Development Regulations and capital improvements program. The zoning ordinance is what helps make the recommendations of the comprehensive plan a reality through the designation of zoning districts with a list of development regulations and desired uses. The subdivision regulations take development a step further by describing how land should be subdivided, the placement of utility and access easements, and infrastructure improvements. The plan recommendations for transportation facilities and urban infrastructure are implemented through a capital improvements program (CIP). This program prioritizes improvements and expenditures of local tax dollars needed to construct improvements.

Comprehensive Plans in Texas may be adopted or amended by ordinance and each city can determine its own procedures for doing so. The adoption must take place in a public hearing allowing the public the opportunity to provide their support or opposition to the plan under consideration either by personal testimony or through a written record.

RECOMMENDATION:

The Comprehensive Plan is recommended for approval.

ATTACHMENTS:

Comprehensive Plan

Anna

2050

COMPREHENSIVE PLAN



ANNA TRAIN DEPOT

ON & TEXAS CENTRAL RAILROAD CAME
HERE WAS NO TOWN HERE THE RAILROAD
IGNITED THE TOWN OF ANNA, AND THE
TOWN TO 20 PEOPLE BY 1883.
ET IN LENGTH WHEN IT WAS BUILT IN
ENED TO 30 FEET IN 1937 FOR MANY
E OF JOHNSON GRASS AND BALES OF
THRESHOLD OF THE DEPOT IT WAS
REMAINED IN ITS ORIGINAL
TRACKS 200 FEET

Kimley»Horn

Expect More. Experience Better.



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01 INTRODUCTION

INTRODUCTION

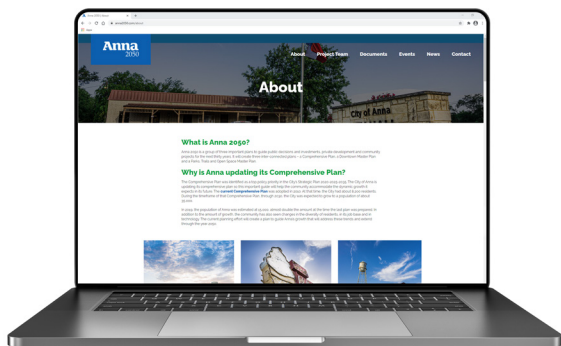
1. PROJECT BACKGROUND

The City of Anna has prepared this comprehensive plan as a guide for accommodating the dynamic growth expected in the community in the years ahead and to allow it to respond in an informed way to changing circumstances and conditions. The current Comprehensive Plan was adopted in 2010, when the City had about 8,200 residents. During the timeframe of that plan—through 2030—the City was expected to grow to a population of about 35,000.

In 2019, the population of Anna was estimated at 15,000, almost double the number of residents in the community when the 2010 plan was prepared. In addition to the amount of growth the community has experienced, it has also seen changes in the diversity of its residents, in its job base and in technology. This effort establishes a plan that will enable Anna to address not only the growth that is expected in the coming years, but also to acknowledge these trends and to extend the planning horizon to the year 2050.

2. CREATING THE ANNA 2050 COMPREHENSIVE PLAN

The **Anna 2050** Comprehensive Plan was created through a process that combined input from Anna's neighbors, vetted with professional expertise and with decisions by a Comprehensive Plan Advisory Task Force and Anna's elected and appointed leaders. Public input was received primarily online due to restrictions on large group gatherings during the COVID 19 pandemic. Beginning early and continuing throughout the process, online input was used to engage community members who wanted to find information or provide input on the plan.



In the late summer of 2020, a virtual community open house was scheduled over several weeks, allowing Anna's neighbors to provide feedback related to the future they desire for Anna through a series of virtual "engagement rooms." A second virtual community open house was held in early 2021, allowing Anna's neighbors to share their perspectives related to critical actions that will be necessary to achieve the community's preferred vision. These virtual sessions gave City Staff and the consultant team insights into the community's concerns and ideas about Anna, both today and in the future.

A Comprehensive Plan Advisory Task Force was appointed by the Anna City Council. The Task Force was made up of representatives from several of Anna's Boards and Commissions, including the Anna City Council, Anna's Planning and Zoning Commission, Community Development Corporation, Economic Development Corporation and Parks Advisory Board, as well as representatives from the Anna Independent School District, the Greater Anna Chamber of Commerce and from several businesses and neighborhoods that could provide insight and support for the varied interests and perspectives held by all stakeholders in Anna. The Task Force was involved throughout the process in order to build consensus about the plan's focus and its approach to key issues and geographic areas.



Anna staff and a team of consultants provided professional expertise, analysis and the knowledge of best practices for planning and development. Staff's insights into past initiatives and current programs and policies ensured that this plan reflects the experience and character that make Anna unique. At the onset of the project, all City departments participated in a State of the City work session, where they shared their department's plans and policies as well as their unique expertise and perspectives.



The consultant team brought an understanding of the approaches other communities use to address issues like those facing Anna, as well as analytical tools to provide information on the specific implications of development and investment choices. This ensured that the decisions made for the future of Anna were made based on the best information available.

The Anna Parks Advisory Board, Community Development Corporation, Economic Development Corporation, Planning and Zoning Commission and City Council also provided direction at two joint work sessions and through online surveys at key points during the process. The involvement of these elected and appointed leaders gave the planning process the benefit of the latest deliberations on topics already under discussion, reinforcing the direction established by current decisions and using the plan to provide clearer and more consistent direction for the future on important issues facing Anna.

3. PLAN STRUCTURE

The Comprehensive Plan contains ten chapters. This chapter sets the stage for the information and policies that follow, and the second chapter provides the components of Overall Policy Direction—the Vision Statement, Guiding Principles and Preferred Scenario—that together describe the future the Anna community hopes to achieve. Chapters 3 through 9 are Plan Strategies that provide guidance on specific issues. These elements address:

- + Future Land Use, which primarily focuses on new, greenfield development, but also includes recommendations and policies related to redevelopment and maintenance of existing neighborhoods and business areas
- + Economic Development, with an overview of existing housing types and values and attention to future market demand by various economic

sectors and specific tools for attracting business and expanding economic development

- + Housing, with an overview of existing economic conditions and attention to future housing trends and market demand by product type, ownership category and demographics
- + Mobility, for people in vehicles, on bicycles and walking and including updates to the City's Master Thoroughfare Plan and Road Classifications
- + Placemaking, with discussions of citywide placemaking opportunities and specific opportunities in three Key Centers
- + Parks, Trails and Open Space, which summarizes the complete Parks and Recreation Master Plan that was developed as a part of the overall **Anna 2050** planning process, with full details available in a separate report
- + Downtown, which summarizes the complete Downtown Master Plan that was developed as a part of the overall **Anna 2050** planning process, with full details available in a separate report

These Plan Strategies, except for Downtown, address issues that affect the entire city and set policies which, for the most part, apply throughout the study area. Chapter 10, the last chapter, addresses Implementation. The implementation recommendations are essential because any plan requires action if a community is to successfully achieve its vision. The implementation strategy includes six Action categories: capital investments, education and engagement, financial incentives, partnerships, regulations/guidelines and studies. Each of these will play a role in carrying out the **Anna 2050** Comprehensive Plan.

The information and materials developed throughout the planning process are contained in a set of appendices, listed in the table of contents and available as a separate document for those who wish to review them.

4. GUIDING ANNA'S FUTURE

The **Anna 2050** Comprehensive Plan, together with the Downtown Master Plan and Parks and Recreation Master Plan, provide both the unified vision for the future and the plans and implementation strategies necessary to allow Anna to create the future its residents and property owners have described. It will serve as a guide for decision-making so that Anna's limited resources can be used effectively and efficiently for key public infrastructure investments that will provide a return in the form of private sector development. By adopting and implementing this plan, Anna's leaders are communicating their commitment to shaping the character and vitality of the community their children and grandchildren stand to inherit.



THE CITY OF
Anna



02

STRATEGIC DIRECTION

1. STRATEGIC DIRECTION

ROLE OF STRATEGIC DIRECTION

A Comprehensive Plan's Overall Policy Direction should include three important components:

- + A Vision Statement
- + A Preferred Scenario
- + A set of Guiding Principles

The **Vision Statement** describes the future that is desired by the Anna community in terms of its physical, social and economic conditions. It is an aspirational statement. It is not intended to describe the current situation; instead, it is designed to create an inspiring image of the future that the community seeks to achieve.

A Vision Statement should:

- + Describe where the community wants to go (i.e., the result, not the process to get there)
- + Be succinct and memorable
- + Not be a laundry list of individual topics

Guiding Principles provide overall guidance across plan components, articulating the important general principles that should be followed in order to achieve the Vision. These Guiding Principles apply at both the citywide level and for smaller geographic parts of the community (like Downtown), and they shape the more detailed policies that apply to each topical area, such as mobility or urban design.

The **Preferred Scenario** is the graphic depiction of the future Anna community as it would exist if these Guiding Principles are followed and this Vision is realized. As with the Guiding Principles, the Preferred Scenario provides overall guidance for investors and decision-makers. By illustrating the general geographic development pattern which the Anna community hopes to achieve, the Preferred Scenario establishes the basic framework for the strategies that pertain to individual areas within the current city limits and the Extraterritorial Jurisdiction (ETJ).

When the Preferred Scenario is detailed in the **Anna 2050** land use diagram, it reflects the character of development and reinvestment the Anna community wants. A set of "PlaceTypes" is used to describe the desired character in particular places within the community. Instead of simply

indicating a single land use (such as single-family residential use at two units per acre), the PlaceType describes the character of the development pattern that could be attracted to various parts of Anna. Each PlaceType includes a brief description and supporting images that define the places represented.

WHY DOES THIS MATTER?

This level of Overall Policy Direction is the foundation upon which the topical and geographic policies and recommendations in a comprehensive plan are based. It sets the overall framework for the plan's more specific policy direction and informs stakeholders of what the plan seeks to achieve. Each of the plan's strategy sections includes policies that should help the City achieve its vision in a manner that is consistent with the guiding principles. The Overall Policy Direction should be the basis for recommendations by city staff and decisions by elected and appointed officials on a variety of actions and investments that affect the future form and character of the community.

2. VISION STATEMENT

The Vision Statement for the Anna 2050 plans is presented below. It describes the future Anna's leaders and community members want to see by 2050.

Anna 2050 Vision Statement

Based on heritage and built on innovation, by 2050 Anna is a diverse and vibrant community, balancing big-city assets with a hometown character, where neighbors of all ages, races and abilities enjoy a premier community with the homes, jobs and community amenities they need to thrive.

3. GUIDING PRINCIPLES

As noted above, the Guiding Principles in a comprehensive plan should provide overall policy direction that pertains to many or all of the plan's topical areas. They should establish a basis for major decisions shaping the community. Their broad statements of principle and direction are applied and detailed in each of the topical Plan Strategies so that they can be put into practice as a city considers individual decisions on development, capital investments, public programs and other issues.

A set of twelve Guiding Principles is presented below. These principles reflect input from the Comprehensive Plan Advisory Task Force, Planning & Zoning Commission, Parks Board, CDC/EDC Boards and City Council through October 2020. They are not prioritized because they are all important to Anna's future. They will be used to direct the individual Master Plans (Downtown and Parks, Trails and Open Space) and Plan Strategies that will be part of the final **Anna 2050** Plan.

ANNA 2050 GUIDING PRINCIPLES

Today's leaders in Anna want the community to grow. But they want growth that benefits Anna's current and future neighbors. This desirable growth:

- + Occurs where and when it can be supported by the public facilities and services provided by the City of Anna and by other public entities (including Collin County and Anna ISD) that Anna's neighbors need.
- + Maintains a healthy balance between old and new, and between residential and non-residential uses.
- + Builds on Anna's heritage and history as the foundation of a unique 21st century identity.
- + Offers many diverse, vibrant and distinctive destinations for work and play.
- + Attracts and keeps neighbors who are multi-cultural and multi-generational and provides housing choices for people from a variety of backgrounds, income levels and stages of life.
- + Creates a community with strong communication, shared core values and connection between neighbors, as well as effective communication between neighbors and the City government.
- + Includes businesses that serve and provide high-quality jobs to Anna's residents, that expand the tax base and that establish Anna as an important long-term employment center for the DFW region.
- + Makes Anna an education and training hub for people in Anna and the surrounding region.
- + Promotes the health and vitality of existing Anna neighbors, neighborhoods, businesses and infrastructure.
- + Provides neighbors with a range of flexible, practical and appropriate mobility choices to their destinations using all modes of travel (car, bike, walk, transit, and others).
- + Is resilient and adaptable in response to change and innovation, and responsive in times of emergency or disaster.
- + Is efficient and effective in its use of resources and infrastructure – fiscal, energy, water and natural assets.

4. PREFERRED SCENARIO

The **Anna 2050** process included the consideration of three alternative futures or scenarios for Anna—Baseline, Centers and Compact. These scenarios were developed based on input at the Joint Workshop held on August 11, 2020. The Kimley-Horn team developed geographic diagrams that reflect each of the alternatives, then analyzed their implications. The set of indicators for this analysis was developed through discussion with Anna City Staff. The three scenarios were analyzed by the Kimley-Horn team, and the results were presented to the CPATF on October 13, 2020. The Task Force members worked in teams to review this analysis, and their input and recommendations led to the creation of a single Preferred Scenario. This scenario is intended to achieve the Vision and follow the Guiding Principles presented above.

Based on this direction, the Kimley-Horn team has developed this Preferred Scenario, which depicts the desired pattern of growth, development and reinvestment through 2050 and beyond. The scenario uses a set of PlaceTypes to describe the character of places that exist or will be created in the **Anna 2050** Study Area (the existing incorporated City and the current ETJ). The PlaceTypes are described generally below; the detailed descriptions of all **Anna 2050** PlaceType are found in the Future Land Use Strategy (Chapter 3).

PLACETYPE DESCRIPTIONS

PlaceTypes are the “color palette” used to represent the different sorts of places that could exist in the Anna community of the future. They communicate what's important. Instead of referencing a single land use, they describe the character of the place and the quality of the place to be created—the mix of land uses, scale, how a pedestrian would experience the area and other aspects. This approach also gives the community more flexibility in addressing development proposals for specific properties and in responding to changing market conditions.

The fifteen PlaceTypes below were used in the Alternatives Analysis phase of this process. They are used here to depict the general Preferred Scenario for future growth. In addition, they will be used at a smaller scale in the Future Land Use element and other Anna 2050 Plan components to show a more specific level of detail about appropriate future development. Each of these potential PlaceTypes is summarized in the chart below. The details of each PlaceType are provided in the Future Land Use Strategy, found in Chapter 3. Each PlaceType is represented by a set of characteristics, including the name, tile color and abbreviation, a brief description, a discussion of primary and secondary land uses and development densities and supporting images.

RANCHING & AGRICULTURE (RA)

Character & Intent

Agricultural areas are characterized by very large tracts of undeveloped land utilized for agricultural production, wildlife management, or ranching, including the raising of livestock. There are opportunities for additional uses that support the character and economic viability of agriculture.

RURAL LIVING (RL)

Character & Intent

Rural Living areas are characterized by very large lots, abundant open space, pastoral views, and a high degree of separation between buildings. Lots are typically larger than 5 acres in size and residential home sites are located randomly throughout the countryside and the surrounding area. These lots typically utilize private well water and septic systems.

ESTATE RESIDENTIAL (ER)

Character & Intent

Estate Residential areas are dominated by single-family housing on the urban fringe in large lot development. Unlike rural living, home sites may be in platted subdivisions that have water service, though they may have septic wastewater treatment. Residential uses are oriented interior to the site. Lots may or may not have farm and livestock restrictions. Lot sizes in the Estate Residential Place Type range from ½ acre to 2 acre lots.

SUBURBAN LIVING (SL)

Character & Intent

Predominantly single-family housing on detached lots. Home sites are located in platted subdivisions with all utilities, residential streets, and sidewalks.

CLUSTER RESIDENTIAL (CR)

Character & Intent

Cluster residential neighborhoods are intended to provide smaller single family detached and attached residential lots. Home sites are located in platted subdivisions with all utilities, residential streets and sidewalks.

URBAN LIVING (UL)

Character & Intent

Urban Living areas support a variety of different housing types in a compact network of complete, walkable streets that are easy to navigate by car, bike, or on foot. Housing types can include small lot, single family detached, townhomes, duplexes, condominiums, or apartments, with a small amount of local retail and neighborhood services to serve the neighborhood.

COMMUNITY COMMERCIAL (CC)

Character & Intent

Community Commercial development is typically characterized by small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional customers, Community Commercial developments primarily provide services for residents of surrounding neighborhoods. Business types may include restaurants, local retail, medical offices, banks, and other retail and services.

REGIONAL ACTIVITY CENTER (RAC)

Character & Intent

A Regional Activity Center is characterized by big box stores or multitenant commercial uses. They are typically located at high volume intersections and sometimes along both sides of a highway or arterial. Regional Activity Centers are accessible primarily by one mode of travel – the automobile. Buildings are typically set back from the road behind large surface parking lots, with little or no connectivity between adjacent businesses. A small amount of multi-family residential development may occur in these areas.

DOWNTOWN (D)

Character & Intent

Downtown is the traditional core of economic, entertainment, and community activity for Anna. Downtown would also be an employment center and shopping destination for residents of surrounding neighborhoods. Buildings typically stand two or more stories with condominiums, apartments or offices over storefronts. The design and scale of the development encourages active living, with a comprehensive and interconnected network of walkable streets. The historic character of Downtown is preserved.

ENTERTAINMENT CENTER (EC)

Character & Intent

Entertainment centers are emerging commercial centers planned or developed on large sites, including movie theaters or event venues, and based on an overall master plan. These centers include a horizontal mix of uses including destination retail, restaurants, employment opportunities, entertainment use, and commercial uses that serve a regional market. These centers may include a variety of housing types. The master plan for a regional entertainment center reinforces the interdependence of uses in the development, even though the uses are typically designed as separate pods or neighborhoods. The regional entertainment center may have a traditional shopping mall, event center or lifestyle area as an anchor of the Place Type.

MIXED USE (MU)

Character & Intent

A Mixed-Use Center offers people the ability to live, shop, work, and play in one community. They include a mixture of housing types and multiple residential housing choices within close proximity to the goods and services residents need on a daily basis. This Place Type typically includes a higher intensity of uses developed in an urbane style that are supported by nodes of activity. The design and scale of development in a mixed-use center encourages active living, with a complete and comprehensive network of walkable streets.

EMPLOYMENT MIX (EM)

Character & Intent

Employment Mix includes professional and service uses typically on smaller sized parcels with lower intensities than business Campuses. This type of development may support a variety of occupations including offices, research and development facilities, medical clinics, and business incubators. These uses are typically located with access to arterial thoroughfares, and street frontage of the businesses are appealing and have an increased level of aesthetics and landscaping.

PROFESSIONAL CAMPUS (PC)

Character & Intent

The Professional Campus Place Type generally provides office jobs and is the location for major employers as well as smaller office or professional service companies. This Place Type features large, master-planned campuses. The sites are typically well landscaped and provide opportunities for many employment uses such a corporate headquarters, institutional facilities, university campuses, and medical campuses. They typically locate near major transportation corridors and may include office parks or technology centers.

MANUFACTURING & WAREHOUSE (MW)

Character & Intent

Manufacturing and Warehouse areas provide basic jobs and keep people in the city during different working hours. The employee per square foot of building space is usually low in these areas due to the large buildings that are needed for storage and logistics. They typically locate near major transportation corridors (e.g., highways and railways) and may include manufacturing centers, warehousing, or logistic hubs.

PREFERRED SCENARIO DIAGRAM

The Preferred Scenario diagram depicts the anticipated geographic pattern of development in the future Anna community if the Vision and Guiding Principles are realized. It is shown on the next page. The Preferred Scenario addresses the entire Anna Study Area (the current incorporated area and the ETJ). It is a high-level, preferred diagram selected by the Comprehensive Plan Advisory Task Force indicating generalized future development patterns that are further refined within the more detailed Future Land Use component of this plan. The Future Land Use Plan provides final direction for future land use decisions.

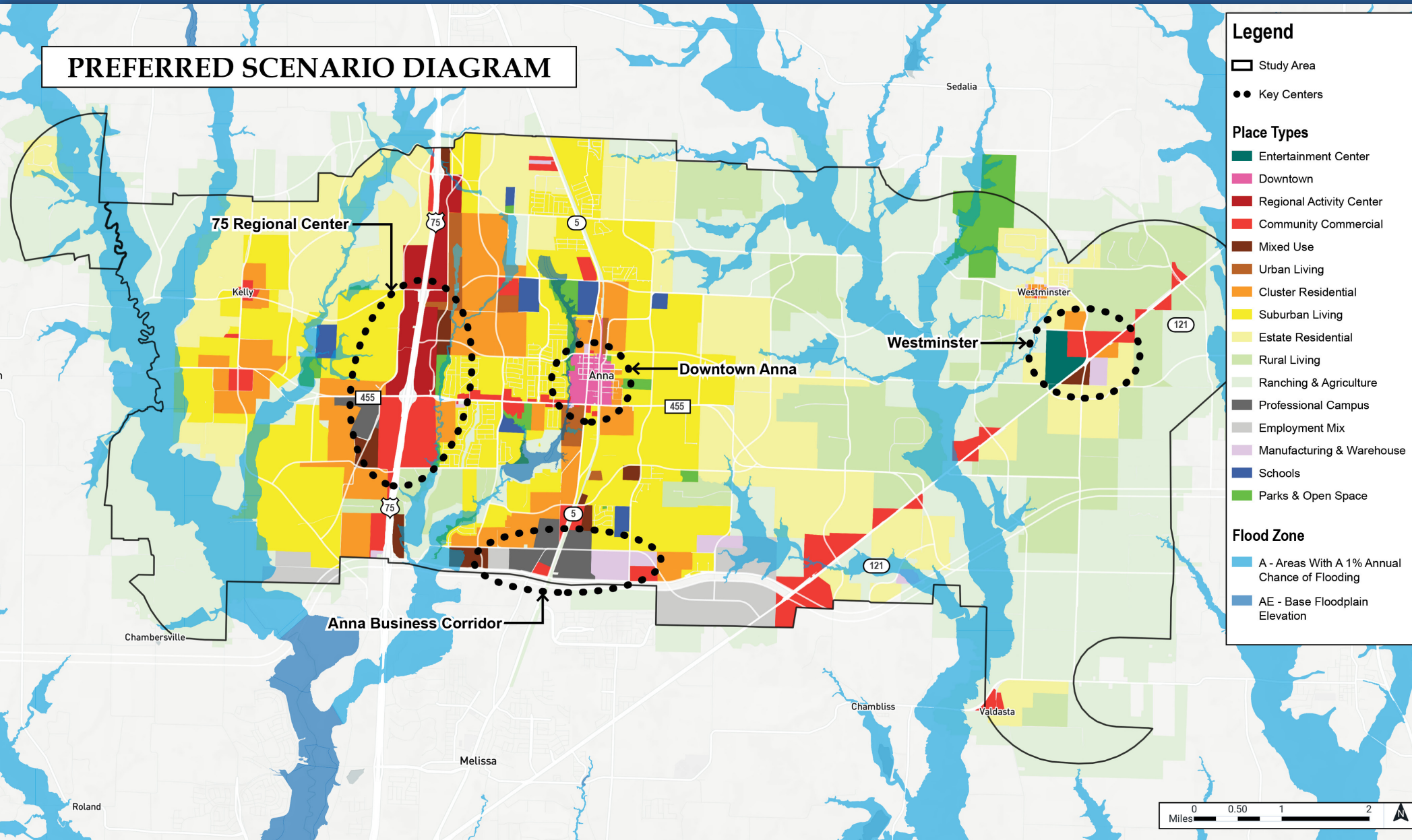
FUTURE DEVELOPMENT TRENDS AND POLICIES

The Preferred Scenario is based on several basic assumptions related to future development trends and policies derived throughout the planning process, including:

- + Existing development patterns in many parts of today's incorporated city will not change. Existing residential, commercial and employment areas of the city are expected (with some targeted investment) to remain desirable and viable in 2050.
- + Major planned developments previously coordinated between the development community and the City of Anna (i.e. Mantua, Anna Town Square, Villages of Hurricane Creek, etc.) are indicated in the Preferred Scenario with their currently planned uses and densities.
- + Higher density residential PlaceTypes (i.e. Suburban Living, Cluster Residential and Urban Living) would generally occur between the East Fork of the Trinity River on the west and at the Future Leonard Avenue on the east, where future expansion of sewer capacities can support that level of density.

- + The corridor along the Collin County Outer Loop from the East Fork of the Trinity River to SH 121 would become a major employment district centered on SH 5, with a variety of areas designated for Professional Campus, Employment Mix and Manufacturing & Warehouse PlaceTypes.
- + Multiple future park investments will be focused on Key Centers (see Key Centers below) and key green corridors along floodplain areas. In these locations, park types and designs will be based on their development context. This approach will provide Anna with more diversity in new park types and an emphasis on access, amenities and walkability (through a connected trail network) for the local community and visitors.

PREFERRED SCENARIO DIAGRAM



KEY CENTERS

The Preferred Scenario also reflects the desired direction for four key Centers in Anna, each with distinct economic development opportunities. This approach to creating unique centers within the community is intended to allow for diverse development types in Anna so that each one has a special market focus. As a result, these centers should not compete with each other as individual developments. When considered as a whole, they create a strong portfolio of assets for Anna.

75 Center

The US 75 corridor is expected to evolve into Anna's primary activity center and will be a regional draw due to its combination of PlaceTypes—Regional Activity Center, Community Commercial, Mixed Use and a range of residential PlaceTypes. The 75 Center will be a major hub for shopping, entertainment, healthcare, recreation, employment and living.

Downtown Anna

Throughout the visioning process, many stakeholders have expressed a desire to celebrate and revitalize Downtown Anna. Stakeholders would like to see a combination of infill, redevelopment, and reinvestment in a manner that allows Downtown Anna to become not only a location where the community comes together for events and activities, but also a place where people live and work. The City is already catalyzing the Downtown area by investing in the new Municipal Complex Campus, and small shops and restaurants are beginning to be attracted to the older structures in the area. The primary PlaceType within this Center is the Downtown PlaceType. It includes a range of housing types and densities, as well as civic/governmental elements. It also includes office and commercial uses that will lead to the development of a unique, vibrant downtown. Walkability will be key so that people can move freely within Downtown and connect to the area from the surrounding community through a well-planned trail network.

Anna Business Center

The Anna Business Center establishes a significant employment hub along the future Collin County Outer Loop from SH 5 to US 121. This employment hub would be catalyzed by the existing Anna Business Park and would expand employment-oriented PlaceTypes to include Professional Campus, Employment Mix and Manufacturing & Warehouse. It is envisioned that the core of the Center could continue to expand and support additional employment-oriented development along the Collin County Outer Loop.

Westminster – Future Key Center

During the Anna 2050 development process, residents and other stakeholders identified a longer-term opportunity to build upon the Westminster community as a key Center, but market projections suggest this will be some time beyond 2050. Future development in the area should attract visitors who want to experience the quaint agricultural community center as a part of the overall experience in Westminster. Additional destinations in this area could be focused on the outdoors, sports and other sorts of entertainment. These options could benefit from trails and other recreational activities along the floodplain and could build on the existing assets of the Adventure Camp. Entertainment Center, Community Commercial and Cluster Residential are among the PlaceTypes that are envisioned to contribute to an entertainment node along the SH 121 Corridor. Opportunities for a sports complex with supporting restaurants and other commercial uses will be evaluated over time, with the goal of drawing families to Anna for sports-related activities.

5. DEVELOPMENT POTENTIAL

PREFERRED SCENARIO DIAGRAM CAPACITY

If all the properties in the **Anna 2050** study area were developed according to this Preferred Scenario Diagram, just over 200,500 residents, 77,100 housing units, and 72,500 jobs could be accommodated. The retail space per capita would be 41.5 square feet, slightly below the national and North Texas benchmarks of 46 and 52 square feet per capita, respectively. With a ratio of jobs to population of 0.33, this ultimate development pattern would need to include additional non-residential development areas to provide an equal balance between employment and residential uses (using a benchmark target of 0.48).

DEVELOPMENT BY 2050

The capacity of this Preferred Scenario will not be fully utilized within the time horizon of the **Anna 2050** plans. The population projections developed for this project anticipate a population range of 42,000 to 84,000 in the planning horizon year of 2050. To accommodate this anticipated population, only 21% (for the low end of the range) to 42% (for the high end) of the Preferred Scenario's development capacity would be needed by 2050. This means that much of the land in ranching, agricultural or rural use today will still be in similar uses in 2050.

The Future Land Use Strategy detailed in Chapter 3 identifies the areas for

development expected to occur by 2050. The strategy considers where infrastructure is or will be available, and which parts of the Study Area have projects already in the planning or design stages. Based on this analysis, the Future Land Use Plan found in Chapter 3 identifies the PlaceTypes anticipated throughout the Study Area by 2050. This plan anticipates development that will accommodate almost 40,000 jobs by 2050.

The 2050 Future Land Use Plan reflects a desirable balance between residential and non-residential development. The retail space per capita is estimated at 54.3 square feet, very slightly higher than the national and North Texas benchmarks of 46 and 52 square feet per capita, respectively. With a ratio of jobs to population of 0.478, the development shown in the 2050 Future Land Use Plan provides a balance of jobs and residents that almost exactly matches the benchmark target of 0.48.

These estimates of population, employment and housing are based on the general assumptions depicted in the Preferred Scenario Diagram. They do not represent caps or maximum levels of development far into the future. As development continues, the specific uses, timing and density or intensity of growth will affect the location and amount of population and employment in Anna. These estimates will be refined in future updates to this plan, ensuring that the development pattern continues to reflect the vision of Anna neighbors for their community.





JOE K. BRYANT ELEMENTARY



03

FUTURE
LAND USE

FUTURE LAND USE

1. INTRODUCTION

The Future Land Use Strategy is a critical tool that will help guide the City along a path that ensures a predictable development pattern, fiscal stability, and a high quality of life for residents. It provides parcel-level detail of the physical development pattern that will be a key factor in achieving the Strategic Direction established in Chapter 2. It is intended to inform and assist City leaders in making important decisions regarding future land use, zoning, capital improvements and other significant investments that will contribute to Anna's long-term success.

It is important to note that Chapter 212 of the Texas Local Government Code states that "A Comprehensive Plan shall not constitute zoning regulations or establish zoning boundaries." The Future Land Use Map, therefore, should not be regarded as a zoning map, which provides specific development requirements on individual parcels. Instead, it is intended to guide City Staff in assessing development proposals related to the appropriateness of land uses at specific locations within the community, and the Planning and Zoning Commission and City Council in decision-making related to specific zoning proposals. While a property owner may choose to develop under existing zoning regulations regardless of the recommendations of the chapter, if that owner makes an application for rezoning, this chapter should provide important guidance related to the City's approval or disapproval of the zoning proposal. Observance of the recommendations in this Future Land Use strategy will be important to achieving the desired future development pattern the community's stakeholders desire in Anna. Significant deviation from this strategy could negatively impact the City's infrastructure investments, municipal services, and economic resiliency.

This chapter lays out the land use and development policies that should be considered as decisions are made related to zoning applications.

2. LAND USE AND DEVELOPMENT POLICIES

The following Land Use and Development Policies are intended to work in conjunction with the Future Land Use Plan to establish the community Anna neighbors hope to see in 2050. These policies were used to help guide the development of the PlaceTypes and determine the appropriate locations for each within the Future Land Use Plan. They are intended to inform decisions related to new development, redevelopment, adaptive reuse of existing buildings, design of the public realm, and the public investments that support the desired character of each part of Anna.

- LU 1.** The City of Anna will use this Future Land Use Plan as its primary policy document for decisions related to the physical development and the desired future community character of Anna.
- LU 2.** Decisions on rezoning, the subdivision of land, project design, the provision of incentives and other aspects of development should be made consistent with the Future Land Use Plan.
- LU 3.** Public sector infrastructure investments will be made in accordance with this plan to facilitate the desired supporting private sector investment.
- LU 4.** Investments by the private sector should be consistent with the Future Land Use Plan's direction in terms of the scale, mix of land uses and development character.
- LU 5.** New development and redevelopment in Anna will create a diverse mix of housing opportunities for people so that they can reside in Anna at all stages of their lives.
- LU 6.** New development and redevelopment in Anna should create a range of locations for businesses that provide jobs for Anna residents, opportunities for business growth and success, long-term economic viability and the goods and services desired by Anna's neighbors and residents of surrounding communities that choose to shop in Anna.
- LU 7.** Reinvestment by the City, Anna property owners and developers will be encouraged to support the continued vitality of existing Anna neighborhoods so that they continue to appeal to new generations of residents.
- LU 8.** Anna property owners and developers will be encouraged to retain, protect, and enhance existing cultural and historic assets to maintain Anna's unique sense of place as the community continues to grow.
- LU 9.** The City will discourage development in areas where steep slopes, flooding, exposure to toxins or pollutants or other hazards pose a threat to the people who will live or work in the area and to the investment they have made in their properties.
- LU 10.** The City, Anna Independent School District and Collin College will coordinate planning for new residential development and new educational facilities so that future facilities and developments are well connected, mutually supportive and available at the appropriate time.
- LU 11.** The City will participate in regional programs and initiatives that result in a more successful future development pattern for North Texas and will use its Future Land Use Plan to position Anna to contribute, thrive, and succeed within the region.

LU 12. If zoning decisions by City Council show a consistent pattern of not being in alignment with this Future Land Use Plan, the City should conduct a review of the plan to determine if community values, market conditions or other factors warrant a change to the plan's Vision, Guiding Principles and Policies.

3. PLACETYPES

As stated in Chapter 2, PlaceTypes represent the different sorts of places that Anna stakeholders hope to see in their community in the future. The PlaceType descriptions below speak not only to a single land use in their descriptions, but to many features of the place, including the uses, scale, pedestrian experience and other factors. The following characteristics are included in the description of each PlaceType:

- + PlaceType name and abbreviation
- + A color tile to show the color for the PlaceType on the Future Land Use Map
- + A description of the character and intent associated with the PlaceType
- + Discussion of the land uses that are expected to be primary or secondary components of the place that is created
- + Information on the range of development density or intensity expected
- + Supporting images that illustrate the character represented by the PlaceType



RANCHING & AGRICULTURE (RA)

Character & Intent

Agricultural areas are characterized by very large tracts of undeveloped land utilized for agricultural production, wildlife management or ranching, including the raising of livestock. There are opportunities for additional uses that support the character and economic viability of agriculture.

Land Use Considerations

Primary Land Use

Farming, ranching and wildlife management

Secondary Land Use

Single-family detached homes and supporting structures, agriculture related tourism, local food production and distributed energy generation. Cluster Residential may be permitted within a larger Ranching and Agriculture property if an amount of open space equal to the platted lots is preserved and water and wastewater requirements can be met.

Indicators & Assumptions

- + Lot size (range) typically greater than 10 acres
- + Platting and Utility Exceptions probable



RURAL LIVING (RL)

Character & Intent

Rural Living areas are characterized by very large lots, abundant open space, pastoral views, and a high degree of separation between buildings. Lots are typically larger than 5 acres in size and residential home sites are located randomly throughout the countryside and the surrounding area. These lots typically utilize private well water and septic systems.

Land Use Considerations

Primary Land Use

Single-family detached homes

Secondary Land Use

Agricultural land, civic and institutional uses, parks, open space and local food production

Indicators & Assumptions

- + Lot size (range) 5-10 acres
- + Platting and utility exceptions possible
- + In areas immediately adjacent to parcels developed with higher density residential products, similar product types may be considered for these areas if water and wastewater requirements can be met by the developer.



ESTATE RESIDENTIAL (ER)

Character & Intent

Estate Residential areas are dominated by single-family housing on the urban fringe in large lot development. Unlike rural living, home sites may be in platted subdivisions that have water service, though they may have septic wastewater treatment. Residential uses are oriented interior to the site. Lots may or may not have farm and livestock restrictions. Lot sizes in the Estate Residential Place Type range from ½ acre to 2 acre lots.

Land Use Considerations

Primary Land Use

Single-family detached homes

Secondary Land Use

Agricultural land, civic and institutional uses, parks and open space

Indicators & Assumptions

- + Lot size (range) ½-2 acre lots
- + Platting and utility exceptions unlikely to be granted
- + In areas immediately adjacent to parcels developed with higher density residential products, similar product types may be considered for these areas if water and wastewater requirements can be met by the developer.



SUBURBAN LIVING (SL)

Character & Intent

Suburban Living neighborhoods consist predominantly of single-family housing on detached lots. Home sites are located in platted subdivisions with all utilities, residential streets and sidewalks.

Land Use Considerations

Primary Land Use

Single-family detached homes

Secondary Land Use

Civic and institutional uses, parks and open space, neighborhood-serving retail and office

Indicators & Assumptions

- + Lot size (range) 7,500 SF - ½ acre lots
- + Platting and utilities required



CLUSTER RESIDENTIAL (CR)

Character & Intent

Cluster residential neighborhoods are intended to provide smaller single family detached and attached residential lots. Home sites are located in platted subdivisions with all utilities, residential streets and sidewalks.

Land Use Considerations

Primary Land Use

Single-family detached homes, townhomes and other single-family attached homes

Secondary Land Use

Civic and institutional uses, parks and open space

Indicators & Assumptions

- + Lot size (range) 5,000 – 7,500 SF



URBAN LIVING (UL)

Character & Intent

Urban Living areas support a variety of different housing types in a compact network of complete, walkable streets that are easy to navigate by car, bike or on foot. Housing types can include single-family detached homes on small lots, townhomes, duplexes, condominiums or apartments, with a small amount of local retail and neighborhood services to serve the neighborhood.

Land Use Considerations

Primary Land Use

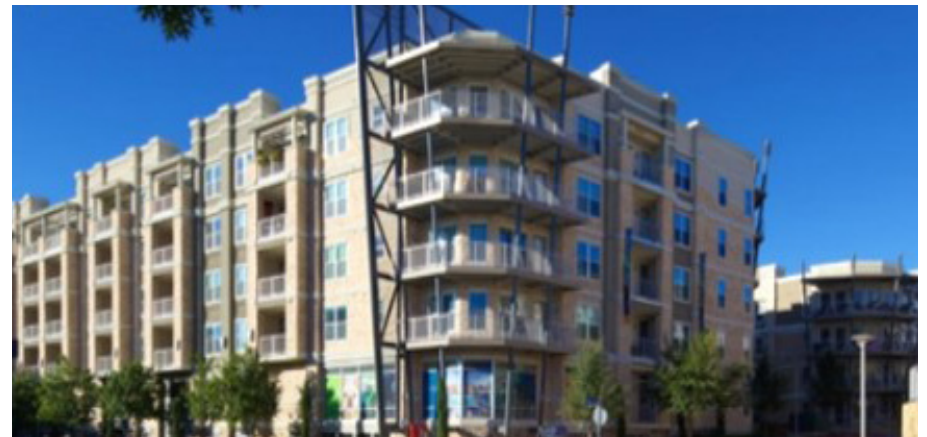
Small Lot, single-family detached homes, townhomes, duplexes, condominiums and apartments

Secondary Land Use

Civic and institutional uses, parks and open space, retail and commercial

Indicators & Assumptions

Densities of 6-40 units per acre



COMMUNITY COMMERCIAL (CC)

Character & Intent

Community Commercial development is typically characterized by small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional customers, Community Commercial developments primarily provide services for residents of surrounding neighborhoods. Business types may include restaurants, local retail, medical offices, banks and other retail and services.

Land Use Considerations

Primary Land Use

Retail and Commercial

Secondary Land Use

- + Civic and institutional uses
- + Indicators & Assumptions
- + Lot Size (Range) N/A
- + Typically 5 acres or less; 1 or 2 stories



REGIONAL ACTIVITY CENTER (RAC)

Character & Intent

A Regional Activity Center is characterized by big box stores or multitenant commercial uses. They are typically located at high-volume intersections and sometimes along both sides of a highway or arterial. Regional Activity Centers are accessible primarily by one mode of travel – the automobile. Buildings are typically set back from the road behind large surface parking lots, with little or no connectivity between adjacent businesses. A small amount of multi-family residential development may occur in these areas.

Land Use Considerations

Primary Land Use

Retail, commercial, apartments and condominiums, offices, business park, hotels, entertainment centers, retail, service and office uses

Secondary Land Use

Civic and institutional uses, parks and open space

Indicators & Assumptions

- + Lot Size (range) N/A
- + Typically 5 - 10 acres; 1 or 2 stories



DOWNTOWN (D)

Character & Intent

Downtown is the traditional core of economic, entertainment and community activity for Anna. Downtown would also be an employment center and shopping destination for residents of surrounding neighborhoods. Buildings typically stand two or more stories with condominiums, apartments or offices over storefronts. The design and scale of the development encourages active living, with a comprehensive and interconnected network of walkable streets. The historic character of Downtown is preserved.

Land Use Considerations

Primary Land Use

Retail, commercial, offices, hotels, entertainment centers, service and office uses, small lot, single-family detached homes, townhomes, duplexes, condominiums and apartments

Secondary Land Use

Civic and institutional uses, parks and open space

Indicators & Assumptions

Lot Size (range) varies from very small lots in historic area to larger lots where properties have been assembled



ENTERTAINMENT CENTER (EC)

Character & Intent

Entertainment Centers are emerging commercial centers planned or developed on large sites, including movie theaters or event venues, and based on an overall master plan. These centers include a horizontal mix of uses including destination retail restaurants, employment opportunities, entertainment use and commercial uses that serve a regional market. These centers may include a variety of housing types. The master plan for a Regional Entertainment Center reinforces the interdependence of uses in the development, even though the uses are typically designed as separate pods or neighborhoods. The Regional Entertainment Center may have a traditional shopping mall, event center or lifestyle area as an anchor of the PlaceType.

Land Use Considerations

Primary Land Use

Retail, commercial, offices, hotels, entertainment centers, services and office uses

Secondary Land Use

Condominiums, apartments, and work-force housing, civic and institutional uses

Indicators & Assumptions

Lot Size (range) N/A



MIXED USE (MU)

Character & Intent

A Mixed Use center offers people the ability to live, shop, work and play in one community. They include a mixture of housing types and multiple residential housing choices within close proximity to the goods and services residents need on a daily basis. This PlaceType typically includes a higher intensity of uses developed in an urbane style that are supported by nodes of activity. The design and scale of development in a Mixed Use center encourages active living, with a complete and comprehensive network of walkable streets.

Land Use Considerations

Primary Land Use

Retail, commercial, townhomes, apartments, offices, hotels and personal service uses

Secondary Land Use

Civic and institutional uses, parks and open space

Indicators & Assumptions

Lot Size (range) N/A



EMPLOYMENT MIX (EM)

Character & Intent

Employment Mix includes professional and service uses typically on smaller sized parcels with lower intensities than business campuses. This type of development may support a variety of occupations, including offices, research and development facilities, medical clinics and business incubators. These uses are typically located with access to arterial thoroughfares, and street frontage of the businesses are appealing and have an increased level of aesthetics and landscaping.

Land Use Considerations

Primary Land Use

Offices, professional service uses, office, parks and flex office

Secondary Land Use

- + Civic and institutional uses, parks and open space
- + Indicators & Assumptions
- + Lot Size (range) N/A



PROFESSIONAL CAMPUS (PC)

Character & Intent

The Professional Campus PlaceType generally provides office jobs and is the location for major employers as well as smaller office or professional service companies. This PlaceType features large, master-planned campuses. The sites are typically well landscaped and provide opportunities for many employment uses such as corporate headquarters, institutional facilities, university campuses and medical campuses. They typically locate near major transportation corridors and may include office parks or technology centers.

Land Use Considerations

Primary Land Use

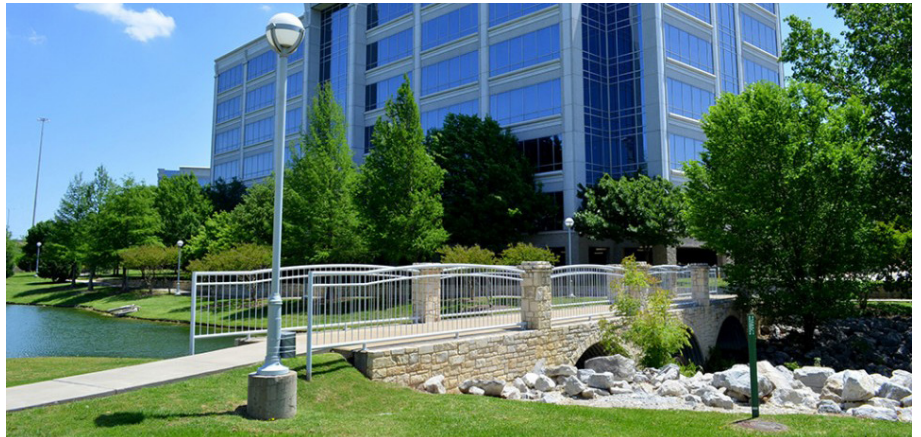
Higher education, research and technology, professional offices, medical, restaurant and retail

Secondary Land Use

Civic and institutional uses, parks and open space

Indicators & Assumptions

Lot Size (range) N/A



MANUFACTURING & WAREHOUSE (MW)

Character & Intent

Manufacturing and Warehouse areas provide basic jobs and keep people in the city during different working hours. The number of employees per square foot of building space is usually low in these areas due to the percentage of each building that is needed for storage and logistics. They typically locate near major transportation corridors (e.g., highways and railways) and may include manufacturing centers, warehousing or logistic hubs.

Land Use Considerations

Primary Land Use

Manufacturing, distribution centers, technology/data centers and flex office

Secondary Land Use

Logistics, retail and office uses, training facilities, civic and institutional uses and parks and open space

Indicators & Assumptions

Lot Size (range) N/A



4. FUTURE LAND USE PLAN

The Future Land Use Plan has been developed in alignment with the Preferred Scenario Diagram (described in Chapter 2) based on detailed discussions in multiple meetings with the Comprehensive Plan Advisory Task Force and joint workshops with the Anna EDC and CDC, Parks Board, Planning and Zoning Commission and City Council, as well as online input from Anna neighbors. It is a graphic depiction of Anna's ideal land use pattern for the year 2050. It should be used by the City, in conjunction with the Land Use and Development Policies listed earlier in this chapter, to guide future decisions on proposed zoning and development applications and development standards.

DEVELOPMENT IMPLICATIONS

The Future Land Use Plan provides ample opportunity for Anna to accommodate the growth demands expected in the community through the year 2050. The specific growth implications related to the Future Land Use Plan are detailed below.

PROJECTED GROWTH

As indicated in Chapter 2, the population projections developed for this project anticipate a population range of 42,000 – 84,000 in the planning horizon year of 2050. To accommodate this anticipated population, only 21% (for the low end of the range) to 42% (for the high end) of the Preferred Scenario's development capacity would be needed by 2050. This means that much of the land in ranching, agricultural or rural use today will still be in similar uses in 2050.

The areas that do experience new development and redevelopment, however, will look much different than they do today. Consistent with the Plan's Land Use and Development Policies and community feedback, the 2050 development pattern will offer a wider variety of choices in terms of housing and business development. Exhibit 3.2 compares the mix of PlaceTypes in Anna today with the mix of PlaceTypes expected by 2050 as illustrated in the Future Land Use Plan. The biggest change is in the Ranching & Agriculture PlaceType. Since much of the future development in the Future Land Use Plan occurs on land that is in agricultural use today, the share of the Ranching & Agricultural PlaceType declines from 91% in 2020 to approximately 76% in 2050, but even with this reduction, Ranching & Agriculture is still the most dominant PlaceType in 2050.

PlaceType	2020 PlaceType Mix		2050 PlaceType Mix	
	Acres	% of Study Area	Acres	% of Study Area
Ranching and Agriculture	39,119.13	91%	32,667.15	76%
Rural Living	1,213.80	3%	1,320.09	3%
Estate Residential	215.84	1%	1,411.10	3%
Suburban Living	467.13	1%	2,466.54	6%
Cluster Residential	631.10	1%	1,791.23	4%
Urban Living	10.33	0%	77.41	0%
Community Commercial	63.15	0%	515.68	1%
Regional Activity Center	51.82	0%	212.49	0%
Downtown	144.37	0%	144.37	0%
Entertainment Center	-	0%	95.87	0%
Mixed Use	-	0%	182.49	0%
Employment Mix	-	0%	411.15	1%
Professional Campus	-	0%	337.55	1%
Manufacturing and Warehouse	163.32	0%	305.77	1%
Schools	176.69	0%	252.71	1%
Parks	647.00	2%	712.08	2%
Total	42,903.68	100%	42,903.68	100%

Exhibit 3.2: PlaceType Mix

RESIDENTIAL MIX

Anna's neighbors have indicated a desire for an increased range in future housing choices in Anna that would allow residents to age in place. The mix of housing units anticipated in the Future Land Use Plan places Anna on a path to achieving this objective. Exhibit 3.3 compares Anna's current housing mix with the housing mix anticipated in the year 2050. Single-family detached homes are the most common housing type in Anna today with a 94% share of the total housing supply, and they will continue to be the most common in the future with an 79% share of the total housing supply

To support the community's desire for a range of housing options to support Anna neighbors at all phases of their lives, a wider range in single family lot sizes, townhomes, row houses, apartments and condominiums will provide a larger share of the housing supply under the Future Land Use Plan than they do today. These housing types are all important to meet the market demand of young people beginning their adult lives, Millennials who want to walk to restaurants, shops and entertainment, empty-nesters who no longer want the demands of a house and yard and people whose age or abilities make it difficult for them to drive. To achieve this range in housing, outreach to the development community will be needed to inform a broader spectrum of residential developers of the pent-up demand for more diverse residential products in the community. Additionally, rezoning of existing parcels should be considered to allow more diversity in housing as described in the Comprehensive Plan PlaceTypes. In 2050, townhomes and row houses will comprise approximately 10% of the housing units, and apartments and condos will account for 11%.

Housing Type	Existing		2050	
	# of Units	% of Total	# of Units	% of Total
Single Family Detached	6454	94%	22,171	79%
Townhomes	65	1%	2,866	10%
Multi-Family	321	5%	3,176	11%
Total	6,840	100%	28,213	100%

Exhibit 3.3: Residential Mix

NON-RESIDENTIAL MIX

The Future Land Use Plan also encourages a development pattern that establishes a range of locations for businesses that will provide jobs for Anna residents, opportunities for business growth and success, long-term economic viability and the goods and services desired by Anna's neighbors and residents. By 2050, the Future Land Use Plan could accommodate almost 39,000 jobs. Exhibit 3.4 compares the mix of jobs represented by the Future Land Use Plan with the current mix of jobs in Anna. Currently, almost 33% of jobs in Anna are in the service sector. By 2050, the Future Land Use Plan indicates more than a tenfold increase in jobs, with a greater focus on non-service-related jobs. This change in employment mix offers Anna's future residents a wider range of job possibilities, including better opportunities for jobs with higher pay and career potential.

Job Type	Existing		2050	
	# of Jobs	% of Total	# of Jobs	% of Total
Retail	973.0	33%	7,362.0	19%
Office	759.0	26%	11,525.0	42%
Public	761.0	26%	16,069.0	8%
Industrial	446.0	15%	3,695.0	11%
Agricultural	16.0	1%	0.0	0%
Total	2955.0	100%	38,651.00	100%

Exhibit 3.4: Employment Mix

KEY CENTERS

The Future Land Use Plan identifies three Key Centers in Anna, each with distinct economic development attributes and opportunities. The goal is to create centers that don't struggle to attract the attention of the same consumer, the same tenant or the same dollars; each is meant to succeed because of its unique character. These diverse centers will satisfy a broader range of consumer needs and have the potential to draw from a larger geographic area because of the mix of uses, activities and environments they offer. Details related to the three Key Centers are included in the following pages. Additional aspects of these centers related to Placemaking and Parks, Trails and Open Space are detailed in Chapters 7 and 8.

75 Center

75 Center is located on the east and west sides of US75 from the Collin County Outer Loop on the south to County Road 368 on the north. The most intense development within this center will be concentrated between White Street and County Road 370, with development to the north and south of this location transitioning into the surrounding residential PlaceTypes. This center will become a major regional draw and the most important center of activity in Anna. Destinations for shopping, entertainment, healthcare, recreation, employment and living in both vertical and horizontal mixed-use environments would be envisioned in this center.

Defining Characteristics:

The PlaceTypes within the 75 Center will include a mix of commercial uses that will support regional needs and offer a variety of jobs related to retail, personal and professional services and healthcare. The center is envisioned to be the preferred location for nationally- and regionally-focused businesses that the community desires, such as national restaurant chains, retail establishments and healthcare providers. Supporting these businesses will be higher density residential uses to enable the employees of the businesses in the center to live within walking or biking distance to their jobs if they choose. Locations within the center would be connected through a comprehensive network of walkable streets with amenities for walkers and cyclists and would provide pedestrian connectivity to surrounding single-family residential neighborhoods.

Allowable PlaceTypes:

Regional Activity Center, Community Commercial, Mixed Use and Professional Campus and Urban Living PlaceTypes:



Downtown Anna*

Downtown Anna is located near the intersection of SH 5/Powell Parkway and FM 455/White Street. The Study Area is generally bounded by Slayter Creek on the west and Rosamond Parkway on the north, and follows Smith Street on the east and Cunningham Boulevard on the south. The Future Land Use Plan recommends the revitalization of Downtown Anna with a combination of infill and redevelopment to transform Downtown into a place where the community can come together for events and activities, as well as a place where people can live and work.

Defining Characteristics:

The Downtown PlaceTypes will allow this center to transform into a unique mixed-use center that will become the “heart” of Anna with new businesses and residential neighborhoods built in a manner that accentuates Anna's unique history, culture and spirit of place. Downtown is envisioned to be the preferred location for unique, local businesses that align with the community's desires for business establishments and experiences that are unique to Anna. Downtown will be connected through a comprehensive network of walkable, streets, with amenities and accommodations for walkers and cyclists, and would have pedestrian connectivity to surrounding single-family residential neighborhoods.

Allowable PlaceTypes:

Downtown PlaceType:



***Chapter 9 of this report is dedicated to the future vision for Downtown Anna.**

Anna Business Center

The Anna Business Center is located along the Collin County Outer Loop from Slayter Creek on the west to County Road 418 on the east. Depending on the future success of the center, it could be expanded to SH 121. This center will build upon the success of the existing Anna Business Park.

Defining Characteristics:

This center is expected to be one of the primary employment centers in

Anna, providing a range of jobs including logistics, light manufacturing, warehouse, office and supporting retail for the employees working in the area. A range of PlaceTypes is envisioned to allow synergies between businesses that often collaborate but have distinct facility needs. This center has the potential to be branded as a distinct area utilizing proven placemaking techniques. Connectivity within this center will likely be achieved through the development of a range of street types that are designed to support PlaceType-dependent mobility needs that will range from pedestrian- to semi-truck-oriented environments.

Allowable PlaceTypes:



Professional Campus, Employment Mix, Manufacturing & Warehouse, Community Commercial, Mixed-Use PlaceTypes:

5. ACTION ITEMS

The following action items are recommended steps to achieving the land use vision desired by Anna neighbors:

Action 3.1 Comprehensive Plan Checklist. Develop a Comprehensive Plan checklist to be used as a tool for determining the consistency of development proposals and zoning applications with the Anna 2050 principles and policies and to assist City Staff in making recommendations to P&Z and Council.

Action 3.2 Mixed-Use Guidance. Establish policies to guide the appropriate mix, intensity and design of mixed-use projects to help City Staff evaluate the implication of these types of development proposals

Action 3.3 Fiscal Impact Analysis. Establish and utilize a fiscal impact analysis process for major new development and redevelopment so decision-makers can consider the costs and benefits to the City and the community when they make determinations on proposed projects.

Action 3.4 Communication with Developers. Continue to work with the North Texas development community, property owners, realtors and brokers to inform these stakeholders about the new opportunities resulting from Anna 2050 vision and development policies.

Action 3.5. Code Overhaul. Rewrite the City's development-related ordinances to align them with the vision expressed in this comprehensive plan and to accommodate the Future Land Use Plan.

Action 3.6. Proactive Rezoning. Conduct City-initiated rezoning of areas where such rezoning will remove an important barrier to development or revitalization.

Action 3.7. Database Updates. Update the City's GIS platform and database to incorporate the future land use pattern reflected in this plan and develop supporting themes to assist in the day-to-day implementation of the plan.





04

ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPEMENT

1. INTRODUCTION

Economic development is characterized by the sustained, unified actions of policy makers and communities aimed at promoting and upholding the standard of living and economic health of a community. It is a collaborative effort between local governments and the private sector; therefore, it is critical that the public and private sectors coordinate economic development strategies in order to optimize outcomes.

Economic development includes improving the quality of life, creating jobs, increasing wealth and maintaining and expanding infrastructure. The results of economic development efforts create a strong economy and opportunities for all residents by creating a cycle of events that promotes a sustainable tax base which, in turn, provides revenue to support additional services, amenities and capital for reinvestment.

2. POLICIES

Anna's Economic Development Policies are presented below. They are derived from the Anna Economic Development Type A and Type B Strategic Plan, adopted by the economic development boards and the City Council. These Policies will guide the development and implementation of Anna's economic development strategies in the future.

- ED 1.** The City should maintain a successful economic development program in order to achieve local, state and national recognition.
- ED 2.** The City should continue to strengthen its commercial and employment base.
- ED 3.** The City should continue to foster and develop relationships with businesses, partners and allies in order to retain and grow Anna's tax base.
- ED 4.** Anna will create and nurture a positive identity that differentiates the city from surrounding communities, promoting its unique characteristics through branding elements, unified marketing materials and first-class development.
- ED 5.** Anna should work to transform Downtown into a vibrant district for living, shopping and working.

- ED 6.** Anna should maintain policies, regulations and resources to improve the quality of life in the city.
- ED 7.** The City should focus on efforts to improve the aesthetics and appearance of the community through public and private investment.
- ED 8.** The City will partner with the CDC and EDC to develop first-class infrastructure in Anna to support private development.
- ED 9.** The City will support efforts to increase a broad range of development types in order to diversify the local tax base.

3. OVERVIEW

Anna's economic development program is currently implemented by two economic development corporations—the Type A Economic Development Corporation (EDC) and the Type B Community Development Corporation (CDC). The Type B Corporation currently receives a $\frac{3}{4}$ cent sales tax to fund its operation while the Type A Corporation does not currently receive any sales tax collections. Type A corporations have a focus on primary employers—those companies whose product or service is sold to statewide, national and/or international markets, bringing new dollars into the economy. Type A corporations spend money on incentives for new jobs and investments, workforce development and infrastructure. Type B corporations have a wider range of options for their expenditures, including quality of life projects, parks, sports venues and retail.

The combination of Type A and Type B corporations gives Anna a strong source of funds to drive economic and community development initiatives. Using these tools will create economic vitality that will result in:

- + Higher quality developments
- + Additional catalyst projects in the Downtown area
- + Mixed-use development along FM 455/US 75
- + Strategic public/private partnerships
- + Increased investment in physical infrastructure
- + Stronger regional partnerships

EXISTING CONDITIONS

In 1995, Anna began experiencing explosive growth in its transition from a small, rural community to a fast-growth suburb in the Dallas-Fort Worth (DFW) Metroplex. Since 2000, Anna's population has increased 1,125%, causing it to be ranked one of the six fastest-growing cities in North Texas since 2010

(Dallas Business Journal, Nov 29, 2018). Strong residential growth, a stellar school district, a diversity of new projects and a prime location on US 75, SH 5, SH 121 and the future Collin County Outer Loop make Anna an excellent choice for corporations and residents alike.

Regional Context

Texas has a rapidly growing population of nearly 30 million residents. Texas' population centers around a triangle from Dallas-Fort Worth to Houston to Austin/San Antonio. Substantial growth is expected to continue in these urban areas for the foreseeable future, with the greatest population increases likely to occur in adjacent outlying suburban cities like Anna. Anna is strategically located at the northern gateway to DFW and perfectly positioned to capture regional growth as it continues along US 75 and SH 121. Anna depends on a healthy DFW region and its major economic drivers as it strives to achieve a sustainable future. Those drivers include:

- + Favorable economic climate
- + Broad talent base
- + Available, quality Infrastructure
- + Affordable real estate opportunities
- + Quality of life

Population

Texas has experienced one of the highest growth rates in the nation. Texas' four largest metro areas—Houston, DFW, Austin and San Antonio—have provided most of this growth. Anna is located in Collin County, and over the past two decades, Collin County, and particularly its northern cities, has undergone one of the highest population growth rates in the U.S. For example, Collin County is currently approaching a population of 1.1 million people and estimates for 2025 are projected at 1.25 million.

According to an industry leading data and demographic provider, ESRI, Anna has a 2020 population of 16,721 residents. A variety of growth scenarios was analyzed to project future population. The results of the analysis reveal a projected 2050 population within the range of 42,000 to 84,000 residents. Full projections are included in Appendix 4.B.

Income

A community's median household income (MHI) is one of the most important indicators of its economic health. Anna's MHI is \$81,734, well above the DFW Metroplex average of \$70,779, but in the lower percentile of Collin County, which has a MHI of \$99,061. Anna has a moderate Per Capita Income of

\$29,798 and an average household income of \$92,641. A comparison of income levels between Anna, Collin County, DFW and Texas is included in Appendix 4.B.

Age

Anna has a relatively young population, with a median age of 32.0, younger than Collin County at 36.2 and Grayson County at 41.2. Anna's median age increased from 2010 to 2020 (from 30.2 to 32.0), while Collin County's increased by only about one year during that same decade. ESRI projects that Anna's median age will be reduced to 30.4 by 2025, suggesting that young families with children are expected to join the population.

Race and Ethnicity

Racial and ethnic composition across the United States is growing increasingly diversified as net migration and higher birth rates continue to drive change. The U.S. Census Bureau projects that the nation will be minority-majority by 2060 and possibly as early as 2042.

Anna has a predominantly White Alone population base of 74.4%. The Black Alone population makes up 9.4% of the total and Hispanic (any race) represents 22.4%. The biggest racial difference between Anna and Collin County is that only 1.6% of the population base in Anna is Asian Alone compared to Collin County's 16.1%. A comparison of current and 5-year projected racial and ethnic composition is included in Appendix 4.B.

Psychographics of the Community

Psychographics is the study of personality, values, opinions, attitudes, interests and lifestyle traits in concert with traditional demographic factors. Psychographics are developed using quantitative and qualitative methodology to understand consumers' psychological attributes. This includes a wide range of characteristics, from health, to politics, to technology adoption. Each consumer's unique attitudes influence his or her lifestyle choices, and these choices impact their purchasing decisions relative to housing, clothing, food, entertainment and more.

The segmentation profile for Anna's Primary Trade Area (PTA)—the geographic area most customers travel from in order to shop in Anna—is based on the ESRI Tapestry lifestyle segmentation. Categorization based on these lifestyle segments provides the type of insight that helps businesses and marketing professionals identify potential customers and underserved markets. The full descriptions of the top segments can be found in Appendix 4.C. The top segments within the Anna PTA are summarized as follows:

- + **Up and Coming Families (36%)** — Up and Coming Families is a market in transition—residents are younger and more mobile and ethnically diverse than the previous generation. They are ambitious, working hard to get ahead and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new and their families are young. This is one of the fastest-growing markets in the country.
- + **Middleburg (24.6%)** — Neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, when the housing boom reached out. Residents are conservative, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the U.S. This market is younger but growing in size and assets.
- + **Green Acres (21.4%)** — The Green Acres lifestyle features country living and self-reliance. They are avid do-it-yourselfers, maintaining and remodeling their homes with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is also a priority, again with the right tools, tillers, tractors and riding mowers. Outdoor living also features a variety of sports: hunting and fishing, motorcycling, hiking and camping and even golf. Self-described conservatives, residents of Green Acres remain pessimistic about the near future, yet are heavily invested in it.

4. MARKET DEMAND

RETAIL

Retail Trends

U.S. consumer spending continued to grow into 2020, but the platforms used to deliver retail are becoming more complex. This change was accelerated in 2020 due to COVID-19. Despite rumors of a pending retail collapse, the sector is instead restructuring to adapt to consumer needs and preferences.

Evolution of Retail in a Post-Pandemic Environment

Traditional retail has changed forever. While historical factors included access to large parking lots and proximity to other peer retailers, physical stores are now only part of the equation. According to Cushman and Wakefield, a retailer's network must also address other important elements, including experience and design.

- + **Experience.** While the Millennials are responsible for driving change towards a desirable experience over a product, Baby Boomers are still responsible for most consumer spending. Creating innovative ways of interacting with consumers is key in the new age of retail.
- + **Design.** In order to survive going forward, the retail industry must capture and hold the customer's attention through the design of its physical stores. Designs should seek to be engaging with experiences and attractive in presentation.

Anna's Trade Area

In April 2019, the Anna EDC conducted a Primary Trade Area analysis to better understand the community's trade area. As has been described earlier, a Trade Area represents the geographic area most customers travel from to shop at a given location. The Trade Areas include a Primary and Secondary Trade Area.

- + **Primary Trade Area (PTA)** — captures the closest and densest clustering of 60%-70% of patrons
- + **Secondary Trade Area (STA)** — captures the closest and densest clustering of 70% to 85% of patrons

Appendix 4.D. illustrates the boundaries of both the PTA and STA for Anna.

Retail Demand

As part of this planning process, Catalyst Commercial updated data within the PTA to estimate current 2020 demand in square feet. To calculate demand, Catalyst analyzed leakage within the PTA. "Leakage" or the "retail gap" is a measure of the difference between potential demand in dollars and the existing supply in dollars.

Retail demand for Anna can be traced to several sources. The primary driver of retail demand is generally new household growth in an area. Typically, the residential component of the community provides up to 80% of total retail demand in a given market. Based on the existing population and median household income within the PTA, there is a total Purchasing Power of over \$3.6 billion. The total retail leakage within Anna's PTA for total retail trade and food and drink is \$218,828,918. The full demand analysis is included in Appendix 4.E.

Based on existing demand generators, there is nearly 205,000 square feet of unmet retail demand in the PTA. The top categories of unmet demand are:

- | | |
|---------------------|-------------------------|
| + Department Stores | + Sporting Goods Stores |
| + Clothing Stores | + Specialty Food Stores |
| + Shoe Stores | + Furniture Stores |

Creating Successful Commercial Districts

Some of the hallmarks of quality retail developments throughout the DFW area include:

- + High-quality design
- + An experiential environment
- + Regional accessibility
- + A mix of uses
- + Merchandise options
- + Activation

As the northern gateway to DFW via the US 75 and SH 121 corridors, Anna should be poised to capture traffic headed into some of these regional centers or perhaps draw tourists from the south. Anna currently has just under 500,000 square feet of retail distributed across 54 buildings. Rental rates remain strong at around \$19 per square foot, with much higher rates among primary retail locations like the FM 455/US 75 intersection. The Northern Collin County Outlying City submarket saw 67,000 square feet of absorption over the last twelve months, putting the submarket 12th overall in terms of absorption in DFW according to CoStar, a real estate information provider. Anna has an opportunity to participate in the regional success of the US 75 and SH 121 corridors and the future Collin County Outer Loop with properly planned, cohesive and quality developments. See Appendix 4.E. and 4.F. for further discussion of Retail Demand and Retail Trends.

CORPORATE DEMAND

CORPORATE ATTRACTION

Office districts are becoming more intertwined with other community functions for many reasons, including the appeal of actively dense environments and the live-work-play lifestyle. The investment outlook for both medical and suburban office space is indicated as good; however, DFW has seen a great deal of new office space in recent years. Medical office, as well as treatment facilities, are often a good fit in suburban areas where new population growth is expected due to an increased supply of housing units. This is evidenced by the new freestanding emergency room and planned medical office development in Anna along US 75. As the population grows and ages, the market will continue to drive the need for medical services and space that will create quality jobs and a diversified tax base.

The trend of large company relocations to the DFW market in Texas has

been unprecedented and is expected to continue for some time. Several key factors that corporations consider when relocating include:

- + Distance to airports
- + Access to major transportation networks
- + Incentives
- + Presence/Synergies of similar industry makeup
- + Needed infrastructure (fiber, water, etc.)
- + Availability and price of land
- + Design/Features of development
- + Innovative areas
- + Access and composition to a broad range of quality housing

Office Demand

Almost 50% of the large company relocations to the DFW market have been related to information/technology. Advances in videoconferencing and teamwork software allow high-skill workers to split their time between working from home and working in an office just a short drive away. There is a relatively large portion of Anna's businesses that could leverage these high-skill, high-demand, technologically driven jobs, including industries such as Finance & Insurance (4.7% of the jobs in Anna), Real Estate, Rental and Leasing (6.6% of the jobs), Professional, Scientific and Tech Services (5.8% of the jobs) and Health Care & Social Assistance (8.2% of the jobs). The full breakdown of businesses and employees in Anna, categorized by their North American Industry Classification System (NAICS) categories is included in Appendix 4.G.

COVID-19 negatively affected the office sector. Most of the labor force is currently working from home, and distributed workforces will likely remain a trend, which may prevent Anna from absorbing office space in the short term. Anna currently has 64,800 square feet of office space, of which nearly 50,000 square feet has been built since 2nd Quarter 2017. While current vacancy sits at 26%, this is likely a combination of natural absorption delay and COVID-19 impacts that have stunted absorption. Rental rates remain strong throughout Anna and the submarket at \$29.83 and \$29.18 per square foot, respectively. Vacancy throughout the Outlying Collin County submarket remains high at 18.3%, and net absorption has dissipated to 33,200 square feet over the last 12 months (CoStar).

INDUSTRIAL ATTRACTION

Anna is well-positioned to capture industrial development given its regional mobility assets and the availability of the EDC/CDC's 85-acre, shovel-ready business park adjacent to the future Collin County Outer Loop and rail.

Millions of square feet of industrial space have been added to the DFW market over the past decade, but deliveries of new space have slowed recently. An indicator of Anna's strong industrial market can be observed based on the Northern Collin County submarket rental rate of \$10.90 per square foot, which ranks second among all DFW submarkets. The overall market and the Northern Collin County submarket are expected to remain strong into the future as supply chains continue to evolve. With its south-central location in the United States, DFW is in a particularly strong position to experience continued growth in warehousing and distribution.

Access to infrastructure (water, sewer, roads, fiber, natural gas) gives an advantage not only to the Anna Business Park, but to the entire city in terms of its ability to attract industrial users. Based on market demand, Anna could absorb approximately 50,000 – 100,000 square feet of industrial space per year. See Appendix 4.H. for more information.

HOSPITALITY AND TOURISM

COVID-19 has had a negative impact on the hospitality industry. Hotel development is dependent on two major sources to produce room nights in a market—corporate demand and group demand, both of which have been greatly curtailed due to COVID-19.

- + **Corporate Demand** — hotel demand generated as a result of local and proximate companies who have any number of business travelers coming to their corporate office
- + **Group Demand** — hotel demand generated by a sales team who presents a property as a good location to host a meeting or event that includes guests required to travel to the property; group meetings can be corporate in nature, but also include smaller groups for events such as weddings, reunions, conferences and team sports

Other demand for hotel room nights can be generated by the property itself based on amenities and offerings that create a desirable destination.

Hotel development should be planned for in conjunction with the presence of corporate office or major destination development timing. Tourists can be lured off US 75 with destination retail projects and attractions such as a revitalized Downtown. Small local restaurants can also draw from the highway, and a specialty restaurant that gets a reputation can be a huge tourist attraction.

5. EMERGING ECONOMIC DEVELOPMENT THEMES

Based upon current industry trends and input from stakeholders, the following economic development themes have been mentioned as part of an economic development-oriented vision:

- + Create unique, quality developments
- + Create neighborhoods and commercial areas that continue to increase in value over time
- + Create a phased approach that minimizes risk and maximizes returns for the city and its neighbors
- + Encourage development that maximizes tax benefits for the City of Anna
- + Preserve natural areas and protect open space

For an expanded discussion of these themes, see Appendix 4.I.

6. TOOLS TO HELP ATTRACT BUSINESS AND EXPAND ECONOMIC DEVELOPMENT

The CDC/EDC Board and City Council adopted a Comprehensive Economic Development Incentive Policy in October 2020. Incentives for individual projects are considered by the participating agencies on a case-by-case basis. The key criteria for evaluation include amount of capital investment, type of project, number of permanent jobs, wage levels and added tax value. Those receiving incentives are required to enter into a performance agreement.

The following economic development tools are currently available to the City of Anna under Chapter 380 of the Texas Local Government Code and the provisions for Tax Increment Financing (Chapter 372, Subchapter A), Public Improvement Districts (Chapter 311 of the Texas Tax Code) and Tax Abatements (Chapter 312 of the Texas Tax Code). These techniques give cities a good amount of flexibility in structuring the required performance agreements.

- + **Tax Increment Financing (TIF).** According to Chapter 311 of the Texas Tax Code, the City may enter into economic development and infrastructure reimbursement agreements to pay for improvements within a geographic zone to attract new development. A Tax Increment Reinvestment Zone (TIRZ) is created when a TIF project begins. The City of Anna has three active TIRZs.
- + **Tax Abatements.** Chapter 312 of the Texas Tax Code allows the City of Anna to designate tax reinvestment zones and negotiate tax abatement agreements with applicants. These abatement agreements authorize the appraisal districts to reduce the assessed value of the taxpayer's

property by a percentage specified in the agreement; the taxpayer pays taxes on the lower assessed value during the term of the agreement. The City of Anna has no active tax abatements.

- + **Public Improvement Districts (PID).** In accordance with Texas Local Government Code Chapter 372, the City of Anna may create a public improvement district to finance the cost of qualified public improvements that confer a special benefit to a definable part of the city or its extraterritorial jurisdiction. The City of Anna has three active PIDs and created a PID Policy in 2020.
- + **Triple Freeport Exemption.** The City of Anna, Anna Independent School District and Collin County offer a business personal property tax exemption on inventory that is held within the State of Texas for 175 days or less from the date it was manufactured in, acquired in or transported to the state. Freeport Exemption Application forms must be submitted to the Central Appraisal District of Collin County no later than April 30th of each year.
- + **Grants.** The City, EDC or CDC may provide a grant to encourage new investment and reinvestment in the city and/or provide a foundation through which business may locate and expand their operations. The amount and duration of the grant may vary based on a determination by the City Council and/or the EDC or CDC board. An example is the City's COVID-19 Recovery Grant Program.
- + **Fee Reductions/Waivers or Infrastructure Assistance.** The City may reduce or waive fees or assist with the cost or construction of infrastructure in order to spur development.
- + **Loans.** The EDC or CDC may enter into a loan agreement with eligible businesses as determined by their boards.
- + **Property/Sales Tax Rebates.** The City and/or EDC and CDC may enter into an agreement to rebate property and/or sales taxes based on the scope of the project.

The table below indicates the Key Centers in which each of these economic development tools might be most effectively used.

ECONOMIC DEVELOPMENT TOOL	75 CENTER	DOWNTOWN ANNA CENTER	ANNA BUSINESS CENTER
Tax Increment Financing (TIF)	X		
Tax Abatements			X
Public Improvement Districts		X	
Triple Freeport Exemption			X
Grants	X	X	
Fee Reductions/Waivers or Infrastructure Assistance	X	X	
Loans		X	X
Property/Sales Tax Rebates		X	X

7. ACTION ITEMS

The Vision Statement, Guiding Principles and Policies contained in the **Anna 2050** Plan will help to guide the development and implementation of the City's economic development strategy by laying out a framework for the creation and expansion of programs and capital improvements to help maintain the fiscal sustainability and resiliency the community desires. The Action Items below were informed by the Anna Economic Development Type A and Type B Strategic Plan adopted by the EDC, CDC and the Anna City Council.

Action 4.1. Quality and Innovation. Support high-quality and innovative economic development projects to advance economic development goals, providing adequate resources for economic development, coordinating economic oriented projects with the EDC and providing supportive policies and regulations to advance favorable projects.

Action 4.2. Adequate Resources. Provide adequate resources to accommodate high-quality economic development initiatives by aligning Capital Improvements Program (CIP) budgeting with economic development projects to ensure available infrastructure.

Action 4.3. Fiscal Alignment. Perform a fiscal analysis of the City's long-term infrastructure investments to ensure future developments are supported and fiscally responsible.

Action 4.4. Targeted Investment. Place greater emphasis on the Key Centers, aligning resources, policies and investments with these targeted investment areas.

Action 4.5. Business Database. Develop and maintain a database of businesses in order to maintain communication and continuity with its business allies.

Action 4.6. Positive Relationships. Develop a plan or program for maintaining positive working relationships with nearby communities, regional partners, state officials and national leaders.

Action 4.7. Branding Policy. Develop and maintain a branding policy to ensure a singular and unified brand is communicated across all departments and is represented on future internal and external assets; evaluate every two to three years.

Action 4.8. Public Investment in Downtown. Develop a program and identify funding for the implementation of the highest priority public improvements in the Downtown area to catalyze revitalization and advance Downtown as a place; review annually to assess progress.

Action 4.9. Standards and Regulations for Downtown. Adopt standards and regulations to ensure high-quality Downtown development..

Action 4.10. Aesthetic Values and Strategy. Develop a plan to identify the City's aesthetic values and to activate a strategy with the goal of becoming a unique, progressive and sustainable city.

Action 4.11. Infrastructure Audit. Create and implement an infrastructure audit program to ensure that the City maintains smart, resilient and fiscally responsible infrastructure.

Action 4.12. Smart Ecosystem. Consider working with partner agencies, including utility companies and telecommunications providers, to commission a study exploring opportunities to expand the digital infrastructure as necessary to enable a smart city ecosystem that is well equipped for the future.

Action 4.13. Range of Development Types. Create design guidelines and prototypes to encourage a broad range of first-class development types.





05

HOUSING

HOUSING

1. INTRODUCTION

There are nearly 123 million households in the United States, and approximately 2/3 of them are owner-occupied. The propensity to own a home decreases with the age of the primary resident; consequently, most renters are in their 20's and most homeowners are over 30 years of age. Approximately 37% of those who rent live in multifamily housing, while the remainder reside in traditional single-family homes, townhomes, condos and other residential products.

Owner-occupied households represent 89% of the total in Anna, and while owner-occupied units are typically dominant in suburban markets, the limited number of renter-occupied units (579 units) can be a deterrent to corporate uses and create barriers for the portion of the population that prefers to rent.

It is critical that future housing choices in Anna align with the community's vision while protecting and revitalizing past choices. Although Anna's most transformational growth will occur near existing neighborhoods, future opportunities will also include mixed-use and infill options near Downtown. It will be equally important to preserve and continue building out established neighborhoods to create a complete community. As the community and economy at large continue to evolve, flexibility will remain a key component of success.

Changes in a city happen incrementally as individuals make economic choices that shape and mold the community as a whole. One of the most significant choices that individuals make in shaping a community is with regards to their housing. This includes the typology, size, character and distribution of housing choices among neighborhoods.

2. POLICIES

- H 1.** The City should encourage housing diversity in Anna to increase resiliency and sustainability and to attract a broad range of housing options.
- H 2.** The City will work to maintain the integrity and quality of existing neighborhoods through effective code compliance and other means in order to protect and maintain housing stock and values.
- H 3.** The City should permit the use of innovative programs, design, planning and construction methods that lower development costs while maintaining or increasing present standards.

- H 4.** The City should maintain effective and efficient development regulations and administrative procedures to minimize delays in the development review process and in the issuance of development application approvals.
- H 5.** The City should work to avoid potential blighting influences within residential areas through proactive land use planning. Where unavoidable, the adverse impacts of conflicting land uses should be minimized through performance criteria requiring adequate screening, landscaping and other design features that promote land use compatibility and appropriate land use transitions.
- H 6.** The City will continue to improve neighborhood parks to ensure that they serve as focal points and gathering places for neighborhoods.

3. HOUSING OVERVIEW

Both Collin County and Anna have experienced an increase in the number of residential units developed over the last 10 years. Today, Anna has approximately 5,343 households, more than double the number of households present in 2010. The average size of the households has remained steady over the past 10 years at around 3.1 persons and is expected to remain constant over the next five years as well. Most of these households (4,258) are classified as "Families."

House Values (Owner-Occupied)	2020				2025			
	Anna		Dallas-Fort Worth		Anna		Dallas-Fort Worth	
Owner-Occupied Units	4,773		1,642,426		6,112		1,791,989	
Less than \$50,000	330	6.9%	68,913	4.2%	281	4.6%	59,077	3.3%
\$50,000 to \$99,999	239	5.0%	164,079	10.0%	171	2.8%	139,636	7.8%
\$100,000 to \$149,999	478	10.0%	205,098	12.5%	397	6.5%	179,020	10.0%
\$150,000 to \$199,999	831	17.4%	236,273	14.4%	813	13.3%	218,404	12.2%
\$200,000 to \$299,999	1,529	32.0%	395,429	24.1%	2,188	35.8%	452,920	25.3%
\$300,000 to \$499,999	1,175	24.6%	390,507	23.8%	1,913	31.3%	501,256	28.0%
\$500,000 to \$999,999	177	3.7%	147,671	9.0%	324	5.3%	198,712	11.1%
\$1,000,000 or more	14	0.3%	34,456	2.1%	24	-	42,965	2.4%
Median (dollars)	\$221,701		\$235,567		\$243,715		\$266,332	

Source: U.S. Census 2010, ESRI

The median home value of \$221,701 in Anna is slightly lower than the median home value of \$235,567 throughout DFW, making it an attractive place for young families to begin their lives.

Anna is expected to add 1,353 new households within five years, which represents a 4.6% annual growth rate, significantly higher than the 1.8%

growth rate expected throughout the larger MSA (Metropolitan Statistical Area; a term used in the Census to refer to a defined geographical area with certain characteristics). Based on projections, and using various land use scenarios, the number of Anna households could increase to a range of 59,000 to more than 80,000.

4. HOUSING DEMAND

MARKET TRENDS

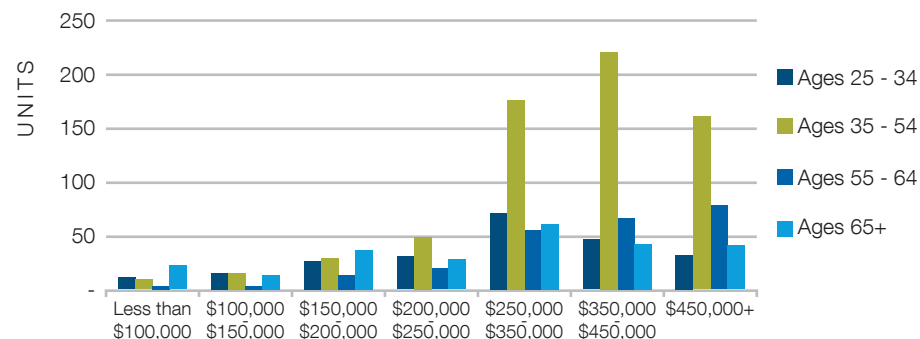
Based on the prevailing demographics, new household demand is expected to remain strong throughout DFW, which includes Anna. As development patterns continue to expand outward along major interstates throughout the DFW Metroplex, Anna is poised to harness a substantial amount of household growth. While construction and new deliveries are likely to tighten due to COVID-19, the Anna market is still expected to grow at a rapid pace. Temporarily limited supply may put upward pressure on home prices, which would create additional opportunities to introduce a broader range of product types. A growing regional population will generate additional market demand for all household types, adding wealth and fueling additional opportunities for new housing products.

OWNER-OCCUPIED DEMAND

To understand owner-occupied residential demand, Catalyst Commercial calculated demand for the region and adjusted based on the estimated capture rate—the portion of total housing demand in a region satisfied in one market or geographical area—to reflect the historical percentage of homes built in Anna. Collin County is projected to gain over 55,000 new households over the next five years. Based on regional ownership trends and propensity to move across all income categories, these projections show that Anna has the potential to capture over 1,385 owner-occupied households annually, based on a conservative capture rate. Of these households, over 75% of the total new homes demanded will be valued above \$250,000. Income levels also show a moderate need for housing under \$250,000.

To better understand the owner-occupied residential demand, this analysis explored demand by income and by age groups. Different age groups represent different preferences in home typologies and product type, further nuancing the need for differentiated home choices. **Exhibit 5.1** outlines owner-occupied market trends by age group.

Anna Annual Owner-Occupied Demand



RENTER-OCCUPIED DEMAND

Market Trends

The Dallas-Fort Worth multifamily market has been experiencing a long stretch of record high demand and high occupancies, with 2019 2nd Quarter occupancies at 95.1% according to CBRE Research, a global real estate market research firm. Due to COVID-19, however, vacancy rates may increase temporarily, causing rent growth to decline since multifamily hosts many residents that may be affected by the pandemic. Although the result will likely be a decline in construction starts and the amount of square footage under construction, deliveries should continue in a timely, yet reduced, fashion. According to the Texas A&M Real Estate Center, “Given the significant decrease in construction activity over the past two years, the DFW apartment market should be poised better than other Texas MSAs to weather the uncertainties of the COVID-19 crisis.”

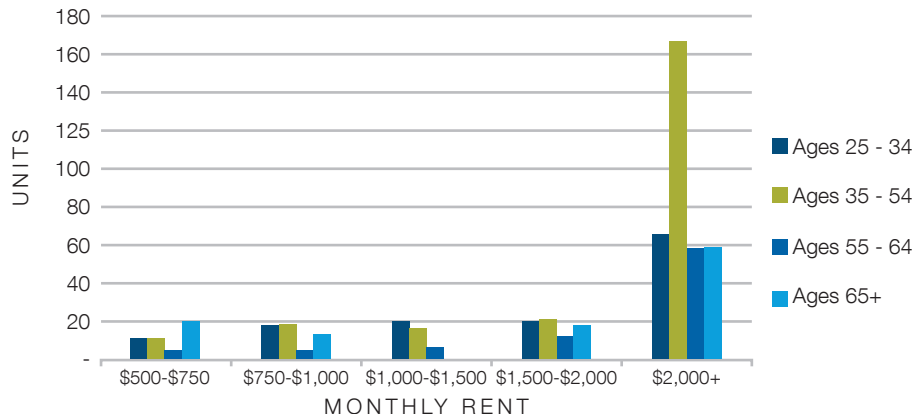
Market Demand

As has been noted, Collin County is expected to gain more than 55,000 total new households over the next five years, with an annual demand for over 6,800 housing units based upon qualified incomes within the county. Based on regional ownership trends and propensity to move across all income categories, projections show that Anna has the potential to capture 585 new renter-occupied units annually across all income categories. To determine the capture rate, building permits were analyzed from the U.S. Census to determine Anna’s potential capture of the Collin County demand. Over 71% of the total units demanded will be market rate product (\$1,500+/month rents). Income levels show a less significant demand for units priced under \$1,500.

To better understand the demand scenario, the renter-occupied residential demand was broken down by income categories and age groups. As is the

case with the owner-occupied market, different age groups have different preferences in home typologies and product type, requiring more refinement in determining the types of homes that each group is searching for **Exhibit 5.2** outlines renter-occupied market trends by age group.

Anna Annual Renter-Occupied Demand



5. RESIDENTIAL SHIFTS

As has been referenced, growth in the region will create demand for a wide spectrum of housing types. Markets that can cater to a broad audience will create greater resiliency and capture a greater share of total demand; therefore, policies that encourage more housing choices and minimize social inequity will ensure the long-term viability of the community.

As Anna ages over the next few decades, a goal will be to incorporate residential products and planned developments that will attract and retain choice residents. Master planned communities can achieve that by offering a broad range of product, including higher-density residential units, single-family houses, senior housing and commercial developments. These master planned developments can integrate a broad range of commercial services to cater to residents of all ages, including grocery stores, restaurants, retail shops and healthcare services. See Appendix 5.C. for a discussion of master planned communities and another specific product type—senior housing.

6. RESIDENTIAL THEMES AND TRENDS

Successful communities evolve with time and prove their resilience through a variety of economic cycles. They can meet both the current and future needs of their residents. New development can contribute to resiliency and economic stability through infill and net new development.

Anna is a community with an established residential base, but there is still significant opportunity to bolster sustainability by taking advantage of opportunities for infill development. Infill development is the use of vacant or under-utilized property in areas that are already mostly developed. Infill development should optimize existing infrastructure investments and explore strategies to employ efficiencies in land utilization to create greater economies in regards to costs of service and economic impacts. There are several areas of Anna that are prime for infill development, including Downtown and on tracts adjacent to or near established neighborhoods and commercial corridors.

Aligning new residential development with broader housing choices and amenities will help increase the diversity of existing housing stock in Anna, help stabilize and improve the values of existing homes and expand the housing options available to groups of people—first-time home buyers, young families and seniors—allowing residents to enjoy their entire life cycle in Anna. While single-family units have historically been the preferred housing type for generations, housing preferences continue to undergo a dramatic shift. Increasingly, people in both suburban and urban communities are looking for more varied product types, such as townhouses, apartments, age-restricted communities, rowhomes and brownstones, to meet a greater diversity of needs, including a variety of lifestyle choices and financial situations.

7. ACTION ITEMS

The following Action Items can help attract a choice population and contribute to a sustainable future for the Anna community.

Action 5.1 Housing Study. Conduct a housing assessment to determine the types of housing products that Anna can support and the policies and actions that can improve the health and vitality of Anna's housing stock.

Action 5.2 Database of Sites. Identify and maintain a database of sites with available infrastructure suitable for residential development based upon the adopted Future Land Use Plan.

Action 5.3 Development Flexibility. Revise the zoning ordinance and other related regulations to accommodate innovative and flexible land development techniques that permit a variety of lot sizes and housing types and promote context-sensitive development.

Action 5.4 Concentration of Rentals. Disperse high-density housing to maintain neighborhood integrity, focusing on appropriate locations around each of the four Key Centers.

Action 5.5 Evaluation Criteria. Create evaluation criteria for neighborhood and housing quality through surveys that measure capital improvements (CIP) spending, residential sales and values, crime occurrences, code-related cases and actions, rental concentrations and other factors.







06
MOBILITY

MOBILITY

1. INTRODUCTION

Mobility planning combines both engineering and planning principles to help move people and goods to and from their destinations. The Mobility strategy for the City of Anna establishes the City's transportation policy direction and provides a long-term overview of the major transportation improvements that will be necessary to support the Future Land Use Plan.

In this chapter, the City of Anna's thoroughfare network, crash history and multimodal network will be evaluated to provide context on the existing state of transportation. Developing a clear understanding of the existing conditions helps to set a strong foundation for specialized Policies and Action Items that will enable the City to achieve its future vision and goals.

2. POLICIES

The following policies were created to provide a direction for the City as it strives to achieve its future mobility goals over the next 30 years:

- M 1.** The City of Anna will establish and maintain a well-connected network of thoroughfares that supports the mobility needs of vehicles, bicyclists and pedestrians.
- M 2.** The City will identify, design and implement safety improvements on the roadways with the highest rate of crashes.
- M 3.** The City will develop a complete trails network that connects parks with other major destinations.
- M 4.** The City of Anna will coordinate with Collin County Transit, NCTCOG, and DART to provide residents with increased access to transit services.
- M 5.** The Public Works Department will update the City's right-of-way requirements to obtain additional width at thoroughfare intersections to allow for dedicated turn lanes and increased capacity.
- M 6.** The Planning & Development Department will revise the subdivision ordinance to ensure that Minor Collectors are being properly utilized in new residential developments and creating connectivity within neighborhoods.

3. THOROUGHFARE PLAN

THOROUGHFARE PLAN NETWORK

A thoroughfare plan is an important tool that allows a city to preserve future roadway corridors and to protect or acquire the necessary right-of-way to establish the local thoroughfare network. To best serve the updated Future Land Use strategy and the associated future demand, the comprehensive planning process included a review and update of future thoroughfare alignments and classifications. Local public comment, stakeholder input and the Collin County Master Thoroughfare Plan were all taken into consideration in the update of the plan.

Existing Facilities

Texas Department of Transportation (TxDOT) Facilities

There are multiple major highways that connect Anna to the region. The major highways that run through the city are US 75/North Central Expressway, SH 121/Sam Rayburn Memorial Highway and SH 5. Both US 75 and SH 5 run through the western section of the city; SH 121 extends northeast from the southern city limit line in the eastern portion of the city. As for east-west connections, two important roadways run perpendicular to US 75, connecting with all of these highways*—FM 455/White Street in the middle of the city and the Collin County Outer Loop, which touches the southern boundary of Anna near the midpoint.

City Facilities

Within Anna, the TxDOT roadways—SH 5/Powell Parkway and White Street/FM 455 —function as arterials. The intersection of these two roads is a key location in the city and the entrance to Downtown Anna. Other important connectors throughout the City include FM 2862, The Collin County Outer Loop Road, West Crossing Boulevard, Ferguson Parkway, Rosamond Parkway, and County Road 371/376. **Exhibit 6.1** shows a map of the existing roadway network in the city of Anna.

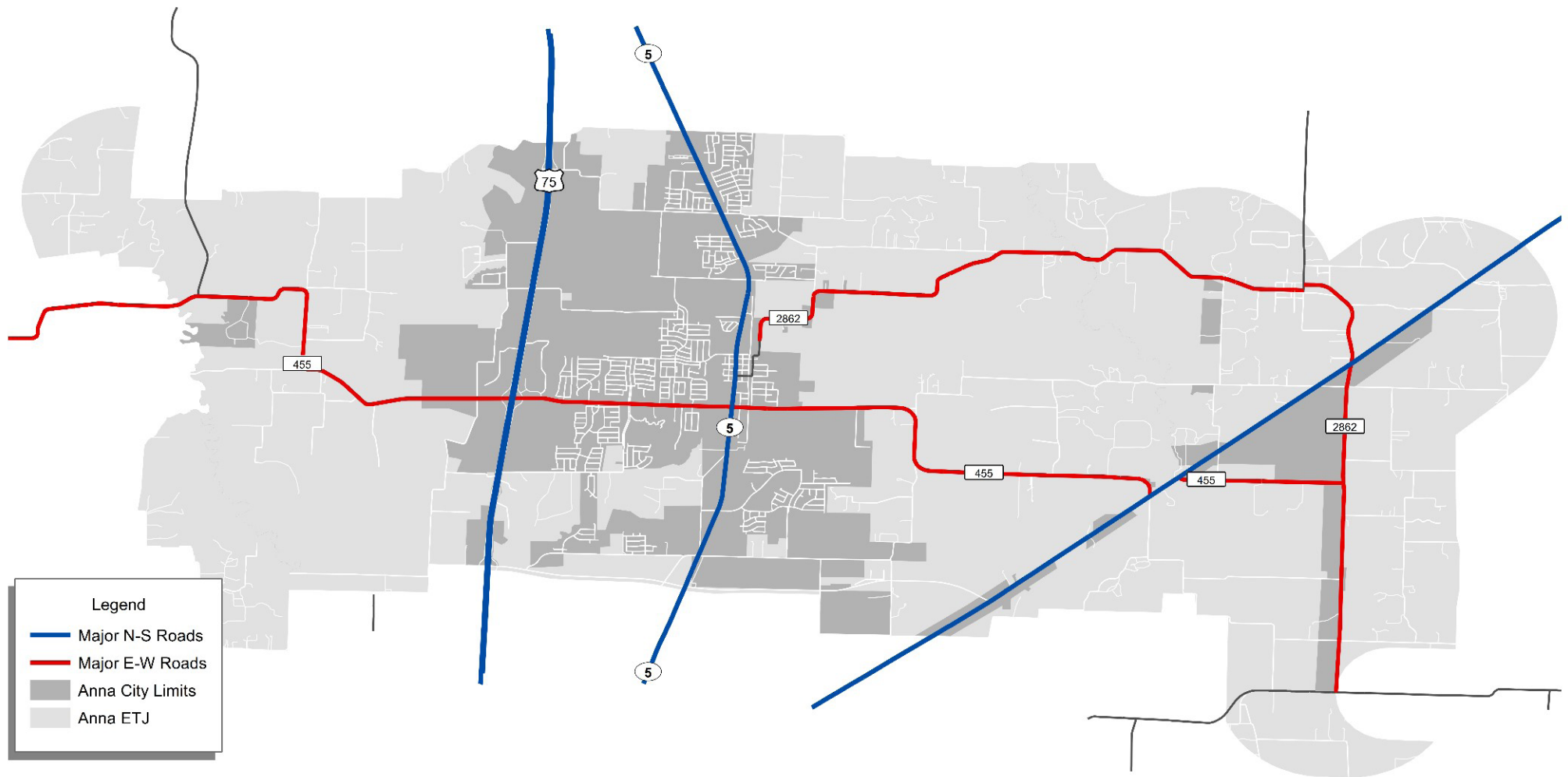


EXHIBIT 6.1

EXISTING ROADWAY NETWORK

THOROUGHFARE PLAN UPDATES

The last Thoroughfare Plan created by the City of Anna was adopted in January 2010 as part of the 2030 Comprehensive Plan process. It took destinations such as parks, schools, water towers and City Hall into consideration and accounted for flood hazard areas in the planning of the network of future roadways. This plan created many new thoroughfares around the city with a curvilinear design. Since its adoption, development patterns have changed around the city, regional agencies have updated their thoroughfare plans and new projects have become more feasible, so an update of the plan is in order.

Updates to this plan can be organized into the following categories:

- + **Connectivity Improvements** — updates that are focused around creating new roadway connections or realigning existing roadways to realign the curvilinear design into a more grid-like pattern
- + **Removals** — the deletion of previous proposed new roads that are no longer needed or conflict with new roads
- + **Roadway Classification Revisions** — upgrades or downgrades of a road classification based on anticipated future use and function in the city's overall network
- + **Bicycle and Pedestrian Improvements** — additions to Anna's existing bicycle and pedestrian network to ensure connections to major destinations
- + **Improved Interactions with Highways** — changes to the road network's interaction with major highways as well as the addition of the Collin County Outer Loop

Road Classifications

In addition to planning out the locations of future roadways, the Master Thoroughfare Plan also sorts roadways into functional classifications. The goal of a functional classification system is to balance the two major needs of roadway users:

- + **Mobility** — the need to move large distances
- + **Access** — the need to reach destinations

Roadway classification levels range from high mobility/low access highways to low mobility/high access local roads. Figure 1 shows the relationship between mobility and access in a functional roadway classification system. Having a well-defined hierarchy in a road network helps to streamline the design standards for roadways within a jurisdiction, making the road network easy to navigate for users.

The City of Anna's 2010 Master Thoroughfare Plan defined three levels of road classifications: Major Highways, Major Collectors and Minor Collectors. This update of the Thoroughfare Plan uses these classification levels as a foundation for determining the new roadway hierarchy. The new Master Thoroughfare Plan for the City of Anna classifies roads into four types: Highway, Major Arterial, Minor Arterial and Collector. For roads within the boundaries of Downtown Anna, three context-specific road classifications have been created to help reinforce the placemaking principles envisioned for this plan.

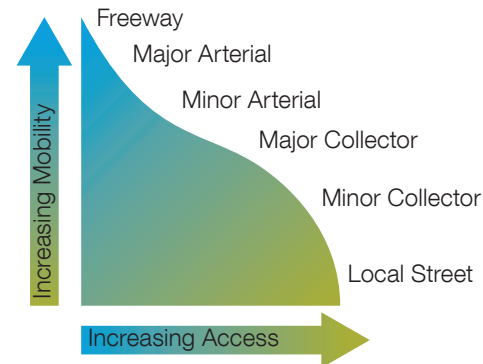


Exhibit 6.2: Conceptual Roadway Functional Hierarchy (Source: FHWA)

Highway

During the reclassification process, several steps were taken to update the old hierarchy system. To start with, the Major Highway classification was previously split into two types: Highway and Major Arterial. Under the new plan, the Highway classification is reserved for Major Highways that have consistent speeds of 55 mph or more and have, or are planned to have, frontage roads for access. While these attributes all contribute to similar highway designs, it should be noted that the Texas Department of Transportation (TxDOT) and the Federal Highway Administration (FHWA) each determine their own design specifications.

Major Arterial

Major Arterial roads provide mobility to nearby areas outside the city while also providing access to major developments. Roads that were classified as Major Highways or Major Collectors in the previous plan, but functioned as arterials, were all candidates for reclassification to Major Arterials.

The cross section for Major Arterials is a six-lane divided design within 120 feet of total right-of-way (ROW) width (Figure 2). The 15 feet of parkway area includes a 6-foot sidewalk buffered by a 4-foot planting strip along the back of curb and 6 feet of space on the other side of the sidewalk.

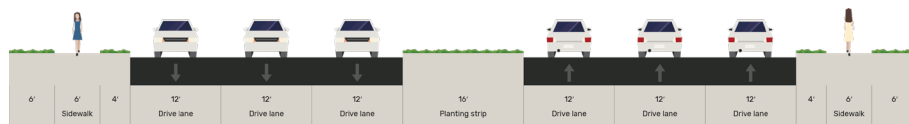


Exhibit 6.3: Major Arterial Cross Section

Minor Arterial

Minor Arterials were designated based on the current surrounding context as well as future planned development. Minor Arterials provide connections between major developments and neighborhoods and are best suited for roads with moderate speeds.

The cross section for Minor Arterials is a 4-lane divided design within 90 feet of total ROW width (Figure 3). The section plans for the 14 feet of parkway area to be utilized as a 6-foot sidewalk buffered by 4-foot planting strips on each side.

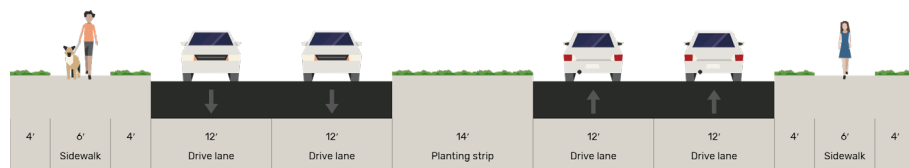


Exhibit 6.4: Minor Arterial Cross Section

Collectors

Roads that are used primarily to connect neighborhoods to each other are classified as Collectors. Collectors provide a high amount of access but a low amount of mobility compared to arterials or highways. This usually makes them lower in speed and ROW width. Within the Collector road classification, two different subtypes have been identified: Major Collector and Minor Collector.

A **Major Collector** is an appropriate classification for a roadway with no houses fronting on it. These roadways are designed within 80 feet of ROW and assume a higher travel speed than a Minor Collector. The cross section for a Major Collector is shown in Figure 4.

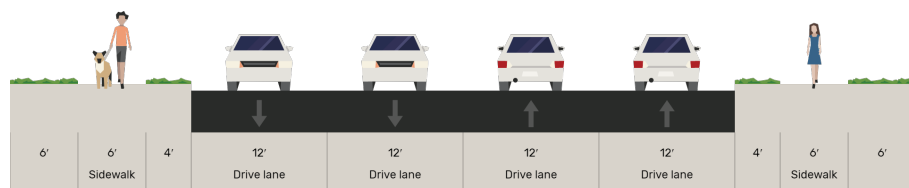


Exhibit 6.5: Major Collector Cross Section

The **Minor Collector** designation is appropriate for roads that provide mobility within a neighborhood but do not have houses fronting them. The

cross section for Minor Collectors is a 3-lane undivided roadway within 60 feet of ROW (**Exhibit 6.6**). In addition to the two travel lanes (typically one in each direction), the Collector cross section allows room for a 14-foot two-way left turn lane. The 11 feet of parkway allows for a 5-foot green strip along the back of curb and a 6-foot sidewalk adjacent to the green strip.

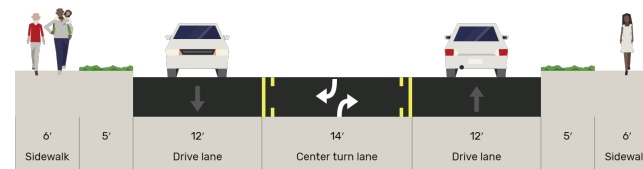


Exhibit 6.6: Minor Collector Cross Section

Local Roads

The local road designation applies to all other roads in the city. This cross section is designed to provide users with a high amount of access. This section has 31 feet of pavement width that allows one lane in each direction and parking on both sides of the street. The full cross section for a local road can be seen in **Exhibit 6.7**.

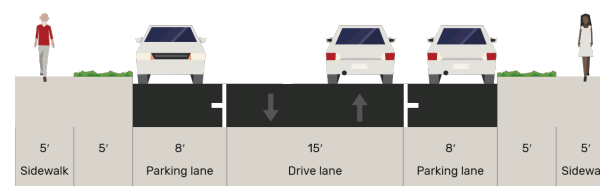


Exhibit 6.7: Local Road Cross Section

Downtown Street Types

As mentioned previously, three new street types were created specifically for the roads within Downtown Anna. The goal of these new classifications is to reinforce a pedestrian-friendly environment and foster an enhanced sense of place within this special district. The three Downtown street types are:

- + **Downtown Arterial** — designed specifically for SH 5/Powell Parkway. This street type serves as the backbone for the Downtown area and includes streetscape elements that establish the aesthetic character of the area. The 15 feet of parkway allows for flexible uses such as street cafes or street trees. It is important to note that a modification of the design for SH 5/Powell Parkway will need to be cleared with TxDOT since this roadway is part of the state highway system.

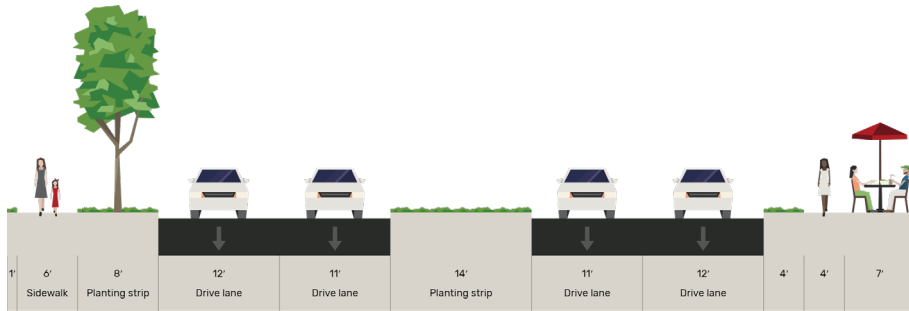


Exhibit 6.8: Downtown Arterial Cross Section

- + **Downtown Type A** — prioritizes pedestrian mobility with 12-foot sidewalks on both sides of the street. This street type is meant for roadways that have the greatest number of Downtown businesses fronting on them. Creating a roadway cross section that maximizes pedestrian comfort is intended to increase the amount of interaction between people and the Downtown businesses. This cross section is best suited for east-west roads that intersect with Powell Parkway.

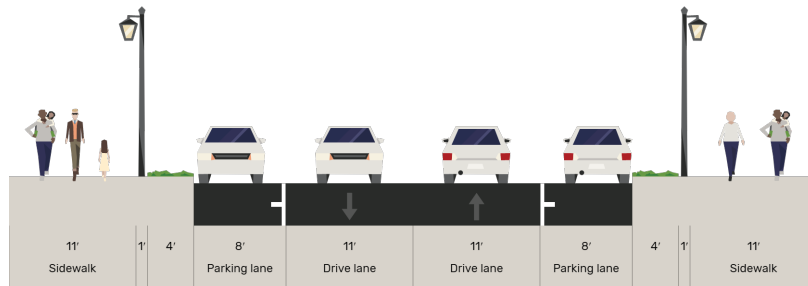


Exhibit 6.9: Downtown Type A Cross Section

- + **Downtown Type B** — meant for roadway access to Downtown parking facilities. Pedestrian facilities are still accounted for in this street type, but due to the limited amount of access to adjacent businesses, these facilities are not as wide as the Type A street. This cross section applies mostly to north-south roads that are parallel to Powell Parkway.

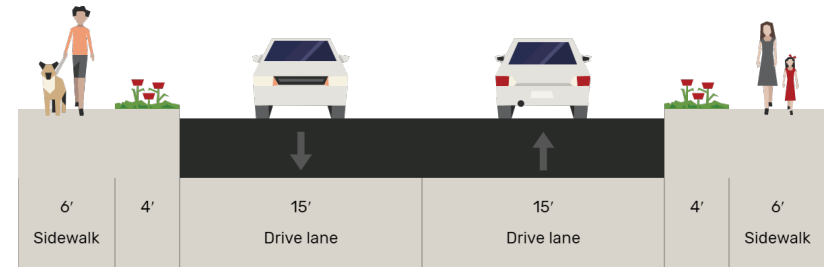


Exhibit 6.10: Downtown Type B Cross Section

FINAL NETWORK

The final roadway network incorporates the new functional classification system. **Exhibit 2** shows the proposed Master Thoroughfare Plan for the City of Anna. Some of the roadways on this map are called out as also being part of the on-street bicycle network. The multimodal section of this Mobility Strategy describes how these roads will differ in cross section design.

ANNA 2045 MASTER THOROUGHFARE PLAN

- | | | | |
|--|--|--------------------------|-----------|
| — Major Highway | — Major Collector (80' ROW) - Existing | — Anna City Limits | — Parks |
| — Major Arterial (120' ROW) - Existing | - - - Major Collector (80' ROW) - New | — Proposed Downtown Core | — Lakes |
| - - - Major Arterial (120' ROW) - New | — Minor Collector (60' ROW) - Existing | — Anna ETJ | — Streams |
| — Minor Arterial (90' ROW) - Existing | - - - Minor Collector (60' ROW) - New | — Railroads | |
| - - - Minor Arterial (90' ROW) - New | | | |

DOWNTOWN INSET MAP

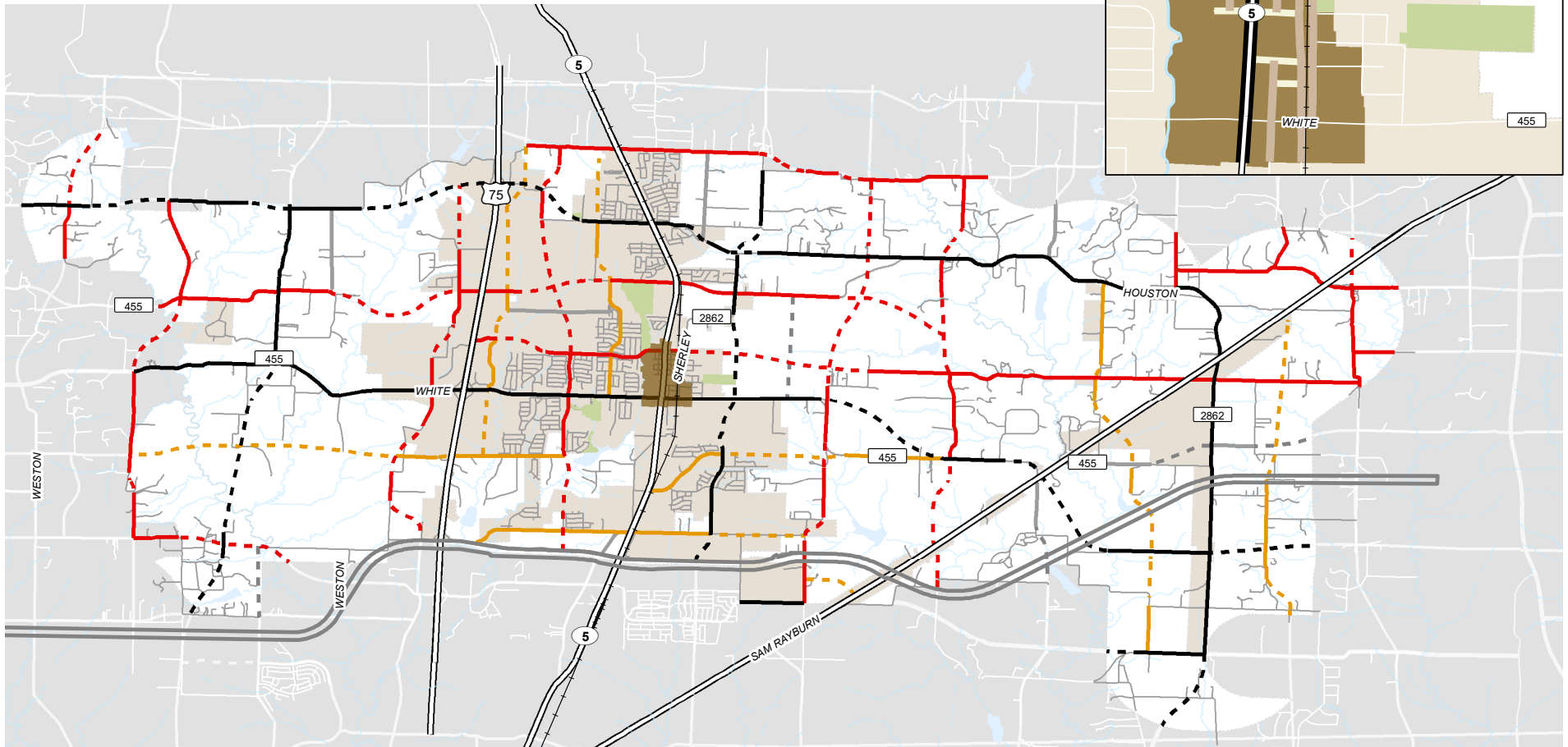
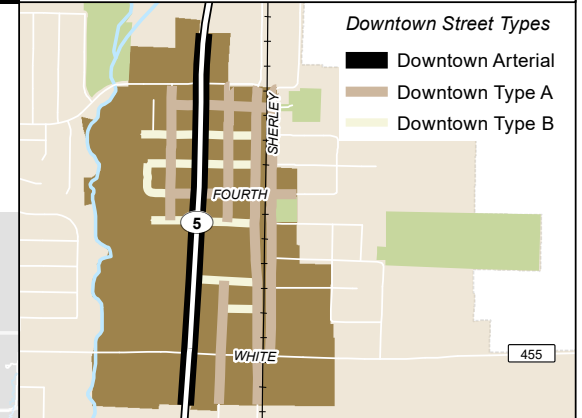


EXHIBIT 6.11
MASTER THOROUGHFARE PLAN

4. SAFETY

According to the Center for Disease Control (CDC), motor vehicle crashes are a leading cause of death in the United States, accounting for more than 35,000 fatalities in 2019. This is an alarmingly high number considering that every motor vehicle crash is caused by human error and is therefore preventable. The nationwide safety initiative Vision Zero operates with the goal of reducing human error and preventing every death caused by vehicular crashes.

CRASH HISTORY

It is a top priority for the City to address potential safety risks in its transportation network. To identify these risks, crash history was examined for potential trends in crash locations and contributing factors. Between 2015 and 2019, there were 1,397 total crashes in the city of Anna, resulting in 8 fatalities and 56 serious injuries. **Exhibit 6.12** below shows crash and population trends over the last 5 years.

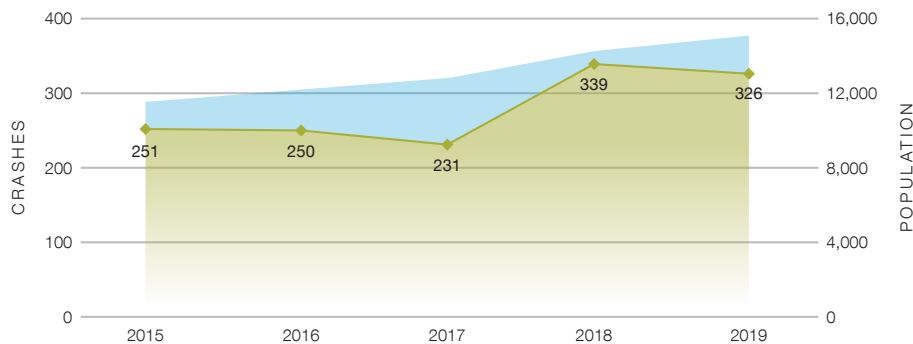


Exhibit 6.12: Crash and Population Trends in Anna, TX (2015-2019)

Exhibit 6.13 shows a breakdown of contributing factors for these crashes. Based on the data analyzed, the top five most common causes of crashes in Anna are construction, slowing or stopping vehicles, distracted driving, one-vehicle related crashes and losing control or skidding.

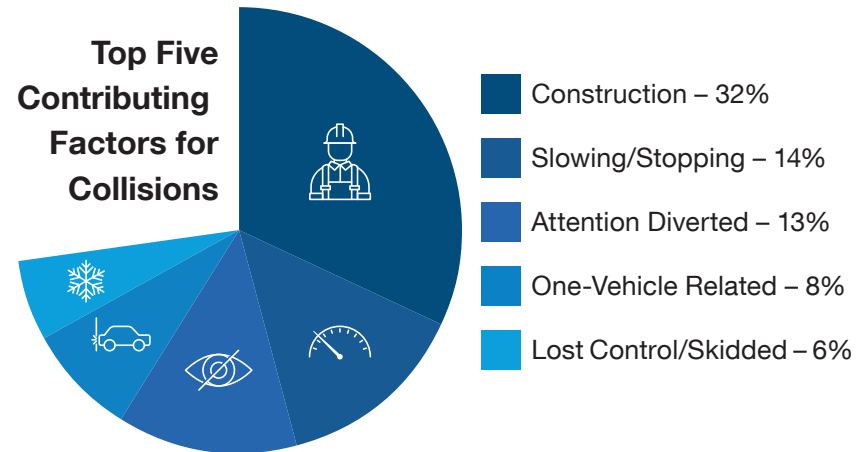


Exhibit 6.13: Top 5 Contributing Factors for Crashes

A crash heat map was created using data collected from TxDOT's Crash Records Information System (CRIS). The heat map shown in **Exhibit 3** uses crashes that were reported from 2015-2019 in the City of Anna. The locations of fatal crashes are also included on this map.

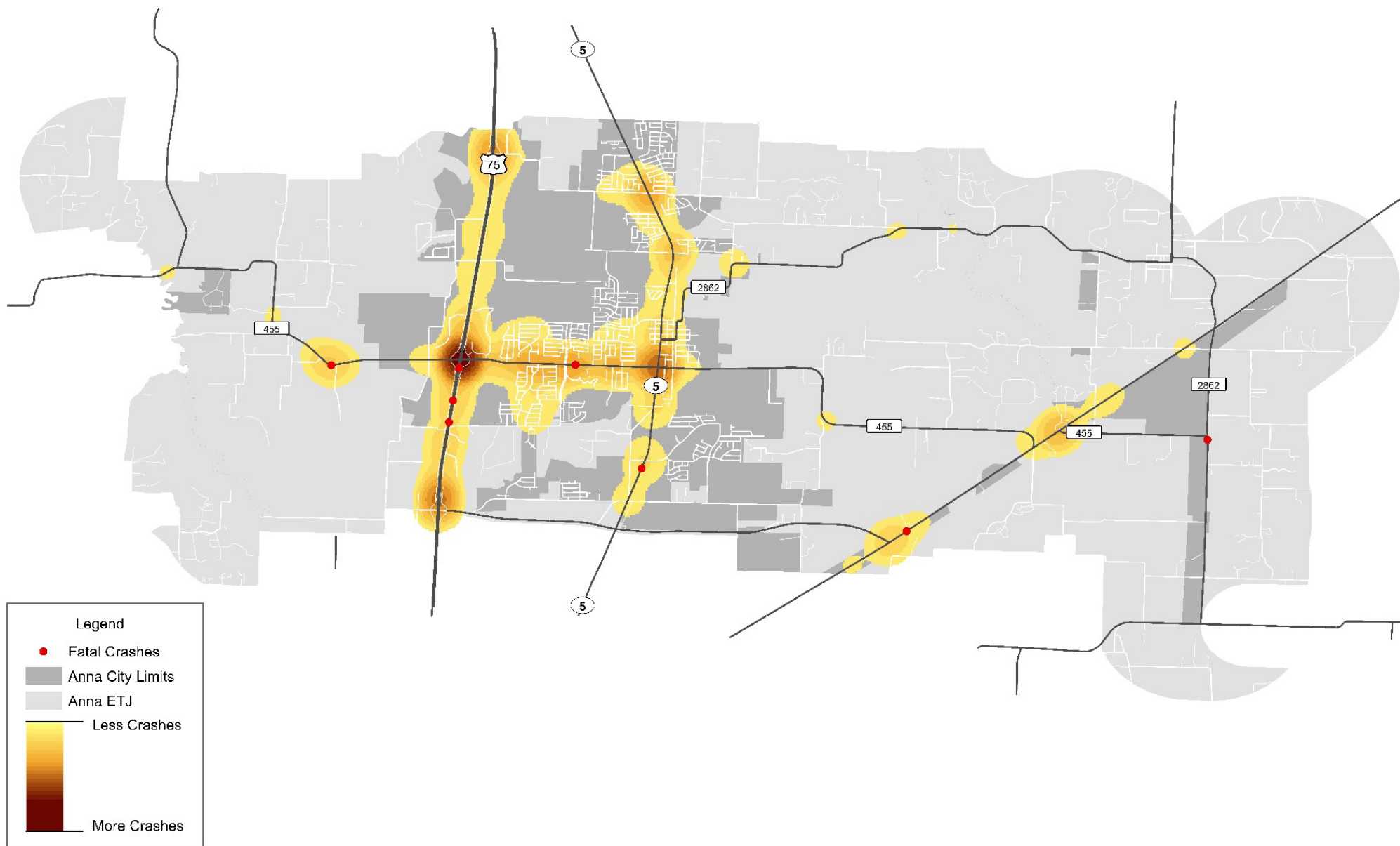


EXHIBIT 6.14
CRASH HEAT MAP (2015 - 2019)

Based on the CRIS data collected for this analysis, US 75/Central Expressway, FM 455/White Street and SH 5/Powell Parkway stood out as corridors that could benefit from further safety analyses. Specifically, the intersections in the city with the highest crash rates are:

- + US 75 at FM 455, FM 283 and County Road 371/376
- + SH 5/Powell Parkway at FM 455/White Street
- + SH 121 at FM 455
- + SH 5/Powell Parkway at County Road 371/376

SAFETY RECOMMENDATIONS

Once the areas with the most safety problems were identified, recommendations were created to mitigate these issues. These recommendations include:

- + Partnership with TxDOT to develop a multi-year safety improvement plan to fund and construct signals and other safety measures.
- + Developing safety countermeasures at high crash intersections
- + Conducting an access management and safety corridor study along White Street from US 75 to SH 5
- + Adopting a citywide traffic calming program

Safety Countermeasures at High Crash Intersections

FHWA defines a specific list of proven safety countermeasures to help mitigate safety problems along major roadways and intersections. For some of these locations in the City of Anna, further study should be conducted to determine which countermeasure would be appropriate.

For the intersection of SH 5/Powell Parkway and FM 455/White Street, a roundabout is recommended to mitigate the high crash rate. There are multiple reasons why this intersection should be a focal point in the city. Both of these thoroughfares provide important access around the city and to major commercial developments. Except for US 75, these two corridors have the highest crash rates of all the roads within the city limits. These factors lead to the conclusion that a roundabout would be a compatible and appropriate solution to the observed safety problems. It is worth noting that an installation of a new roundabout will need to be approved by TxDOT, since both of these roadways are part of the state highway system.

Roundabouts are an effective traffic calming tool because vehicles must slow down and yield to other vehicles moving through the intersection at the same time. Since they are a less common type of intersection control,

drivers have a heightened sense of awareness when they encounter one.

Roundabouts are not only a safe alternative, but also a good opportunity to establish a sense of place. The location of this intersection at the southern access point to Downtown Anna offers a unique placemaking design opportunity as well (**Exhibit 6.16**). The northern node of the intersection could be designed with enhanced streetscaping to make it a major gateway into Downtown. **Exhibit 6.15** shows examples of how roundabouts have been used for this purpose in other cities.

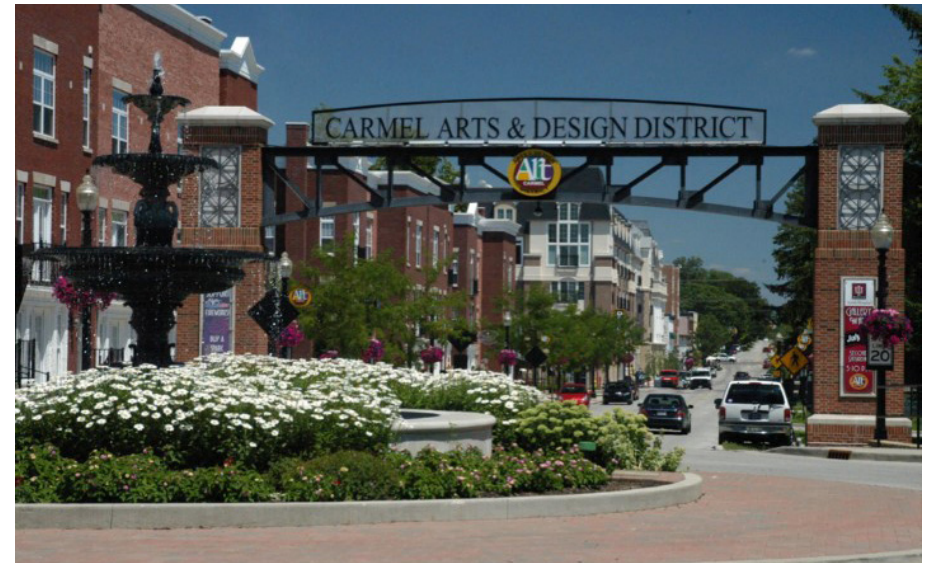


Exhibit 6.15: Roundabout Example Photos

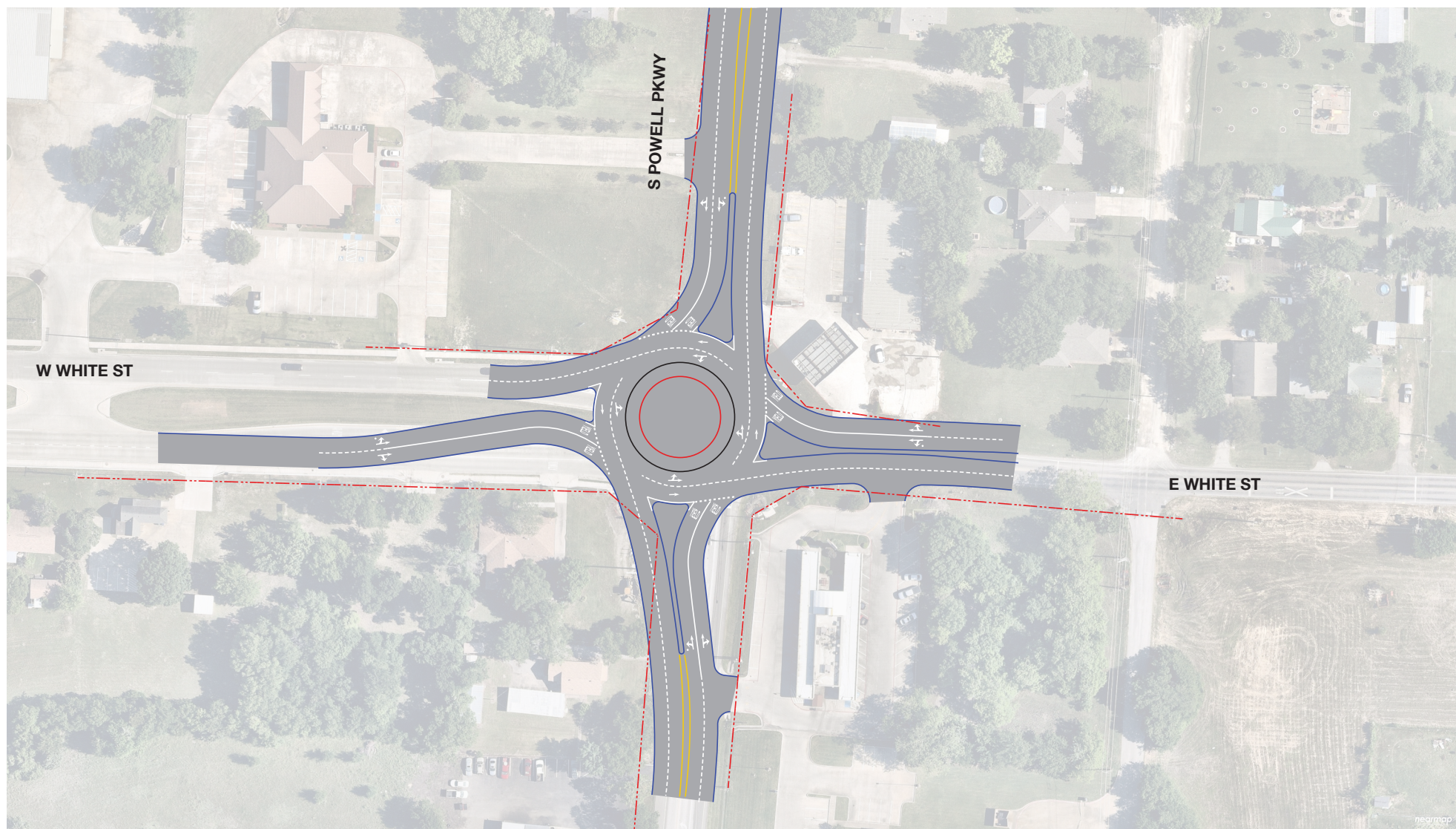


EXHIBIT 6.16

ROUNDBOUT CONCEPT AT POWELL AND WHITE

Access Management

Access management refers to the strategy local governments can utilize to control where roadway users enter and exit areas of high traffic demand, such as commercial or employment centers. Good access management minimizes crashes that are caused by vehicles making unsafe turning movements, failing to yield to bicyclists and pedestrians or driving unpredictably due to poor wayfinding design. By limiting the distance between driveways, access management also creates a more comfortable experience for pedestrians because a more continuous sidewalk network is likely to be perceived as safer and more comfortable for users than one frequently interrupted by driveways.

An access management study would benefit the FM 455/White Street corridor due to its high number of crashes and its largely commercial context. This study should evaluate the current number of access points per development in the corridor, the current traffic demand, future traffic demand for planned developments and the road's cross section design.

Traffic Calming

Traffic calming is a method of promoting responsible driving behavior through street design without relying on traffic control devices such as signals and signs or on police enforcement. Traffic calming programs can be implemented at the local level to establish a formalized process for the reporting of residents' traffic safety concerns so that the City can evaluate these problem areas and design countermeasures. If implemented correctly, these design strategies can reduce traffic speeds, the frequency and severity of crashes and traffic noise levels.

It is recommended that the City of Anna implement a citywide traffic calming program to help mitigate crashes that occur on neighborhood and collector type roadways. The City should partner with local stakeholders when developing this program to ensure that the measures included are appropriate to the needs of the residents.

The goal of traffic calming is to slow vehicles down using a wide variety of strategies. These strategies generally involve horizontal or vertical deflections or increased visual awareness. Some of these commonly used traffic calming techniques include:

- + **Speed Humps, Tables or Cushions** — forms of vertical deflection that raise a portion of the road up by no more than 4 inches, accompanied by striping or signage to warn motorists
- + **Chicanes** — a series of raised or delineated curb extensions on alternating sides of a street that forms an S-shaped travelway

- + **Traffic Circles** — raised or delineated islands placed at intersections that reduce vehicle speeds and raise driver awareness of other oncoming traffic while moving through the circle
- + **Pinchpoints** — a set of curb extensions or edge islands placed on either side of the street to narrow the center of the lane so that two drivers must slow down to pass through simultaneously
- + **Road Diets** — redesigning roads that have wider pavement widths than the existing or projected traffic volumes require to accommodate more modes of traffic; often involves the use of multiple traffic calming measures to build a safer and more complete roadway

5. MULTIMODAL NETWORK

Planning for modes of transportation other than motorized vehicles is an essential part of ensuring that the mobility system in the city of Anna is comprehensive and comfortable. Multimodal planning is most effective when taking into account the following elements:

- + **Connection** — providing a network that has a high level of connectivity with other facilities
- + **Comfort** — designing multimodal facilities that are separated from vehicular traffic to maintain a high level of comfort for users
- + **Continuity** — prioritizing projects that close gaps in the existing network before building new ones
- + **Coherence** — designing signage and wayfinding elements in the network that allow users to understand multimodal routes and interaction with other modes

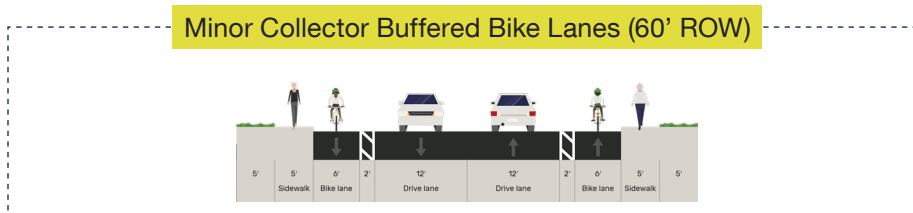
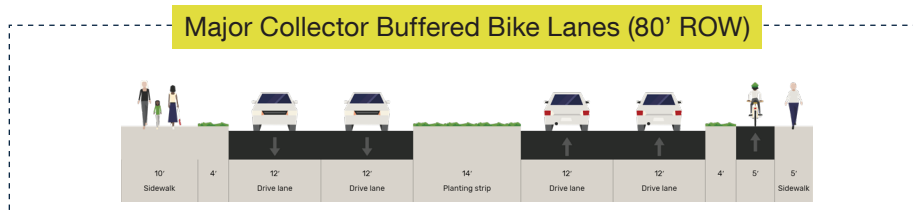
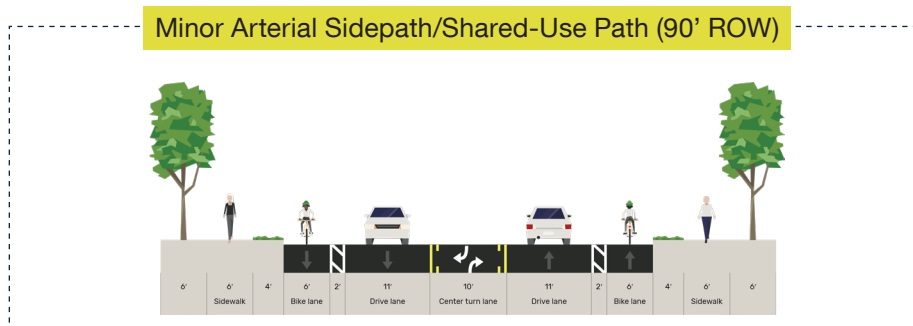
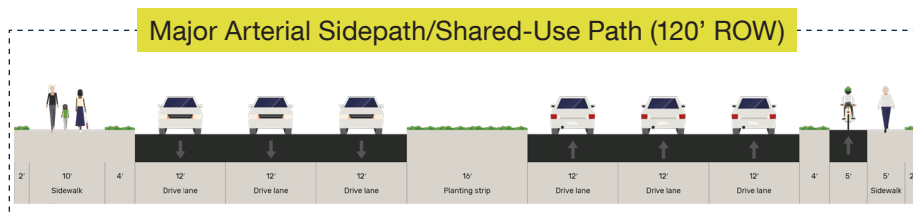
This section of the Mobility strategy will explain the recommendations related to bicyclists, pedestrians and transit users in the city of Anna.

BICYCLE & PEDESTRIAN

The DFW Regional Veloweb is a network of 1,876 miles of off-street shared-use paths (trails) designed by the North Central Texas Council of Governments (NCTCOG) for multi-use trip purposes by bicyclists, pedestrians and other non-motorized forms of transportation. The Veloweb serves as the regional expressway network for active transportation uses, such as walking and cycling, and improves overall pedestrian connectivity. In order to support regional bicycle and pedestrian connectivity, the City of Anna should prioritize trail projects identified as part of the NCTCOG Veloweb. **Exhibit 6.18** shows the full hike and bike network proposed in this plan. The elements shown on

this map include the NCTCOG Veloweb network, the new proposed trails network and the proposed on-street bicycle network.

This trail network is the backbone of Anna's trails system and will be supported by completed streets. Since Anna still has opportunities to build and enhance its infrastructure system, the bicycle and pedestrian network can be constructed with modified versions of the previously proposed cross sections to work around right-of-way constraints. The Hike and Bike Network Map in **Exhibit 6.18** shows exactly which roadways will be part of this active transportation network. **Exhibit 6.17** below shows how each cross section can be modified to accommodate bicycle facilities.



In addition to the Regional Veloweb network, local trail connections independent of roadway alignments should be evaluated to support connectivity to major destinations such as parks and schools. The Parks, Trails and Open Space Master Plan has more information on specific destinations and trail alignments the City of Anna should prioritize over the next 30 years.

TRANSIT

According to FHWA, public transportation provides people with access to employment centers, community resources, medical care and recreational opportunities in their communities. It benefits those who choose to ride as well as those for whom transit is the best or only option, such as individuals with disabilities, hearing and sight impairments or low-income households. Public transit provides a basic mobility service to these persons and to all others without access to a car.

Other Regional Transit Programs

Collin County Transit is a service provided by the City of McKinney, the McKinney Urban Transit District (MUTD) and the Denton County Transportation Authority (DCTA). Currently this service operates as a taxi voucher program available to its participating cities: Celina, Lowry Crossing, McKinney, Melissa, Princeton and Prosper. There are three programs allowing residents who have the highest amount of need for transit services to access these taxi vouchers. They are:

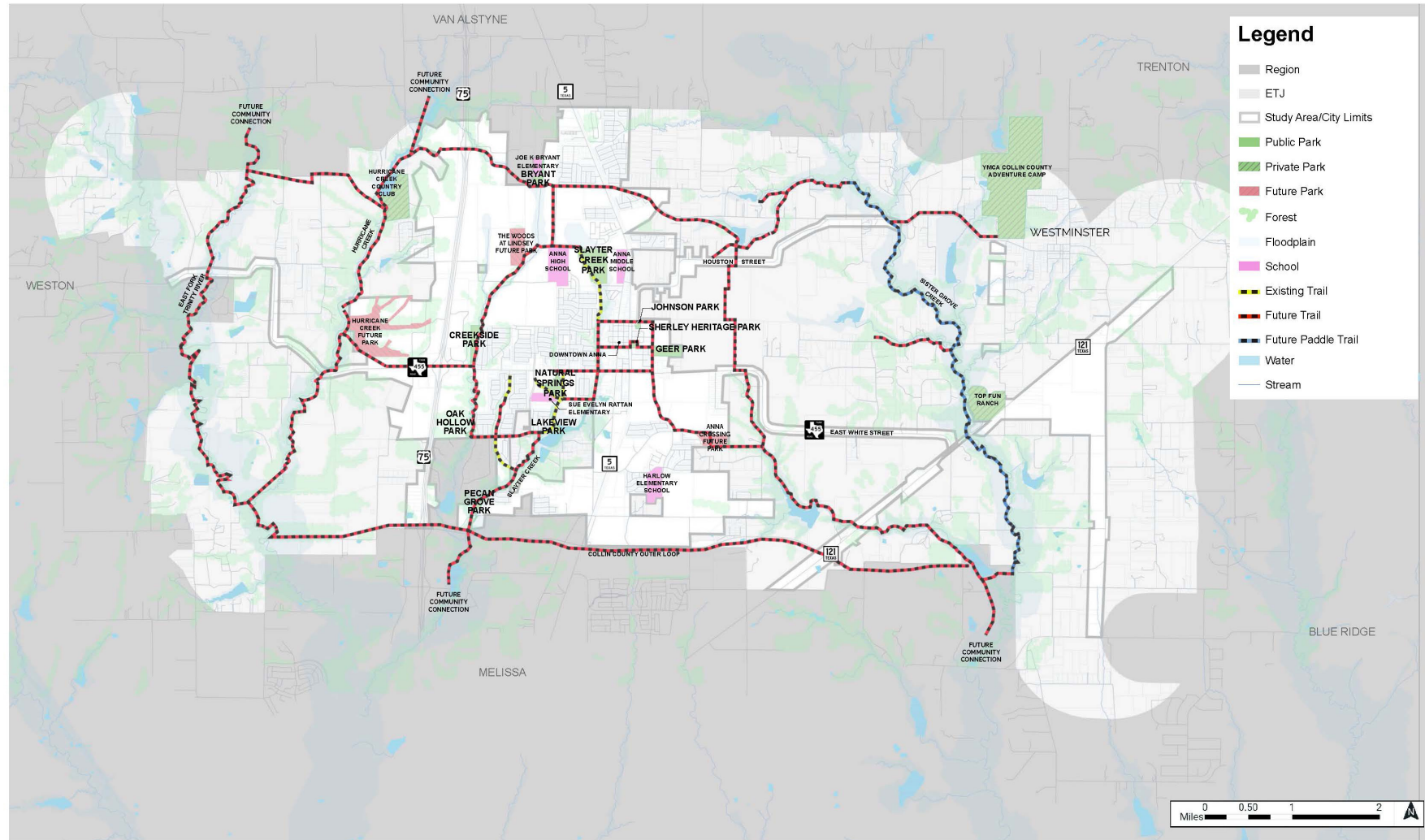
- + The Older Adult Program
- + The Individuals with Disabilities Program
- + The Low-Income Transit Subsidy Program

Although Anna is not eligible to join this transportation authority, this does not mean residents will never be able to have access to similar benefits. If Anna were to develop a program to mirror what McKinney has established, this would provide a large benefit to residents who could qualify for these programs. It is recommended that the City partner with Collin County and NCTCOG to learn more about how they might be able to gain access to this or a similar service.

Future DART Light Rail

Dallas Area Rapid Transit (DART) is the main transit authority for the City of Dallas and the surrounding area. One of the primary elements of the DART system is the light rail network. Though the light rail does not currently extend as far north as Anna, DART does own the main rail line right-of-way that

TRAILS MAP



THE CITY OF
Anna

ANNA 2050 COMPREHENSIVE PLAN

catalyst
PROLOGUE
PLANNING
STRATEGIC
COMMUNITY
SOLUTIONS
Kimley-Horn

EXHIBIT 6.18
HIKE AND BIKE NETWORK

runs north-south through Downtown. This alignment extends north from the existing Red Line, which currently terminates in Plano at the Parker Road Station. The City could consider partnering with DART and other organizations to coordinate future expansion of this rail line.

6. ACTION ITEMS

All of the policies in the Mobility Strategy need to be supported by recommended actions in order to ensure that they are implemented. The following is a list of Action Items related to the Mobility policies in this plan:

- Action 6.1. Thoroughfare Plan.** Review the Master Thoroughfare Plan every five years and update it as necessary.
- Action 6.2. Design Standards.** Adopt flexible design standards that complement the City's future PlaceTypes.
- Action 6.3. Capital Improvements Plan.** Develop a Capital Improvements Plan (CIP) that reflects the roadway alignments and cross sections presented in this plan, including multimodal facilities.
- Action 6.4. Pavement Maintenance.** Prioritize pavement maintenance projects on major roads and roads with multimodal facilities.
- Action 6.5. Roundabout Study.** Conduct a feasibility study for the construction of a roundabout at the intersection of FM 455/White Street and SH 5/Powell Parkway to calm traffic and reduce intersection-related crashes in the area.
- Action 6.6. Corridor Study.** Conduct an independent corridor study of FM 455/White Street from US 75 to SH 5/Powell Parkway to further address safety issues, such as poor access management.
- Action 6.7. Traffic Calming.** Create a citywide traffic calming program to identify and construct speed management devices as future projects.
- Action 6.8. Railroad Crossings.** Perform an analysis of existing railroad crossings to enhance safety and consider the potential implementation needed for quiet zones.
- Action 6.9. Sidewalks.** Prioritize the closing of sidewalk gaps along major roads to establish a connected pedestrian network.

Action 6.10. Veloweb. Coordinate the construction of City trail projects with projects identified on the NCTCOG Regional Veloweb network, where appropriate.

Action 6.11. Bicycle Network. Construct a network of on-street bicycle facilities as shown in the Master Thoroughfare Plan to support the off-street trails network.

Action 6.12. Collin County Transit. Partner with Collin County and NCTCOG to create a transit program providing subsidies for older adults, individuals with disabilities and low-income residents.





07

PLACEMAKING

PLACEMAKING

1. INTRODUCTION

Placemaking helps establish a city as a desirable place to live and guides the selection of site amenities that support its vision. It is placemaking that will distinguish Anna from other communities within the DFW Metroplex. When people have a choice about where to live, they seek out the places that offer community, connection and a higher quality of life. These places tend to emerge where a city and/or a developer takes advantage of the attributes of the surrounding area—topography, vegetation, land uses, building form—and utilizes those attributes to create a place that is distinct from anywhere else in the region.

Placemaking provides essential social and economic value that can set Anna apart as unique and special. The Anna 2050 Comprehensive Plan establishes policies that will help identify and define the key distinctive areas in the city. As key places are identified and further invested in, these centers serve to attract residents to the area and foster a strong sense of ownership and community pride. Ultimately, placemaking positions the community to realize its potential as a place people identify as uniquely Anna.

2. PLACEMAKING POLICIES

- P 1.** The City of Anna will work with developers to create unique destinations that build off existing areas of cultural or architectural distinction to attract residents and businesses.
- P 2.** The City of Anna will create a hierarchy of streets that meets the needs of pedestrians, bicyclists and automobiles and respects the architectural character of the surrounding area.
- P 3.** The City of Anna will encourage the development of parks, open space and trails by utilizing land within floodplains to create connections across Anna.

3. PLACEMAKING OPPORTUNITIES

In addition to Anna's natural attributes of floodplains and native prairies, there are several key components that can be utilized to contribute to the overall quality and image of the city. Through continued investment and focused development in these areas, Anna can set itself apart as a unique and desirable place to live or work.

CORRIDORS

As the community has expanded, commercial corridors have developed along US 75 and FM 455 and are expected to grow along SH 5, SH 121 and the Collin County Outer Loop. These areas provide a placemaking opportunity from a regional perspective because they have the potential to attract outside businesses and residences to the city. In addition, there is a hierarchy of corridors within the city of Anna, as identified in Chapter 6: Mobility Strategy, that helps define a distinct public realm. From the major highway connections that run through the city in each direction, to floodplain and rail corridors, these linkages provide Anna with the ability to create unique places of interest and lasting value. The best way to achieve placemaking is not just with signage, banners or entry monuments, but also with the design of streets and trails, the siting and design of buildings and the use of streetscaping and strategically located open space. Utilizing these techniques will greatly enhance the overall mobility network and provide for alternative modes of transportation.

Everyone who lives, visits or travels through a city develops a perception of the community based on the streets they travel and the places they are linked to. The public realm influences people's perception of a city and how desirable it would be to live or work there. Street types and needs will vary based on their location within Anna, but site amenities can be chosen to support individual centers and the overall vision for the community.



Shops at Legacy,
Plano, TX



Firewheel Town Center,
Garland, TX



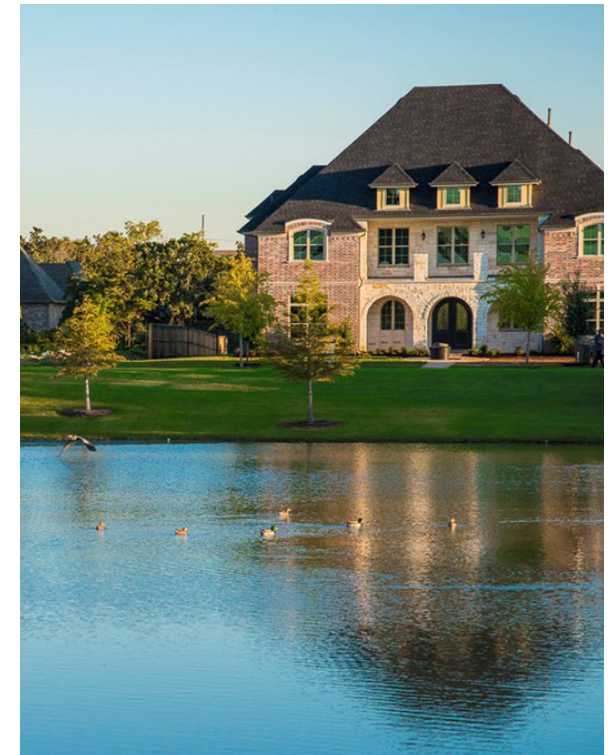
Klyde Warren Park,
Dallas, TX

DISTINCTIVE NEIGHBORHOODS AND NEIGHBORHOOD REINVESTMENT

As Anna looks to create a community that is healthy and vibrant, it is important to recognize the characteristics in the existing neighborhood fabric that contribute to its overall identity. To create and support neighborhoods that are distinctive compared to other areas of the city or region, the community should emphasize natural features such as topography, vegetation, water features or green space and use specific design elements to create a special character.

While there are several key neighborhoods throughout the community where improvements and upgrades should continue, the historic Downtown should be uniquely highlighted due to its significance in the community and its potential to attract investment. The old gridded network of streets, adjacent open spaces and public plazas and diverse uses, along with public infrastructure and historic structures, all play their part in forming a place that is unique to the community and providing a framework to build upon. The health and vitality of the city can be measured by the investment that occurs in the Downtown area and the city's success in establishing itself as a place of intrinsic value.

There are several challenges in Anna's older neighborhoods that will require reinvestment. The City should consider adopting incentive programs to help address these issues and to help channel reinvestment into those areas. In addition, the community should consider investments that would make older neighborhoods more attractive and accessible. This could include upgrades to sidewalks and the installation of street trees and street lighting. The City should identify vacant parcels and promote infill development within the area. Finally, revisions to the zoning ordinance and city codes that would allow alternative housing types and greater flexibility in the range of available housing choices should be considered.



PUBLIC SPACES

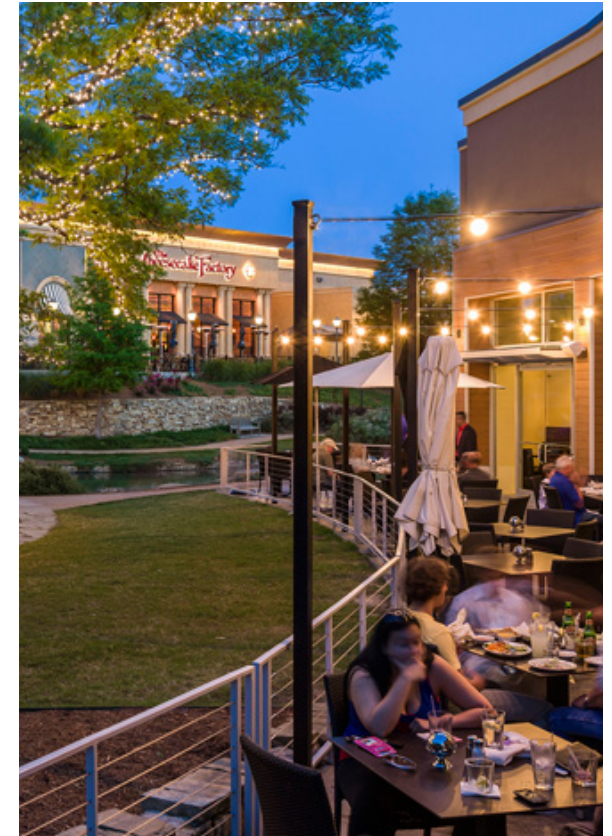
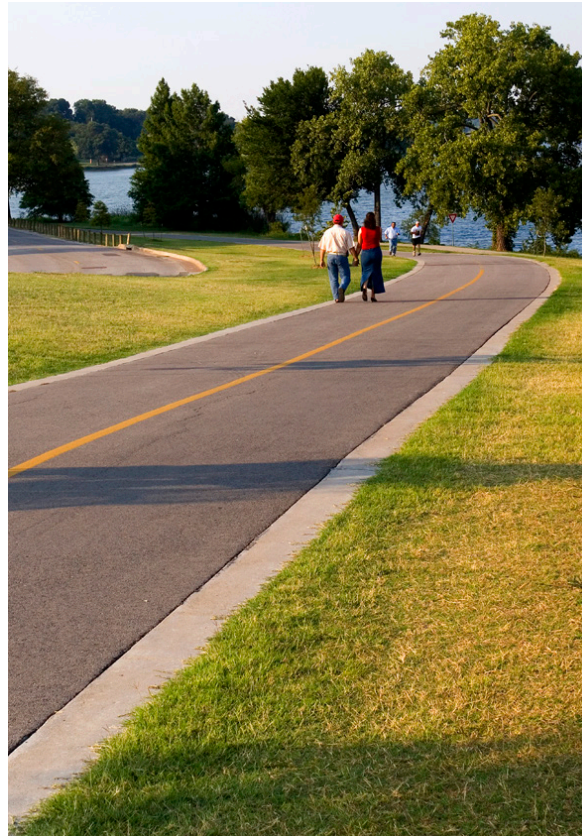
Places for community gathering are a central element in placemaking and urban vitality and celebrate the essence of Anna and its community members. Examples of such spaces, which may be of public or private ownership, include parks of various sizes, plazas and areas within the public right-of-way where people gather. These spaces may be located Downtown, in floodplain areas or dispersed throughout the city, but wherever they locate, they contribute to the identity of their respective neighborhood or district.

As the city grows, continued investment in public spaces is necessary to sustain and improve the level of service that public spaces provide. The creation of public space should be a collaborative endeavor that involves community input and design consideration, because the development of these spaces serves multiple interests.

Public spaces come in various forms and serve different functions in different areas. Large community parks can serve as gathering spaces and provide

accommodations for major events. Smaller neighborhood park venues can be used as event spaces for more frequent neighborhood activities and programmed events. Public plazas and markets can host civic events and smaller but more active and pedestrian-friendly environments. Additionally, publicly owned open spaces can work in unison with privately owned, public open spaces (POPOS) to provide multiple venues for major events in the community. Floodplains provide an opportunity for linear public spaces that can stretch across and connect different neighborhoods and types of places.

Because of their value, it is important to provide access and linkages to public spaces via roadways, sidewalks and trails. If physical infrastructure is necessary (e.g. bridges, trails, sidewalks), these improvements should be enhanced using architectural materials that reflect the character of their surroundings. Amenities like seating and planting should also be provided to improve usability and strengthen character.

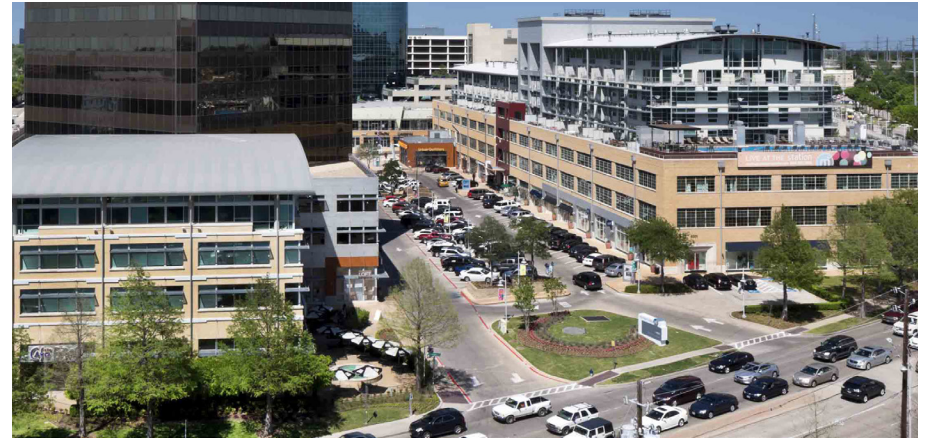


4. KEY CENTERS

A focal element of the Preferred Scenario, as reflected in the Land Use Strategy in Chapter 3, is the community's desire to manage growth, focusing on specific district centers. As the city grows and development is dispersed throughout the city, these Key Centers are intended to become a series of centerpieces for the community. By implementing placemaking strategies, these areas can become the foundation of the community, where each center is positioned to succeed on its own and contribute to the overall vitality and success of Anna.

75 CENTER

With a future focus on Community Commercial, Regional Activity Center and other high-density residential PlaceTypes (see Chapter 3 for additional information on PlaceTypes), this center will serve a regional audience, but should still be easily identified as part of the city of Anna. A modern aesthetic that draws from historical elements found throughout the city would be appropriate for this center. Building facades in the 75 Center should create an active and engaging public realm and encourage walking and the use of alternative transportation. Amenities for public transit and bicycle infrastructure should be included at key intersections/focal points.



DOWNTOWN ANNA*

In the Downtown area, architectural elements and site amenities should reflect the history of the community, especially the history of the Downtown district. This center should have human-scaled architecture, walkable streets, public gathering spaces, attractive amenities and eye-catching detail. Key intersections and focal points should include amenities for public transit and infrastructure for bicycles.

***Chapter 9 of this report is dedicated to the future vision for Downtown Anna.**



ANNA BUSINESS CENTER

Center 3, the Anna Business Center, should be established as an area that would be attractive to existing or incoming businesses. A cohesive design aesthetic will go a long way in making the center feel established, even as new businesses continue to move in. A modern industrial feel would be appropriate for this district. Human-scaled architecture may be difficult to achieve due to the uses that this district may attract, but should be attempted wherever possible, especially where the building faces the street. Public transit and bicycle facilities should also be accommodated within this center.



5. ACTION ITEMS

The following Action Items are tangible steps that the City of Anna should take to implement placemaking measures:

Action 7.1 Neighborhood Design Guidelines. Develop or update design guidelines that support Placemaking in key PlaceType areas and the use of natural areas and resources in the design of Anna neighborhoods and amenities.

Action 7.2 Employment Center Design Guidelines. Create design guidelines that ensure that employment centers are developed with the character that attracts highly-skilled, high-income workers.

Action 7.3 Gateway Design Study. . Conduct a Gateway Image Study to determine the appropriate characteristics for the development and amenities at the major entrances to Anna.

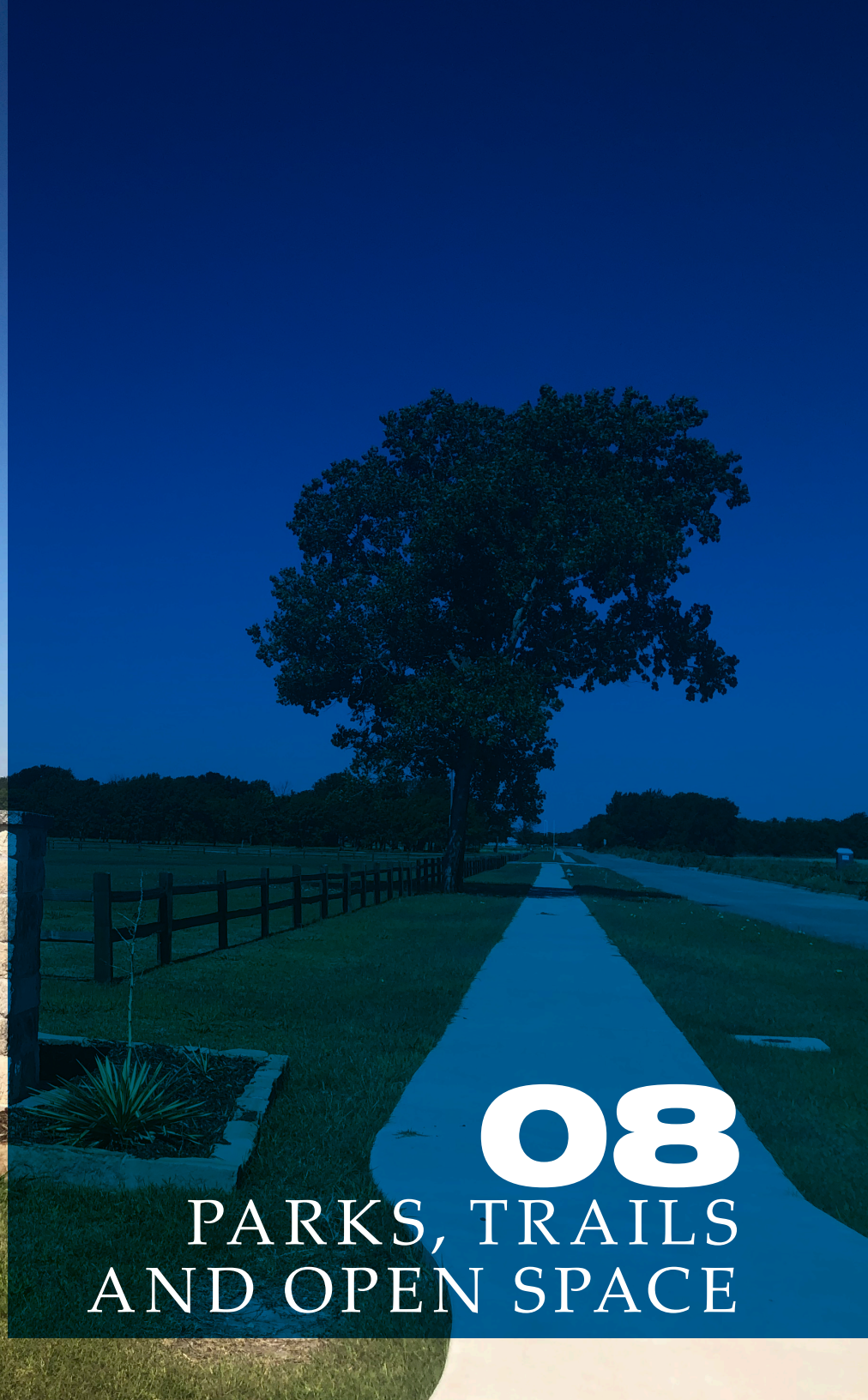
Action 7.4 Historic Preservation Plan. Develop a Historic Preservation Plan for Anna to identify those buildings and neighborhoods that should receive local protection and state and national recognition.

Action 7.5 Historic Preservation. Establish a partnership among private interests to support historic preservation in Anna.

Action 7.6 Placemaking and Wayfinding Strategy. Develop a Placemaking and Wayfinding Strategy that uses City branding to welcome visitors, identify historic landmarks and gateways and link together existing character areas through the use of a combination of environmental graphics, print materials and web-based information.

Action 7.7 Performing Arts. Identify opportunities to host performing arts events in publicly owned spaces, including parks, streets rights-of-way and public buildings.





08
PARKS, TRAILS
AND OPEN SPACE

PARKS, TRAILS, AND OPEN SPACE

1. INTRODUCTION

PURPOSE OF THE PLAN

The City of Anna is presently at a turning point and has the opportunity today to set the vision for the future of parks and open space within the city. There are currently a number of high-quality parks and open spaces that serve the existing population, but the city is expected to grow exponentially in the coming years. There will need to be strategic improvements to the current recreation system so that outdated components can be replaced as needed and so that the system can adapt to evolving demographics and trends. With this update to the comprehensive plan, strategies are provided to implement these improvements and replacements based on feedback from the community throughout the process and on previous planning efforts and accomplishments. These recommendations provide detail as to how enrichment and improvement of the Anna parks and recreation system can take place so that the needs of Anna neighbors will be met, both today and as the community grows.

PARKS AND RECREATION MASTER PLAN AND TEXAS PARKS AND WILDLIFE DEPARTMENT

This portion of the **Anna 2050** Plan has been adapted and expanded as part of the City's **Parks and Recreation Master Plan**, a separate document and contains more detail than this chapter, particularly with regard to recreation facilities, recreation programming and staffing/operations. The **Parks and Recreation Master Plan** was prepared so that it meets the criteria necessary for submittal to the Texas Parks and Wildlife Department (TPWD) to gain project priority for potential grant consideration for park, recreation and open space improvements. It conforms to the Master Plan Guidelines established by TPWD.

RELATED PLANNING EFFORTS

A city's parks and recreation amenities make an important and positive contribution to the quality of life in a community and to its future. Adherence to the Vision Statement and Guiding Principles developed for the **Anna 2050** Plan (see Chapter 2) will make this community a special place in the years ahead. Specific references in the Guiding Principles to issues related to parks,

trails and open space indicate a desire to ensure that the growth envisioned for the city "...benefits Anna's current and future neighbors..." and:

- + Occurs where and when it can be supported by the **public facilities** and services (including schools) that Anna's neighbors need.
- + Offers many diverse, **vibrant and distinctive destinations** for work and play.
- + **Promotes the health and vitality** of existing Anna neighbors, neighborhoods, businesses and infrastructure.
- + Is efficient and effective in its use of resources and infrastructure – fiscal, energy, water and **natural assets**.

COMMUNITY ENGAGEMENT AND FEEDBACK

As part of the development of this strategy for parks, trails and open space in Anna, a complete needs assessment was performed. The results and recommendations in this plan are based on an extensive process of community engagement activities related to the assessment and included the use of a project website and community input obtained through focus groups, stakeholder meetings, community wide public meetings, online survey, creating an in-depth profile of demographics of the Anna area and examining national and local recreational trends.

This plan takes a look at Anna's future and identifies the current Level of Service (LOS) as well as the upgrades needed to achieve the LOS recommended for future growth. General findings from the LOS analysis include:

- + Anna has a sufficient inventory of outdoor components for its current population; however, the anticipated growth will require new facilities. Amenities are currently concentrated in a few locations, primarily on the east side of US 75.
- + Anna is lacking in both indoor and outdoor facilities and the recreational offerings typically associated with these types of facilities.
- + Although Anna has a series of high-quality trails within its parks, these trails are not a well-connected network that allows people to get to parks or other desired destinations from throughout the city.
- + A set of minimum standards for park development has not been documented for the City of Anna in the past.

2. POLICIES

- PT 1.** The City of Anna will create an exemplary parks and recreation system to provide Anna neighbors access to recreation close to home.
- PT 2.** The City of Anna should work with developers to create unique destinations that build off existing areas of cultural or architectural distinction to attract residents and businesses (see also Chapter 7, Placemaking).
- PT 3.** The City of Anna should encourage the development of parks, open space and trails by utilizing land within floodplains to create connections across the community (see also Chapter 7, Placemaking).
- PT 4.** The City will maintain the level of staffing necessary to care for Anna's parks and recreation facilities and assets, and to provide recreational programming and services suitable for the community.
- PT 5.** The City of Anna will expand its inventory of recreation facilities, including planning and design for an indoor recreation facility.
- PT 6.** The City of Anna will pursue planning and design for an outdoor sports complex to support the needs of Anna neighbors who want to play sports closer to home.
- PT 7.** The City of Anna will pursue planning and design for additional trail connections making important linkages to identified destinations throughout the city.
- PT 8.** The City of Anna will pursue planning and design for an outdoor space within Downtown that will become a destination and a gathering space for Anna neighbors and visitors.

and maintained by homeowner associations (HOAs) for the enjoyment of their residents. The Private Open Space Map identifies each school district, private school and HOA recreation site and the recreational amenities offered at each location.

Name	Address	Size												
			Parking	Trails	Playground	Pavilion	Education	Benches	Open Space	Trash Cans	Shade Trees	Restrooms	Picnic Tables	Sports Fields
Bryant Park	Co Rd 371 Anna, TX 75409	5 Acres						X						
Slater Creek Park	W Rosamond Pkwy Anna, TX 75409	77 Acres	X	X	X	X	X	X	X		X	X		X
Johnson Park	N Sherley Rd Anna, TX 75409	3 Acres	X				X	X	X			X		X
Sherley Heritage Park	101 S Sherley Rd Anna, TX 75049	1 Acre	X		X	X	X	X	X		X	X	X	
Natural Springs Park	Anna, TX 75409	29 Acres	X	X		X	X	X	X	X	X	X	X	
Lakeview Park	Anna, TX 75409	9 Acres	X	X			X	X	X			X	X	
Greer Park	6th St Anna, TX 75049	25 Acres	X					X						X
Pecan Grove	Anna, TX 75409	15 Acres						X						
Creekside	Anna, TX 75409	21 Acres						X						
Oak Hollow	Anna, TX 75409	8 Acres						X						

3. PARK SYSTEM AT A GLANCE

The City of Anna presently has a variety of park, special use and trail facilities in its system to meet the recreational needs of the citizens. There are approximately 119 acres in seven developed parks, trails and other facilities. Some of the parkland is made up of undeveloped City-owned property that could be developed for park use.

The location of each of the existing park is shown on the Parks and Open Space Map and Trail facilities are shown on the Trail Map. An amenity summary is included in the following table. A detailed inventory of parks is located in the Appendix of the **Parks and Recreation Master Plan**.

The city is also served by recreational facilities at Anna Independent School District sites and at several private recreational facilities owned

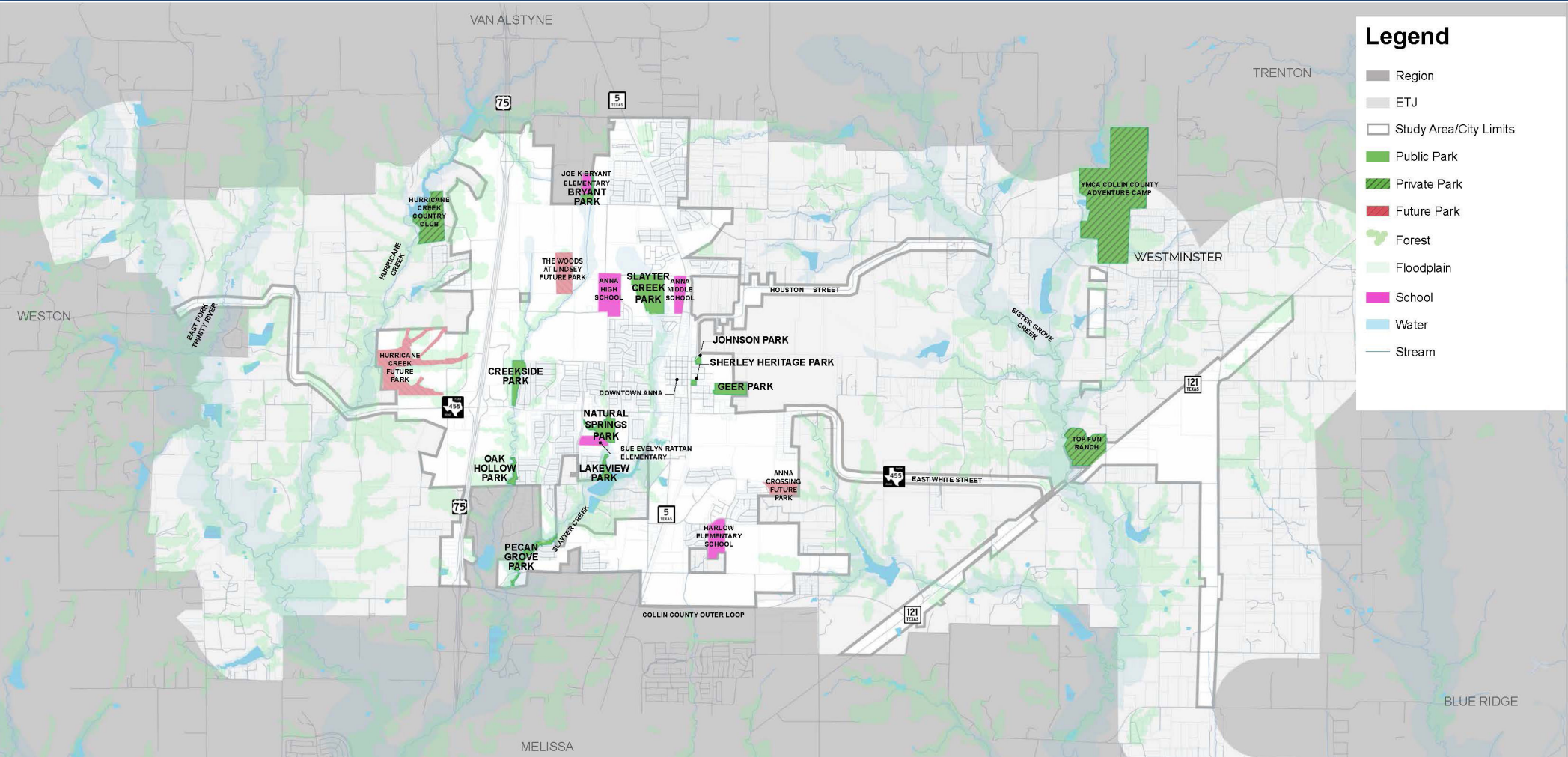


EXHIBIT 8.1

PARKS AND OPEN SPACE

4. NEEDS ASSESSMENT

Community feedback provided essential background to the needs assessment completed with this plan update. A Level of Service was established as part of this exercise based on two specific measures:

Population-based Assessment — provides a ratio of acreage to population

Pedestrian Shed-based Assessment — provides a geographic range of where certain parks and/or open space may be needed, measured against a standard quarter-mile radius for typical maximum pedestrian walk

A complete description of the needs assessment process is contained in the Appendix.

STANDARDS AND PARK CLASSIFICATIONS

In order to provide adequate parks, recreation and open space facilities for Anna residents, a set of accepted industry standards and criteria should be followed. For purposes of this planning effort, the parks in the city were categorized and classified based on park design concepts and standards identified by the National Recreation and Park Association (NRPA). Park classification types in Anna include:

Park	Classification	Acres
Bryant Park	Undeveloped Park	5 Acres
Slater Creek Park	Community Park	77 Acres
Johnson Park	Neighborhood Park	3 Acres
Shirley Heritage Park	Special Use Park	1 Acre
Natural Springs Park	Community Park	29 Acres
Lakeview Park	Neighborhood Park	9 Acres
Greer Park	Undeveloped Park	25 Acres
Pecan Grove	Undeveloped Park	15 Acres
Creekside	Undeveloped Park	21 Acres
Oak Hollow	Undeveloped Park	8 Acres

Anna Developed: 119 Acres (7.1 per 1,000)

Anna Undeveloped: 74 Acres

Anna Total: 193 Acres (11.5 Acres per 1,000)

NRPA Typical Community: 9.9 Acres per 1,000

The following is a population-based assessment for each park type, providing a ratio of acreage to population, measured against NRPA standards and like-sized communities.

NEIGHBORHOOD PARKS

Neighborhood parks serve a variety of age groups within a limited area or neighborhood. They range in size from 1 to 15 acres and generally serve residents within a quarter- to half-mile radius. The neighborhood park typically includes areas for active recreation activities such as field games, court games, playgrounds, etc. Passive recreation activities may include walking, viewing, sitting and picnicking. There are two parks of this type in Anna:

- + Johnson Park: 3 Acres
- + Lake View Park: 9 Acres

NRPA Recommended LOS	1.5 Acres for every 1,000 residents
2020 Population Estimate	16,721 (ESRI)
2020 Target LOS	25 Acres
2020 Provided LOS	12 Acres
2050 Population Projection	84,000
2050 Projected Target LOS	42 Acres

COMMUNITY PARKS

A community park is a large and much more versatile type of park developed to serve the broader community. These parks can be oriented to provide both active and passive recreational facilities for all ages. A community park can serve several neighborhood areas and can usually be accessed conveniently by automobile. A community park typically ranges in size from approximately 25 to 300 acres. In Anna, there are two community parks:

- + Slayter Creek Park: 77 Acres
- + Natural Springs Park: 29 Acres

NRPA Recommended LOS	1.5 Acres for every 1,000 residents
2020 Population Estimate	16,721 (ESRI)
2020 Target LOS	84 Acres
2020 Provided LOS	106 Acres
2050 Population Projection	84,000
2050 Projected Target LOS	420 Acres

SPECIAL USE/LINEAR PARKS

Special Use Parks cover a broad range of specialized park and recreation facilities, often with a single major use. Golf courses, historical sites, community center sites, theme parks, water parks and other special use facilities fall into this category. These parks also include neighborhood or community park elements, but with amenities that have a regional appeal to visitors from outside the boundaries of the city. Linear parks are usually much longer than they are wide in terms of their configuration. Examples include parks or trails within old railroad beds, utility corridors, floodplain areas or excess or abandoned right-of-way.

Because special use parks vary by size and type from city to city, there is not a specific recommended level of service. In Anna, there is one park of this type:

- + Sherley Heritage Park: 1 Acre

UNDEVELOPED PARKS

Undeveloped parks are tracts of land, typically City-owned, which could be improved for park purposes. There are several of these tracts in Anna:

- + Bryant Park: 5 Acres
- + Greer Park: 25 Acres
- + Pecan Grove: 15 Acres
- + Creekside: 21 Acres
- + Oak Hollow: 8 Acres
- + Total: 74 Acres

PARKS “ON PAPER”

During the planning process associated with this plan, several developments were in the planning stages and included future parkland dedication as part of the project. These projects are being closely followed by staff and integration of the parkland into the parks system is expected. At the time of this report, specific amenities, acreages and the timing of improvements is unknown. Conceptual plans and recommendations for these spaces are detailed in the Parks Master Plan.

- + The Woods at Lindsey Place: 22 Acres (Future Park/Current Plat)
- + Villages of Hurricane Creek: 148 Acres (Future Park/Current Plat)
- + Anna Crossing: 28 Acres (Future Park/Current Plat)

NATURAL/OPEN SPACE

These are natural areas, generally left undisturbed, but not necessarily characterized as land preservations. No organized, active recreational uses are typically accommodated in these areas; they are primarily intended for passive recreational use.

SERVICE AREA MAP

The map on the following page illustrates the service areas for neighborhood and community parks found within the Anna parks system. The service areas indicated on the map are consistent with the guidelines established by NRPA.

Special use parks and facilities do not have defined service areas as they are considered to offer amenities and services that appeal to the entire resident population of the city. Open spaces also do not have defined services areas. In some cases, the actual service area of any park may be larger if the park includes amenities of regional appeal. Smaller service areas are also possible where major roadways act as barriers to park access. The service areas identified are as follows:

- + Neighborhood Park—1/4 mile (5-minute walk)
- + Community Park—Up to 3 miles

In park planning, a pedestrian shed is an area that is centered on a specific destination, surrounded by a larger area, typically circular for planning purposes, that represents separation from the central destination. A pedestrian shed is measured in both distance and walking time. For purposes of this plan, the distance is a quarter-mile and the walking time is five minutes. Areas that fall outside of the pedestrian shed are considered undeserved areas because residents that live there are more than a five-minute walk away from a city park. For planning purposes, a circle is used to identify the pedestrian shed, but it should be understood that physical barriers, both man-made and natural, can alter the serviceability of a park space; it is not only a matter of distance. Neighborhood design is a common factor that can either help or hinder the accessibility of parkland. Connectivity to open spaces from Anna's neighborhoods was highly requested in the citizen feedback.

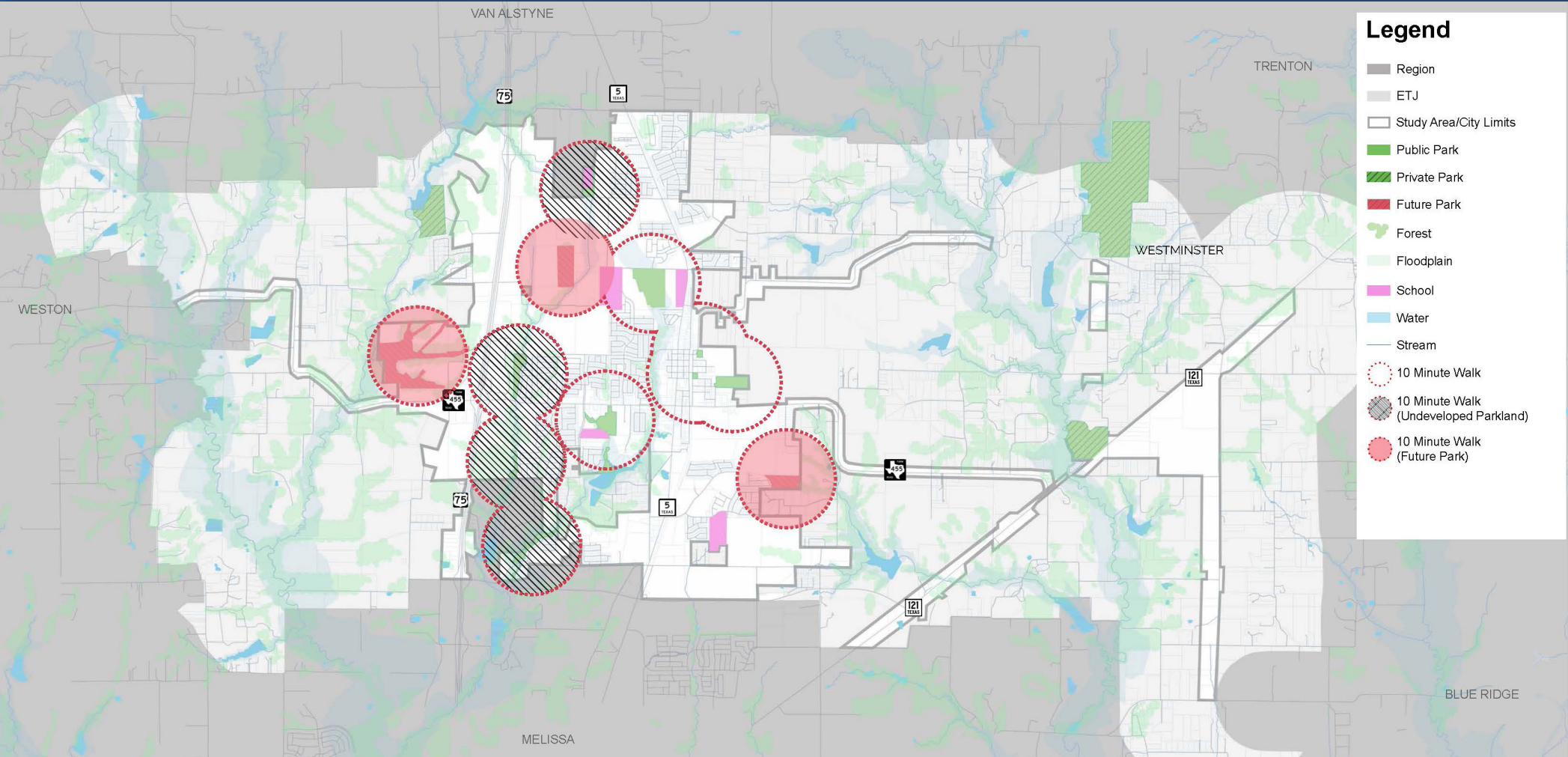


EXHIBIT 8.2

SERVICE AREA

GAPS IN SERVICE

The current offering of neighborhood parks is shown to have a gap of approximately 13 acres when a ratio of 5 acres per 1,000 residents is applied. This gap is present when comparing the standard to the acreage in developed parks; however, the city has a surplus of undeveloped parkland, appropriately sized to serve as neighborhood parks. These properties, currently functioning as open space in the neighborhoods where they are located, should be improved with typical neighborhood park amenities to truly serve Anna neighbors with the minimal level of service amenities described in this report.

As the City looks to expand the park system and acquire or transition properties into parkland, it should also be remembered that even though an undeveloped park is within a five-minute walk of a neighborhood, it cannot provide the same level of service as a developed park. This should be taken into account as land is being acquired for parkland purposes and slated for parks improvements. Undeveloped parks do, however, provide a great opportunity for the City to improve its service, either to the community or a particular neighborhood, with the addition of the appropriate amenities. Further analysis and focus areas for new development is located in the Parks and Recreation Master Plan.

TRAILS AND SIDEWALKS

Trails and sidewalks are important components of Anna's parks and recreation system. They serve many functions relating to mobility, connectivity, recreation, leisure, quality of life and wellness, all of which are vital to fulfilling the vision of the Anna community. In studying Anna's system of trails and sidewalks, several factors are worth noting for the future:

- + **Connections.** Missing segments of trails that could improve connectivity in the trail network should be installed, and trails to key destinations in Anna and in adjacent cities should be provided.
- + **Trail Master Plan.** Alignments in a Trail Master Plan should be reevaluated as some connectivity priorities may have changed since its adoption.
- + **Trail Types.** Although a hierarchy of trail surface options is desired, there is an increased desire for soft-surface trails, off-street, multi-use trails and even paddling trails.
- + **Trail Amenities.** A variety of trail amenities, such as mile markers, parking, restrooms and directional signage should be provided, with an increased emphasis on pedestrian-scaled lighting, restrooms and security/safety enhancements, specifically.
- + **Communication.** Communication with users should be improved through website maps and tools, social media presence and in park/on-trail signage (including contact information for any management or operational issues).

The **Parks and Recreation Master Plan** prioritizes four trail alignments for consideration by the City in the near future to better serve the community:

- + Neighborhoods to Downtown
- + Slayter Creek Park to Natural Springs
- + Oak Hollow to Lakeview
- + Anna Crossing to Downtown

Each of these alignments is illustrated in the Master Plan.

ANNA RECREATION FACILITIES AND PROGRAMMING

Although the City does have recreational offerings currently offered by third party organizations, there is not a formal City recreation program. A formal recreation program would include, but not be limited to, diverse types and sizes of recreation facilities, recreational programming and activities, staff and special events. Anna does not currently have assets in all of these areas, but this plan recommends building on the existing assets in order to create a solid and recognizable recreation program.

As Anna continues to grow, it will be important to add and/or expand facilities to meet the needs of the community. Phasing additions to the parks and recreation system will be key to continued success for Anna.

Facilities

Two new facility groupings are recommended for the City of Anna in the future—one type providing indoor programs and activities and the other providing outdoor programs and activities. An indoor facility could provide areas for children, adults and seniors, multi-purpose space, gymnasium space and aquatics/an indoor pool. A desire for this type of facility was at the top of the priority list based on community feedback. An outdoor sports and events complex was also important based on the input received. The community would like a facility that could accommodate one or more of the following: sports fields, trails, aquatics and water play activities, playgrounds, a skate park and/or festival/open space.

It is possible to combine some or all of the two facility groupings on the same site, and land currently owned by the City should be considered as an option. Although it would appear to be economical and efficient to group the outdoor recreation elements in one area, if this is not possible due to physical constraints (size, topography, flood hazards) or for other reasons, alternate locations should also be evaluated. Each grouping should be explored and planned for the best possible placement and design.

Programming

Recreation programming generally comes in four main forms: individual sports/exercise, team sports, special events and artistic activities. Recreation programming should not be confused with recreation facilities. Recreation programming involves activities on or within recreation facilities that are organized, coordinated, operated and/or sponsored by the City; it is not simply about having a location for these activities.

Anna has the opportunity to provide a portfolio of recreation programming that will meet the needs of the community. A core set of programming and phased expansions could include exercise and fitness (indoor), special events (detailed further below), gymnastics/tumbling/cheerleading, basketball and court sports, aquatics and arts and crafts.

An essential component to building a strong recreation program is providing dedicated parks and recreation staff to build and operate it. These needs are addressed in the **Parks and Recreation Master Plan**. Until additional indoor or outdoor facilities are constructed, programming can be added to existing facilities. Partnerships to provide additional competitive or tournament-level sports in Anna should be pursued to bring more activity into the local system.

SPECIAL EVENTS

The City currently hosts several special events throughout the year. High-quality special events are not only essential to a strong parks and recreation system, they are also important for overall quality of life and for economic development. Anna's special events showcase the community's warm and friendly hometown spirit. As a potential sports and event complex is planned and designed, as more parks amenities are provided and as dedicated parks and recreation staff are added, new special events could be included in the set of existing events.

STAFFING

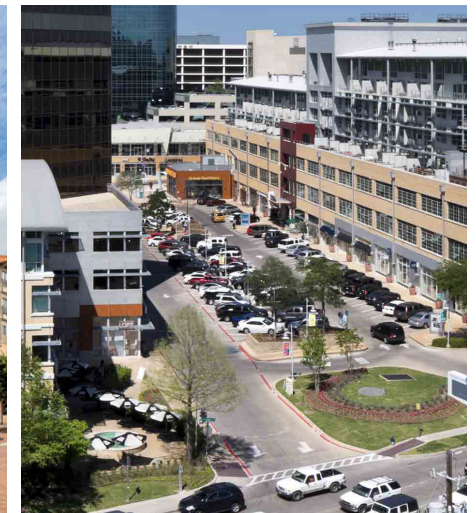
With the limited number of parks and recreation facilities currently in Anna, the existing organization focuses primarily on parks maintenance; there is very little staffing for needs such as recreation programming, special events, parks planning or administration. As the number of parks and recreation facilities increases and recreation programming begins to develop, the staffing requirements for these additional functions, and for parks maintenance to address new parks, must be reviewed. The idea of a separate Parks and Recreation Department and a revised organizational structure should be considered as well. The Parks and Recreation Master Plan includes a detailed, step-by-step plan for this staffing increase and the administrative structure, including an approach to phasing in the changes.

5. KEY CENTERS

The identification and emphasis on the Key Centers illustrated in the Future Land Use Plan (see Chapter 3) is a key plank in the community's overall strategy for targeting its investments to build upon important existing assets. As the city grows and development becomes more dispersed, these Key Centers will become focal points in the community. Placemaking strategies, including the manner in which parks and open spaces are provided, will be critical to the success of each of the centers.

75 CENTER

The 75 Center is designed to serve and attract a regional audience with Community Commercial, Regional Activity Center and other high-density residential PlaceTypes (see Chapter 3 for additional information). The built environment in this center should be supported by parks and recreation amenities to benefit residents, visitors and customers as well as connections to the surrounding community. Trails and linear parks can serve this purpose in some areas, and it will be very important to incorporate a pedestrian-scaled east-west crossing over US 75. This crossing can be incorporated into an existing vehicular bridge, but should be comfortable for pedestrians and should provide a clear separation from automobiles on the adjacent roadway. This bridge could be designed as a gateway feature visible from the main lanes of the highway. Further trail connections should be made to and from this bridge to allow Anna neighbors to access not only the 75 Center, but also both sides of the city. This center also provides opportunities for retail-supportive open spaces and plazas that would invite visitors to spend time outdoors after enjoying a restaurant or visiting a shop.



DOWNTOWN ANNA*

The Downtown area is the heart of Anna and has the potential to become the place that all Anna neighbors call their own. It can include a combination of an open space, a plaza and a series of well-designed streets and sidewalks that connect various parts of the center together. The history of Downtown can be celebrated through thoughtful design. Pedestrian-scaled connections from the Downtown Core to Sherley Heritage Park can provide both a physical and an emotional connection to the past. Pedestrian-scaled improvements should be used to emphasize connections from the new City Hall Complex to the Downtown Core. Downtown's central location also makes it a great location for community amenities such as a community/recreation center, library or an appropriately scaled sports complex and for special events and activities.

***Chapter 9 of this report is dedicated to the future vision for Downtown Anna.**



ANNA BUSINESS CENTER

Trail connections to the Anna Business Center will allow both neighbors and employees to access this center in multiple ways. This center is an important asset for the future of Anna, and it is important to pay attention to the amenities provided and the environment created so that it will compete well with employment centers elsewhere in the North Texas region.



6. ACTION ITEMS

The following Action Items were identified as the five highest priority tangible steps that the City of Anna can implement in developing the new parks and recreation system in Anna. Additional Action Items and recommendations are presented in the Parks Master Plan as well as the implementation chapter of this report.

Action 8.1. City-Owned Properties. Expand or enhance City-owned park and recreation properties that have the potential to better serve the surrounding residents or that could become a wellness and enjoyment destination for the community at large.

Action 8.2. Property Acquisition. Acquire developable properties utilizing the key service criteria.

Action 8.3. Open Space Standards. Incorporate standards, where appropriate, to evaluate new private development proposals on their efforts to provide outdoor open space with amenities and community gathering places.

Action 8.4. Missing Segments. Complete missing trail segments and locate sources for funding the construction of these sections to improve network connectivity and provide links to key destinations in Anna and adjacent cities.

Action 8.5. Feasibility Studies. Complete feasibility studies for each major facility described in the Parks and Recreation Master Plan—sports complex, recreation center, aquatic center; potentially racket sports facility, concrete skate park, special use pad.





Slayter Creek Park
425 Rosamond Pkwy

A rectangular stone sign with a rough-hewn texture. The text is in a bold, sans-serif font. The sign is set in a concrete base with some small plants. To the right of the sign is a paved path that leads into the distance. In the background, there is a grassy field, a wooden fence, and several tall light poles under a clear sky.



09
DOWNTOWN

DOWNTOWN

1. INTRODUCTION

A VIBRANT DOWNTOWN

A vibrant downtown is an important part of a thriving community. It contributes to the city's image and vitality and is a reflection of its values and quality of life. The downtown area in a city often includes buildings and other structures and a street pattern that provide a historical connection to the original town center and, in fact, to the roots of the community. Many Anna neighbors feel the general character of the Downtown area should be preserved, where appropriate, and that future development should complement and enhance the existing Downtown assets.

In Anna, the potential for Downtown to become an important center for living, doing business and gathering for community celebrations is so strong that a separate Downtown Master Plan was completed in conjunction with the Anna 2050 planning process. This master plan is described later in the chapter. Please see the **Anna 2050** Downtown Master Plan report for more detailed information and recommendations.

A Vibrant Downtown:

- + Sustains high-quality employment
- + Impacts bond rating positively
- + Can be utilized as a recruitment tool for industry
- + Stimulates the economy
- + Adds jobs
- + Is an economic driver
- + Increases tourism
- + Is a good investment

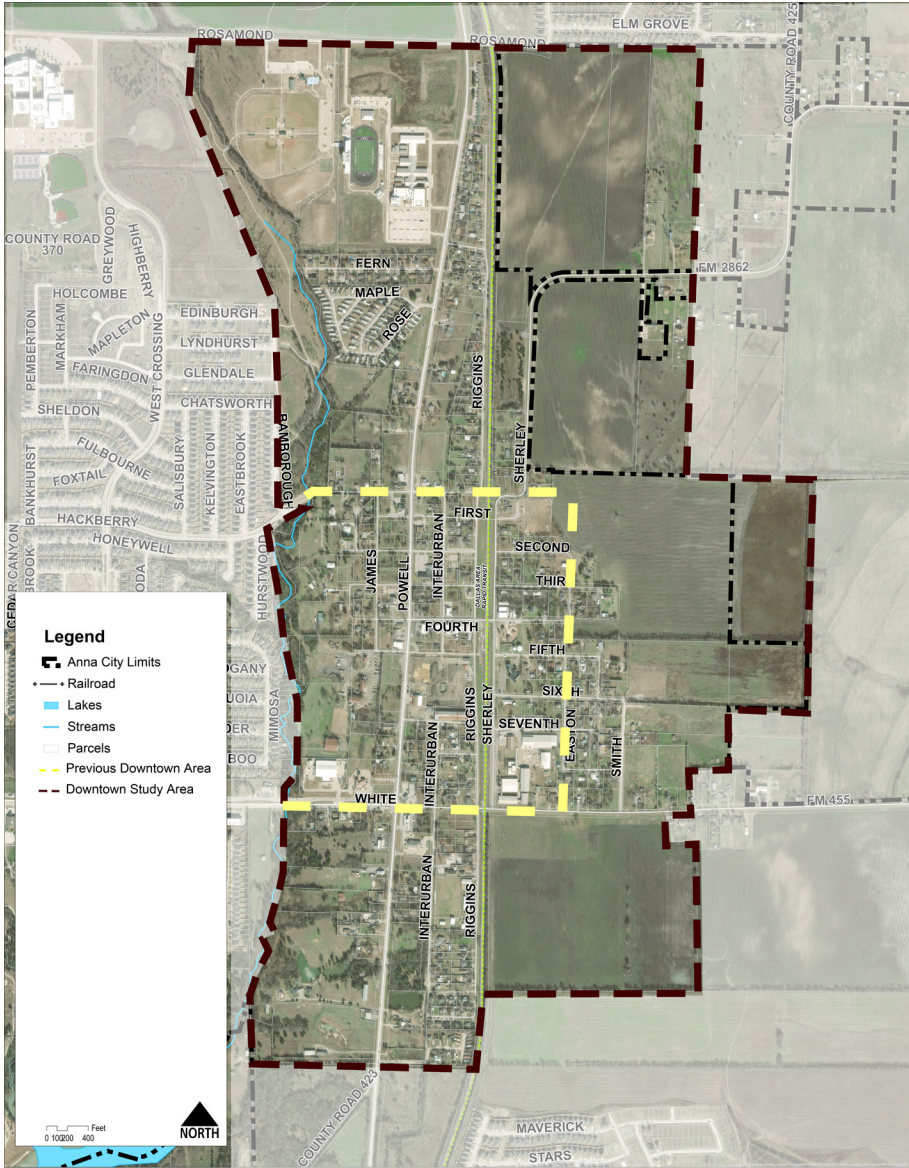
STUDY AREA

Anna is located in northern Collin County, along US 75, approximately 10 miles north of McKinney and 45 miles northeast of Dallas. Anna is currently 15 square miles in size, including the Downtown Study Area, which is approximately 1.3 square miles. The entire planning area, including the ETJ, is 61 square miles.

As shown in the diagram below, previous plans have defined Downtown as the irregularly-shaped area bounded by Hackberry Lane on the north, South Easton Street on the east, FM 455/East White Street on the south and Slayter Creek on the west. The primary arterial roadways that bisect the Downtown area are SH 5/Powell Parkway, which runs north to south, and FM 455/White Street, which runs east to west. The DART railroad right-of-way runs north to south through Downtown, parallel to Powell. Most of the historic part of what this plan refers to as the Downtown Core is located along Fourth Street adjacent to the railroad.

Early in the study process, community feedback, comprehensive research and detailed analysis confirmed that the boundaries of the study area for this plan should be expanded from the limits used in the 2015 Anna Downtown Development Plan. The new boundaries capture several tracts of land that have the greatest potential to impact and contribute to the core, both geographically and economically, and to improve the district's long-term viability as an interconnected and sustainable downtown. The delineation of this area was informed by existing features and boundaries, community feedback on housing types and commercial activities and considerations for future development. For this Downtown plan, the boundaries of the study area remain irregularly shaped, but have generally been extended to Slayter Creek on the west, Rosamond Parkway on the north, Easton Street on the east and Cunningham Boulevard on the south.

Downtown Study Area



BRIEF HISTORY OF DOWNTOWN

The town of Anna was originally the location of a railroad stop on the Houston & Texas Central Railroad (H&TC; later the Southern Pacific Railroad). The stop was initially established circa 1872. There was not a community with buildings or population, however, until more than a decade after the stop was initially installed, but with the opening of a post office in 1883, the arrival of about 20 residents, and the establishment of a school that same year in the home of one of the residents, the town was born. Anna was most likely named after the daughter of one of the H&TC railroad officials according to research done by resident Chester A. Howell and described in his 1985 publication *A Town Named Anna*. The original buildings, all of them wooden structures until 1904, were located on the west side of the railroad, backing towards the tracks. The town was officially incorporated in 1913.



Anna was an early 20th Century railroad town, and some of the remnants of those times remain. There are several old one-story brick buildings with mixed architectural styles along Fourth Street and a few other historic structures throughout the area. The railroad remains a focal element of Downtown. It is surrounded by Sherley Park, the Sherley & Bros. Hardware Store and the Anna Train Depot. Vehicular access in the district is provided via a gridded network of streets, but pedestrian improvements are very limited; most of the roadways do not have sidewalks. There are several neighborhood parks in the Downtown area, and there are opportunities to link these spaces together as the city grows. On the northern and southern ends of the district there is land that is undeveloped and of a different character than the more traditional core; however, these undeveloped areas are in close proximity to the Downtown Core and will contribute to the district by presenting the potential for catalytic growth and investment.

2. STRATEGIC POLICIES

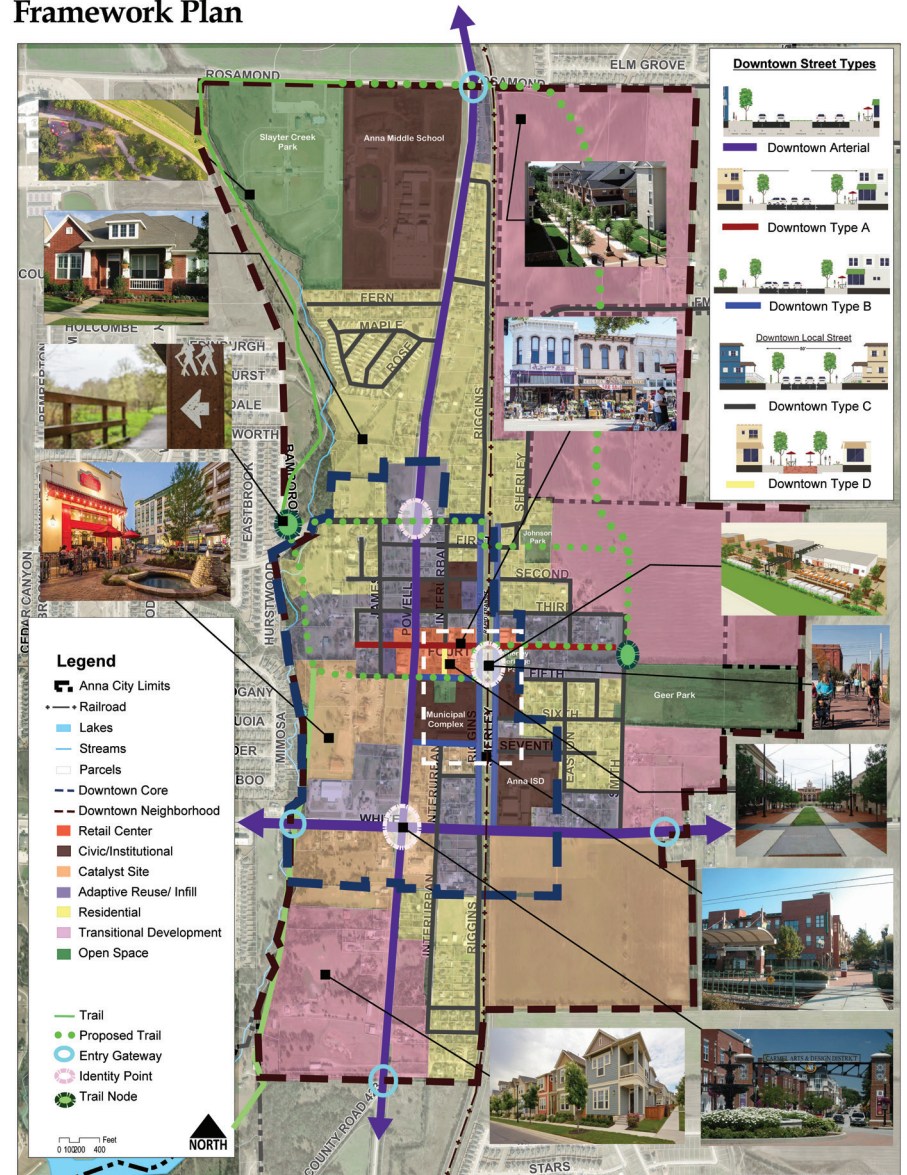
This portion of the **Anna 2050** Plan identifies specific policies crafted to make Downtown a better place to live, do business, visit and enjoy. Based on a study of physical and market conditions and a robust community engagement process, this plan is intended to be responsive to the community's needs. It is a policy document designed to target public investment and leverage public sector initiatives. Strategic Policies of the plan include:

- Policy 1.** The City of Anna and the CDC/EDC should make the identified Catalyst Areas the highest priority for public focus and investment for landowner/private developer partnerships in order to spur development, economic growth and reinvestment in Downtown.
- Policy 2.** The CDC/EDC should continue to market, promote and incentivize Downtown as a top-priority location for locally-owned small businesses and restaurants, as well as for the services that support entrepreneurial businesses and nearby residents.
- Policy 3.** The City of Anna, in partnership with other Downtown stakeholders, should establish a Downtown entity to ensure the continued success of programming efforts and to market and promote it as a center for locally-owned businesses.
- Policy 4.** The City of Anna should encourage development of and prioritize community gathering spaces, with major public spaces located in the Identity Points identified on the maps within this plan.
- Policy 5.** The City of Anna should secure funding and prioritize the design and construction of multimodal facilities in the public realm.

according to the street types established in this plan, including streets with sidewalks and trails, to encourage walkability and connectivity throughout the district and to nearby neighborhoods and destinations.

- Policy 6.** The City of Anna should use its regulatory powers, guidelines and incentives to remove regulatory barriers to provide for a more diverse range of uses and housing choices for the community, achieve the desired character of the area, create housing that allows residents to age in place and improve market adaptability.
- Policy 7.** The City of Anna should continue to invest in Downtown through the construction and maintenance of parks, trails and paths to ensure outdoor activities and natural areas are targeted as assets for the community, and should use parkland dedication or fees to ensure that parks, trails and paths are provided as part of new development, redevelopment and adaptive reuse projects.
- Policy 8.** The Anna Historical Society should continue to work closely with the City to ensure that historical assets and the character of Downtown is preserved and celebrated.
- Policy 9.** The City of Anna should utilize the Municipal Campus site to develop an outdoor public plaza and gathering space that knits together the pedestrian infrastructure along its perimeter and throughout Downtown, creating an attractive and active pedestrian environment for daily activities, community events and festivals.
- Policy 10.** The City of Anna should use branding and high-quality improvements in the public realm to transform Downtown into a unique and identifiable place in Anna.
- Policy 11.** The City of Anna, CDC and EDC should reinforce the Downtown as a mixed-use environment, with the character and development intensity described in this plan, to accommodate a diversity of uses and building types and provide economic stability and a diverse tax base.

Framework Plan



3. STRATEGIC DIRECTION

VISION STATEMENT

In the early days of settlement, the Anna Train Station was the central place for trading goods, hearing the latest news, celebrating events and connecting with friends and family. During the late 20th Century, much of Anna's attention shifted to new neighborhoods and shopping centers, but Downtown places like Spurlock's Malt Shop carried on the tradition of unique local gathering places. As Anna looks to the future, it is focusing once again on the original Downtown area.

Downtown Anna's future expands the traditional role of the Anna Train Station, creating a larger area where Anna neighbors find local goods and services, enjoy gathering in diverse indoor and outdoor spaces, and come together to celebrate and strengthen the unique character of the Anna community.

CHARACTER FRAMEWORK/FOCUS AREAS

During the planning process, two distinct character areas were identified within the overall Downtown—the Downtown Core and the Downtown Neighborhood. These two sub-areas are reflected in the Downtown Map on the next page. The boundaries of these areas reflect differences in the key attributes in each one and the feedback from the community as to potential housing types and commercial uses. Stakeholders recognized that the Downtown Core is distinctive from the remainder of the study area, but that the Downtown Neighborhood also contributes to a better overall district.

Downtown Master Plan Themes

The Downtown Master Plan is a separate document containing a more comprehensive strategy for the future of Downtown; it was completed as part of this effort. Strategizing for the Downtown Master Plan update started early in the Anna 2050 planning process. Securing input from Anna neighbors and Downtown stakeholders was a priority. By combining the Downtown engagement activities with the overall Anna 2050 Comprehensive Plan process, the planning team was able to provide a wide range of interactive opportunities for the community, including the key Downtown stakeholders (property and business owners, developers and community leaders) who will play an important part in any revitalization effort.

Throughout the development of both plans, the planning team employed an ongoing engagement process that allowed the community to define

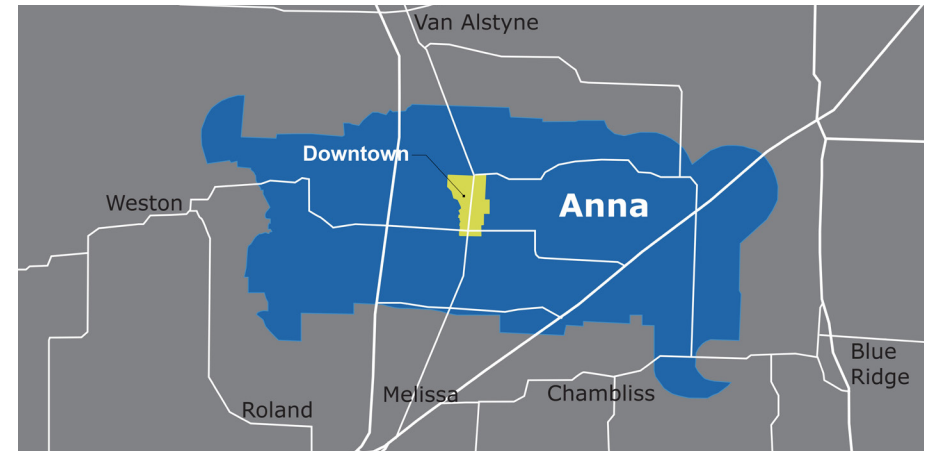
problems, brainstorm ideas, respond to design concepts and create solutions and strategies to fashion a vision that is unique to Downtown Anna. Stakeholder interviews, a charrette, an online survey and two stakeholder workshops all informed the final plan. From this effort the theme of the Downtown emerged as follows:

Downtown Core

The Downtown Core is envisioned to be the heart of the community. There are possibilities for outdoor recreation and entertainment, local boutiques and shops and restaurants that spill out onto the sidewalk. This portion of the district is bounded by Powell Street/FM 455 on the south, Slayter Creek on the west, Hackberry Lane on the north and Easton Street and East Hackberry Lane generally on the east.

At the center of Downtown lies a historic gridded street network with a collection of modest buildings and structures that speak to Anna's heritage as an early 20th Century railroad town. Included in its collection of important structures and places, both old and new, are the Municipal Campus, the Train Depot building, Sherley Heritage Park, the water tower and the First Christian Church of Anna.

The Downtown Core is intended to become the community's major gathering space and a place where special events and activities are held. As an example, the new Municipal Campus, adjacent to Fifth Street and Powell Parkway, has been designed with a public open space and provides an opportunity to connect to other parts of the district to help make it the center of civic life. As this area becomes more active, it will be essential to plan for event management for the programming and maintenance of the space in order to make it a successful location.



The area that surrounds the Downtown Core—the Downtown Neighborhood—is characterized by a different development pattern, with larger block sizes containing single-family residences and undeveloped land. This area is critical since it surrounds and feeds into the Core and provides the largest catalytic sites for Downtown development. The Downtown Neighborhood, with its Mixed Use and Urban Living PlaceTypes, is intended to provide a transition from the Downtown Core to the rest of the community.

[illegible]

DOWNTOWN FRAMEWORK/CHARACTER AREAS

Throughout the formulation of the Downtown effort, research and analysis was conducted that informed the Strategic Direction of the plan. The Downtown Framework and Illustrative Plan below compile that information into a single map.

Within the Downtown Core and Downtown Neighborhood, five distinctive Character Area classifications have been developed in order to distinguish and define the diverse development pattern that exists in varied locations and to understand the opportunities that they provide. These areas are designated as Retail Center, Catalyst Areas, Adaptive Reuse/Infill, Intown Residential, and Transitional Development. Because each area is unique and contributes to the makeup of Downtown in different ways, a wide range of development, housing, office, retail and recreational amenities can be combined to achieve the vision of a diverse and vibrant Downtown. A more comprehensive analysis of each Character Area can be found in the Anna 2050 **Downtown Master Plan** described below.

DOWNTOWN MASTER PLAN

The **Downtown Master Plan** was developed through a parallel process with the **Anna 2050** Comprehensive Plan and is a stand-alone document on which this chapter is based. It describes and details a more comprehensive study of character areas, mobility, historic resources, parks, trails and opens space and provides further recommendations as it relates to the Downtown Core study area, placemaking and implementation strategies.

The **Downtown Master Plan** provides a detailed outline that will enable the City to fulfill its hopes and aspirations for this very unique part of the community. The City can utilize the Implementation Matrix to ensure that the recommended short-term, mid-term and long-term Actions are completed and its goals are met. With continued adherence to the recommendations and implementation strategies outlined in the plan, ongoing community support and strong, visionary leadership, the community will be able to achieve its overall vision for a vibrant and sustainable Downtown Anna.

IMPLEMENTATION

Success in implementing this vision for Downtown Anna in 2050 will require a continued coordination with Downtown property owners, organizations, operators and developers. It will also require an adequate allocation of staff and financial resources to ready the Downtown environment for private sector investment and prioritization of Downtown Anna as a resource that receives continued attention. As the Downtown grows and evolves, it will be essential to revisit the plan periodically—at least every five years—and update it as needed so that it remains relevant and serves as an instructive tool for managing and capitalizing on the opportunities created and to ensure the future for Downtown that the community wants to achieve.

4.ACTION ITEMS

The following is a list of the highest priority Action Items for achieving the community's vision of a vital and sustainable Downtown. For a full list of all action items, please reference the Downtown Master Plan.

Action 9.1. Zoning Alignment. Carry out a City-initiated rezoning of all or portions of the Downtown Core, using techniques such as a Form Based Code, Planned Development ordinance or zoning overlay to codify the community's vision and align zoning in the Downtown area with the **Anna 2050** Future Land Use Plan and the **Downtown Master Plan**.

Action 9.5. Downtown Street Types. Implement the new Downtown Street Types and proactively redevelop roadways that are critical to optimizing reinvestment in the Downtown Core.

Action 9.8. Downtown Parking. Conduct a study and develop a strategy for providing public parking to serve future development in the Downtown area, which could include on-street parking, various temporary solutions and one or more public parking lots or centralized parking facilities to be constructed as development occurs.

Action 9.13. Programming Space. Enhance the Downtown street network and open spaces to accommodate more programming opportunities.

Action 9.19. Sidewalk and Trail Connectivity. Identify, prioritize and implement sidewalk and trail projects that knit together and enhance the Downtown Core and provide safe routes for pedestrians from the neighborhoods surrounding Downtown to Anna Middle School and to Downtown restaurants, shops, open spaces, civic and institutional places and other important destinations.

Action 9.24. Incentives. Create and promote an incentivized process/program for Downtown development, which may include tax incentives, rebates, a public improvement district, cash grants, tax increment funding, TIRZ, and other performance-based or value-capture programs.

Action 9.35. Public Investment in Downtown. Develop a program and a strategy for funding construction of the highest priority improvements to Downtown infrastructure and the public realm in order to attract new businesses and residents, promote revitalization and restoration and develop a unique character and identity for the Downtown district.



10 IMPLEMENTATION STRATEGY

IMPLEMENTATION STRATEGY

1. INTRODUCTION

The vision in the **Anna 2050** Comprehensive Plan reflects the desires and aspirations for the future of the community from the perspective of many different stakeholders. The Plan:

- + Addresses a variety of basic issues and requirements—land use, economic development, housing, mobility, parks and open space and others—that will affect the community’s ability to plan for and achieve that vision
- + Informs capital improvements planning, because the character of development—land use type and development density—is important in determining how, where and when to invest city resources in costly infrastructure
- + Provides a basis for the review of zoning and development applications for consistency with the way the community envisions the future
- + Helps identify changes in existing development regulations, such as zoning and subdivision ordinances, that are necessary to support the vision

2. POLICIES

- 1.** The Implementation Strategy will be used as a plan of action for achieving the community’s vision for the future.
- 2.** The Implementation Strategy will be a reference for City officials in the making of decisions affecting physical development within Anna.
- 3.** The City Council’s annual City of Anna Strategic Plan will conform to the Anna 2050 Comprehensive Plan.
- 4.** The Implementation Strategy will be a tool for capital projects planning.
- 5.** City departments will be encouraged to use the Anna 2050 Plan and the Implementation Strategy as input for planning and budgeting.
- 6.** City Staff will routinely track progress on plan implementation and report regularly to the City Council.

3. VISION STATEMENT AND GUIDING PRINCIPLES REVISITED

The Vision Statement and Guiding Principles were developed early in the planning process and set the direction and tone for the remainder of the project. The Vision Statement for the **Anna 2050** Plan is:

Based on heritage and built on innovation, by 2050 Anna is a diverse and vibrant community, balancing big-city assets with a hometown character, where neighbors of all ages, races and abilities enjoy a premier community with the homes, jobs and community amenities they need to thrive.

A set of Guiding Principles provided a foundation for the remainder of the plan and will continue to serve as a reference for City leaders as they deliberate on policies, programs, capital investments and development applications (see Chapter 2, Strategic Direction). These principles also tie together the interrelated elements represented in the chapters of this document, which address a variety of topics related to the physical development of the community—the development of land and buildings and the infrastructure to support it as well as the use of the city’s natural areas.

4. IMPLEMENTATION

Fulfilling the community’s vision for the future will depend upon more than simply adopting a plan. There must also be a clearly articulated strategy for implementation. This strategy must be translated into a coordinated and comprehensive approach that includes not only the list of specific tasks or actions to be taken, but a recognition of the amount of time and resources needed, an indication of the parties that will be involved in getting the job done and a system for monitoring and adjusting the plan as needed over time.

CITY’S ROLE

The City will play a major role in executing the Anna 2050 Plan. In the beginning, the City will need to take the lead in informing the community of the outcome of the planning process. At all stages of plan implementation the City will be responsible for prioritizing actions, developing a work plan, allocating staff resources, identifying and obtaining funding (which may require voter approval of bond programs in the case of major capital improvements), coordinating with partner agencies and organizations and monitoring progress.

PARTNERS

The City will need to collaborate with a variety of other individuals, agencies and organizations from both the public sector and private sector to achieve the community's 2050 vision. These individuals, agencies and organizations include:

Governmental/Quasi-Governmental Agencies

Governmental and quasi-governmental agencies are very important to a community's ability to accomplish its goals. They control funding, provide educational resources and perform economic development functions. These agencies include:

- + Collin County
- + North Texas Council of Governments (NCTCOG)
- + State of Texas, including the Texas Department of Transportation, Texas Parks and Wildlife Department, Texas Commission on Environmental Quality and others
- + Federal government, including the Department of Transportation, Environmental Protection Agency, Department of Commerce and others
- + Independent School Districts (ISDs), including the Anna ISD, Blue Ridge ISD and potentially others if property within the ETJ is annexed
- + Anna Economic Development Corporation/Community Development Corporation (EDC/CDC)

Private Sector Entities

Private sector entities are critical in the delivery of goods and services to the community and to the creation of jobs. They increase the local tax base by making investments in their businesses, and they can play a key role in attracting other business to the community. They also control land and capital that will be required for new development and improvements to existing properties. Among these private sector partners are:

- + Businesses and business owners
- + Landowners/Property owners
- + Real estate developers and brokers
- + Financial institutions

Non-profit Organizations and Civic/Community Associations

Non-profit agencies and organizations often fill gaps that the local government cannot address as easily because of its many and diverse

priorities and due to funding limitations. Often they focus on a specific aspect of community life (such as business or charitable support) or an area of special interest (such as recreation or the arts). Their members contribute time and talent to issues important to them. Homeowners associations and similar neighborhood groups can be particularly effective partners for the City in communicating with the broader community and keeping an eye out for potential problems before they become bigger issues. The commitment and passion of these groups also makes them enthusiastic cheerleaders for the community. Examples of these organizations include:

- + Greater Anna Chamber of Commerce
- + Anna Area Historical Preservation Society
- + Faith-based organizations
- + Arts and cultural organizations
- + Athletic leagues
- + Civic groups

Anna Neighbors

The ongoing involvement of Anna neighbors will be important to the fulfillment of the community's 2050 vision. These individuals, their families and friends buy, maintain and invest in their homes and neighborhoods and support their schools. They volunteer to serve on boards and commissions, take part in community events and become involved in arts, cultural and recreational groups. They can organize and educate themselves and provide critical support for issues and initiatives that affect them and contribute to the success of the community.

MONITORING AND UPDATING THE PLAN

Progress towards plan implementation should be monitored by City Staff on an ongoing basis to ensure that there is movement in a positive direction, that momentum is maintained and that adjustments are made to the plan as needed. The City should review the Implementation Plan and the relevant regulations and work programs regularly to ensure that policies, funding and staff resources are being allocated appropriately to fulfill the community's vision. The City Council should be briefed at least annually on the findings of this review.

It is important to remember that no plan, regardless of how thorough, can anticipate every possible situation that may occur after adoption. For this reason, the community should revisit the plan periodically—perhaps every five years or so—to determine whether it needs to be updated to reflect conditions as they change, community values as they evolve or an unexpected opportunity that is presented.

APPLICATIONS INCONSISTENT WITH THE PLAN

A zoning request that conflicts with the plan but deserves consideration does not have to be denied just because of this inconsistency. If the Planning and Zoning Commission and the City Council feel that the zoning application would provide a significant public benefit, it can be approved; however, in order for the City to protect itself and its interests, the Council may want to make the reasons for the approval a part of the public record. Preferably, this type of situation would not be a regular occurrence, but as has been alluded to, information is never perfect, communities are not static and market opportunities come and go, so the future cannot be predicted with 100% certainty; however, if applications like this are received and approved fairly often, this may suggest that a plan update or a change in zoning or other types of regulations is in order.

STAFFING

As the city of Anna continues to grow, it will likely be necessary to hire and assign staff specifically to addressing comprehensive planning functions—tracking progress, monitoring codes and ordinances, reviewing applications for plan conformance, etc. In the beginning, a single planner may be able to perform these duties, but as development activity increases over time, creating a separate comprehensive planning division may become a more appropriate staffing strategy.

5. KEY FACTORS FOR SUCCESSFUL PLAN IMPLEMENTATION

Successful implementation of the **Anna 2050** Comprehensive Plan will require all of the following:

- + Committed City leadership
- + Support from the community
- + Cooperation and communication between the City of Anna and its stakeholders—other governmental/quasi-governmental agencies, private sector partners, non-profit and civic/community groups and Anna neighbors
- + The coordination of projects with public and private sector partners, particularly projects related to investments in infrastructure
- + The elimination of obstacles to achieving the vision, such as ordinances, standards or processes that are contrary to plan implementation

The City of Anna will depend on the cooperation and resources of partner

agencies, which can be instrumental in providing the infrastructure necessary to support new development, and private sector developers and property owners, who hold the land and capital needed to carry out the plan.

6. IMPLEMENTATION MATRIX

City Staff will have the responsibility for monitoring progress on the **Anna 2050** Plan. The Implementation Matrix was developed as a tool for both staff and elected officials (Appendix 10.A). It represents a plan for the steps required for implementation. It is organized around a set of plan strategies and includes a supporting set of Action Items for each strategy, plus information as to the type, applicability and timing of each one, whether assistance from any outside entity will be required and how costly each one will be.

The most important part of the Implementation Strategy is a set of Action Items. These Action Items function like a to-do list for the many parties that will play a part in implementing the plan. Terms and concepts important to understanding the matrix are defined below.

- + **Action Item.** An Action Item is a specific task that needs to be completed to achieve the goals of the plan.

Each Action Item in the matrix is further described by a set of characteristics that define what kind of action it is and where and when the action is likely to be applied. A brief explanation of this concept and each of the categories is as follows:

- + **Type of Action.** This column indicates one of several categories that describes the nature of the Action Items. This type of categorization could allow those responsible for implementing the **Anna 2050** Plan to assemble similar or related items together for more efficient implementation or to ensure that steps that must be completed before a specific Action Item can be accomplished are programmed in the right order. Each Type of Action category is described below.
 - » **Capital Investments.** The repair and construction of major public facilities and utilities represent long-term investments in the community and should be coordinated with the Future Land Use portion of the **Anna 2050** Plan in order to make the best use of the resources required to complete them, including public funds. These projects must be designed to serve both the short-term needs of residents and businesses and to accommodate future growth. Actions of this type include both the acquisition of the necessary land and the construction of the physical assets.

- » **Education and Engagement.** Anna's neighbors, businesses, non-profits and agency and institutional partners will all need to understand the impacts of adopting the new **Anna 2050** Plan in order to see the community in a new way. Engagement with these parties will be important, not only in the days immediately following adoption of the plan, but also as time goes by. This ongoing process will draw upon the energy, ideas and enthusiasm of these same parties. All means of education and engagement should be used to reach them.
- » **Financial Incentives.** Financial incentives can be an important tool in the attraction of desirable development. Fee reductions or waivers, quicker processing of plans and permits, tax abatements and infrastructure investments are all options the City can use to attract the type of development the community envisions.
- » **Organizational/Operational Changes.** Among the recommendations in a comprehensive plan may be staff additions/changes or modifications to city or department procedures. These organizational or operational changes can be an important part of successful plan implementation.
- » **Partnerships.** At any given time, a city has a list of programs and projects they would like to implement. Often, the cooperation of other parties and agencies is necessary in the form of joint planning, coordination, the provision of land or funding, construction of physical assets, project management, etc. Collaborative partnerships with outside entities can give programs and projects a better and more timely chance of success.
- » **Regulations and Guidelines.** Public and private construction and development projects are typically governed by a set of regulations, particularly the zoning and subdivision ordinances, aimed at protecting community health, safety and welfare. The application of these ordinances is important to creating and maintaining a desirable community. In some instances and locations, a set of guidelines may apply as a means of preserving existing assets or creating a unique place or environment. Guidelines are strong recommendations, not requirements, but they should be observed unless there is a valid reason. If a city finds that existing regulations and/or guidelines prevent the implementation of important aspects of a comprehensive plan, there may be a need to create, refine, amend or repeal them. Many cities do not have the staff resources to devote to the rewriting of codes and the creation of guidelines. In these cases, they often engage consultants to assist with this process.
- » **Studies.** Public projects can be both complicated and costly to

execute, so to be certain that public funds are used in the most responsible and effective way, the study of a topic or project may be necessary. These studies often require the use of outside expertise.

- + **Key Center/Citywide.** Not all Action Items will be relevant to all projects and locations, so it is important to understand where each one will apply. The matrix includes a column that denotes whether each Action Item is most applicable to one or more of the Key Centers identified in the Future Land Use Plan or whether it applies to multiple locations across the city.
- + **Timing.** This characteristic indicates the general time frame for initiating an action, defined here relative to the date of adoption of the **Anna 2050** Plan.

Short-term	0-5 years
Mid-term	6-10 years
Long-term	More than 10 years
Ongoing	Underway, in process or occurring/will occur on a continuing basis

- + **Responsible Parties.** These are the individuals or organizations responsible for completing an Action Item. Depending on the Action Item, one entity may bear the full responsibility or that organization may take the lead with support from other individuals, agencies or organizations.
- + **Relative Public Sector Cost.** This is a general indication of the City's level of financial responsibility for completing an item, ranging from \$ (relatively low cost) to \$\$\$\$ (approximate cost in excess of \$1 million).

\$	Up to \$150,000
\$\$	\$150,000 to \$500,000
\$\$\$	\$500,000 to \$1 million
\$\$\$\$	More than \$1 million

7. ACTION ITEMS

Below is a list of specific Action Items that should be undertaken in order to implement the Anna 2050 Plan.

- Action 10.1. Staff Resources.** Identify City of Anna Staff who will be most involved in implementing the **Anna 2050** high priority actions and inform them of the Guiding Principles, Policies, Action Items and how to use the plan in their daily operations.
- Action 10.2. Department Use.** Encourage City departments to refer to the Implementation Matrix in the preparation of their annual budgets and work plans.
- Action 10.3. Review/Revise Regulations.** Review the zoning ordinance, subdivision ordinance and other pertinent regulations and guidelines, as well as other plans—utility master plans, Capital Improvements Plans, the plans of partner agencies, etc.—for conformance with **Anna 2050** and revise, rewrite or adapt as necessary.
- Action 10.4. Consistency Review.** Evaluate an application's conformance with the **Anna 2050** Plan in the review of zoning requests and other development proposals using a checklist and/or section of each staff report to provide the conclusion of the evaluation.
- Action 10.5. Communicate Progress.** Inform Anna neighbors, partners and other stakeholders about steps taken and steps to come in the implementation of the **Anna 2050** Plan.
- Action 10.6. Progress Tracking and Annual Report.** Monitor progress on plan implementation in a continuous and ongoing way, and present a report on the status of plan implementation to the City Council and other pertinent boards and commissions on at least an annual basis.
- Action 10.7. Comprehensive Planning Staff.** Create and staff a Comprehensive Planning section within the Planning & Development Department responsible for long-range planning issues and other related duties, including tracking progress on plan implementation, monitoring and managing necessary updates to codes and ordinances, reviewing zoning and development proposals for consistency with the plan, managing amendments to the plan to reflect new priorities and opportunities and preparing an annual report on the status of implementation.

8. HIGHEST PRIORITY ANNA 2050 ACTION ITEMS

A city cannot undertake all its planned Action Items at one time for a number of reasons. Some will require extensive planning and may need to be coordinated with other Action Items or even other projects not included in the **Anna 2050** Plan. Others may require financial or staff resources that are not currently available. The full list of Action Items identified throughout this planning process, organized by Plan Strategy, is included in Appendix 10.A.

Below are the Action Items selected from the full list as having the highest priority in terms of implementation. These Action Items were chosen based on input from the CPATF, the responses in the online community survey and the expertise of City Staff and the consultant team. They are not prioritized within the list, but represent the broad range of Action Items the City should begin to work on as soon as is feasible in order to make the best use of the time, resources and partnerships available and to build on existing community support developed through the **Anna 2050** planning process.

3. FUTURE LAND USE

- Action 3.1. Comprehensive Plan Checklist.** Develop a Comprehensive Plan checklist to be used as a tool for determining the consistency of development proposals and zoning applications with the Anna 2050 principles and policies and to assist City Staff in making recommendations to P&Z and Council.
- Action 3.3. Fiscal Impact Analysis.** Establish and utilize a fiscal impact analysis process for major new development and redevelopment so decision-makers can consider the costs and benefits to the City and the community when they make determinations on proposed projects.
- Action 3.5. Code Overhaul.** Rewrite the City's development-related ordinances to align them with the vision expressed in this comprehensive plan and to accommodate the Future Land Use Plan.
- Action 3.6. Proactive Rezoning.** Conduct City-initiated rezoning of areas where such rezoning will remove an important barrier to development or revitalization.

4. ECONOMIC DEVELOPMENT

- Action 4.1. Quality and Innovation.** Support high-quality and innovative economic development projects to advance economic development goals, providing adequate resources for the economic development, coordinating economic oriented projects with the EDC and providing supportive policies and regulations to advance favorable projects.
- Action 4.3. Fiscal Alignment.** Perform a fiscal analysis of the City's long-term infrastructure investments to ensure future developments are supported and fiscally responsible.
- Action 4.4. Targeted Investment.** Place greater emphasis on the four Key Centers, aligning resources, policies and investments with these targeted investment areas.
- Action 4.7. Branding Policy.** Develop and maintain a branding policy to ensure a singular and unified brand is communicated across all departments and is represented on future internal and external assets.
- Action 4.10. Aesthetic Values and Strategy.** Develop a plan to identify the City's aesthetic values and to activate a strategy with the goal of becoming a unique, progressive and sustainable city.

5. HOUSING

- Action 5.1. Housing Study.** Conduct a housing assessment to determine the types of housing products that Anna can support and the policies and actions that can improve the health and vitality of Anna's housing stock.
- Action 5.2. Database of Sites.** Identify and maintain a database of sites with available infrastructure suitable for residential development based upon the adopted Future Land Use Plan.
- Action 5.3. Development Flexibility.** Revise the zoning ordinance and other related regulations to accommodate innovative and flexible land development techniques that permit a variety of lot sizes and housing types and promote context-sensitive development.
- Action 5.5. Evaluation Criteria.** Create evaluation criteria for neighborhood and housing quality through surveys that measure capital improvements (CIP) spending, residential sales and values, crime occurrences, code-related cases and actions, rental concentrations and other factors.

6. MOBILITY

- Action 6.2. Design Standards.** Adopt flexible design standards that complement the City's future PlaceTypes.
- Action 6.3. Capital Improvements Plan.** Develop a Capital Improvements Plan (CIP) that reflects the roadway alignments and cross sections presented in this plan, including multimodal facilities.
- Action 6.4. Pavement Maintenance.** Prioritize pavement maintenance projects on major roads and roads with multimodal facilities.
- Action 6.8. Railroad Crossings.** Perform an analysis of existing railroad crossings to enhance safety and consider the potential implementation needed for quiet zones.
- Action 6.9. Sidewalks.** Prioritize the closing of sidewalk gaps along major roads to establish a connected pedestrian network.
- Action 6.10. Veloweb.** Prioritize the construction of trail projects that are identified in, or complement, the NCTCOG Regional Veloweb network.

7. PLACEMAKING

- Action 7.1. Neighborhood Design Guidelines.** Develop or update design guidelines that support Placemaking in key PlaceType areas and the use of natural areas and resources in the design of Anna neighborhoods and amenities.
- Action 7.2. Employment Center Design Guidelines.** Create design guidelines that ensure that employment centers are developed with the character that attracts highly-skilled, high-income workers.
- Action 7.3. Gateway Image Study.** Conduct a Gateway Image Study to determine the appropriate characteristics for the development and amenities at the major entrances to Anna.
- Action 7.4. Historic Preservation Plan.** Develop a Historic Preservation Plan for Anna to identify those buildings and neighborhoods that should receive local protection and state and national recognition.
- Action 7.5. Historic Preservation.** Establish a partnership among private interests to support historic preservation in Anna.
- Action 7.6. Placemaking and Wayfinding Strategy.** Develop a Placemaking and Wayfinding Strategy that uses City branding to welcome visitors, identify historic landmarks and gateways and link together existing character areas through the use of a combination of environmental graphics, print materials and web-based information.

Action 7.7. Performing Arts. Identify opportunities to host performing arts events in publicly owned spaces, including parks, streets rights-of-way and public buildings.

8. PARKS, RECREATION AND OPEN SPACE

Action 8.1 City-Owned Properties. Expand or enhance City-owned park and recreation properties that have the potential to better serve the surrounding residents or that could become a wellness and enjoyment destination for the community at large.

Action 8.2 Property Acquisition. Acquire developable properties utilizing the key service criteria.

Action 8.3. Open Space Standards. Consider incorporating standards, where appropriate, to evaluate new private development proposals on their efforts to provide outdoor open space with amenities and community gathering places.

Action 8.7. Trail Opportunities. Explore additional areas for trails through wooded and riparian corridor areas.

Action 8.10 New Connections. Install additional trail and sidewalk connections utilizing the Capital Improvements Program and grants funding when available; priorities recommended in the Parks and Recreation Master Plan include Neighborhoods to Downtown, Slayter Creek Park to Natural Springs, Oak Hollow to Lakeview and Anna Crossing to Downtown.

Action 8.19. Priorities. Establish priorities for citywide facility development.

Action 8.22 Incentives. Establish development incentives for the construction of new recreation facilities.

9. DOWNTOWN

Action 9.1. Zoning Alignment. Carry out a City-initiated rezoning of all or portions of the Downtown Core, using techniques such as a Form Based Code, Planned Development ordinance or zoning overlay to codify the community's vision and align zoning in the Downtown area with the Anna 2050 Future Land Use Plan and the Downtown Master Plan.

Action 9.5. Downtown Street Types. Implement the new Downtown Street Types and proactively redevelop roadways that are critical to optimizing reinvestment in the Downtown Core.

Action 9.8. Downtown Parking. Conduct a study and develop a strategy for providing public parking to serve future development in the Downtown area, which could include on-street parking, various temporary solutions and one or more public parking lots or centralized parking facilities to be constructed as development occurs.

Action 9.13. Programming Space. Enhance the Downtown street network and open spaces to accommodate more programming opportunities.

Action 9.19. Sidewalk and Trail Connectivity. Identify and prioritize sidewalk and trail projects that knit the Downtown Core together and provide safe routes for pedestrians from the neighborhoods surrounding Downtown to Anna Middle School and to Downtown restaurants, shops, open spaces, civic and institutional places.

Action 9.25. Incentives. Create and promote an incentivized process/program for Downtown development, which may include tax incentives, rebates, a public improvement district, cash grants, tax increment funding and other performance-based or value-capture programs.

Action 9.36. Public Investment in Downtown. Develop a program and a strategy for funding construction of the highest priority improvements to Downtown infrastructure and the public realm in order to attract new businesses and residents, promote revitalization and restoration and develop a unique character and identity for the Downtown district.

10. IMPLEMENTATION

Action 10.3. Review/Revise Regulations. Review the zoning ordinance, subdivision ordinance and other pertinent regulations and guidelines, as well as other plans—utility master plans, Capital Improvements Plans, the plans of partner agencies, etc.—for conformance with Anna 2050 and revise, rewrite or adapt as necessary.

Action 10.4. Consistency Review. Evaluate an application's conformance with the Anna 2050 Plan in the review of zoning requests and other development proposals using a checklist and/or section of each staff report to provide the conclusion of the evaluation.

Action 10.5. Communicate Progress. Inform Anna neighbors, partners and other stakeholders about steps taken and steps to come in the implementation of the Anna 2050 Plan.

Action 10.6. Progress Tracking and Annual Report. Monitor progress on plan implementation in a continuous and ongoing way, and present a report on the status of plan implementation to the City Council and other pertinent boards and commissions on at least an annual basis.

Action 10.7. Comprehensive Planning Staff. Create and staff a Comprehensive Planning section within the Planning & Development Department responsible for long-range planning issues and other related duties, including tracking progress on plan implementation, monitoring and managing necessary updates to codes and ordinances, reviewing zoning and development proposals for consistency with the plan, managing amendments to the plan to reflect new priorities and opportunities and preparing an annual report on the status of implementation.



Anna

2050

Kimley»Horn

Expect More. Experience Better.



CITY OF ANNA
Planning & Zoning Commission
April 5, 2021

Downtown Master Plan

AGENDA ITEMS:

Conduct a Public Hearing/Review/Discuss/Action on a recommendation regarding the Anna 2050 Downtown Master Plan.

SUMMARY:

The Downtown Master Plan is an area plan that focuses on the redevelopment and revival of downtown Anna.

This plan expands upon the Comprehensive Plan to guide development of downtown.

RECOMMENDATION:

The Downtown Master Plan is recommended for approval as submitted.

ATTACHMENTS:

Downtown Master Plan

Anna

2050

DOWNTOWN MASTER PLAN



Kimley»Horn

Expect More. Experience Better.





A. SHERLEY & BRO. HARDWARE STORE

LEWIS AND PAULINA SHERLEY MOVED TO NORTH TEXAS FROM KENTUCKY ABOUT 1853. WHEN THE TOWN OF ANNA WAS ESTABLISHED IN 1872, THEIR GRANDSON, BROTHERS ANDREW AND FRED SHERLEY, OPENED A HARDWARE STORE. IN 1894 THEY BUILT THIS STRUCTURE TO HOUSE THE BUSINESS. IT REMAINED IN THE FAMILY AFTER THE STORE CLOSED IN 1979. OVER TIME THEY WERE UNDERTAKERS AS WELL AS PURVEYORS OF FURNITURE, FARMING IMPLEMENTS AND MACHINERY, WAGONS, COTTON, GRAIN AND GROCERIES. WAGON-WEIGHING SCALES IN FRONT OF THE BUILDING WERE REMOVED WHEN THE ROAD WAS WIDENED. THE STRUCTURE IS A FINE EXAMPLE OF AN EARLY TEXAS COMMERCIAL BUILDING, RETAINING THE ORIGINAL CANOPY AND PAINTED SIGNS. MINIMAL VICTORIAN-ERA DETAILING INCLUDES CORBELLED BRICKWORK IN THE PARAPET AND paneled kickplates on storefront display windows.

RECORDED TEXAS HISTORIC LANDMARK-1999

SHERLEY & BRO.

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01

INTRODUCTION

INTRODUCTION

1. BACKGROUND

A VIBRANT DOWNTOWN

A vibrant downtown is an important part of a thriving community. It contributes to the city's image and vitality and reflects its values and quality of life.

- + Sustains high-quality employment
- + Impacts bond rating positively
- + Can be utilized as a recruitment tool for industry
- + Stimulates the economy
- + Adds jobs
- + Is an economic driver
- + Increases tourism
- + Is a good investment

STUDY AREA

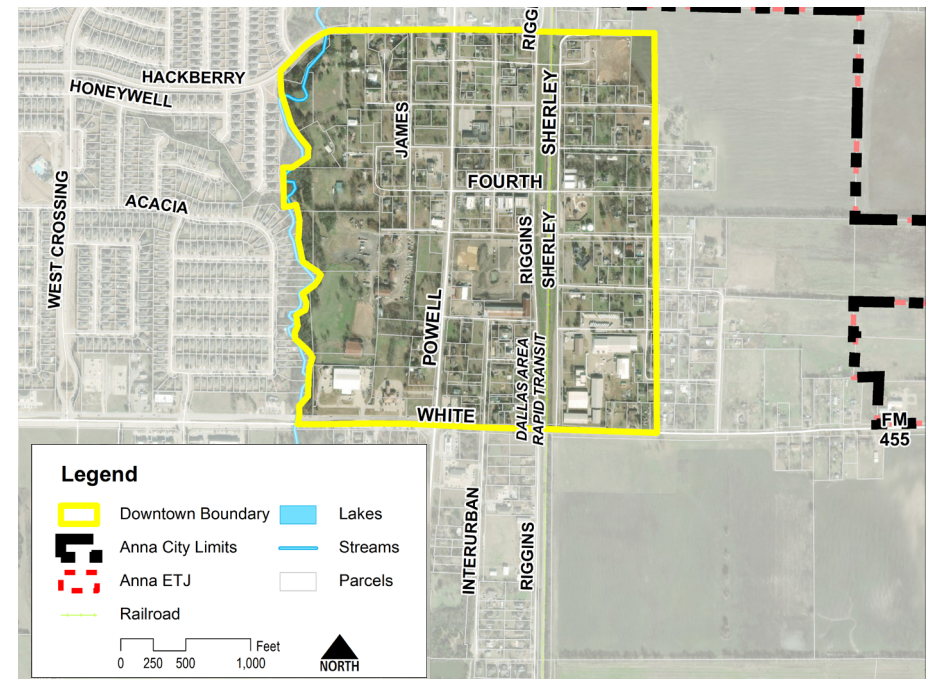


The City of Anna is located in northern Collin County, along U.S. Highway 75, approximately 10 miles north of McKinney and 45 miles northeast of Dallas. The city limits contains approximately 15 square miles and Anna has a total planning area of 61 square miles. The Downtown Study Area is slightly over 1.3 square miles.

As shown in the diagram below, previous plans have defined Downtown as the irregularly-shaped area bounded by Hackberry Lane on the north, South Easton Street on the east, FM 455/East White Street on the south and Slayer Creek on the west. The primary arterial roadways that bisect the Downtown area are SH 5/Powell Parkway, which runs north to south, and FM 455/White

Street, which runs east to west. The DART railroad right-of-way runs north to south through Downtown, parallel to Powell. Most of the historic part of what this plan refers to as the Downtown Core is located along Fourth Street adjacent to the railroad.

Early in the study process, community feedback, comprehensive research and detailed analysis confirmed that the boundaries of the study area for this plan should be expanded from the limits used in the 2015 Anna Downtown Development Plan. The new boundaries capture several tracts of land that have the greatest potential to impact and contribute to the core, both geographically and economically, and to improve the district's long-term viability as an interconnected and sustainable downtown. The delineation of this area was informed by existing features and boundaries, community feedback on housing types and commercial activities and considerations for future development. For this Downtown plan, the boundaries of the study area remain irregularly shaped, but have generally been extended to Slayer Creek on the west, Rosamond Parkway on the north, Easton Street on the east and Cunningham Boulevard on the south.



BRIEF HISTORY OF DOWNTOWN

The town of Anna was originally established as a railroad stop on the Houston & Texas Central Railroad (H&TC; later the Southern Pacific Railroad) in 1872. There was not a community with buildings or population, however, until more than a decade after the stop was installed. With the opening of a post office in 1883, the arrival of about 20 residents, and the establishment of a school that same year in the home of one of the residents, the town was born. Anna was most likely named after the daughter of one of the H&TC railroad officials, according to research done by resident Chester A. Howell and described in his 1985 publication *A Town Named Anna*. The original buildings, all of them wooden structures until 1904, were located on the west side of the railroad, facing the tracks. The town was officially incorporated in 1913.

BRIEF HISTORY OF DOWNTOWN

As an early 20th Century railroad town, some of the remnants from that era still remain. There are several old one-story brick buildings with mixed architectural styles along Fourth Street and a few other historic structures throughout the area. The railroad remains a focal element of Downtown. It is surrounded by Sherley Park, the Sherley & Bros. Hardware Store, and the Anna Train Depot. Vehicular access in the district is provided via a gridded network of streets, but pedestrian improvements are very limited; most of the roadways do not have sidewalks. There are several neighborhood parks in the Downtown area, and there are opportunities to link these spaces together as the city grows. On the northern and southern ends of the district there is land that is undeveloped and of a different character than the more traditional core; however, these undeveloped areas are in close proximity to the Downtown Core and will contribute to the district by presenting the potential for catalytic growth and investment.



PLAN FOUNDATION

The Downtown District is a valuable asset to the city, and as such, has been part of several community plans and visioning efforts in the past. These efforts included valuable analysis, goals and recommendations which describe the future aspirations for Downtown. Building on these studies, the Anna 2050 Downtown Master Plan recognizes the significant contributions and role they play in realizing the future of the District. The following section briefly describes some of the most important content from those plans as they relate to the Downtown.

The Anna Downtown Development Plan was adopted by the City Council on July 28, 2015, as an amendment to the 2010 Comprehensive Plan. It included the following as objectives:

- + Provide a clear vision and blueprint for future growth and development
- + Establish and define downtown boundaries suitable for future growth
- + Provide a vision for the character and appearance of future buildings
- + Provide a vision and layout for future streets, rights-of-way (ROW), and city blocks
- + Promote an increased variety of commercial uses including mixed-use buildings
- + Design a pedestrian and bicycle friendly (park and walk) streetscape and built environment
- + Improve the interconnectedness, accessibility, lighting, and condition of the streetscape
- + Increase available on-street parking
- + Establish Downtown as a destination with activities suitable for all generations
- + Designate public spaces, parks, monuments, signature elements, and focal points
- + Commission and institutionalize public art (statues, murals, art walls, etc.)
- + Develop an integrated wayfinding marker and signage system
- + Plan to incorporate multimodal transit (train, bus) into the Downtown fabric
- + Outline required improvements to utility infrastructure – especially storm water drainage

The City of Anna Strategic Plan - Vision 2035, was adopted in 2019. A core principle of that plan describes Anna as having a “vibrant Downtown” in 2035 and identifies the means towards achieving it as:

1. Successful retail businesses – small niche and locally owned
2. Variety of restaurants – national and local

3. Activities for evening, weekends, and daytime
4. Civic Center serving as a community focal point and destination
5. Music businesses and venues
6. Open community space available for community events and festivals
7. Easy access with convenient parking
8. Adult activities and opportunities – evening and weekends
9. Effective wayfinding signage system
10. Walkable and pedestrian friendly Downtown

The recently adopted 2020 Economic Development Strategic Plan describes a series of economic development goals intended to help achieve its targeted outcome. Goal 5, “Transform Downtown Anna into a vibrant district” is further detailed with objectives to achieve that goal as follows:

Objective A) Work closely with the downtown Master Plan consulting team to incorporate key ideas and components to create a strong downtown district

Action i) Explore opportunities to improve signage, upgrade infrastructure, expand landscaping, increase design standards, update parking, and other infrastructure projects (e.g. restore water tower, etc.)

Objective B) Increase the number of small businesses in Downtown Anna

Objective C) Recruit residential and commercial projects that align with the downtown vision



COMMUNITY ENGAGEMENT

Strategizing for the Downtown Master Plan update started early in the **Anna 2050** planning process. Securing input from Anna neighbors and Downtown stakeholders was a priority. By combining the Downtown engagement process with the overall **Anna 2050** Comprehensive Plan process, the planning team was able to provide a wide range of interactive opportunities to the community, including the key Downtown stakeholders (property and business owners, developers and community leaders) who will play an important part in any revitalization effort.

Throughout the development of the both the Anna 2050 Plan and the Downtown Master Plan, the planning team employed an ongoing engagement process that allowed the community to define problems, brainstorm ideas, respond to design concepts and create solutions and strategies to fashion a vision that is unique to Downtown Anna. Stakeholder interviews, workshops and an online survey all informed this final plan.

CITY STAFF WORKSHOP

On November 16, 2020, the consultant team met with City Staff to discuss key issues and obtain input on mapping intended to memorialize existing conditions and features of the Downtown and provide a framework for future discussions. In addition to providing feedback on Downtown boundaries, City Staff weighed in on several maps as they analyzed the following:

- | | |
|----------------------|-----------------------------------|
| + Existing land uses | + Ratio of improvements by parcel |
| + Thoroughfare Plan | + Parcel ownership |
| + Catalyst sites | + Historical assets |
| + Public facilities | + Parks, trails, and open space |

This data formed the basis for discussions throughout the public engagement process.



Major themes and conclusions derived from the survey include:

- + Downtown as a unique, local gathering place is supported
- + General agreement was expressed on the Downtown Core and Downtown Neighborhood boundaries
- + People want more places to eat and drink
- + Events and festivals are desired
- + The most comparable nearby downtown is in McKinney
- + Four locations are recognized as very important historical sites—the Anna Train Depot, Spurlock’s Malt Shop, the First Christian Church of Anna and the Sherley & Brothers Hardware Store
- + Biking and walking trails are a high priority
- + Mobility responses support improvement to identified intersections as well as pedestrian and biking trails
- + The neighborhood around Downtown is seen as a place for varied residential choices and for mixed-use development

STAKEHOLDER WORKSHOP

On January 7, 2021, following the online engagement effort, a virtual Stakeholder Workshop was held via Zoom. This session provided an opportunity for stakeholders to actively engage with the consultant team, weigh in on critical Downtown issues and build consensus on key topics in a collaborative, virtual environment. In total, in addition to the consultant team and City Staff, 23 community leaders, developers and business and property owners attended the session.

During the Stakeholder Workshop, participants were first given the task of evaluating the Downtown Core boundaries and identifying what key attributes contribute to the Core. They were then asked to evaluate the neighborhood that surrounds the Core, which adds to and feeds into it. The group was in general agreement with the proposed boundaries, and consensus was formed around the approach and understanding of what makes those areas unique and defines them as a place. Both focus areas—the Downtown Core and the surrounding Downtown Neighborhood—and their key attributes are described in further detail in the Character Framework section of this report.

Following the first segment of the workshop, breakout sessions were held in which stakeholders worked in smaller groups to discuss and tackle 10 key issues that relate to Downtown. Participants discussed an overarching question pertaining to their topic, agreed on a summary statement or key concept, determined what locations are the most critical to the issue and discussed what investments or actions would need to be made in order to realize the vision. The topic areas, overarching questions, and a summary

of themes of each group’s discussions are described below and can be reviewed in more detail in the Appendix:

1. **Downtown Outside:** How should parks, trails, plazas, public art, natural areas, and open spaces contribute to Downtown Anna’s character?
“Create a pedestrian friendly downtown supported by activated spaces.”
2. **Food:** How should food (production, purchase, cooking, dining, etc.) fit in Downtown Anna?
“We all need to eat – Downtown Anna should have something local for everybody’s taste and budget.”
3. **Spending Money and Time:** What shops, events and activities should people find in Downtown Anna?
“Anna is a place that accommodates small, medium and larger business. Small businesses that can thrive and cater to weekday, weekend and weeknight crowds including retail/commercial, offices, residential. That supports creation of a hub or destination, leading to long-term sustainability.”
4. **Getting to and From:** Where and how do people and vehicles arrive in Downtown, travel inside the area, and park vehicles when necessary?
“Parking lots should be on the outside of downtown. Showcase your businesses, hide your parking”
5. **Municipal Complex Campus:** What investments and developments should this project catalyze?
“Investments in the municipal complex should catalyze the creation of destination restaurants, retail and entertainment establishments that reflect the unique character of Anna”
6. **Downtown Living:** What residential options should be available in the Core and the Neighborhood and who are the target markets?
“Living options should be provided in the Downtown Anna Core and Neighborhood that support a spectrum of future residents including single professionals, young families and empty nesters that desire the lifestyle offered in a vibrant neighborhood with a denser range of mixed housing types”
7. **Downtown Work:** What non-retail/restaurant businesses and business support services should be encouraged and attracted to the Core and the Neighborhood?
“Downtown should have spaces & services so people working from their homes in Anna can find everything here they need to be successful.”

8. **Catalyst Concept:** What Place Types and Development Concepts Make sense on the Catalyst Sites?

“We need Catalyst projects that create a sense of destination for people one hour or more away.”

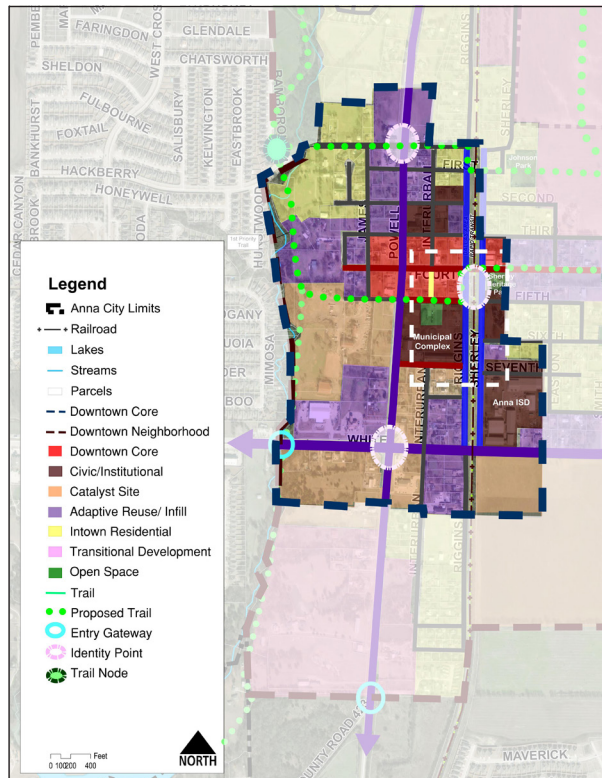
9. **Finding Your Way:** What wayfinding signage is needed to help people reach Downtown destinations and what Gateways or similar features will let them know they’ve arrived?

“Signage around town that directs people to downtown - Welcome signs at the major gateways so that it is clearer where the boundaries are - Within downtown, streetscaping elements should be implemented to help establish a unique character to the area”

10. **Enticing Visitors:** What events, experiences and places will put Downtown Anna on the map for visitors from TX and the US?

“Create scalable, multi-functional programmable pedestrian spaces that are enticing to visitors and Anna neighbors.”

Downtown Core District



COMMUNITY CONTEXT/EXISTING CONDITIONS ANALYSIS

Early in the process, a thorough analysis of the existing Downtown conditions was conducted. The planning team collected and analyzed a large set of data and facts about Downtown to better understand the starting point for Anna’s future and where the area was headed. This information included a review of existing land uses, parks, trails and open spaces, mobility, historic resources, improvement data, vacant parcels, property ownership and public facilities. All information on existing conditions, with revisions identified during the process, is found in Appendix II of this document. It represents a snapshot of the existing conditions in Downtown.







ANNA TRAIN DEPOT

WHEN THE HOUSTON & TEXAS CENTRAL RAILROAD CAME THROUGH IN 1872, THERE WAS NO TOWN HERE. THE RAILROAD WAS THE SPARK THAT IGNITED THE TOWN OF ANNA, AND THE POPULATION HAD GROWN TO 20 PEOPLE BY 1883.

THE DEPOT WAS 70 FEET IN LENGTH WHEN IT WAS BUILT IN 1885 BUT WAS SHORTENED TO 30 FEET IN 1937. FOR MANY YEARS AN ABUNDANCE OF JOHNSON GRASS AND BALES OF COTTON CROSSED THE THRESHOLD OF THE DEPOT. IT WAS CLOSED IN THE LATE 1950'S AND REMAINED IN ITS ORIGINAL SPOT ON THE OTHER SIDE OF THE RAILROAD TRACKS 200 FEET WEST OF THIS SITE.

IN THE EARLY 1960'S, THE RAILROAD PLANNED TO TEAR THE DEPOT DOWN SO A LOCAL BUSINESSMAN ACQUIRED IT. HE MOVED IT TO HIS FARM 2 MILES WEST OF TOWN AND USED IT TO STORE HAY.

THE FARM WAS PURCHASED BY A DEVELOPER IN THE LATE 1990'S AND THE DEPOT WAS IN JEOPARDY OF BEING DESTROYED. THE ANNA AREA HISTORICAL PRESERVATION SOCIETY WAS FOUNDED ON FEBRUARY 12, 2004 WITH A GOAL TO RESCUE, RELOCATE AND RESTORE THE DEPOT. THE DEPOT WAS DONATED TO AAHP IN 2007 AND MOVED TO A TEMPORARY LOCATION WEST OF DOWNTOWN NEAR THE POWELL GIN.

IN NOVEMBER 2017, THE ANNA CITY COUNCIL DESIGNATED SHERLEY HERITAGE PARK TO BE THE PERMANENT HOME FOR THE DEPOT AND IT WAS MOVED HERE ON MAY 8, 2018.

02
STRATEGIC
DIRECTION

STRATEGIC DIRECTION

2. VISION STATEMENT

In the early days of settlement, the Anna Train Station was the central place for trading goods, hearing the latest news, celebrating events, and connecting with friends and family. During the late 20th Century, much of Anna's attention shifted to new neighborhoods and shopping centers, but Downtown places like Spurlock's Malt Shop carried on the tradition of unique local gathering places. As Anna looks to the future, it is focusing once again on the original Downtown area.

Downtown Anna's future expands the traditional role of the Anna Train Station, creating a larger area where Anna neighbors find local goods and services, enjoy gathering in diverse indoor and outdoor spaces, and come together to celebrate and strengthen the unique character of the Anna community.

CHARACTER FRAMEWORK

During the planning process, two distinct character areas were identified within the overall Downtown—the Downtown Core and the Downtown Neighborhood. These two sub-areas are reflected in the Downtown Map on the next page. The boundaries of these areas reflect differences in the key attributes in each one and the feedback from the community as to potential housing types and commercial uses. Stakeholders recognized that the Downtown Core is distinctive from the remainder of the study area, but that the Downtown Neighborhood also contributes to a better overall district.

Downtown Core

The Downtown Core is envisioned as the heart of the community. There are possibilities for outdoor recreation and entertainment, local boutiques and shops and restaurants that spill out onto the sidewalk. This portion of the district is bounded by FM 455/White Street on the south, Slayter Creek on the west, Hackberry Lane on the north and Easton Street and East Hackberry Lane generally on the east.

At the center of Downtown lies a historic gridded street network with a collection of modest buildings and structures that speak to Anna's heritage as an early 20th Century railroad town. Included in its collection of important structures and places, both old and new, are the Municipal Complex, the

Train Depot building, Sherley Heritage Park, the Hardware Store, the water tower, and the First Christian Church of Anna.

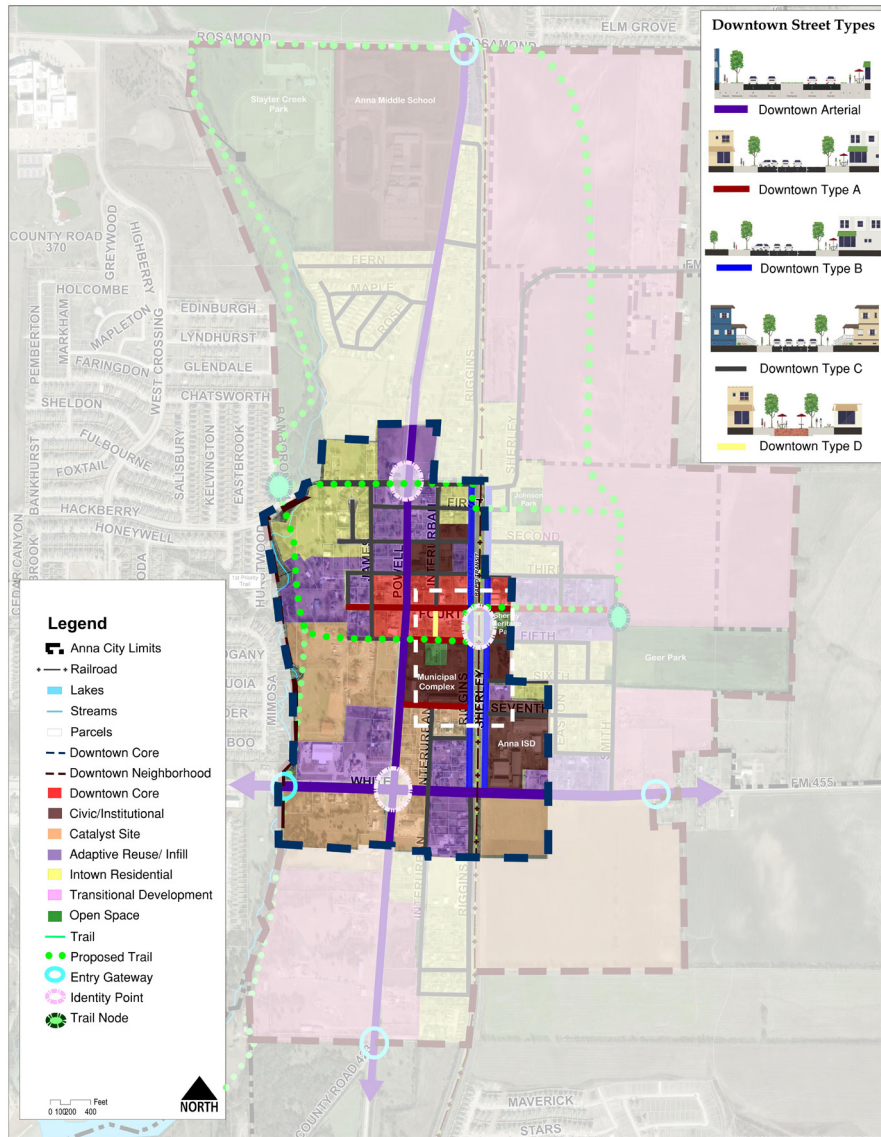
The Downtown Core is intended to become the community's major gathering space and a place where special events and activities are held. As an example, the new Municipal Complex, adjacent to Fifth Street and Powell Parkway, has been designed with a public open space and provides an opportunity to connect to other parts of the district to help make it the center of civic life. As this area becomes more active, it will be essential to plan for event management for the programming and maintenance of the space to make it a successful location.



Downtown Neighborhood Area

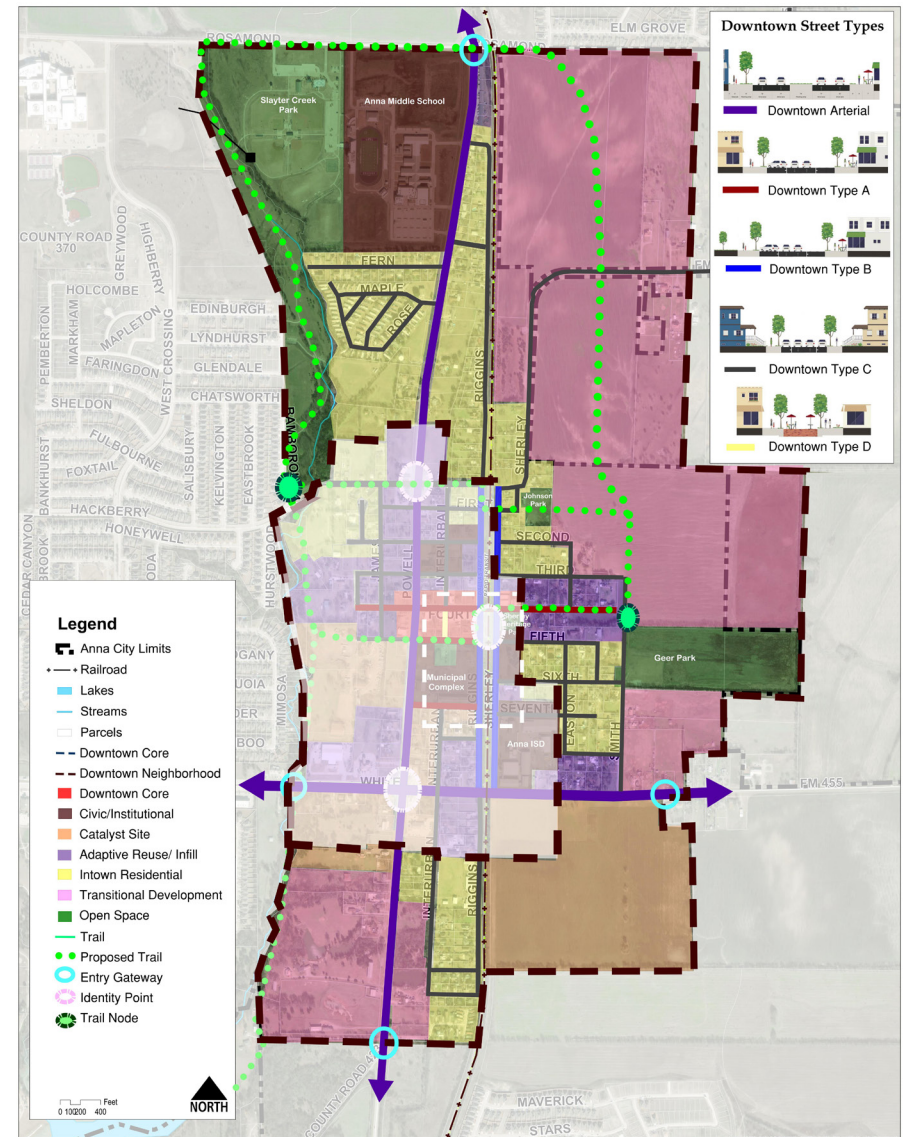
The area that surrounds the Downtown Core—the Downtown Neighborhood—is characterized by a different development pattern, with larger block sizes containing single-family residences and undeveloped land.

Downtown Core District



This area is critical since it surrounds and feeds into the Core and provides the largest catalytic sites for Downtown development. The Downtown Neighborhood, with its Mixed Use and Urban Living Place Types, is intended to provide a transition from the Downtown Core to the rest of the community.

Downtown Neighborhood District



The Downtown Neighborhood includes several key elements that are important to the district. On the north, Anna Elementary School and Slayter Creek Park are well-used public facilities that draw people to Downtown and provide linkages to the community through the Slayter Creek pedestrian trails. The open space along the creek also provides an opportunity to create linkages along the western boundary and throughout the Downtown Core. Geer Park and Johnson Park on the east are currently undeveloped but are planned as neighborhood-serving parks. It will be important to create linkages between these facilities and new development so that the parks function as an enhanced amenity for the area. There are also key gateway areas along SH 5/Powell Parkway in the Downtown Neighborhood at the northern and southern entrances to the district. Once developed, the Downtown Neighborhood district will provide a link to the surrounding community and support a healthy multimodal network, open space and trail connectivity, improved walkability, and enhanced connections to the Downtown Core.

STRATEGIC POLICIES

This Downtown Master Plan identifies specific policies crafted to make Downtown a better place to live, do business, visit, and enjoy. Based on a study of physical and market conditions and a robust community engagement process, the plan is intended to be responsive to the community's needs. It is a policy document designed to target public investment and leverage public sector initiatives. Strategic Policies of the plan include:

- Policy 1.** The City of Anna and the CDC/EDC should make the identified Catalyst Areas the highest priority for public focus and investment for landowner/private developer partnerships to spur development, economic growth, and reinvestment in Downtown.
- Policy 2.** The CDC/EDC should market, promote and incentivize Downtown as a top-priority location for locally-owned small businesses and restaurants, as well as for the services that support entrepreneurial businesses and nearby residents.
- Policy 3.** The City of Anna, in partnership with other Downtown stakeholders, should establish a Downtown entity to ensure the continued success of programming efforts and to market and promote it as a center for locally-owned businesses.
- Policy 4.** The City of Anna should encourage development of and prioritize community gathering spaces, with major public spaces located in the Identity Points identified in this plan.

Policy 5. The City of Anna should secure funding and prioritize the design and construction of multimodal facilities in the public realm according to the street types established in this plan, including streets with sidewalks and trails, to encourage walkability and connectivity throughout the district and to nearby neighborhoods and destinations.

Policy 6. The City of Anna should use its regulatory powers, guidelines and incentives to remove regulatory barriers to provide for a more diverse range of uses and housing choices for the community, achieve the desired character of the area, create housing that allows residents to age in place and improve market adaptability.

Policy 7. The City of Anna should continue to invest in Downtown through the construction and maintenance of parks, trails and paths to ensure outdoor activities and natural areas are targeted as assets for the community, and should use parkland dedication or fees to ensure that parks, trails and paths are provided as part of new development, redevelopment and adaptive reuse projects.

Policy 8. The Anna Historical Society should continue to work closely with the City to ensure that historical assets and the character of Downtown is preserved and celebrated.

Policy 9. The City of Anna should utilize the Municipal Complex site to develop an outdoor public plaza and gathering space that knits together the pedestrian infrastructure along its perimeter and throughout Downtown, creating an attractive and active pedestrian environment for daily activities, community events and festivals.

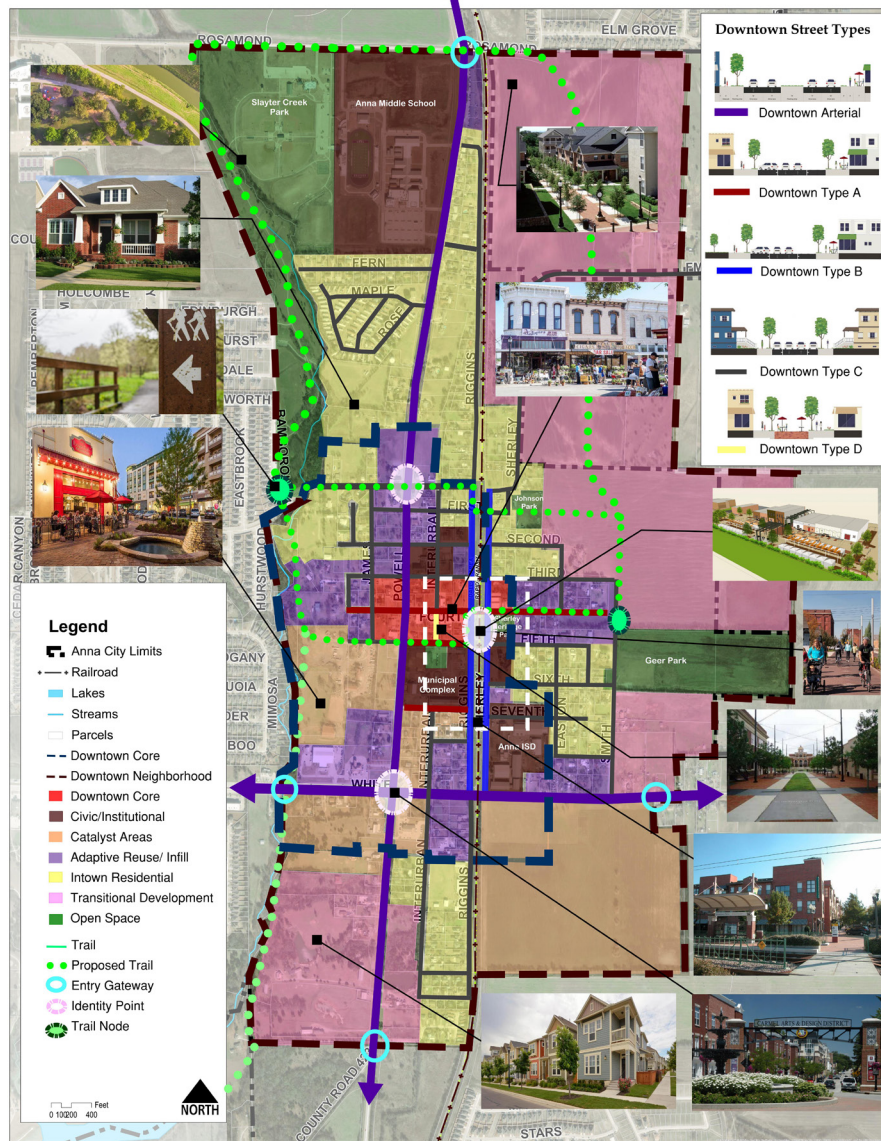
Policy 10. The City of Anna should use branding and high-quality improvements in the public realm to transform Downtown into a unique and identifiable place in Anna and develop wayfinding signage.

Policy 11. The City of Anna, CDC and EDC should reinforce the Downtown as a mixed-use environment, with the character and development intensity described in this plan, to accommodate a diversity of uses and building types and provide economic stability and a diverse tax base.

DOWNTOWN FRAMEWORK

Throughout the formulation of the Downtown effort, research and analysis was conducted that informed the Strategic Direction of the plan. The Downtown Framework and Illustrative Plan below compile that information into a single map. Detailed analysis and recommendations of the overarching data is broken into key segments in the Strategic Direction section that follows.

Downtown Framework Plan



CHARACTER AREAS

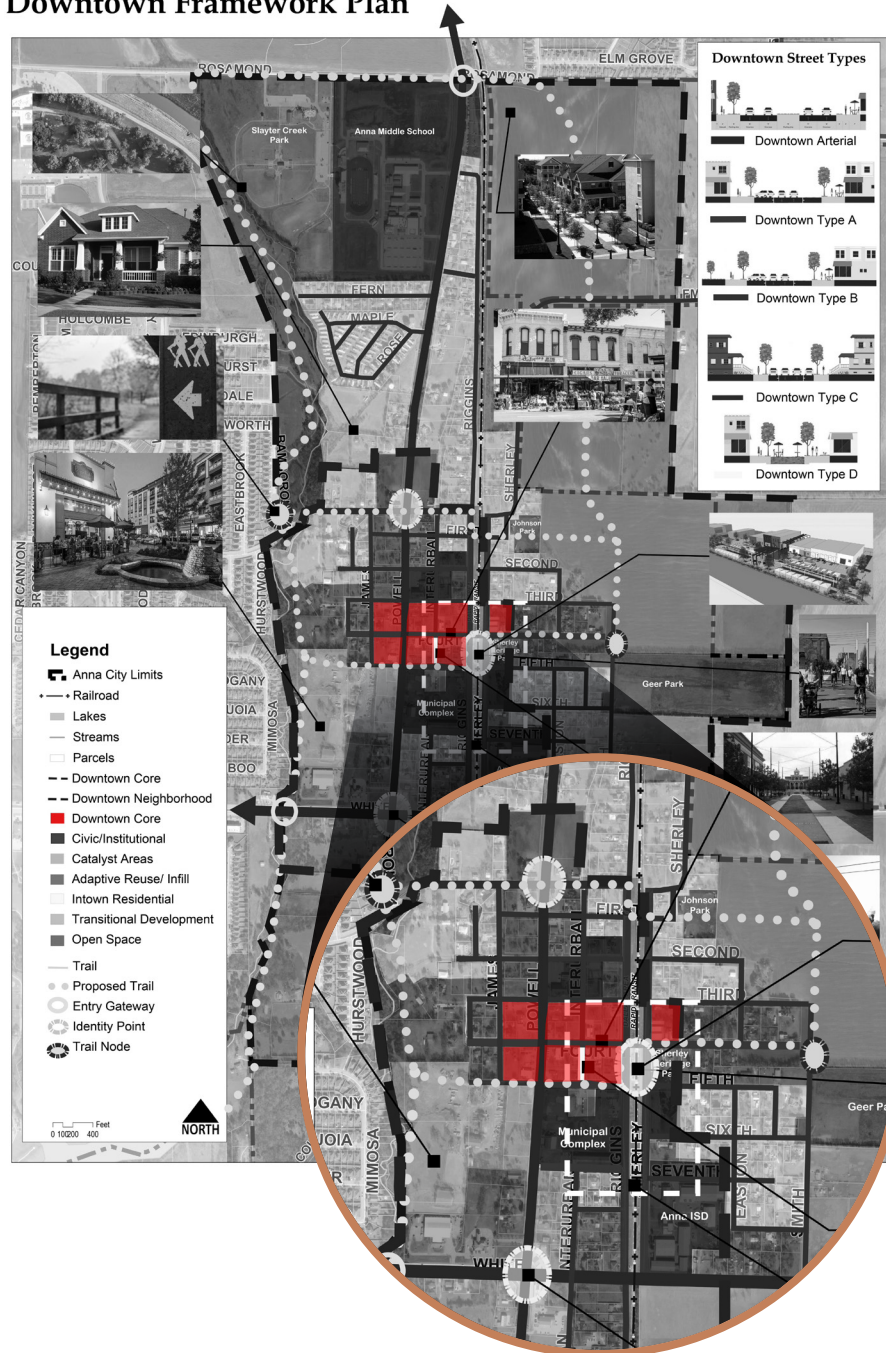
Within the Downtown Core and Downtown Neighborhood, five distinctive Character Area classifications have been developed to distinguish and define the diverse development pattern that exists in varied locations and to understand the opportunities that they provide. These areas are designated as Retail Center, Catalyst Areas, Adaptive Reuse/Infill, Intown Residential, and Transitional Development. Because each area is unique and contributes to the makeup of Downtown in different ways, a wide range of development, housing, office, retail, and recreational amenities can be combined to achieve the vision of a diverse and vibrant Downtown.

The Character Area classifications are intended to reflect the general character of the place and do not represent zoning recommendations. Because a mix of uses is needed to provide for the compact Downtown district that is desired, zoning will need to align with the prescribed building types and land uses that help create the urban fabric.

Building types should complement each other while providing the richness and diversity that is needed for a vibrant Downtown. Primary building types represent the types of buildings that are envisioned to be the most prevalent in each character area, with the secondary building types being envisioned to support the primary character, or in some cases to be utilized to provide transitions to existing developments at the edges of the character areas. Also, as development gets closer to the primary core, density should increase appropriately to accommodate that urban fabric.

While the building types may vary, the standard of quality should be set and maintained as consistently high by establishing certain parameters and following through as the district grows. To realize the ultimate vision for Downtown, future zoning decisions should be consistent with the **Anna 2050** and Downtown plans, and development decisions and public infrastructure projects should be based on the Future Land Use Plan. In particular, the City should consider incorporating a specific set of zoning standards—Form-Based Code, Planned Development, Overlay District or other set of regulations—to establish detailed design guidelines and ensure high-quality development in harmony with the community's vision and the Future Land Use Plan. These types of regulations have been found to reinforce the public realm, elevate the walkability, consistency, compatibility, and quality of the neighborhood environment and to provide adjacency predictability to support economic investment.

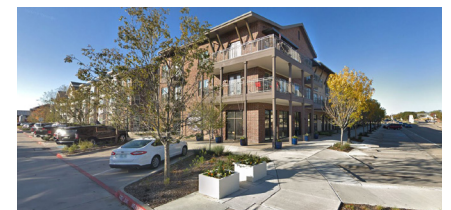
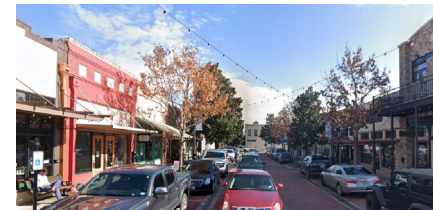
Downtown Framework Plan



Retail Center

In the heart of the Downtown Core, the Retail Center is located along both sides of Fourth Street and on the blocks between Fourth and Fifth Streets. It extends from just east of Powell Parkway to west of Sherley Street. This area is comprised of old storefront buildings that provide a walkable urban environment. Future land use decisions should complement the Retail Center and reinforce the multimodal atmosphere that accommodates a wide array of Downtown activity.

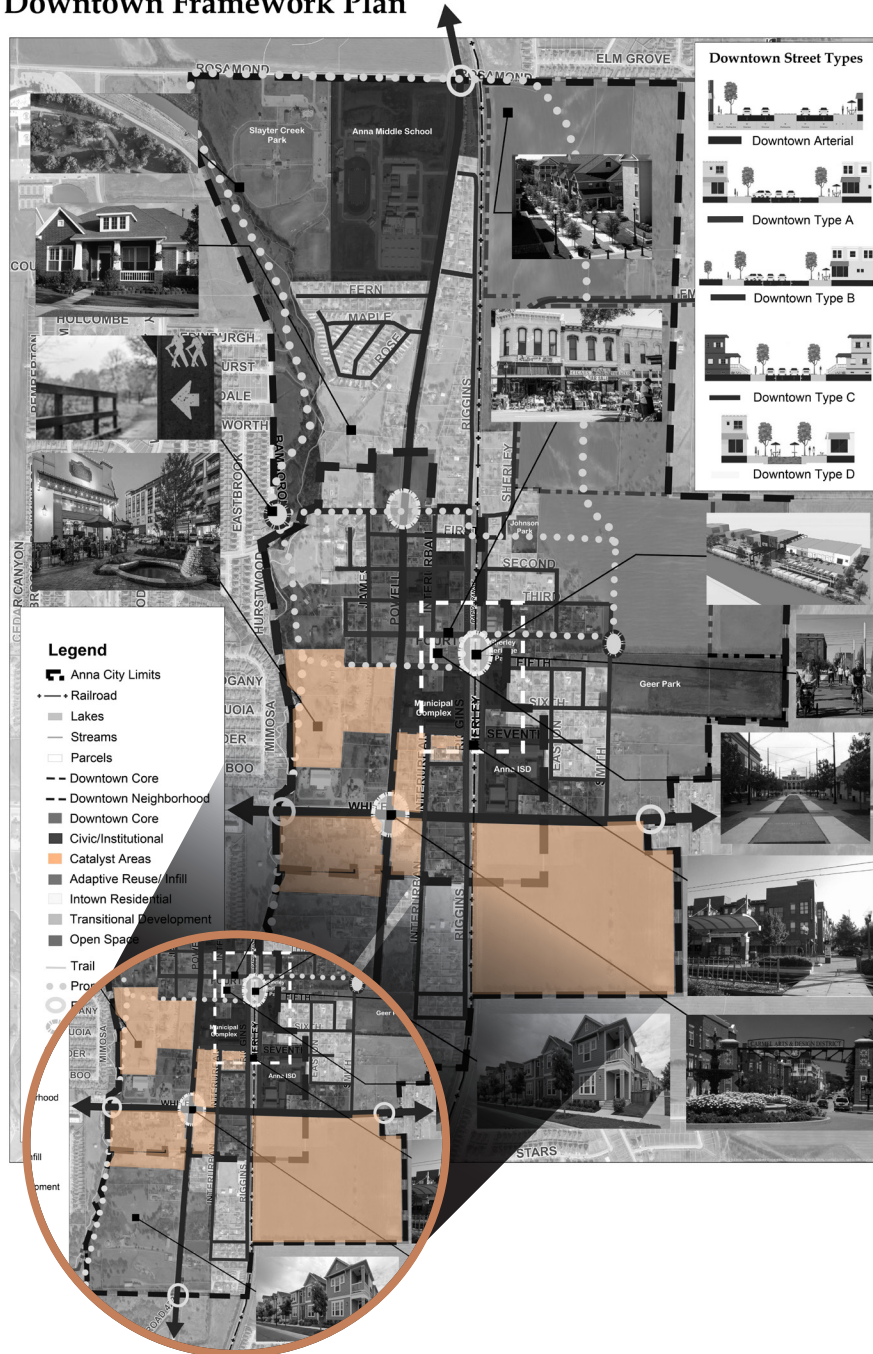
The following primary building types are appropriate in the Downtown Core: (Mixed-use, storefront retail and restaurants, urban residential)



The following secondary building types are appropriate in the Downtown Core (Churches, Civic Structures):



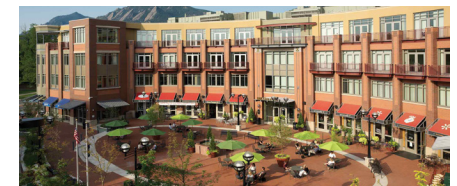
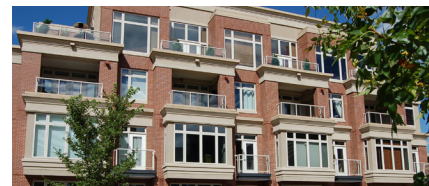
Downtown Framework Plan



Catalyst Areas

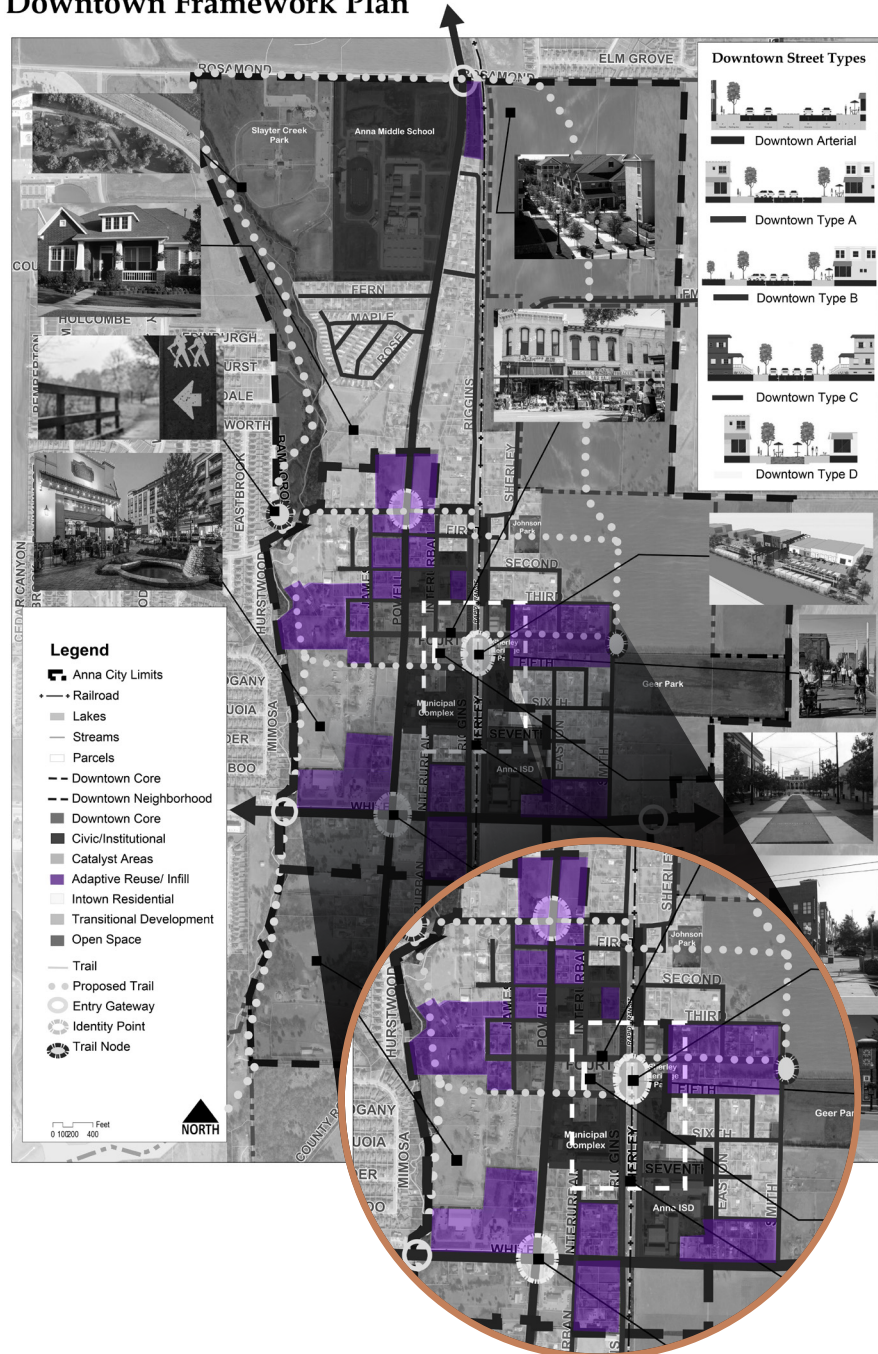
Dispersed throughout the southern and central areas of Downtown, several locations adjacent to major intersections (FM 455 and SH 5) or places of activity (Municipal Complex) provide sufficient land size for Catalyst Areas to emerge. These four areas have been identified for redevelopment or new development based on several factors, including the size of each area, and its potential to spur activity, contribute to the urban fabric and to serve as a unique Downtown anchor or signature neighborhood. Investment in these areas will show confidence and commitment to Downtown and could help catalyze further economic growth in the district. Partnerships and financial incentives may be required to attract investment to these sites.

The following primary building types are appropriate in the Catalyst Areas (Mixed-use, office, storefront retail, restaurants, urban attached residential) :



The following secondary building types are appropriate in the Catalyst Areas (Churches, Civic Structures, Accessory Structures, Open Spaces, Parking Garages, detached residential, cottage residential):

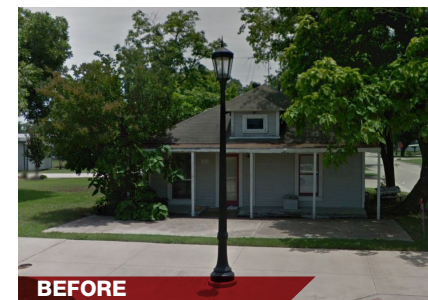
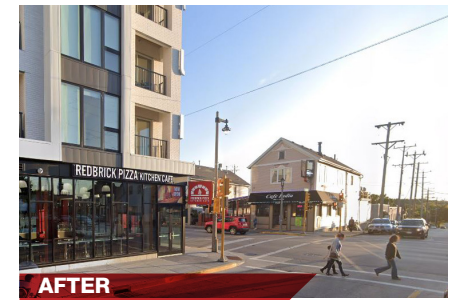
Downtown Framework Plan



Adaptive Reuse/Infill

The Adaptive Reuse/Infill areas are generally centered along Fourth Street (east and west of the Retail Center area), Powell Parkway and White Street. While the Catalyst Areas are generally larger sites that, alone or in combination with adjacent sites, have the ability to accommodate large scale developments, the Adaptive Reuse/Infill areas are made up of smaller lots situated along corridors or in districts that are expected to increase in activity over time. As these areas become more attractive for new investment, they can be adapted to establish new uses (i.e. home conversion to a small business) or be redeveloped with new building types altogether. While there may be some new development on these sites, they are not expected to be aggregated with other sites for redevelopment purposes. Future Land Use decisions should accommodate the existing neighborhood fabric, while encouraging a transition to a more active environment and a more diverse building stock.

The following primary building types are appropriate in the Adaptive Reuse/Infill areas (Mixed-use, office, storefront retail, restaurants, urban attached residential, detached residential):



The following secondary building types are appropriate in the Adaptive Reuse/Infill areas (Churches, Civic Structures, Accessory Structures):

Intown Residential

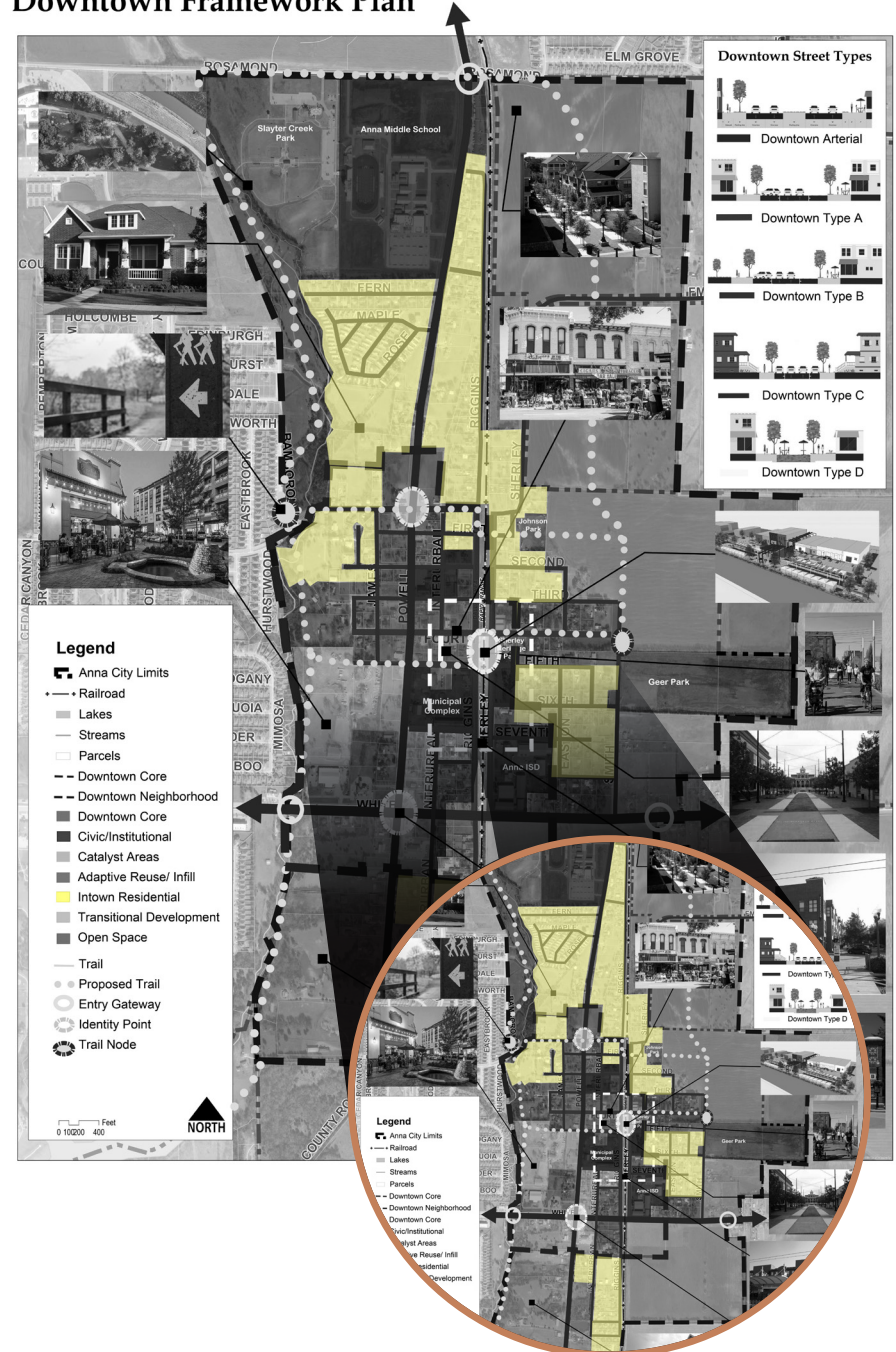
Downtown Anna contains several pockets of historic residential fabric that surround the Downtown Core, defining the character of this area and supporting it as a unique and diverse district. As the community grows over time, reinvestment in the Intown Residential areas will remain essential in maintaining and elevating the quality of each neighborhood. These areas, along with surrounding undeveloped parcels, can provide the critical residential base necessary to support the businesses envisioned for Downtown. Additionally, there is an opportunity to provide a wide range of more urban housing products that could accommodate people at all stages of their lives. Future land use decisions in this area should emphasize sound neighborhood placemaking principles, such as walkable streets and amenitized open spaces, to reinforce civic life and allow neighbors to maintain connections throughout their community.

The following primary building types are appropriate in Intown Residential (Detached residential):



The following secondary building types are appropriate in Intown Residential (Churches, Civic Structures, Accessory Structures, Open Spaces):

Downtown Framework Plan



Transitional Development

In the far northeast and southwest portions of the Downtown Neighborhood, there are large undeveloped parcels of land identified as Transitional Development areas. The term “transitional” refers to the vision that these areas may change over time from higher density residential products toward the Downtown Core, to lower density, detached residential products on the district’s edges that blend better with the developments in the surrounding community. As with the Intown Residential areas, these Transitional areas are envisioned to support a range of housing types for people at all stages of their lives. These lots have the unique potential to provide additional linkages to the Downtown Core, and once developed, may provide a wide array of building types to support the district. Though not classified as Catalyst Areas as described above, these areas may very well become catalytic in nature and help spur economic growth within the area. Because of the desire for flexibility to maximize the development potential in each of these areas, future land use decisions should emphasize the placemaking elements that define the public realm and reinforce the natural and cultural amenities in the area.

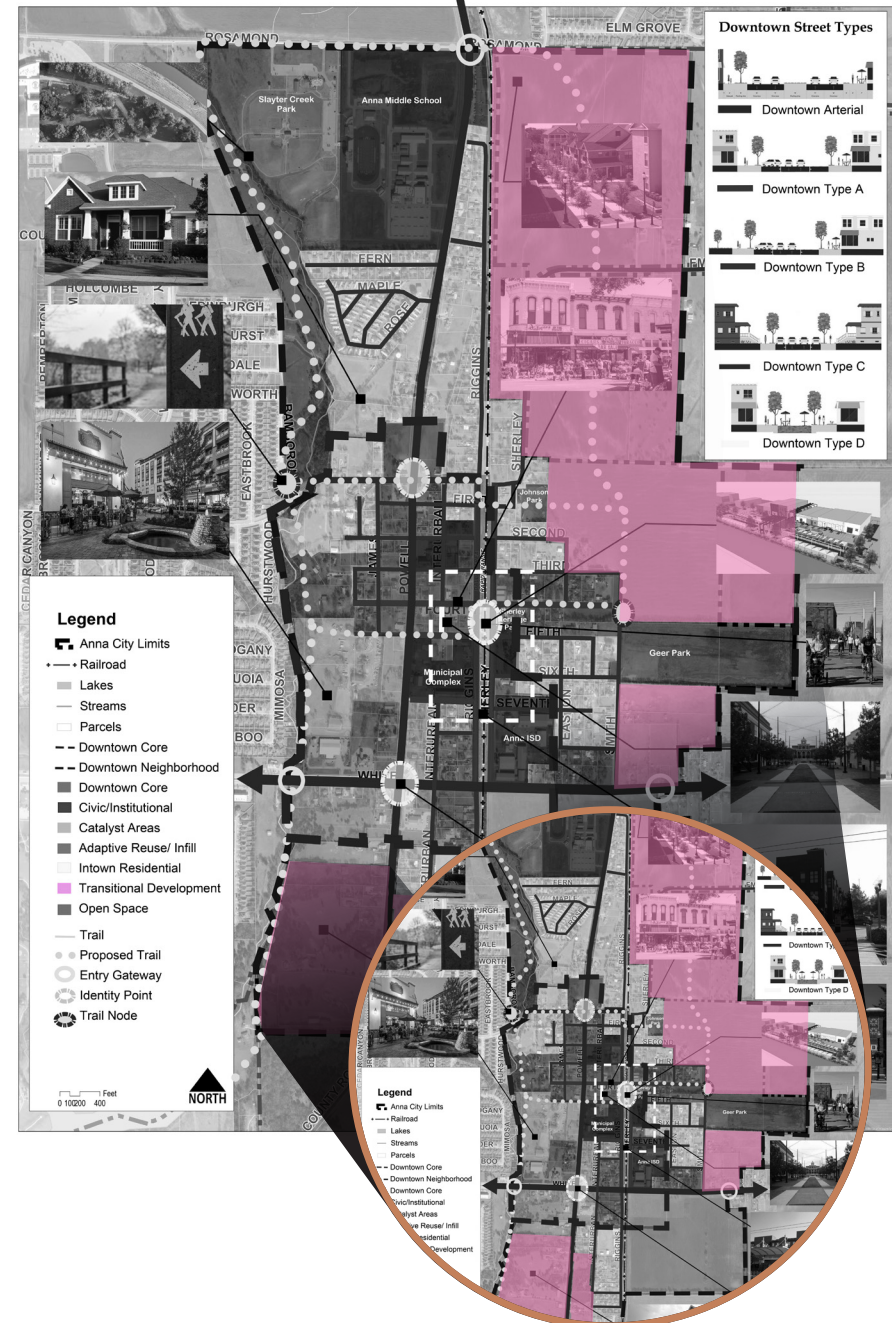
The following primary building types are appropriate in the Transitional Development areas (Mixed-use, office, storefront retail, restaurants, urban attached residential, detached residential, cottage residential):



The following secondary building types are appropriate in the Transitional Development areas (Churches, Civic Structures, Accessory Structures, Open Spaces, Parking Garages, detached residential, cottage residential):



Downtown Framework Plan

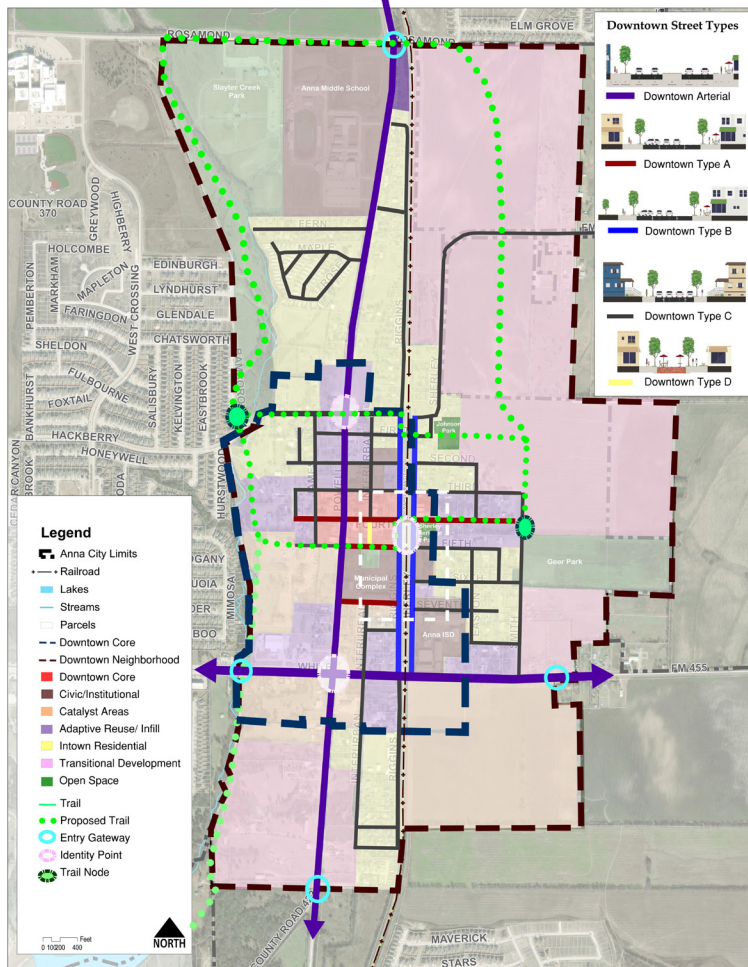


MOBILITY

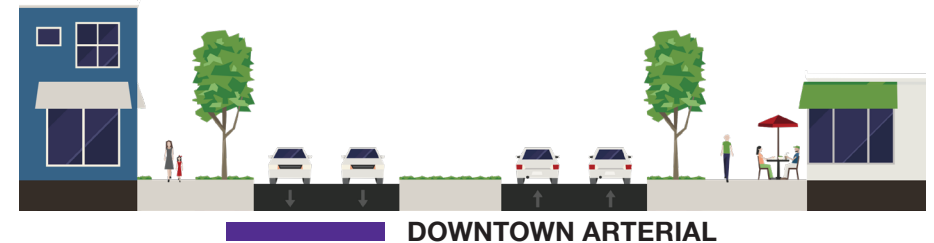
A key contributor to a vibrant and healthy downtown is the transportation network that provides access to and from the district. The mobility network should accommodate and prioritize sufficient multimodal infrastructure so that the streets are safe for all who walk, ride, or drive in Downtown Anna. As the City seeks to create a district that provides diverse opportunities for living, working and entertainment, streets should be designed to reinforce those goals.

Downtown Street Types

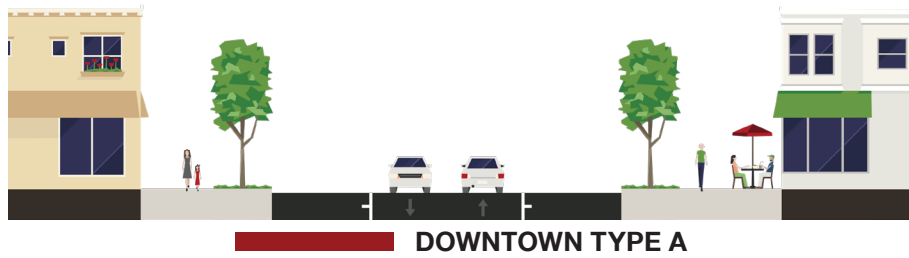
Downtown Street Network



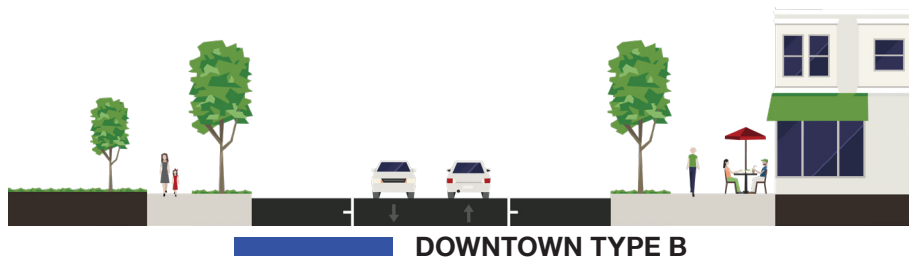
The Master Thoroughfare Plan completed as part of the **Anna 2050** Comprehensive Plan highlights Downtown Anna as a special district and adds several new street types unique to this area. These streets require right-of-way to accommodate large pedestrian walkways on each side of the road for access to Downtown businesses, as well as on-street parking to serve those businesses and narrow vehicle travel lanes for increased safety. The first type is the Downtown Arterial street, which is designed specifically for the sections of SH 5/Powell Parkway and FM 455/East White Street that run through the Downtown. The cross section is designed with a divided four-lane layout for mobility but emphasizes an urban core context and focuses on speed management and pedestrian accommodations. Since this road is owned by the Texas Department of Transportation (TxDOT), coordination will be required to ensure that the roadway functions meet the needs of both the State and the City.



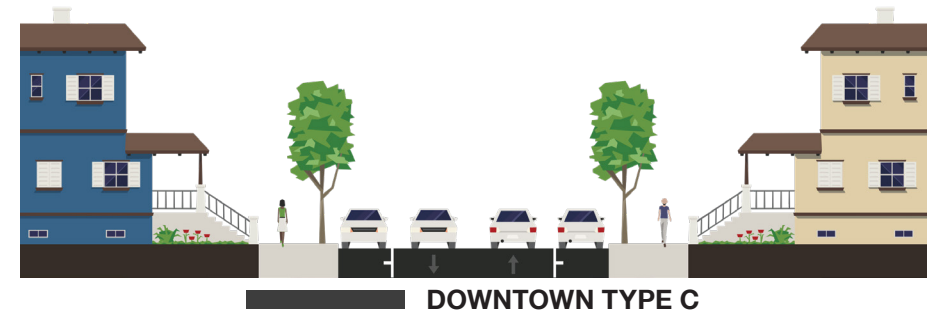
Fourth Street is envisioned as a signature street in Downtown Anna and a primary location for communitywide activities and events. While its primary function is as a Type A Street, because of the critical connection it provides to Sherley Park and Geer Park, it should be designed as a festival street east of Powell Parkway. A festival street is designed to act as a typical downtown street on most days but has the flexibility to be closed to vehicular traffic and transformed into a major outdoor venue during festivals or civic events. The design of this street is intended to accommodate vehicular traffic while also encouraging pedestrian activity by slowing traffic speeds using pedestrian volume, street design, landscaping, lighting and special material selections to help influence driver behavior and contribute to the quality of place. Street design should also focus on the flexible use of right-of-way to allow vehicles, pedestrians, and bicycles to utilize the street equally. For ease of transition into a festival street during events, the design should also incorporate removable bollards, electrical connections and tie downs for tents and rolled curbs to accommodate unobstructed pedestrian movements between the sidewalk and the street.



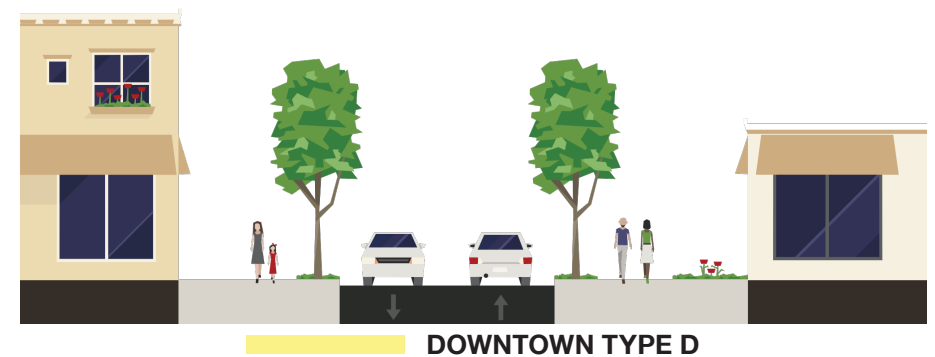
A third street type, Downtown Type B, is laid out for streets that are adjacent to an open space, civic space with large building setbacks or a railroad on one side. This street type takes advantage of wide right-of-way sections that have larger sidewalks and tree-lined streets that maintain a pedestrian-friendly environment, while also giving drivers a pavement section that is wide enough in each direction to allow for passing and accommodates angled on-street parking.

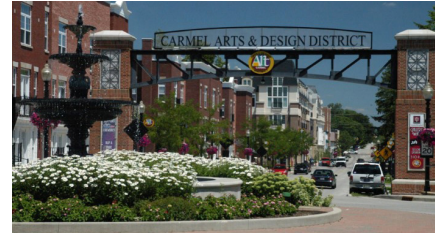


Downtown Type C is envisioned to be the most prevalent type in Downtown Anna and is laid out for narrower streets that provide cross access between developments. This street type has buffered sidewalks that maintain a pedestrian-friendly environment while giving drivers adequate pavement in each direction to allow for passing and on-street parking.



As a result of discussions and workshops with Downtown stakeholders, a new vision for Interurban Street was created. It is recommended that Interurban between Fourth Street and Fifth Street become a pedestrian-only street. This segment of roadway has the same right-of-way width as a Downtown Type D street, but because of its adjacency to the Municipal Complex and Fourth Street and its current role as a secondary roadway, it should be redesigned to reinforce the creation of a pedestrian-friendly, walkable Downtown. This fifth street type is intended to catalyze the development of a unique outdoor atmosphere, to drive economic activity and to establish a Downtown center for pedestrians that otherwise would not exist. It also provides an intimate, pedestrian-only venue for small events, festivals, or musical performances, or that can be utilized in conjunction with the festival street during major Downtown activities. The design for a street of this type will require specific attention to the aesthetics of the right-of-way, often using pavers, landscaping, outdoor lighting, seating and public art.





Traffic Calming

Traffic calming is a method of promoting responsible driving behavior through street design without relying on traffic control devices such as signals and signs or on police enforcement. Traffic calming programs specific to Downtown Anna should be identified as a part of the citywide study recommended in the Anna 2050 Comprehensive Plan. Downtown stakeholders should be involved in developing the citywide program to ensure that the measures included are appropriate to the needs of the Downtown area.

Powell Parkway & White Street Roundabout

Both SH 5/Powell Parkway and FM 455/White Street are currently built as two-lane arterial roads but are slated for a redesign in the future. The intersection of these two major roads has one of the highest crash rates in the city. To help mitigate safety concerns, a roundabout is proposed at this intersection. Roundabouts provide many benefits to traffic circulation and safety. This proposed traffic circle could also present an opportunity to create a gateway at the southern entrance to Downtown using enhanced streetscaping and signage improvements.

MULTIMODAL ELEMENTS

Pedestrian and Cyclist

Having a pedestrian-friendly environment in Downtown will be essential to its economic success. Local roads throughout Downtown are currently constructed as two lanes of asphalt with bar ditches along the edges. Sidewalks are minimal and located primarily along Fourth Street, where they serve the old buildings in the Downtown Core. With the new Downtown street types in place, the goal is for every street to have sidewalks on both sides. Additionally, an extension of the existing Slayter Creek Park trails network into Downtown is planned, providing nearby residents with access to the area without requiring them to use a car to get there. These trails also have the potential to connect to the overall park system, creating a greenbelt with Downtown at its core. Additional information about the future trails network in the City of Anna is contained in the Parks and Recreation Master Plan.

Transit

Public input indicated that interest is mixed among Anna residents on the possibility of transit in their city. Dallas Area Rapid Transit (DART) owns the rail line that runs north to south in the eastern part of the Downtown district, along with an undeveloped parcel adjacent to it. Currently, DART's light rail service terminates at the Parker Road Station in Plano, and the Mobility 2035 Plan prepared by the North Central Texas Council of Governments does not include service to Anna within that time horizon. Additionally, any future transit service beyond Plano would likely need to be provided by an entity other than DART due to implications related to DART's current member cities. While these challenges must be overcome in order for transit to Downtown Anna to become a reality, in the long term, it would be very beneficial for a station to be built in Downtown, where it could increase access for people from elsewhere who are interested in visiting the district and for Anna neighbors who could use Downtown as a starting point for trips to other destinations.

Parking Strategy

While parking availability is not currently an issue for Downtown Anna, a problem could arise as more commercial development begins to occur. Street Types A, B and C allow for on-street parking, which is advantageous for high-turnover businesses. Developments like City Hall at the Municipal Complex, which are centers of employment during normal business hours, will provide parking on-site to satisfy the needs of their employees and customers. These parking areas could be used for visitors on the weekend while the offices are closed. For commercial developments that have few employees or peak hours that differ from their neighbors', smaller shared parking lots could be utilized.

Land in Downtown is in limited supply, so parking inventory should be maximized in other areas first before considering the development of a surface parking lot. Right-of-way can be repurposed along the DART rail line to provide angled or parallel on-street parking in certain places rather than using valuable Downtown real estate for this purpose. Excessive parking lots located within downtown areas have been shown to diminish the quality of the urban fabric and should be utilized with caution.

If it is determined that parking is needed to supplement the existing inventory, any surface lots or facilities should be located behind businesses and/or designed with appropriate architecture and landscaping so as not to disturb the character of the district. Additionally, these facilities should be designed/located so that garages could be built on them later if demand warrants. Adequate signage should be used to direct drivers to public parking lots so that they are not circulating unnecessarily around Downtown in search of a parking space. Until the plan fully develops and further parking studies are conducted, temporary parking locations can be utilized.

The City of Anna has a limited collection of older buildings and sites that are important to the community and serve as a reminder of its heritage as an early 1900's railroad town. While these sites and structures can be found throughout the city, many of them are located within the Downtown Area. As shown on the Historical Assets map (located in the Appendix), there is a diversity of building types, including residences, churches, a museum, and retail buildings. This map was prepared by local volunteers familiar with Anna, and the inventory is maintained by the Collin County Historical Commission. While this inventory does not specifically designate a site or building as being historic, it is a valuable resource on which the community can build to determine whether specific sites or buildings qualify for State or National historic designation.

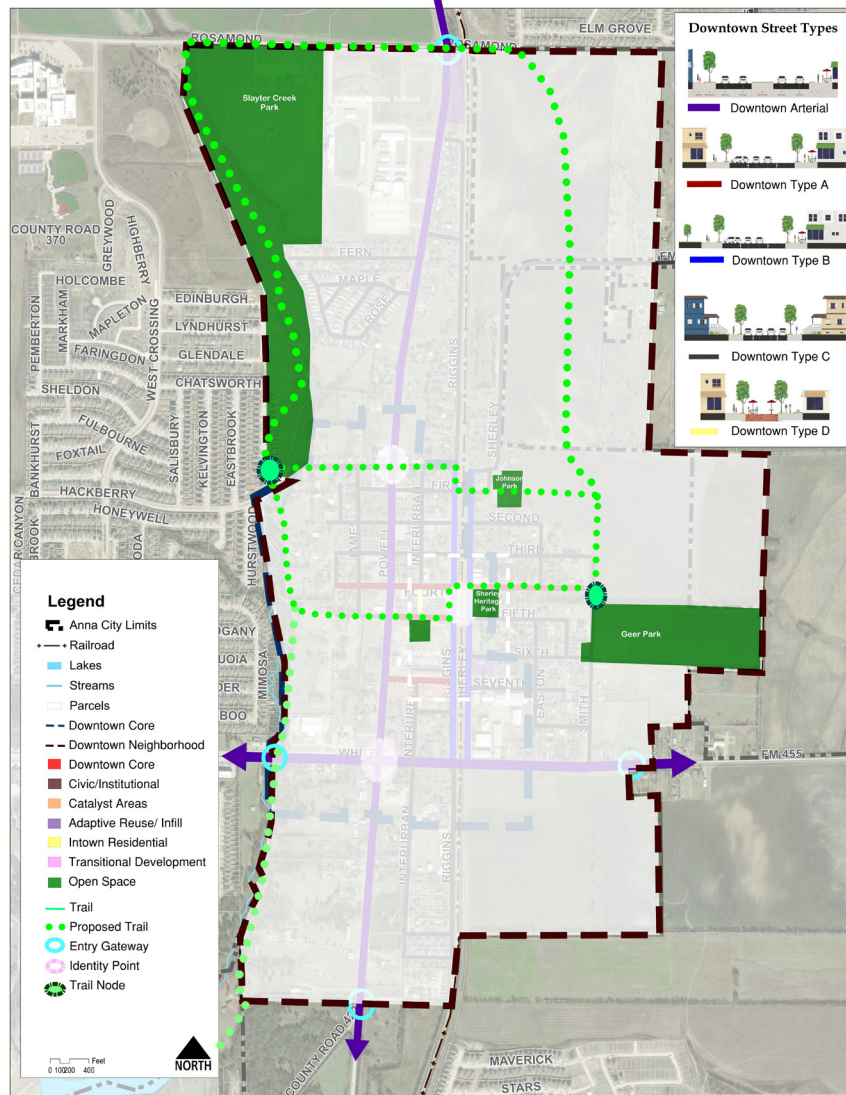
During the public engagement process, participants identified four sites as their most valued historical locations—the Anna Train Depot, Spurlock's Malt Shop, the First Christian Church of Anna and the Sherley & Brothers Hardware Store. As part of the public input process, older structures were ranked in terms of their level of importance and were highlighted as to their significance, as shown in the table below. Some participants strongly favored the idea of exploring the feasibility of establishing a historic district in Downtown Anna to allow for further preservation, restoration, and enhanced funding potential for properties within this area.

HISTORIC RESOURCES



PARKS, TRAILS, AND OPEN SPACE

Park and Trails Network



Parks, trails and open space will be critical elements for the success of Downtown and the creation of community spaces that will complement new or revitalized development in the Core and Neighborhood areas. Parks play a large role in improving the quality of the Downtown experience in Anna. Johnson Park (improved), Geer Park (unimproved) and Sherley Heritage Park (improved) include existing or planned amenities that will support Downtown with recreation opportunities, both today and in the future. Additional outdoor amenities will be required Downtown to achieve the desired vision for the area, including:

Plazas and Gathering Spaces. These are envisioned to include an easily accessible space or series of spaces that would serve as a community hub for special events or a meeting spot for Anna neighbors. These spaces should have strong connections to the new Municipal Complex. The Fourth Street festival street and Interurban Street pedestrian-only street should play a key role in providing for these types of spaces.

Trails. Downtown Anna contains several neighborhood and community-sized parks and open spaces that could be expanded to connect them and make the area more accessible to and from key Downtown destinations and to the surrounding community. These recreational assets could help distinguish the district, enhance property values and link assets together in a cohesive manner. From a placemaking perspective, the trail network should reinforce the environment that it is in and take advantage of topographical and geographic amenities.

The Anna Parks and Recreation Master Plan has recommendations for numerous future trails citywide that will connect the surrounding Anna community to Downtown. Within Downtown, the only existing trail is along Slayter Creek. It extends from the north end of Slayter Creek Park at Rosamond Parkway to Hackberry Drive at the northern edge of the Downtown Core. Additional future trails are recommended to connect key Downtown assets from the existing trailhead along Slayter Creek at Hackberry to the east along Hackberry to Johnson Park, and from the trailhead to the south along Hackberry Creek to White Street. Additional trail connections to the east from the future Slayter Creek Trail extension are recommended, generally along Fourth Street and along White Street to Smith Street. The Downtown loop would then be completed with a future trail connection along Smith Street from White Street to Fourth Street.

Sidewalks and streetscapes within the area will also act as pedestrian circulation corridors and should be improved based on the recommendations of the Downtown Street Types. A direct connection from the Municipal Complex to Fourth Street is also recommended with the redevelopment of Interurban in a pedestrian-only configuration. As the overall pedestrian network is further developed Downtown, special

design consideration will need to be given to providing safe pedestrian access across White Street and Powell Parkway.

Facilities. Downtown and the area surrounding it could be an attractive location for centralized recreation opportunities. A community recreation center offering a wide variety of activities or one or more outdoor facilities could complement the other Place Types in Downtown. Additionally, a multi-use sports complex located within the Downtown Neighborhood District or in close proximity to Downtown in the surrounding community could act as a catalyst to support Downtown businesses by attracting visitors who might be interested in shopping, eating or staying Downtown.

PLACEMAKING STRATEGY

An essential component in establishing a vibrant Downtown with diverse uses and activities from day to night is the practice of Placemaking. While the Downtown is a place that is already recognized by Anna neighbors as a significant center, the community has expressed a desire to reinvest, enrich and enhance the Downtown and strengthen its identity. By establishing a district that takes full advantage of its assets, including building form, vegetation, open space, civic structures and space, streetscape and topography, the Downtown can be positioned to capture a sense of place that is unique to Anna.

Four key factors define the placemaking opportunities in Downtown:

- + **District and Neighborhood Character.** Both the Downtown Core and Downtown Neighborhood districts warrant placemaking efforts to further establish and reinforce their character. It is through placemaking that these districts can define themselves and maintain their identity and quality as they develop into increasingly vibrant, diverse and active Downtown districts.

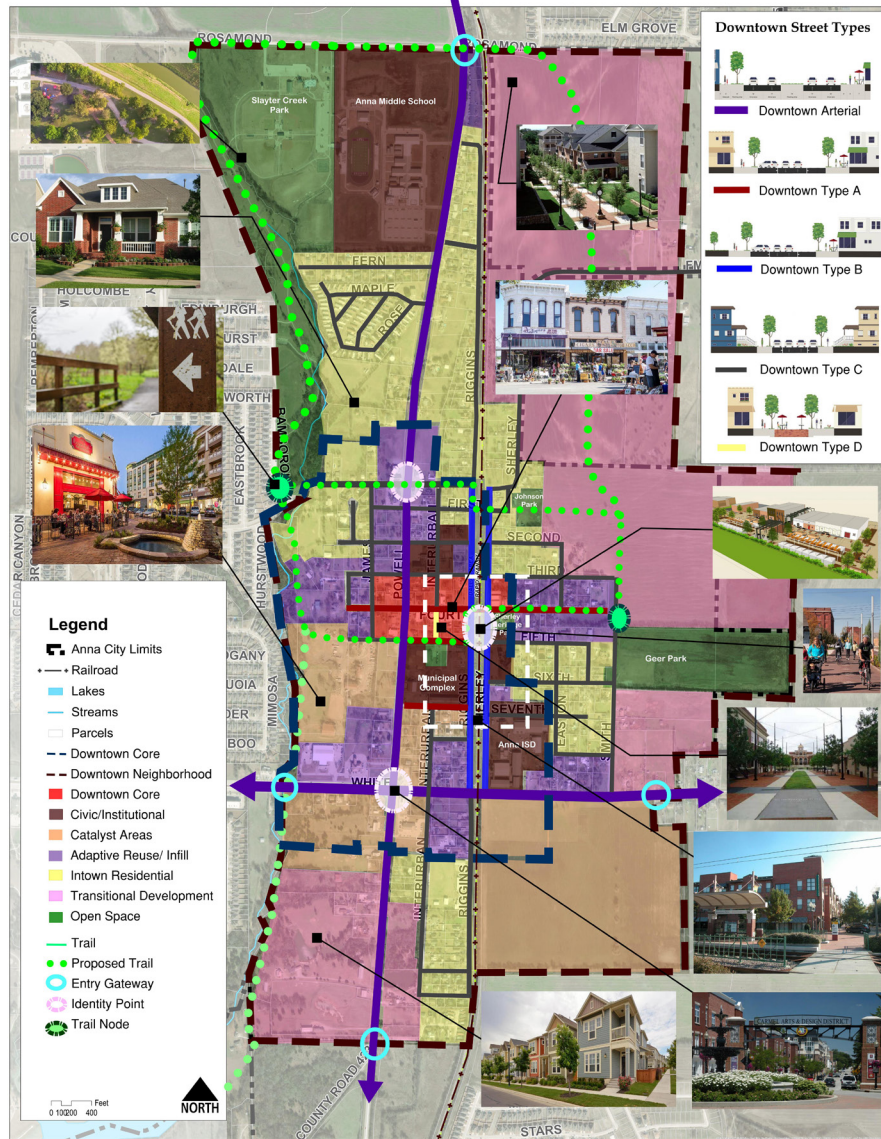
Within the Downtown Core, the compact gridded network of streets is easily identifiable as part of Anna's original neighborhood fabric. Complete with a small central area that can be typified as an early 20th Century, mixed-use district, the Downtown Core is a unique neighborhood that could support a diversity of Downtown life with additional public and private investments. Placemaking efforts in this area should focus on preserving the historic character of the Downtown area and facilitating a compact, walkable district.

The Downtown Neighborhood surrounding the Core can be characterized as a less urban area supportive of larger-scale development patterns that tie into the center. Placemaking efforts should focus on maintaining the small-town feel while allowing each undeveloped area to establish

itself as an interconnected and integral part of the overall Downtown district.

- + **Catalyst Areas.** Four locations have been identified as ones that could benefit from an emphasis on the creation of place and support for investment that will catalyze other development. These sites are further detailed in the Catalyst Areas discussion in the Vision Strategy. Catalyst Areas provide ample opportunity to contribute to a sense of place for Downtown through the creation of new urban fabric and defined open spaces. These areas should not be required to fit in to a specific Downtown theme; each has the potential to create its own distinct character that works with that of the others to establish an overall Downtown identity. Future placemaking decisions in these areas should emphasize elements that define the public realm and reinforce the existing natural and cultural amenities.
- + **Gateways.** Placemaking opportunities Downtown include creating a sense of arrival into this most important place for the Anna community's past and future. Gateway features can help define boundaries and celebrate a district's identity. Several key intersections and locations in the Downtown are targeted as gateway opportunities. They should be enhanced through theming, branding, wayfinding, illumination, and landscaping. These locations are at the entries to the Downtown district along the main north, south, east and west routes via Highway FM 455/ White Street and SH 5/Powell Parkway, but there are also opportunities at major trailheads and where Fourth Street and White Street intersect South Powell Parkway.
- + **Corridors.** Throughout Downtown, communitywide linkages define the experience and image of the community and provide various opportunities for the district to establish a sense of place along those routes. Significant corridors that exist Downtown are present in the form of streets, paths, trails, the railroad, floodplain and natural areas, tree canopies and viewshed corridors. The perception of the community, its ability to attract and retain interest and establish a unique and vibrant place is often shaped by the quality and experience along its thoroughfares. As future reinvestment occurs in Downtown streets, trails and along the railroad, specific consideration should be given to their design so that branding, storytelling, theming, monumentation, trail and open space design, and the siting and character of the buildings that define the public realm, are incorporated.

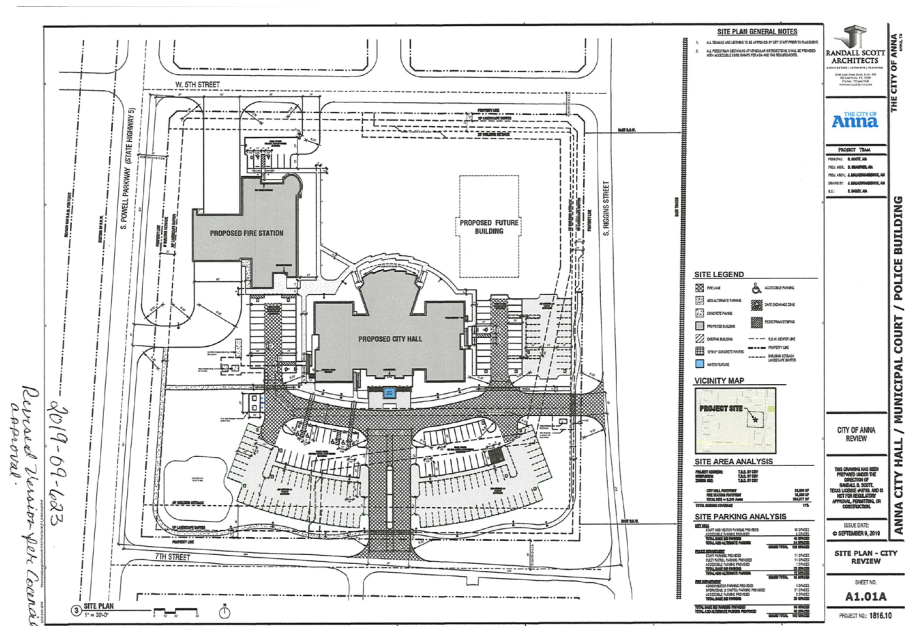
Downtown Framework Plan



- + During the planning process, it became clear that many of the unique attributes of Downtown converge in the area adjacent to Fourth Street, the Municipal Complex and the connection to Sherley Heritage Park. The following summarizes the additional analysis and specific recommendations developed for this part of Downtown.



Municipal Complex. The new Municipal Complex will ultimately be the location of several public buildings in a single block, ensuring a strong, long-term civic presence in Downtown. Downtown can benefit from private sector investment in the central core by capitalizing on the buzz created by the public sector investment in the Municipal Complex. Adjacent properties have been earmarked as catalytic opportunities that could contribute to the sense of place as reinvestment and redevelopment occurs.



It will be essential to create a sense of place with the buildings and streetscape in this area and to develop a multimodal network that accommodates civic and social activity. Wide, interconnected sidewalks, tree-lined streets, street furniture and pedestrian-scale lighting will all be important to the Downtown environment. Parking lots should not dominate the street, and on-street parking should be provided to prevent an oversupply of surface parking lots.

A large open space on the northern portion of the Municipal Complex site is recommended as a public plaza for community gatherings and special events. Interurban Street, from the Municipal block to Fourth Street, should be repurposed as a potential pedestrian-only thoroughfare to provide a pleasant means of access and connectivity within the heart of the Downtown Core and an inviting, walkable heart to Downtown. Finally, along the east side of the property, a linear public space could be created for a farmer's market and/or food truck park between the City Hall and Fourth Street by partnering with DART to utilize a portion of the significant right-of-way in that location.



Interurban Street. During the planning process, an opportunity emerged with regard to Interurban Street, which currently links the Municipal Complex block to Fourth Street and extends beyond. The small block size that is part of the old downtown fabric, and the context surrounding Interurban, presents an opportunity to convert the street, from the public plaza at the Municipal Complex on Fifth Street, to Fourth Street, as a pedestrian-only thoroughfare. In many successful and active downtowns, these types of spaces provide space for outdoor dining as well as recreational and programmed activities. They create visual interest through terminated vistas and linkages to other areas via spacious, people-oriented connections. Overhead lighting, landscaping, pavers, and other amenities are typically provided, and there are opportunities for public art and community branding. A pedestrian street of this type takes on a unique character and becomes not only a memorable place for meeting and gathering, but also a pleasant pathway from one place to another.



Fourth Street. Fourth Street is the signature roadway in the Downtown Core. The oldest buildings in the district define the streetscape and create a sense of uniqueness. There are a variety of uses along or near Fourth Street that anchor the district and will be the building blocks for future activity—City Hall, the Police Station, shops, restaurants, offices, churches, parks and a museum. While this roadway performs an important function in bringing people to the district, multimodal assets are minimal and/or nonexistent. As Fourth Street crosses Powell Street to the west and Sherley Street to the east, vehicular access dominates; there are no crosswalks for pedestrians.

There are a number of opportunities for strengthening the placemaking attributes of the Downtown district along Fourth Street. Sidewalks should be widened and missing sections filled in to provide a continuous path along the roadway for pedestrians and multimodal activity. Landscaping and street trees should be incorporated to improve walkability and create a greater sense of place. To further define the public realm, buildings should be brought close to the street, and architectural and zoning standards should be incorporated to the extent possible in order to ensure new construction is compatible with adjacent structures. Restaurants should be encouraged to provide outdoor dining space, businesses should provide storefront facades at the ground level and on-street parking should be improved to provide convenience for Downtown visitors. Finally, pedestrian improvements that accommodate multimodal crossing and traffic calming should be made at the intersection of Fourth Street and Powell.

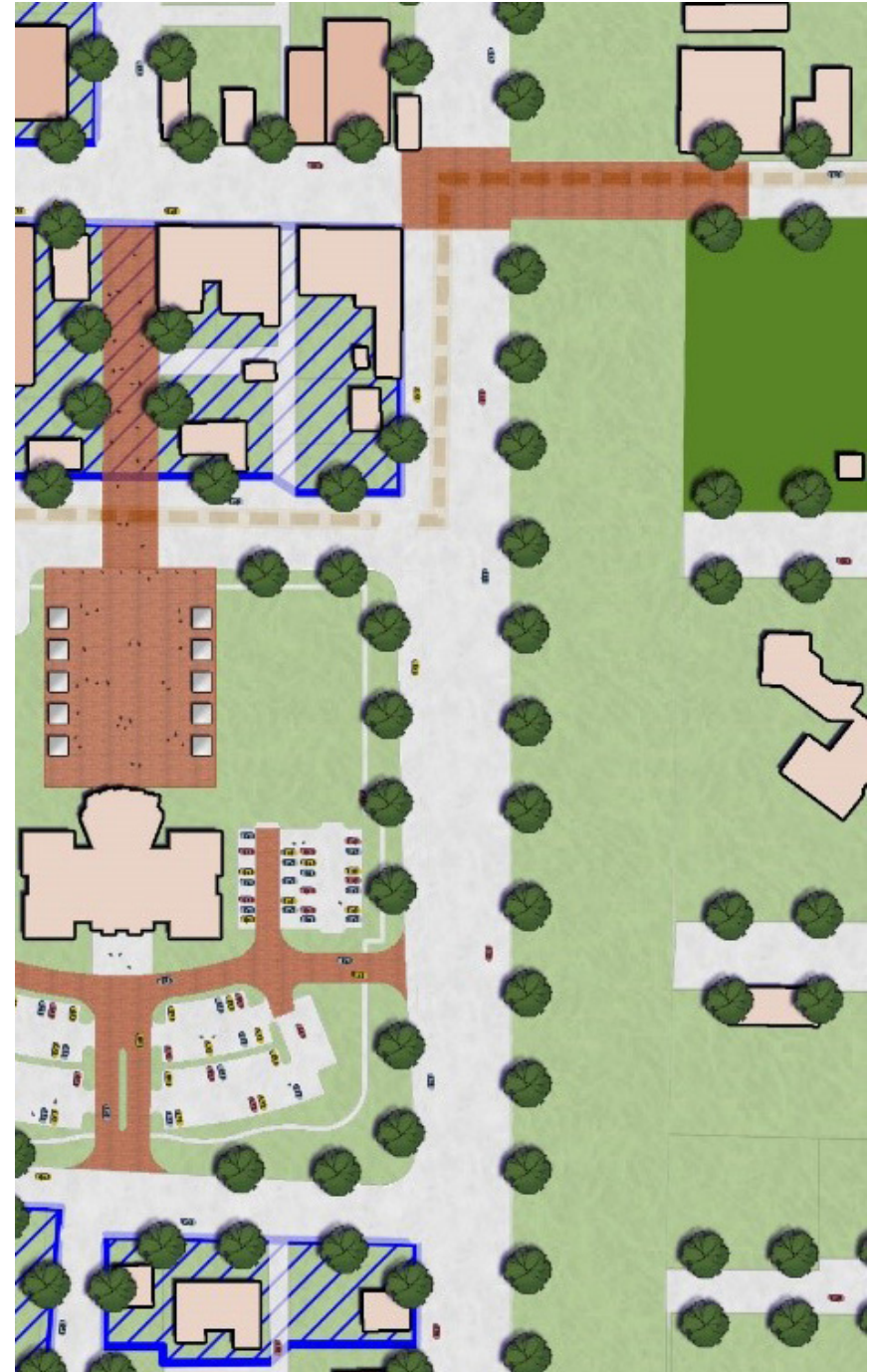


Railroad Crossing. The railroad crossing at Fourth Street and Sherley Road has the potential to reinforce the link between the historic amenities to the east (Sherley Heritage Park, Anna Depot, the water tower, First Christian Church, Sherley & Brothers building) with the primary street (Fourth Street) and its traditional old downtown form. Working with DART to enhance the crossing and the adjacent roadways will celebrate Anna's heritage and make the area more pedestrian-friendly and transit-ready. The City should work with DART to enhance that right-of-way with pedestrian crossings, sidewalks, and appropriate signage.



Riggins Street and Sherley Road. Riggins Street, which runs parallel to the western edge of the DART railroad, is the site of the original, historic Anna community. The old wooden structures that used to face the railroad are now all gone, but an opportunity for placemaking and the potential to recapture some of that historical orientation exists with the development of the Municipal Complex on the west side of the street and the adjacent catalyst sites to the north and south. The DART property includes the wide rail right-of-way and additional setback area that could be redeveloped as an urban edge. During the planning process, the community determined that the areas adjacent to and around the Municipal block on Fifth and Seventh Streets, including a redesigned Interurban Street, would be ideal for creating a focused area for restaurants and coffee shops with outdoor dining, linking to the Municipal block. The current right-of-way has ample room for its thoroughfare classification, including wide sidewalks, street trees and on-street parking, and to provide for a linear food truck park or farmers market. These amenities would not only help recapture the sense of place along this roadway but would also position the district to have the necessary pedestrian and vehicular infrastructure for transit users when the time comes.

Sherley Road runs parallel to the east side of the DART railroad and contains a series of the most valued historic sites in the community, including the Anna Train Depot, the water tower, Sherley & Brothers Hardware Store, Sherley Heritage Park and the First Christian Church of Anna. The area that surrounds these important historical assets should reinforce Anna's heritage and build on Downtown's sense of place. Greater pedestrian access to and from these historic sites, and zoning or other standards that are compatible with the historic architecture of the surrounding area, will help maintain the sense of place in this part of Downtown over time.





03

IMPLEMENTATION STRATEGY

IMPLEMENTATION STRATEGY

1. IMPLEMENTATION STRATEGY

Success in implementing this vision for Downtown Anna in 2050 will require a continued coordination with Downtown property owners, organizations, operators, and developers. It will also require an adequate allocation of staff and financial resources to ready the Downtown environment for private sector investment and prioritization of Downtown Anna as a resource that receives continued attention. As the Downtown grows and evolves, it will be essential to revisit this plan periodically—at least every five years—and update it as needed so that it remains relevant and serves as an instructive tool for managing and capitalizing on the opportunities created and to ensure the future for Downtown that the community wants to achieve.

The Downtown Master Plan outlines a path that will enable the City to fulfill its hopes and aspirations for Downtown. The City can utilize the Implementation Matrix to ensure that the recommended short-term, mid-term and long-term Actions are completed and its goals are met. With continued adherence to the recommendations and implementation strategies outlined in this plan, ongoing community support and strong, visionary leadership, the community will be able to achieve its overall vision for a vibrant and sustainable Downtown Anna.

IMPLEMENTATION PARTNERS

In order to achieve the community's vision for Downtown, the City will need to collaborate with a variety of other agencies, organizations and individuals, from both the public and private sectors, all of whom will all play a role in shaping the future of the district. These individuals, agencies and organizations include:

Governmental/Quasi-Governmental Agencies

Governmental and quasi-governmental agencies are important to the community and play a key role in managing regional resources. They control funding, provide educational resources, and perform economic development functions. These agencies include:

- + Collin County
- + North Texas Council of Governments (NCTCOG)
- + Dallas Area Rapid Transit (DART)

- + State of Texas, including the Texas Department of Transportation, Texas Parks and Wildlife Department, Texas Commission on Environmental Quality, and others
- + Federal government, including the Department of Transportation, Environmental Protection Agency, Department of Commerce, and others
- + Anna ISD
- + Anna Economic Development Corporation/Community Development Corporation (EDC/CDC)

Private Sector Entities

Private sector entities help provide economic stability within Downtown and deliver goods and services to the community as a whole. They create jobs and increase the local tax base by making investments in their businesses. They also attract other businesses to the area and control the land and capital that will be required for new development and improvements to existing properties. Among these private sector partners are:

- + Businesses and business owners
- + Landowners/Property owners
- + Real estate developers and brokers
- + Financial institutions

Non-profit Organizations and Civic/Community Associations

Non-profit agencies and organizations are key contributors to Downtown's future as they are often able to fill gaps that the local government cannot address due to its limitations. Often focusing on a specific aspect of community life or a special area of interest, these entities are strong advocates for the community whose passionate and enthusiastic involvement typically makes them stand out as an essential asset. Examples of these organizations include:

- + Greater Anna Chamber of Commerce
- + Anna Area Historical Preservation Society
- + Faith-based organizations
- + Arts and cultural organizations
- + Athletic leagues
- + Civic groups

Downtown Anna Stakeholders

The ongoing involvement of Downtown Anna property owners, business owners, residents and developers will be important to the fulfillment of a successful future for Downtown. These individuals and groups have worked together to establish the vision for Downtown Anna and ultimately have the biggest stake in achieving that vision. Their continued dedication and passion for Downtown, combined with the implementation tools available to the City of Anna, the Anna EDC and CDC, will provide the critical momentum needed to move the vision for Downtown forward.

ACTION ITEMS

Action 9.1. Zoning Alignment. Carry out a City-initiated rezoning of all or portions of the Downtown Core, using techniques such as Form Based Code, Planned Development ordinance or zoning overlay, to codify the community's vision and align zoning in the Downtown area with the Anna 2050 Future Land Use Plan and the Downtown Master Plan.

Action 9.2. Diverse Mix of Uses. Include provisions in the new Downtown zoning regulations to ensure that the diversity of residential types and mix of uses envisioned for the Downtown Core and Downtown Neighborhood districts are supported by zoning that will promote Downtown vitality and provide opportunities for a flexible market and range of choice options.

Action 9.3. Downtown Core Transitions. Include requirements in the new Downtown zoning regulations that create appropriate transitions from the Downtown Core to existing neighborhoods and which support a mix of uses, promote connectivity and interaction between all parts of the district and encourage diverse activity throughout the day.

Action 9.4. Architectural Character. To the extent allowable by law, implement the vision for the character and appearance of future buildings by adopting design regulations and/or guidelines that create a diverse, pedestrian-scaled Downtown.

Action 9.5. Downtown Street Types. Implement the new Downtown Street Types and proactively redevelop roadways that are critical to optimizing reinvestment in the Downtown Core.

Action 9.6. Traffic Calming and Entry Features. Provide traffic calming measures at key intersections and gateway entry features that improve traffic flow and safety and signify arrival to the district.

Action 9.7. Roundabout. Conduct a feasibility study for the construction of a roundabout at the intersection of FM 455/White Street at SH 5/Powell Parkway; coordinate with TxDOT as necessary during all phases of the project.

Action 9.8. Downtown Parking. Conduct a study and develop a strategy for providing public parking to serve future development in the Downtown area, which could include on-street parking, various temporary solutions and one or more public parking lots or centralized parking facilities to be constructed as development occurs.

Action 9.9. Funding. Apply to state, federal, and non-profit funding programs to improve and connect Anna's pedestrian network throughout the district.

Action 9.10. Coordination with DART. Establish an ongoing dialogue with DART on ways to bring public transportation to Anna and make improvements as opportunities arise to increase transit readiness.

Action 9.11. Downtown Walkability. Design and implement a sidewalk and connectivity program throughout the Downtown to enhance walkability and access to and from adjacent neighborhoods.

Action 9.12. Railroad Crossing Enhancement. Enhance the railroad crossing at Fourth Street and Riggins Street to connect the east and west sides of Downtown together and to make the area pedestrian-friendly and transit-ready.

Action 9.13. Programming Space. Enhance the Downtown street network and open spaces to accommodate more programming opportunities.

Action 9.14. Festival Street. Convert Fourth Street east of Powell Parkway to a festival street designed to provide mobility for vehicles, bicycles, and pedestrians and to be easily converted to a civic space that can be utilized by the community for special events.

Action 9.15. Pedestrian-Only Thoroughfare. Convert Interurban Street into a pedestrian-only thoroughfare in the vicinity of City Hall/ the Municipal Complex to catalyze development of restaurants, food trucks and outdoor dining.

Action 9.16. Historic District. Conduct a study to evaluate the feasibility of delineating and designating a historic district to preserve any eligible historically significant buildings and sites and to capture the opportunity for programs and funding available to such a district.

Action 9.17. Rehabilitation. Invest in, enhance, and celebrate the community's historic heritage and facilities, such as the Anna Train Depot and Sherley & Brothers Hardware store, by reinvesting in those older structures that provide context and character for Downtown.

Action 9.18. Restoration. Refurbish the old water tower in Downtown, including implementing branding elements to help identify Downtown as a unique and historic place and attract Anna neighbors, new business, and visitors to the area.

Action 9.19. Sidewalk and Trail Connectivity. Identify and prioritize sidewalk and trail projects that knit the Downtown Core together and provide safe routes for pedestrians from the neighborhoods surrounding Downtown to Anna Middle School and to Downtown restaurants, shops, open spaces, civic and institutional places.

Action 9.20. Trail Network. Prioritize and enhance the Downtown trail network, its facilities and amenities to link key open spaces and destinations within the district.

Action 9.21. Landscape Ordinance. Amend the Landscape Ordinance to create a shaded area requirement for any new Downtown park improvements.

Action 9.22. Parks and Plazas. Develop a strategy for designing, funding and improving Downtown parks and plazas; conduct a feasibility study for the highest priority facilities.

Action 9.23. Catalyst Areas. Work with landowners on targeted efforts to jumpstart Catalyst Areas, including small area plans, infrastructure strategy, zoning, incentives and outreach to prospects.

Action 9.24. Downtown Association. Assist with the formation of a downtown association to connect property owners with stakeholders and developers and to foster potential partnerships for the development of catalyst sites.

Action 9.25. Incentives. Create and promote an incentivized process/program for Downtown development, which may include tax incentives, rebates, a public improvement district, cash grants, tax increment funding, TIRZ, and other performance-based or value-capture programs.

Action 9.26. Gateways and Entry Features. Design and construct gateway enhancements at key pedestrian and vehicular entry locations and intersections Downtown, including the main north, south,

east and west routes via FM 455 and SH 5, at major trailheads and where Fourth Street and FM 455/White Street intersect with SH 5/South Powell Parkway.

Action 9.27. Branding. Develop a branding package for the Downtown Core and Downtown Neighborhood, including a wayfinding program leading to historic landmarks, public spaces, shops, restaurants, and places of interest Downtown.

Action 9.28. Street Maintenance. Develop and implement a street maintenance program for Downtown.

Action 9.29. Public Art. Promote Anna's history and culture through public art programs that display community pride and heritage.

Action 9.30. Shade. Require shade elements for new Downtown developments and building and site upgrades through the development review process.

Action 9.31. Corridors. Enhance and preserve Downtown district corridors with beautification projects and thoroughfare improvements throughout the principal streets, paths, trails, railroad, floodplain, natural areas, tree canopies and viewsheds.

Action 9.32. Infrastructure. Enhance and maintain public utility, technology, and transportation infrastructure and implement regulations that locate placement of new franchise utilities underground to ensure a vibrant, mixed-use Downtown district that encourages multimodal mobility and provides convenience and telecommunications connectivity to residents and visitors in Downtown.

Action 9.33. Municipal Complex Connectivity. Design and implement a sidewalk, open space and connectivity program adjacent to the Municipal Complex to link this important civic building to the Downtown Core along Fourth Street and to provide opportunities for gathering and walking.

Action 9.34. Outdoor Dining. Redevelop Riggins Street near the Municipal Complex to catalyze and accommodate a diverse Downtown dining environment by implementing widened sidewalks and infrastructure for patio dining; incorporate a farmer's market and/or food truck park in this location.

Action 9.35. Downtown Programming. Encourage partnerships with shops and restaurants to host events and support programmed activities such as later shopping hours one night a week, live music, and farm-to-table dinners for charity.

Action 9.36. Public Investment in Downtown. Develop a program, identify funding and establish projects on the CIP list for the implementation of the highest priority improvements to infrastructure and the public realm in the Downtown area to catalyze revitalization and advance Downtown as a place; review annually to assess progress.

Action 9.37. Promotion. Coordinate with landowners, developers and interested parties to calibrate and craft a merchandising and marketing strategy to Downtown prospects, including retailers, entertainment concepts, restaurants, artists, service providers, small corporate offices and other organizations that can promote the activation and vitality of Downtown.

Anna

2050

Kimley»Horn

Expect More. Experience Better.



CITY OF ANNA
Planning & Zoning Commission
April 5, 2021

Parks, Trails, and Open Space Master Plan

AGENDA ITEMS:

Conduct a Public Hearing/Review/Discuss/Action on a recommendation regarding the Anna 2050 Parks, Trails, and Open Space Master Plan.

SUMMARY:

The Parks, Trails, and Open Space Master Plan is a document that provides an inclusive framework for orderly and consistent planning; acquisition; development; and administration of the parks and recreation resources, programs, and facilities.

This plan expands upon the Comprehensive Plan to guide development of parks.

RECOMMENDATION:

The Parks, Trails, and Open Space Master Plan is recommended for approval.

ATTACHMENTS:

Parks, Trails, and Open Space Master Plan

The background of the cover features a photograph of a wooden play structure with yellow and brown panels and a brown roof. In the upper left, a white water tower is visible against a clear blue sky. A thick blue diagonal line runs from the top left towards the bottom right, and a yellow diagonal line runs from the bottom left towards the top right.

Anna

2050

**Parks
Open Space
Trails
Recreation
Master Plan**

Presented by



la terra studiosm

DRAFT 03.29.2021

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01

INTRODUCTION

Introduction

This Anna Parks, Trails and Open Space Master Plan is part of a citywide planning effort that took place between March 2020 and April 2021. Anna 2050, the City's comprehensive plan (adopted April XX, 2021), was based on a Vision Statement and a set of Guiding Principles that set the tone for the future of Anna for the next several decades. This report details the results of that planning effort related to parks, open space and trails in the city of Anna. A summary version of this report is contained in the comprehensive plan as Chapter 8: Parks, Opens Space and Trails. This master plan also contains elements of several related areas within the plan, such as mobility, placemaking and Downtown

PURPOSE OF THE PLAN

The City of Anna is at a turning point and has the opportunity today to set the vision for the future of parks and open space within the city. There are currently a number of high-quality parks and open spaces, such as Natural Springs Park and Slayter Creek Park, that serve the existing population, but the city is expected to grow exponentially in the coming years. There will need to be strategic improvements to the current recreation system so that outdated components can be replaced as needed and so that the system can adapt to evolving demographics and trends. This Parks, Trails and Open Space Master Plan lays out the steps necessary to implement these improvements and replacements based on feedback from the community throughout the process and on previous planning efforts and accomplishments. These recommendations provide detail as to how enrichment and improvement of the Anna parks and recreation system can take place so that the needs of Anna neighbors will be met, both today and as the community grows.

This plan follows the general guidelines for local park master plans established by Texas Parks and Wildlife Department (TPWD); In addition to these guidelines this plan address recreation specifically.

Per planning requirements issued by the TPWD, the Parks, Trails and Open Space Master Plan should be updated after a five-year period or before if any major developments occur that significantly affect the ability of the city to remain eligible for the project priority program for TPWD grant funding. It has been approximately seven years since the last update of the plan, and Anna has undergone major development in that timeframe.

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.

RELATED PLANNING EFFORTS

This plan provides a framework so that the City's parks and recreation amenities will continue to make a positive contribution to the future of the community. Adherence to the Vision Statement and Guiding Principles developed for the Anna 2050 Comprehensive Plan (see Chapter 2 of the Anna 2050 document) will make Anna a special place in which to live in 2050. Specific references in the Guiding Principles to issues related to parks, trails and open space indicate a desire to ensure that the growth envisioned for the city "...benefits Anna's current and future neighbors..." and:

- + Occurs where and when it can be supported by the public facilities and services (including schools) that Anna's neighbors need.
- + Offers many diverse, vibrant, and distinctive destinations for work and play.
- + Promotes the health and vitality of existing Anna neighbors, neighborhoods, businesses, and infrastructure.
- + Is efficient and effective in its use of resources and infrastructure – fiscal, energy, water and natural assets.

PLAN FRAMEWORK

This plan merges the current assets in Anna with the community's hopes for continued success. Achieving the Vision will require collaboration between the City, its leadership, and the other stakeholders in the area, and there are a number of techniques that can be applied. Ordinance amendments, capital improvements, catalyst projects, incentives, programming, and combinations of funding and partnerships are among these techniques.

After the introduction to the planning process and a brief background on Anna, this plan is organized by topic-oriented chapters in which specific information is presented and Policies and Action Items are detailed. The plan concludes with a chapter on implementation.

The following are the topic-oriented chapters contained in the plan:

- + Parks and Open Space
- + Trails and Sidewalks
- + Recreational Facilities and Programming
- + Operational Framework

PLAN DEVELOPMENT PROCESS

The planning process for the Parks, Trails and Open Space Master Plan began in early 2020. A series of interactive meetings was held to gather feedback and provide direction to the plan. In general, the main objectives of this process were to:

- + Listen to and collaborate with the community to determine an updated list of needs and desires relating to parks, recreation, trails and open space
- + Assess and analyze existing parks and recreation-related topics and conditions
- + Evaluate existing goals and strategies for accomplishments and future relevance
- + Establish an approach to the parks and recreation system's growth and improvement

COMMUNITY ENGAGEMENT AND FEEDBACK

As part of the development of this Parks, Trails and Open Space Master Plan, a complete needs assessment was performed. The results and recommendations in this plan are based on an extensive process of community engagement activities, including the use of a project website and obtaining community input through focus groups, stakeholders meetings and steering committee meetings. Additionally examination of local and national recreational trends have influenced the plan.

The City of Anna places a high priority on communication with neighbors and engagement during City processes. For the Anna 2050 process, a Communications/Neighbor Engagement Plan was developed to guide this public involvement. Originally, these efforts included Community Open House sessions and opportunities to provide online input. Due to COVID-19, however, all engagement activities for 2020 were held virtually. Nevertheless, a significant amount of input was received, with over 3,800 individual responses and open-ended comments.

All virtual engagement was provided through the project website, www.anna2050.com. This website contains additional information about the Anna 2050 process as well as opportunities for engagement on this master plan. The site went live on July 31, 2020.

To mirror the format of a Community Open House, activities for virtual “rooms” were designed by Strategic Community Solutions and CivicBrand managed the online implementation. In each online room, multiple stations gave participants diverse options for reviewing information developed through the planning process and providing input that helped shape this master plan. Three virtual room opportunities were provided, as described below.

Comprehensive Plan Advisory Task Force

On June 9, 2020, the Anna City Council nominated a group of Anna neighbors to serve on the Comprehensive Plan Advisory Task Force (CPATF). The role of this Task Force is to serve as a review and advisory body for the Comprehensive Plan, Downtown Master Plan, and Parks, Trails and Open Space Master Plan throughout the planning process. Task Force members served as ambassadors to the community to inform them about the planning process and encourage everyone to participate and build support for the draft plan.

VIRTUAL ROOM #1: JOIN US!

This initial round of engagement was intended to get people to connect with the Anna 2050 project, to provide very general input about the character of the community now and to describe a desired vision for the future. This room was live from August 11 through November 1, 2020.

VIRTUAL ROOM #2: IMAGINE FUTURE ANNA

The second round of engagement began shortly after the first. It included some of the activities that participants would have found at the “stations” had there been an in-person Community Open House. This room was live from August 21 through November 1, 2020.

VIRTUAL ROOM #3: CREATING A SUCCESSFUL FUTURE

The third round of engagement explored particular issues and options in greater detail. It began after the Joint Workshop (City Council, Planning & Zoning Commission, Parks Board, EDC/CDC) on August 11, 2020, so the specifics of these questions and activities were fine-tuned to reflect the discussion and direction at the Joint Workshop. This room was live from September 24 through November 1, 2020.

HIGHLIGHTS FROM THE VIRTUAL ROOMS

A review of all the detailed comments and input received through this online engagement revealed many different perspectives and ideas for the community's future. All of these details are found in the appendices of the Anna 2050 Comprehensive Plan. A few highlights as they relate to influencing this master plan are summarized below.

- + **Most respondents are generally positive about their experiences in Anna.** Many individual comments expressed satisfaction with the respondent's neighborhood, with the people in Anna and with other aspects of the community. A few people had concerns about change in recent years, either because the community is getting too big or because of issues like safety and traffic.
- + **Many comments mention the friendliness of Anna and the welcoming character of the community.** Anna neighbors see the community as a friendly and welcoming place. This is a feature people want to maintain even as Anna grows.
- + **The challenges of managing growth are evident in the responses.** Most comments recognize the challenges of growing yet maintaining a desirable community character. There are many comments about sustaining Anna's "small town feel," even as there are comments about attracting growth and securing new businesses.
- + **Outdoor activities and natural areas are highly valued.** The preferred images for the character of Anna and for its parks all depict scenes of activity outdoors. This is one of the themes that is most evident throughout the virtual rooms.
- + **Trails and paths for walking and biking are a very high priority.** Along with the focus on outdoor activities, the need for routes for walking and biking is a strong theme throughout all virtual rooms. Participants mentioned trails they use now and also identified places where new trails are needed. Top destinations within the city are desired to be connected with a network of trails and sidewalks. While future trails are recommended within City's parks and open spaces. Corridors such as creeks, and utility easements provide opportunities for these networks.
- + **Even as they age, people expect to remain active and want trails and recreational facilities they can continue to use.** When asked what they want to enjoy in 2050, even people who calculate that they will be in their 80's at that time express the hope they will be able to enjoy walking and activities outside and that these opportunities will be available to them in Anna.

- + **Most participants have a positive view of Downtown's role in Anna's future and have particular ideas about additions that would improve the area.** Some of those respondents see it as an essential part of the character they value in Anna. Many specific shops, restaurants and activities were identified as desirable additions to Downtown.
- + **There is support for planning and investing to accommodate expected growth.** Several comments emphasized the need to keep up with infrastructure demands as Anna grows. Others stress the importance of good planning
- + **Additional facilities and amenities often found in larger communities are desired here.** Even though many participants want to maintain the feeling that Anna is a small town, they would like to have the facilities that require a larger community for support. New public facilities—including recreation centers, senior centers, and libraries reflect the level of public investment and service often found in larger communities.

ADDITIONAL THEMES AND CONCLUSIONS:

Additional themes and conclusions derived from the community input, staff and stakeholder interview process include:

- + Anna has a sufficient inventory of outdoor components for its current population; however, the anticipated growth will require new facilities.
- + Amenities are currently concentrated in a few locations, primarily on the east side of US 75.
- + Anna is lacking in indoor and outdoor facilities and the recreational offerings typically associated with competitive or recreational level sports.
- + Although Anna has a series of high-quality trails within its parks, it does not have a well-connected network of trails that allows people to get to parks or travel from one park to another or to other desired destinations throughout the city.

STRATEGIC POLICIES

A review of all the detailed comments and input received through this online engagement revealed many different perspectives and ideas for the community's future. All of these details are found in the appendices of the Anna 2050 Comprehensive Plan. A few highlights as they relate to influencing this master plan are summarized below.

This Parks, Trails and Open Space Master Plan identifies specific policies crafted to enhance the physical assets and operational framework of the Anna parks and recreation system. Based on a study of physical conditions and a robust community engagement process, the plan is intended to be responsive to the community's needs. It is both a policy document and a plan designed to target public investment and leverage public sector initiatives. Strategic Policies of the plan include:

Policy 1. The City of Anna will create an exemplary parks and recreation system to provide Anna neighbors access to recreation close to home.

Policy 2. The City of Anna will work with developers to create unique destinations that build off of existing areas of natural, cultural or architectural distinction to attract new residents and businesses.

Policy 3. The City of Anna should encourage development of parks, open space and trails by utilizing land within floodplains to create connections across the community (see Chapter 7, Placemaking, Anna 2050 Comprehensive Plan).

Policy 4. The City will increase staffing levels commensurate with the addition of parks, facilities and programming responsibilities.

Policy 5. The City of Anna should develop and implement a plan for staff-facilitated recreation programming for the community, to include activities such as youth and adult sports leagues, after school programs, summer activities, skills classes, senior programs, etc.

Policy 6. The City of Anna will pursue planning and design for additional trail connections, making important linkages to identified destinations throughout the city.

Policy 7. The City of Anna will expand its inventory of recreation facilities, including planning and design for an indoor recreation facility.

Policy 8. The City of Anna will pursue the planning and design of an outdoor sports complex to support the needs of Anna neighbors who want to play sports closer to home.

Policy 9. The City of Anna will pursue the planning and design of an outdoor space within Downtown that will become a destination and gathering space for Anna neighbors and visitors.

Policy 10. The City will adopt strategy for the development of active based recreation facilities.

Policy 11. The City will develop key active recreation facilities to serve the community.

Policy 12. The City will encourage other organizations to develop recreation facilities in Anna to serve community needs.

Policy 13. The City of Anna commits to developing a strong set of recreation programs and services to serve the needs of the community.

Policy 14. The City will make a clear and informed determination of the role it will play in providing community recreational programs.

Policy 15. The City will establish an overall basic programming philosophy, a program plan and a program classification system as required recreation program support initiatives.

Policy 16. The City will adopt a long-range organizational plan for the establishment of a Parks & Recreation Department.

Policy 17. The City should establish the required parks and recreation organizational support initiatives.





02

ANNA AT A
GLANCE

Anna at a Glance

Anna is located in northern Collin County, along US 75 (Central Expressway), approximately 10 miles north of McKinney and 45 miles northeast of Dallas. Anna is currently 15 square miles in size. Central Expressway, one of the major travel corridors in North Texas, runs north-south through Anna, bisecting the 61.2 square mile study area for this master plan. This study area includes the land within the city limits as well as the land within the city's Extra Territorial Jurisdiction (ETJ).

COMMUNITY PROFILE

- + 2020 Population: 16,721 (Source: ESRI*)
- + Location: Collin County, Texas
- + Total Households: 5,343 (ESRI)
- + Median Age: 32
- + Median Home Value: \$210,000 (Source: U.S. Census)
- + Median Household Income: \$81,734
- + Year of incorporation: 1913

*ESRI: an industry leading data and demographic provider,

POPULATION PROJECTIONS

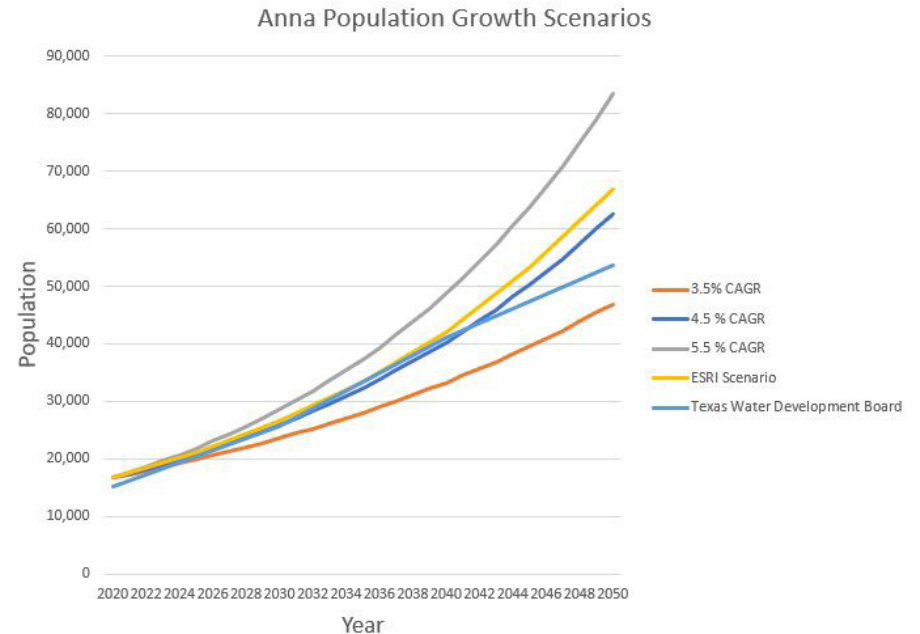
A full analysis of the parks and recreation system is not based solely on the inner workings of the parks system, but includes the community being served as well. In providing a comprehensive Parks, Recreation, and Trails Master Plan, both current and projected demographics must be analyzed to determine the composition of the population and its needs. Understanding these trends is a critical component in planning the current and future delivery of recreation programs and facilities in Anna.

The following is a description of population growth scenarios detailed in the Anna 2050 Comprehensive Plan:

According to ESRI*, Anna has a 2020 population of 16,721 residents. A variety of growth scenarios was analyzed to project future population. The results of the analysis reveal a projected 2050 population within the range of 42,000 to 84,000 residents. Projections from the Texas Water Development Board,

ESRI, and several Compound Annual Growth Rate (CAGR) scenarios were analyzed based upon historical growth trends. The 5.5% CAGR scenario represents the high end of the spectrum with a 2050 projected population of roughly 84,000 residents. The 3.5% CAGR scenario is the most moderate scenario and represents a 2050 population of 42,000 residents. (The chart below) illustrates the population projections for Anna between 2020 and 2050.

*ESRI: an industry leading data and demographic provider,







03

PARKS AND
OPEN SPACE

Parks and Open Space

This chapter sets forth an action plan revolving around a four-step framework for the goal of adding new parks to the existing facilities in Anna and for improving existing parks to meet or exceed Anna neighbors' expectations. The four-step Park Development Cycle outlined below is explained further later in this chapter.

PARK DEVELOPMENT CYCLE

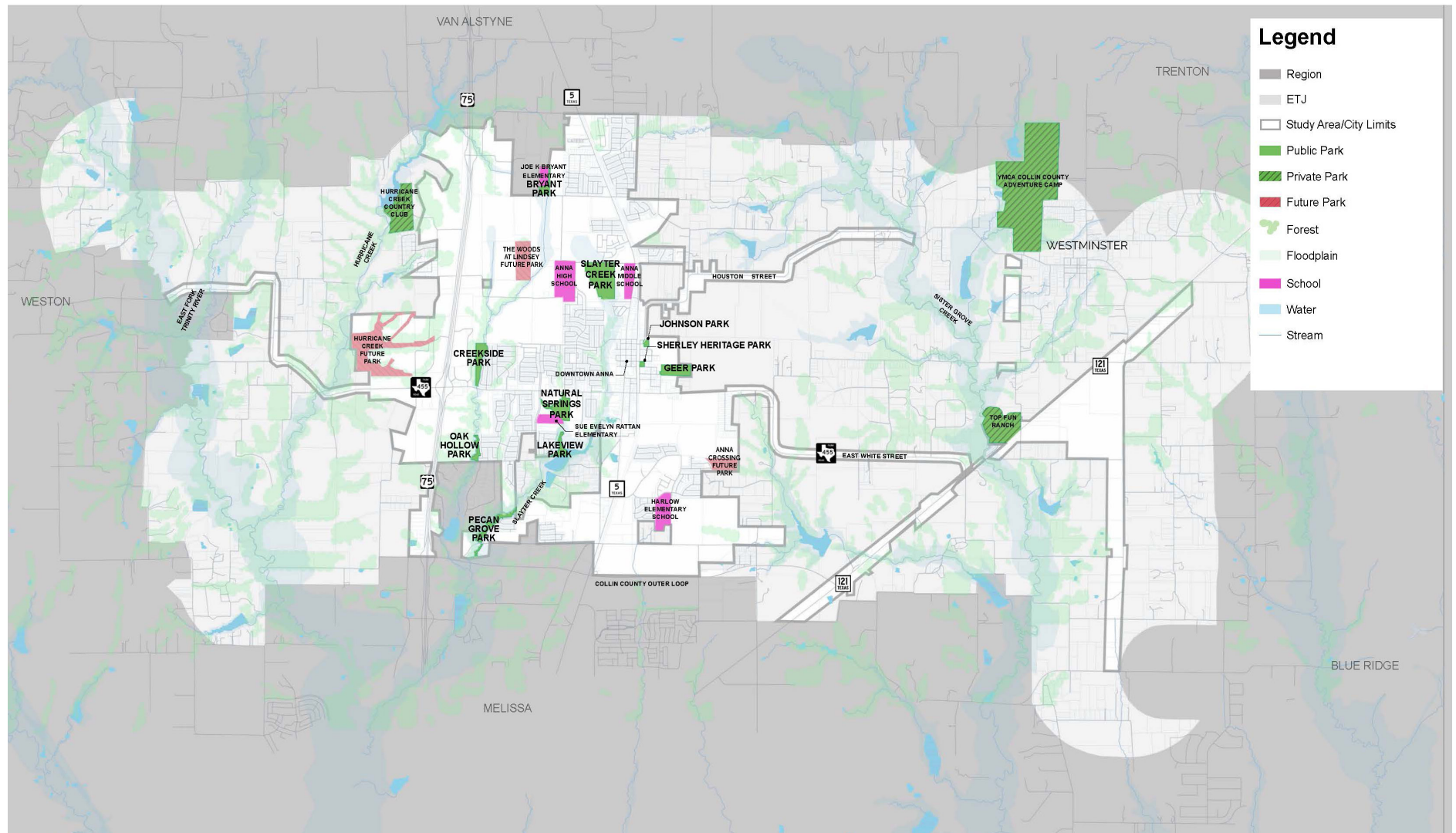


PUBLIC PARKS AND OPEN SPACE IN ANNA

The City of Anna presently has a variety of park, special use and trail facilities in its system to meet the recreational needs of Anna neighbors. There are approximately 193 acres in seven developed parks, trails and other facilities as well as undeveloped City-owned property and property that is in the platting stage that is planned for park development. Public parks in Anna are all at various stages of development. Opportunities for each park are included in the park inventory. There are other public lands in Anna that could be developed into new parks, and there are opportunities for new parks to be created as private development occurs.

The location of each of the existing parkland is indicated on the following map—Existing Parkland Map. A detailed inventory of parks is located in the Appendix of this plan .

Anna Parks			Parking	Trails	Playground	Pavilion	Education	Benches	Open Space	Traffic Cams	Shade Trees	Restrooms	Picnic Tables	Picture Spot	Sports Fields
Name	Address	Size													
Bryant Park	Co Rd 371 Anna, TX 75409	5 acres													
Slater Creek Park	W Rosamond Pkwy Anna, TX 75409	77 acres	•	•	•	•	•	•	•	•	•	•	•	•	•
Johnson Park	N Sherley Rd Anna, TX 75409	3 acres	•				•	•	•			•		•	
Sherley Heritage Park	101 S Sherley Rd Anna, TX 75409	1 acre	•		•	•	•	•	•		•	•	•		
Natural Springs Park	Anna, TX 75409	29 acres	•	•	•		•	•	•	•	•	•	•		
Lakeview Park	Anna, TX 75409	9 acres	•	•			•	•	•			•	•		
Greer Park	6th St Anna, TX 75409	25 acres	•					•							•
Pecan Grove	Anna, TX 75409	15 acres						•							
Creekside	Anna, TX 75409	21 acres						•							
Oak Hollow	Anna, TX 75409	8 acres						•							



ADDITIONAL OPEN SPACES AND RECREATIONAL OPPORTUNITIES

Within the city limits and ETJ of Anna, there are several additional recreational opportunities that are not under the direct management of the City. Some of these areas include:

- Homeowners association (HOA) parks
- Private lakes and ponds
- School campuses
- Collin County Adventure Camp
- Top Fun Ranch

These areas provide Anna residents with recreation opportunities along with the parks and open space controlled by the City. While some of these areas may not be accessible to the general public, they still provide the community with open space assets. When planning for new parks, the service area of these offerings should be taken into consideration

HOA PARKS

A few homeowners associations and planned developments within Anna provide parks and open space for residents in their neighborhoods. Some of these spaces include improvements such as playgrounds, shade structures and trails, while others remain undeveloped and in a preserved natural state. Some include ponds and lakes that simply provide a serene setting for users.

SCHOOL CAMPUSES

One of the largest providers of open space in the city is the Anna Independent School District. Almost every school property has open play fields and a playground. In order to provide opportunities for neighbors, the City should explore the possibility of shared use and public access agreements .

PRIVATE LAKES AND PONDS

Over 35 private lakes or ponds are spread through the planning area. Some of these bodies of water are private stock tanks used for agriculture; others are larger Soil Conservation Service lakes built over the years. Many of these lakes hold great recreation potential for fishing, the use of small man-powered watercraft or the enjoyment of a passive open space .

COLLIN COUNTY ADVENTURE CAMP

Funded by the voters as part of a \$26 million Collin County bond program, this adventure camp was constructed in 2006 and is managed by the YMCA of Metropolitan Dallas. The goal of the camp is to bring an outdoor learning experience to the children of Collin County. The program offers a 10-week summer camp and year-round group retreats. Amenities include a zipline tower, canoeing, fishing, archery, BB gun range, climbing wall and a teambuilding ropes course, as well as a dining hall and cabins to accommodate over 500 campers.

TOP FUN RANCH

Top Fun Ranch is a private venue available for rental that provides space for large events or parties. The ranch promotes a theme of “agritourism” and offers private lake fishing, water skiing, swimming, games, aviation services and food catering.

NEEDS ASSESSMENT

In order to develop a comprehensive set of recommendations for park improvements, current park standards and level of service measures were evaluated. The adequacy of existing parks, facilities and open spaces is determined by comparing the needs of the present and forecasted populations of Anna to specific goals and guidelines.

CRITERIA FOR GUIDELINES

Historically, the most common standards for park planning, as recognized by park and recreation professionals, have been those published by the National Recreation and Park Association (NRPA). The NRPA recognizes the importance of establishing and using park and recreation guidelines as:

- + A national expression of minimum acceptable facilities for citizens of urban and rural communities
- + A guideline to determine land requirements for various kinds of park and recreation facilities
- + A basis for relating recreation needs to spatial analysis within a community-wide system of parks and open space
- + A means to justify the need for parks and open space within the overall land use pattern of a community

These guidelines address minimum, not maximum, goals to be achieved. The guidelines are intended to be coupled with conventional wisdom and judgment relating to the particular situation to which they are applied and to specific local needs. This plan utilizes a combination approach, complemented and informed by community feedback, to determine the needs of each topics discussed in the chapters of this plan.

The following two assessments were used to establish a Level of Service (LOS) for parks and open spaces in Anna:

- + Population-based assessment—Provides a ratio of acreage to population
- + Pedestrian shed-based assessment—Provides a geographic range of where certain parks and open space may be needed, measured against a 1/4-mile radius for a typical maximum pedestrian walk

Park	Classification	Acres
Bryant Park	Undeveloped Park	5 Acres
Slater Creek Park	Community Park	77 Acres
Johnson Park	Neighborhood Park	3 Acres
Shirley Heritage Park	Special Use Park	1 Acre
Natural Springs Park	Community Park	29 Acres
Lakeview Park	Neighborhood Park	9 Acres
Greer Park	Undeveloped Park	25 Acres
Pecan Grove	Undeveloped Park	15 Acres
Creekside	Undeveloped Park	21 Acres
Oak Hollow	Undeveloped Park	8 Acres

STANDARDS AND PARK CLASSIFICATIONS

For purposes of this planning effort, the parks in the city were categorized and classified based on park design concepts and standards identified by NRPA. Park classification types in Anna include:

The following is a population-based assessment for each park type, based on a ratio of acreage to population, measured against NRPA standards and like-sized communities. For purposes of this analysis, parks that are currently in the planning process or have not been officially dedicated are not included until they are officially dedicated to the city. These spaces are noted and shown here to take into consideration for future planning.

COMMUNITY PARKS

A community park is a large and versatile type of park developed to serve the broader community. These parks can be designed to provide both active and passive recreational facilities for all ages. A community park can serve several neighborhood areas and can usually be accessed conveniently by automobile. A community park typically ranges in size from approximately 25 to 300 acres. In Anna, there are two community parks:

- + Slayter Creek Park: 77 Acres
- + Natural Springs Park: 29 Acres

NRPA Recommended LOS	5 Acres for every 1,000 residents
2020 Population Estimate	16,721 (ESRI)
2020 Target LOS	84 Acres
2020 Provided LOS	106 Acres
2050 Population Projection	84,000
2050 Projected Target LOS	420 Acres



NEIGHBORHOOD PARKS

Neighborhood parks serve a variety of age groups within a limited area or neighborhood. They range in size from 1 to 15 acres and generally serve residents within a 1/4- to 1/2-mile radius. The neighborhood park typically includes areas for active recreation activities, such as field games, court games, playgrounds, etc. Passive recreation activities may include walking, viewing, sitting and picnicking. There are two parks of this type in Anna:

- + Johnson Park: 3 Acres
- + Lake View Park: 9 Acres

NRPA Recommended LOS	1.5 Acres for every 1,000 residents
2020 Population Estimate	16,721 (ESRI)
2020 Target LOS	25 Acres
2020 Provided LOS	12 Acres
2050 Population Projection	84,000
2050 Projected Target LOS	42 Acres

SPECIAL USE/LINEAR PARKS

Special use parks cover a broad range of specialized park and recreation facilities, often with a single major use. Golf courses, historical sites, community center sites, theme parks, water parks and other special use facilities fall into this category. These parks also include neighborhood or community park elements, but with amenities that have a regional appeal to visitors from outside the boundaries of the city.

Linear parks are usually much longer than they are wide, in terms of their configuration. Examples include parks or trails within old railroad beds, utility corridors, floodplain areas or excess or abandoned right-of-way.

Because special use parks and linear parks vary by size and type from city to city, there is not a specific recommended level of service. In Anna, there is one park of this type:

- + Sherley Heritage Park: 1 Acre



UNDEVELOPED PARKS

Undeveloped parks are tracts of land currently dedicated as parkland and under City ownership. These properties are by ordinance reserved to be improved for park purposes. Currently, these properties do not provide the minimum level of service to be considered a neighborhood park or community park.

There are several undeveloped parks in Anna:

- + Bryant Park: 5 Acres
- + Geer Park: 25 Acres
- + Pecan Grove: 15 Acres
- + Creekside: 21 Acres
- + Oak Hollow: 8 Acres



PARKS “ON PAPER”

During the planning process associated with this master plan, several developments were in the planning stages and included future parkland dedication as part of the project. These projects are being closely followed by staff and integration of the parkland into the parks system is expected. The properties and general locations of the proposed parks are included on the Park System Map. At the time of this report, specific amenities, acreages, or timing is unknown. It is recommended that the city ensure at least the minimal level of service and amenities is provided in these spaces.

The Woods at Lindsey Place -22 Acres

Located just west of Anna High School east of 75 the planned single-family residential subdivision with a multi-family component proposes to dedicate approximately 22 Acres of parkland. At the time of approval an 8' concrete hike and bike trail was proposed to be installed around the perimeter of the parkland. Additional amenities planned include shade structures, playground, picnic areas, dog park, 70 parking spaces, and preserved wooded areas. The park will be bisected by Rosamond Parkway at the future intersection of Ferguson Parkway. Amenities will be located on both sides of the road. A safe pedestrian crossing area should be planned for this area to include plenty of room to gather before crossing so groups of park users can cross together.



Concept Plan by Others: Subject to Change

Villages of Hurricane Creek: 148 Acres

A new subdivision planned for the west side of Central Expressway will bring much needed recreation opportunities to this side of the highway. It is anticipated approximately 148 Acres will be dedicated as parkland within the development. At the time of approval an 8' concrete hike and bike trail was proposed to be installed within these spaces linking areas of the new subdivision to and around an existing stock pond. An area within the open space is proposed to contain an outdoor amphitheater.

The following amenities should also be considered for this area:

- + Parking for general access as well as specific planned amenities.
- + Preserved open space for passive recreation.
- + Multi-use sports pad
- + Fishing pier with shaded pavilion
- + Potential Recreation Center for West side of 75 (when future development occurs on this side of town)



Concept Plan by Others: Subject to Change

Anna Crossing: 28 Acres (Future Park/Current Plat)

A multiple phase single family residential subdivision with a multi-family complex as well as an elementary school located along highway 5 south of Downtown Anna. The neighborhood currently has an HOA owned and maintained playground. Within the development agreement a 28-acre park is to be dedicated in a future phase. Proposed amenities are not detailed at this time.

The following amenities should also be considered for this area:

- + Trail connection to the north to downtown Anna
- + Rectangular practice fields and multi-use open space
- + All-abilities playground



Concept Plan by Others: Subject to Change

Natural/Open Space

These are natural areas, generally left undisturbed, but not necessarily characterized as land preservations. No organized, active recreational uses are typically accommodated in these areas; they are primarily intended for passive recreational use. Typically, these areas will include low impact recreation development such as trails, lake or river access and interpretive or educational areas. Within the city of Anna and its ETJ there are several areas of potential for this type of recreation opportunity. Floodplain corridors offer this opportunity and can provide linkages to other developable areas throughout the city that are adjacent to the floodplain. As parkland dedication is reviewed locations adjacent to the floodplain or other natural areas should be encouraged. In addition to the floodplain corridors, soil conservation ponds and lakes provide this opportunity for enhancements to the natural offerings in the City of Anna.



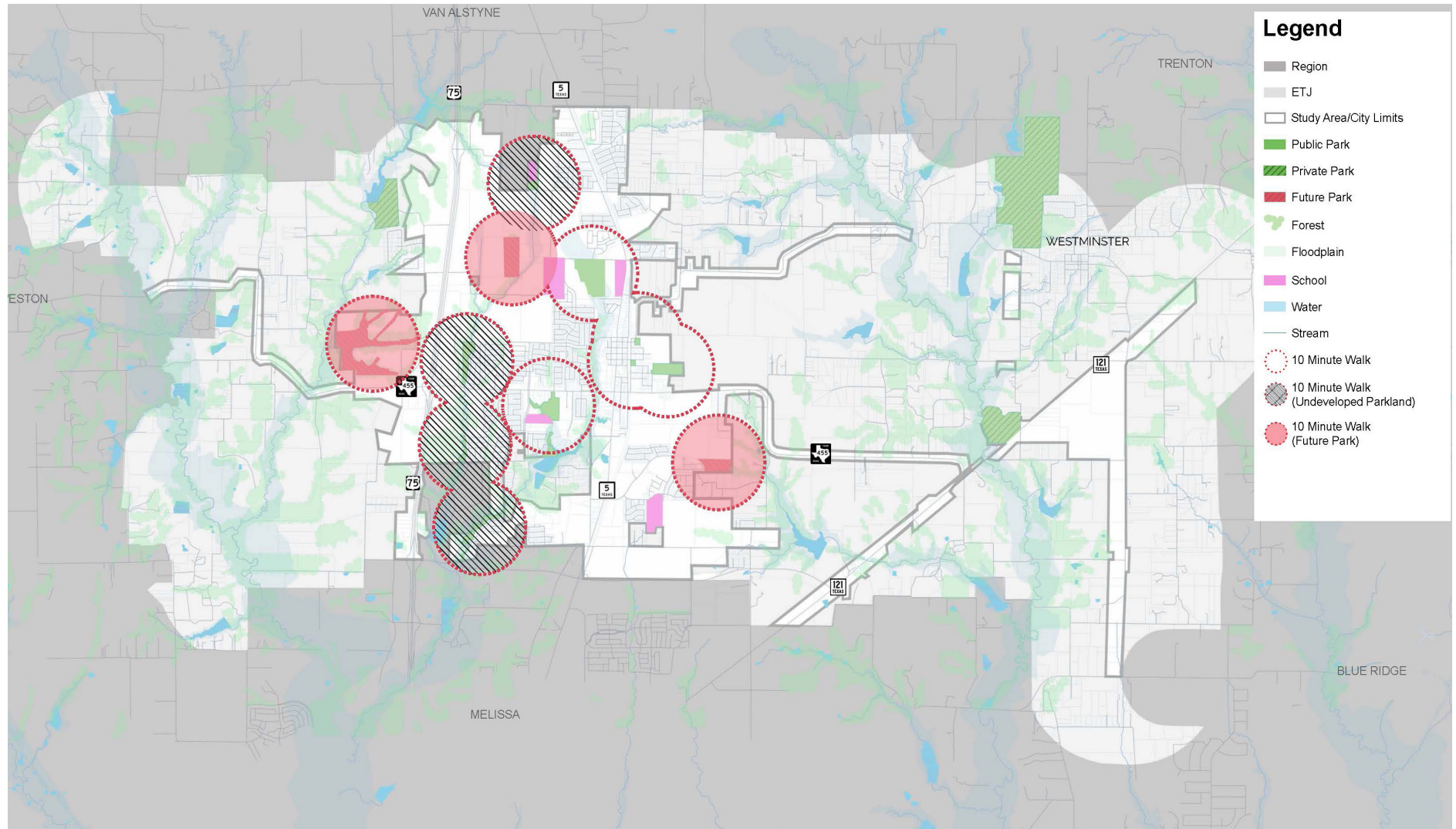
GAPS IN SERVICE - BY PARK POPULATION BASE

The current offering of community parks represents a surplus of approximately 22 acres of parkland when a ratio of 5 acres per 1,000 residents is applied. At the present time, it appears that the city is meeting the minimum standard for community park offerings; however with expected growth and current projects underway, and the rapid population growth expected over the next few years, planning for additional community parks will be required to meet the recommended level of service. A gap of approximately 300 acres is projected based on the 2050 population estimate. The City of Anna will need to add at least two to three large community parks to adequately serve the community by 2050.

The current offering of neighborhood parks is shown to have a gap of approximately 13 acres when a ratio of 5 acres per 1000 residents is applied. This gap is present when comparing the standard to the acreage in developed parks; however, the city has a surplus of undeveloped parkland, appropriately sized to serve as neighborhood parks. These properties, currently function as open space in the neighborhoods where they are located, should be improved with typical neighborhood park amenities to truly serve Anna neighbors with the minimal level of service amenities described in this report. A gap of approximately 30 acres is projected based on the 2050 population estimate. The City of Anna will need to add 5-6 neighborhood parks to adequately serve the community by 2050. This gap is based on an average size of 7 acres, it should be noted neighborhood parks can vary in size depending on the neighborhood served.

Pedestrian Shed-based Assessment

Provides a geographic range of where certain parks and/or open space may be needed, measured against a 1/2 mile radius for typical 10 minute pedestrian walk.

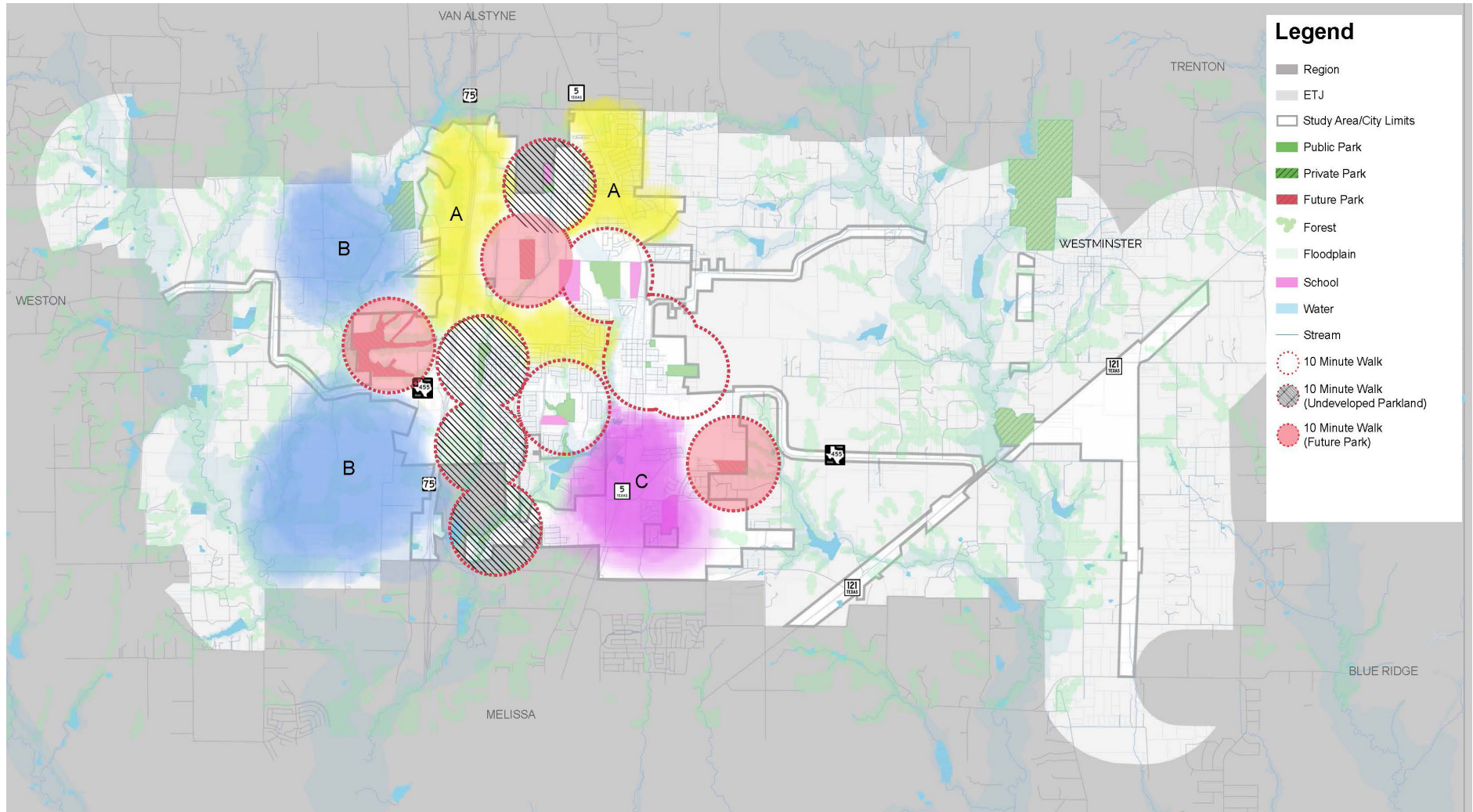


Areas that fall outside of the pedestrian shed analysis are considered to be under-served areas of the city. Residents that live in these areas are more than a 10 min walk from a city park

- + Area A: Areas within the core of Anna that are not currently served by developed parks
- + Area B: These areas are on the western side of Central Expressway and are expected to be developed quickly over the next few years. The areas north of 455 will be served by the future park in the Villages of Hurricane Creek development.

- + Area C: This area contains the current phases of Anna Crossing and will mostly be served by the future 28 acre park.

Underserved areas should be considered a priority when acquiring new parkland for the system in order to provide parkland within a 10-minute walk to every resident in the area.



PARK DEVELOPMENT CYCLE IN ANNA

The first part of the Park Development Cycle is to acquire land for parks. Land can be added to the parks and recreation system by several different methods:

- + Dedication of land from the private sector to meet City requirements for new development
- + Donation from the private sector or individuals
- + Payment of parkland fees by the private sector to meet City requirements for new development; these fees can be used by the City to purchase/acquire new parkland
- + Purchase/Acquisition of desirable parkland by the City
- + Conversion of property already owned by the City for new parkland

When considering property for future parkland dedication, acquisition, and/or development, certain evaluation criteria should be utilized. Among these criteria should be:

- + Is the land in the area without a park within a 10-minute walk from another park?
- + Is the land generally usable for park and recreation purposes (Usable slope, size and not encumbered by floodplain, utilities or drainage)?
- + Is the land available for purchase?
- + Is there an added public purpose besides quality of life enhancement that could be addressed upon acquisition (e.g. erosion control, flood control, drainage improvement)?
- + Does the land give additional lake front access or amenities?
- + Is there upcoming or pending development that could assist with development of a park in a certain area?
- + Are there any other efforts in the area or otherwise that could be complementary to the acquisition/development of a park in the area?
- + Is there neighborhood support for a proposed park?

Not all of the criteria above need to be met to justify the dedication and/or purchase of property for park development, but they should all be considered when evaluating potential parkland opportunities.

Minimal level of service - Amenities

The design of new public parks, to be developed by the public or private sectors, should be designed with a minimum set of amenities for the use of community members. Based on community feedback, this minimum set of amenities should include, but not necessarily be limited to, the following:

- + Restroom (where possible)
- + Shade
- + Play equipment
- + Picnic tables
- + Parking

Shared Spaces

Throughout the city, there is land that could beautify the community while also reflecting community branding, providing a sense of arrival, or acting as a gateway to the city. These areas, typically located within road rights-of ways or medians, are normally planned and maintained by the City's parks and recreation department. Elements such as common landscaping materials and signage or wayfinding can be located in these areas.

Green Infrastructure

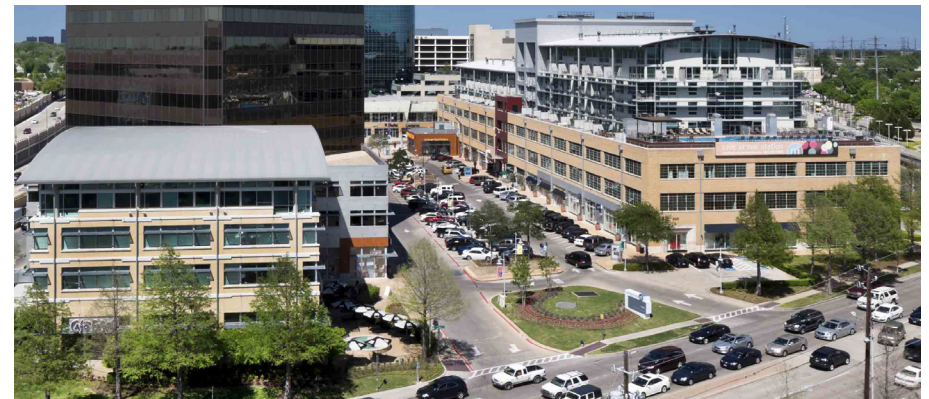
These areas can also provide an opportunity to implement green infrastructure techniques to serve both functional needs, such as improved drainage and stormwater filtration, and for aesthetic benefits, such as quality of life and scenic views. Green infrastructure practices utilize open green spaces and the soils, vegetation and other natural elements within them to allow stormwater to permeate slowly into the soil after it falls, maintaining or restoring the water's natural flow, while providing moisture to the vegetation that is part of the system and preserving or restoring natural areas such as forests and wetlands. The use of green infrastructure reduces the amount of solid paved surface in favor of more natural areas such as rain gardens, vegetated swales, green roofs and porous pavements. It can be implemented at a regional scale or in a specific streetscape project or site design. In the urban setting, it may be most effective as part of a network of systems connected to established green spaces.

FOCUS AREAS FOR EXPANSION AND KEY CENTERS

The identification and emphasis on the Key Centers illustrated in the Anna 2050 Future Land Use Plan (see Chapter 3 of the Anna 2050 Comprehensive Plan) is a key plank in the community's strategy for targeting its investments to build upon important existing assets. As the city grows and development becomes more dispersed, these Key Centers will become focal points in the community. Placemaking strategies, including the manner in which parks and open spaces are provided, will be critical to the success of each of the centers.

75 CENTER

The 75 Center is designed to serve and attract a regional audience with Community Commercial, Regional Activity Center and other high-density residential PlaceTypes (see Chapter 3, Anna 2050, for additional information on PlaceTypes). The built environment in this center should be supported by parks and recreation amenities for the use and enjoyment of residents, visitors and customers and as a means of connecting to the surrounding community. Trails and linear parks can serve this purpose in some areas, and it will be very important to incorporate a pedestrian-scaled east-west crossing over US 75. This crossing could be incorporated into an existing vehicular bridge, but should be comfortable for pedestrians and provide a clear separation from automobiles on the adjacent roadway. This bridge could be designed as a gateway feature visible from the main lanes of the highway. Crossing US 75 could also be accomplished below the road at locations that provide ample room for a trail to be "benched" into the opening below the road. Further trail connections should be made to and from this bridge to allow Anna neighbors to access not only the 75 Center, but also both sides of the city. This center also provides opportunities for mixed-use-supportive open spaces and plazas that would invite visitors to spend time outdoors after enjoying a restaurant or visiting a shop As well as the residents who live here. While open spaces within a mixed-use center typically do not have the room to support all users or user types, the park system should expect heavier use at the adjacent neighborhood parks to this center. Additional maintenance and upkeep at the nearby parks should be planned to not overburden these spaces.



DOWNTOWN ANNA*

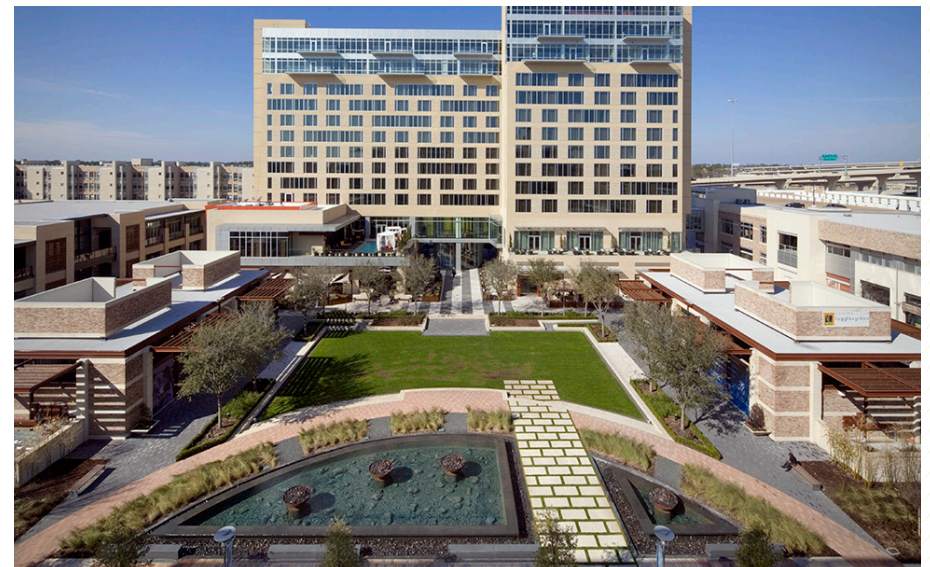
The Downtown area is the heart of Anna and has the potential to become the place that all Anna neighbors call their own. It can include a combination of an open space, a plaza and a series of well-designed streets and sidewalks that connect various parts of the center together. The history of Downtown can be celebrated through thoughtful design. Pedestrian-scaled connections from the Downtown Core to Sherley Heritage Park can provide both a physical and an emotional connection to the past. Pedestrian-scaled improvements should be used to emphasize connections from the new Municipal Complex to the Downtown Core. Downtown's central location also makes it a great location for community amenities, such as a community/recreation center, library or an appropriately scaled sports complex and for special events and activities.

*Chapter 9 of the Anna 2050 Plan is dedicated to the future vision for Downtown.



ANNA BUSINESS CENTER

Trail connections to the Anna Business Center will allow both neighbors and employees to access this center in multiple ways. This center is an important asset for the future of Anna, and it is important to pay attention to the amenities provided and the environment created so that it will compete well with employment centers elsewhere in the North Texas region. Additional recommendations for this area include installation of green infrastructure applications in between buildings and parking areas to assist in conveyance of storm water in the center. These areas could be developed as amenities connected with the trail system or areas for employees to gather or take a break during the workday.



PARKS AND OPEN SPACE ACTION ITEMS

To realize the Parks and Open Space strategy for Anna, the following Action Items should be implemented:

Action 1. City-Owned Properties. Expand and/or enhance City-owned park and recreation properties that have the potential to better serve the surrounding residents or that could become a wellness and enjoyment destination for the community at large.

Action 2. Parkland Dedication/Fee Ordinances. Review and revise current dedication and fee ordinances. Develop a process to review current ordinances annually

Action 3. Property Acquisition. Acquire developable properties utilizing the key service criteria .

Action 4. Open Space Standards. Create standards, where appropriate, to evaluate new private development proposals on their efforts to provide outdoor open space with amenities and neighborhood and/or community gathering places.

Action 5. Open Space Opportunities. Evaluate alteration requests to existing buildings and sites for additional open space, plaza, gathering places and/or green space.

Action 6. Plan Review. Include Parks personnel on the Anna Development Review Committee and review plan submittals, not only to meet specific technical requirements, but also to meet community quality of life, recreation and open space needs .

Action 7. Green Infrastructure Guidelines. Develop guidelines and encourage development within the city to implement green infrastructure practices, where applicable.

Action 8. City Gateways and Shared Spaces. Plan for and design a citywide plan to standardize city gateways, monuments and medians to create a cohesive branded landscape throughout Anna.

Action 9. Private Recreation Providers.: Engage local private recreation providers to explore opportunities and partnerships in providing services. Future expansion of the parks system should also take into consideration the location of these facilities and work to not replicate services provided in the same geographic area.

Park Recommendations

In addition to the Action Items the following are general park improvement recommendations for each of the City Owned parks today.



Slayter Creek Park

- + Baseball field renovation (Turf)
- + Skate park upgrade
- + Connection to stadium/ drainage channel enhancements



Sherley Heritage Park

- + Defined connection to downtown
- + Integration of train and track
- + Park site plan to relate to the aesthetic of proposed downtown enhancement
- + Additional Parking



Johnson Park

- + Playground and Ballfield upgrade/replacement (Currently underway)
- + Parking improvements
- + Trail connections to downtown and other adjacent parks



Geer Park

- + Park site plan
- + Potential land acquisition to assemble larger property
- + Rectangle practice fields in interim
- + Connection to downtown and other adjacent parks



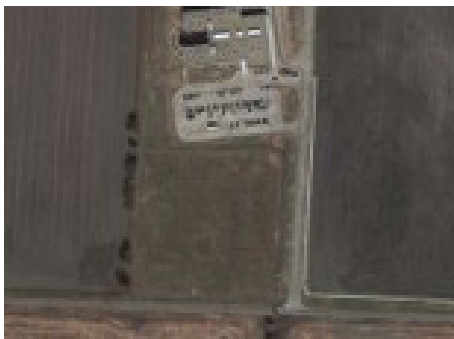
Natural Springs Park

- + Trail connection to the east to Downtown
- + Erosion control south of pond



Lakeview Park

- + Trail connections to southwest along Slayter Creek



Bryant Park

- + Develop park based on proposed site plan
- + Trail connections to rest of system
- + Connections/partnership with ISD



Pecan Grove Park

- + Park site plan for minimum level of amenities
- + Trail connection



Oak Hollow Park

- + Park site plan for minimum level of amenities
- + Trail connections
- +



Creekside Park

- + Park site plan for minimum level of amenities
- + Trail connection





04

TRAILS AND
SIDEWALKS

Trails and Sidewalks

The most significant theme expressed by the community during the public engagement part of the planning process was the desire for more trails and sidewalks of varying types. Trails and sidewalks serve many functions relating to mobility and connectivity, recreation, leisure, quality of life and wellness—all vital to achieving the vision of the Anna community. This chapter of the plan provides specific and actionable strategies to encourage the construction of additional trails and sidewalks within the city.

In studying Anna's system of trails and sidewalks, several factors are worth noting for the future:

- + **Connections.** Missing segments of trails that could improve connectivity in the trail network should be installed, and trails to key destinations in Anna should be provided.
- + **Trail Master Plan.** Alignments in the Trail Master Plan should be reevaluated every year as some connectivity priorities may have changed since its adoption.
- + **Trail Types.** Although a hierarchy of trail surface options is desired, there is an increased desire for soft-surface trails and off-street, multi-use trails.
- + **Trail Amenities.** A variety of trail amenities, such as mile markers, parking, restrooms and directional signage should be provided, with an increased emphasis on pedestrian-scaled lighting, restrooms and security/safety enhancements, specifically.
- + **Communication.** Communication with users should be improved through website maps and tools, social media presence and in-park/on-trail signage (including contact information for any management or operational issues).
- + **Regional System.** Support efforts within Collin County and the region to connect municipalities with trail infrastructure by planning tie ins to adjacent cities.
- +

NEEDS ASSESSMENT

The following needs/themes emerged from community engagement efforts conducted during the planning process for the Parks, Trails and Open Space Master Plan in terms of trails:

1. Need for better maintenance and amenities along trails
2. Desire for separated bikeways
3. Desire for more connections from residential neighborhoods to parks and recreation destinations
4. Need more connections between parks and recreation areas
5. Need connections from neighborhoods to and throughout Downtown
6. Desire for access to water or paddling trails
7. Need for better communication regarding trail locations
8. Desire for more nature-centered activities

INVENTORY

The Anna trail system contains approximately 4-5 miles of trails. Most of the trails in Anna are constructed of 8' to 10 foot wide reinforced concrete, although some are soft surface trails. The majority of the trails in Anna are loop trails located within parks.

TRAIL TYPES

In order to plan for a connected system of trails to serve Anna neighbors and visitors in the future, the following system guidelines were developed. Trails within the city of Anna should follow general AASHTO (American Association of State Highway and Transportation Officials) safety guidelines for trail construction and layout.

Sidewalks: 5' to 8' Concrete

These local neighborhood walkways typically accompany the system of adjacent neighborhood streets, connecting into larger street networks. They link neighborhood blocks and communities together and ultimately provide connection into more significant trails. Neighborhood sidewalks typically range from 4 feet to 6 feet in width. At locations where sidewalks connect to the trail system, a 5-foot minimum walkway is recommended. **Soft Surface**

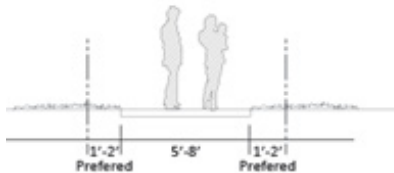


Figure 3.2 - Sidewalks

Trail: 4' to 12' Multi-Surface Trail

In wooded areas or areas of specific natural significance to the city, either soft surface, hard surface trails or a combination may be used depending on surrounding conditions and expected usage. These trails should connect into the community-wide trail system and provide access to special outdoor spaces.

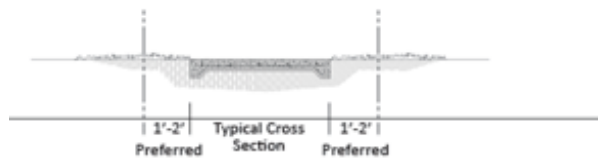


Figure 3.2 - Typical Cross Section

Regional Veloweb: 12' Concrete Trail

The purpose of this type of trail, which is defined and recognized by the North Central Texas Council of Governments (NCTCOG), is to provide regional and interregional routes. NCTCOG describes the Veloweb as “a 644 -mile interconnected network of off-street trails designed to provide safe, efficient mobility to pedestrians and cyclists.” The intention of the Veloweb in Anna is to provide access throughout the city, to destinations in adjacent communities and, ultimately, to connect to the DFW metro area. Trails designated as part of the regional Veloweb should be concrete and a minimum of 12 feet in width. Anna is at the northernmost end of the study area for the Regional Veloweb in Collin County. Two routes are identified in the NCTGOG 2045 Mobility Plan.

- + A north-south route approximately 1/2 mile east of US 75. This route runs parallel to the highway following Slayter Creek to Lakeside Park, Natural Springs Park and then tying into the existing Slayter Creek Trail to the north. Some portions of this alignment exist, mainly within the existing parks. This trail will eventually continue south and tie into connections planned in Melissa, linking Anna along the US 75 and DART rail corridor to the communities of McKinney, Fairview, Allen, Plano, Richardson and Dallas.
- + An east-west Veloweb trail running parallel to the Collin County Outer Loop alignment is identified in the NCTCOG mobility plan. This trail should be evaluated for inclusion in the planning and design of the roadway. The Right of Way along Rosemond Parkway will provide a more centralized trail closer to existing and proposed neighborhoods. This trail will respond to the desire for future east-west connections within Anna as expressed in both the community feedback and the City Council strategic vision .



Figure 3.2 - Regional Veloweb Trail

Community Trails: 10' – 12' Concrete Trail

- + Community-wide spine trails that build from the regional Veloweb trails will create a city trail system that connects many key destinations in Anna and establishes longer distance loops. Trailheads with a variety of trail amenities will be located along these trails. Community-wide spine trails should be constructed of concrete. They are typically 10 feet in width to accommodate a higher user capacity. In some segments, where a significant volume of users is anticipated, they may be up to 12 feet wide.
- + The Trail Master Plan map identifies many opportunities throughout Anna for additional community trails. The alignments are conceptual in nature and should be explored in greater detail as development proposals occur.

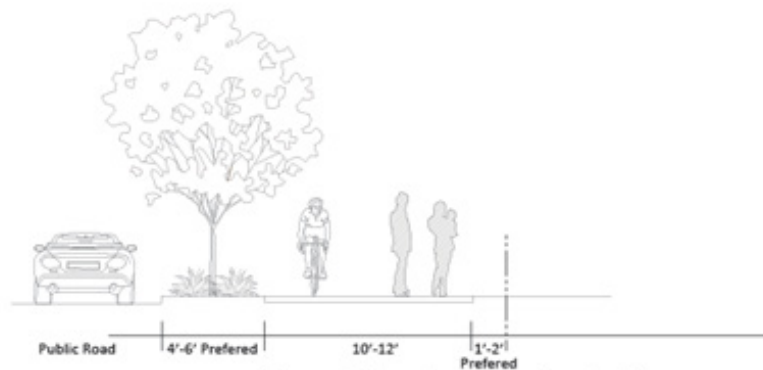


Figure 3.2 - Community Trails

Equestrian Trails: Varied Widths and Surfaces

- + Single-tread trails reserved exclusively for horses and mules—also called bridle trails, bridle paths, or bridleways in urban settings—are uncommon in the United States. Most public trails are designated for shared use, although there may be instances where a trail is not appropriate or safe for all users—for example, a narrow and winding recreation trail with a steep dropoff.
- + Specific Equestrian trails are not identified on the trail master plan at this time. As Anna begin to develop more county land and expand the core of the city an equestrian only trail should be identified to provide a safe place to enjoy horseback riding.

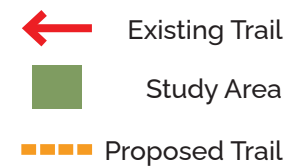
Paddle Trail:

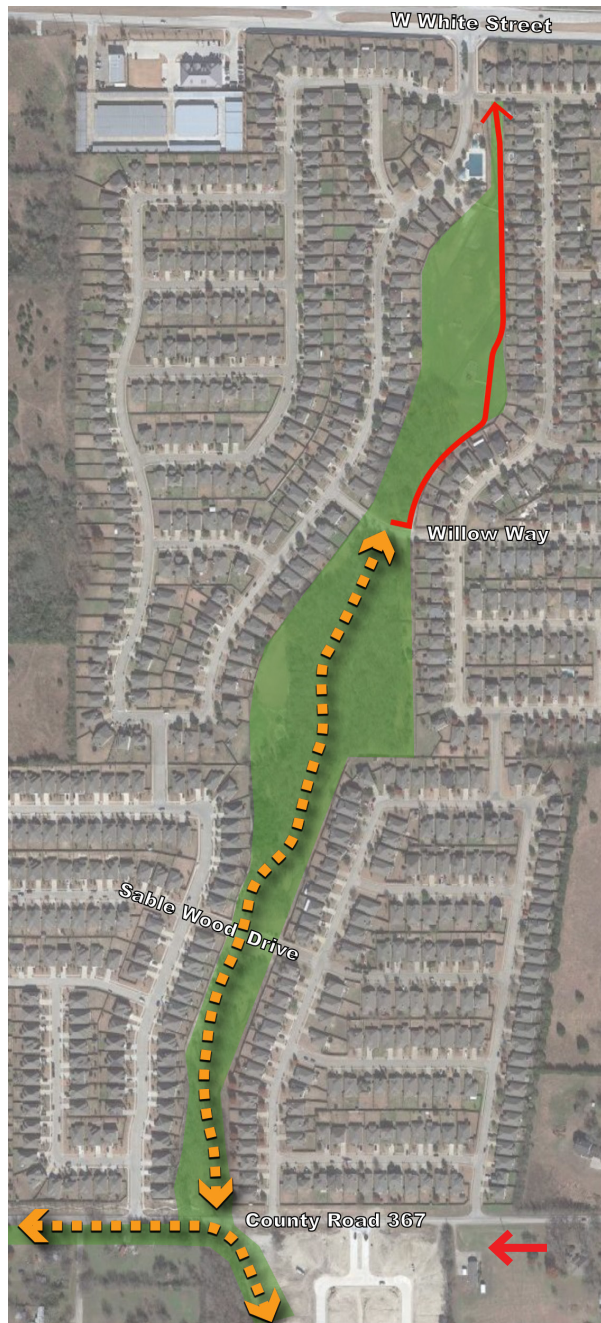
As defined in the Collin County Regional Trails Master Plan (CCRTMP), a paddle trail is a very specialized type of facility and very cost-effective for the recreational opportunities it provides. A paddling trail requires very little capital investment compared to other facility types and almost no operational costs. The elements needed in order to develop a water way into a paddling trail include mile markers (which aid emergency responders) and put-in/take-out locations, which are the riparian version of a trailhead. These facilities should be located at areas with relatively flat riverbanks, which extend into somewhat shallow water, and must have easy access to a roadway. Put-in/Take-out locations must include parking areas (paved or unpaved), drinking water sources and information kiosks to warn canoers and kayakers of potential hazards on the river.

Sister Grove Creek is identified in the CCRTMP as an approximately 26-mile paddle trail opportunity, stretching from FM 2862 in the Anna ETJ to Twin Groves Park on the shores of Lake Lavon near Princeton. Eight put-in/take-out locations have been identified along the paddle trail, the first four within or adjacent to the Anna ETJ. This trail will offer 9 miles of paddling to Anna neighbors and a larger regional population; it will extend several miles south of Anna.



Oak Hollow to Lakeview





Connections to 367

Natural Springs Park to Downtown



- ← Existing Trail
- Study Area
- Proposed Trail

TRAIL AND SIDEWALK STRATEGIES

To realize the Trail and Sidewalk strategy for Anna, the following Action Items should be implemented:

Action 10. Trail Opportunities. Explore additional areas for trails through wooded and riparian corridor areas.

Action 11. Rail and Utility Corridors. Convert underutilized rail and utility corridors for use as passive recreation amenities, where possible.

Action 12. New Connections. Install additional trail and sidewalk connections utilizing the Capital Improvements Program and grants funding when available.

Action 13. Missing Segments. Complete missing trail segments and locate sources for funding, in addition to the Park Development Fund, for the construction of these sections to improve network connectivity and provide links to key destinations in Anna and adjacent cities.

Action 14. Connections to Other Networks. Designate connections into the regional Veloweb, Collin County Trail System and adjacent city systems

Action 15. Paddle Trail. Engage in planning and design of put in/ take out points on Sister-Grove Creek presented in this plan and the CCRTMP.

Action 16. Review and Update. Conduct a regular review of the Trail Master Plan to determine whether it meets the needs and priorities of Anna neighbors and businesses as development continues to occur; update the plan as needed.

Action 17. Funding Assistance. Apply for funding through the Collin County Parks and Open Space Project Funding Assistance Program for pedestrian and paddle trail improvements in this plan.

Action 18. Trail Surface Options. Develop a hierarchy of trail surface options for context-sensitive use, such as soft-surface trails in wooded areas and wide, concrete surfaces for off-street, multi-use trails, and equestrian only trails.

Action 19. Trail Amenities. Develop a palette of trail amenities, such as mile markers, parking, restrooms and directional signage pedestrian-scaled lighting, restrooms and security/safety enhancements for construction/ installation along Anna trails.

Action 20. Trail Signage/Exhibits. Provide interpretive and/or educational trail exhibits along select trails to acknowledge the cultural and historical significance of an area.

Action 21. Communication. Develop an active plan for communicating with parks and recreation users that utilizes online maps and tools, social media presence and other techniques to inform the community of facility improvements and to develop community support for parks, trails and open space plans.





05

RECREATIONAL
FACILITIES

Recreational Facilities

The City of Anna currently has limited facilities to support recreation programs and services other than athletic fields and passive use parks. As a result, the community is also heavily dependent on the use of Anna ISD gyms and athletic fields for sports programs. The City will need to determine its overall philosophy and level of commitment regarding the provision of parks and recreation facilities and how these views will impact the delivery of future recreation services and facilities to Anna neighbors.

FUTURE ACTIVE RECREATION FACILITIES RECOMMENDATIONS

The City will need to consider how best to deliver active recreation facilities to its citizens in the future. Facilities of this type are expensive to build and operate, so making informed decisions that are not only in the best interest of the citizens of Anna, but are also financially sustainable, will be critical. There are three basic options that could be considered for the future development of active recreation facilities:

- + **Citywide** — Major facilities, such as community centers, pools and sports complexes, are provided on a citywide basis with one primary, centrally-located facility that meets the needs of the entire community. These facilities are large and serve a greater population base. This is the most financially viable of the three options, but requires community members to travel to a single location for most services. This does not work particularly well for a community with distinct geographic areas or where the population is spread out across a large area.
- + **Multiple Facilities** — Facilities are developed on a more neighborhood/geographical oriented basis in strategically selected areas of the community. These facilities are likely smaller and less comprehensive, but meet the needs of the distinct areas of the community they serve. This is a more expensive approach compared to the option of a single facility, with greater capital and operating costs, but dispersing multiple facilities throughout the community makes them more accessible to residents.
- + **Combination** — With this option, there is a blending of the two alternatives noted above. Larger, more comprehensive facilities are built for use on a citywide basis, while some version of the same amenities is provided on a more neighborhood/geographical basis at various locations throughout the community. Capital and operating costs fall somewhere between the costs of the other two options, but overall, the community is better served.

The combination option described above is the one recommended for adoption by the City of Anna as a strategy for delivering active recreation facilities in the future. These facilities should include:

- + One citywide sports complex with neighborhood/geographical-based athletic fields to augment the complex
- + One citywide recreation center and indoor aquatic center
- + One citywide aquatic center with neighborhood/geographical-based splash pads
- + Amenities such as a racquet center and disc golf course would be citywide facilities but could also include neighborhood/geographical-based racquet courts
- + Special use development pads would be for citywide use

Note: This is based on a Anna population of up to 50,000. Beyond this threshold, additional citywide amenities may be necessary.



Sports Complex

Despite the presence of a number of athletic fields at existing parks and schools, there is not a citywide sports complex to serve as a central location for community youth sports competition and tournaments. When a sports complex is developed, its primary purpose should be to serve the ongoing sports needs of Anna, with a secondary concern being tournaments. The fact that there are many other sports complexes in the North Dallas Metroplex will limit the City's ability to attract outside users and tournaments. Based on input from the Anna Sports Group and north Texas sports trends, the complex should include:

- + **Rectangular fields** — 10 full-sized soccer/football/lacrosse fields which can be broken into smaller fields for younger age groups. All fields will need to be lighted and have at least some bleacher seating. These fields could be used for some adult sports, but as a lower priority.
- + **Rectangular fields concession complex** — At least one concession building with covered seating area and restrooms.
- + **Diamond fields** — 8 baseball/softball fields (in two wagon wheel configurations) with the flexibility to adjust outfield distances. All fields will need to be lighted and have bleacher seating. Designated warm-up areas will be needed, along with possible batting tunnels. Ideally, the fields should be adaptable for use by adult softball leagues and tournaments as well.
- + **Diamond fields concession/press box** — A concession area with a shaded seating area and restrooms with a central press box upstairs in the center of each wagon wheel.
- + **Event area** — An area within the sports complex where community events and festivals could be held. This would require a significant open park area where pop-up canopies could be erected or larger event tents, food trucks or other activities could be located. This could also be the site of a farmers market. This area of the park would require significant on-site parking or the ability to access other sports park parking locations in close proximity. There will also need to be lighting, significant electrical power, restrooms and/or pads for portable toilets. There may need to be a permanent stage/amphitheater area. This would require at least 10 acres of park area and could require as much as 15 acres.
- + **General recreation area** — A combination of open play areas, two to three pavilions and a significant shaded playground. This area could be utilized by the general community when the sports complex is not in use and also by parents and siblings of players there for practices,

games or a tournament. There should also be a perimeter paved trail and additional open play areas. An outdoor aquatic center could also be part of this facility.

- + **Park maintenance yard and office** — A central maintenance yard that is large enough to service the complex at full buildout, including a park management and maintenance office.

Approximate Sports Complex size: 75-100 acres of land area to support the fields and necessary support amenities, including parking

Estimated Capital Cost for a Sports Complex – Approximately \$15-\$20 Million

Estimated Operations Costs and Revenues for a Sports Complex – Will have an annual operational subsidy requirement of \$500,000 to \$750,000.

Later phases of the complex should allow for the addition of more rectangular fields and diamond fields. This sports park would not replace the existing athletic fields in Anna, as those will still provide important locations for neighborhood-based practices and games.



Recreation Center

Over the last 20+ years, many communities in Texas have committed to building large, community-wide, multigenerational recreation centers for their residents. This is a cost-effective way to provide a broad range of recreation programs and services to people of all ages. Anna should plan to develop a full-service multigenerational center such as this in a central location in the community. This was one of the top priorities identified by the public in their input on future facility needs.

The following are brief descriptions of the space and square footage estimates for key amenities that could be included in a recreation center.

- + **Gymnasium** —A space that is approximately 8,500 square feet in size and divisible into two gym areas (each with a 72' by 42' basketball court) with a full-sized high school basketball court going the other direction. This would also support two full-sized volleyball courts or four pickleball courts. The gym should be flexible enough to accommodate a variety of sports, including basketball, volleyball and pickleball, and tip-and-roll bleacher seating should be provided. A large storage area would need to be attached to this space.
- + **Weight/Cardio space** — An area of approximately 3,000 square feet that includes a stretching area, free weights, selectorized machines (resistance machines regulated by moving a pin or lever) and cardiovascular equipment. A small storage area should also be attached.
- + **Multi-Purpose room(s)** - A space of approximately 2,000 SF that can be used for events, classes, and meetings. This space should be divisible into two smaller rooms. A storage area must be attached to this space. Having an outdoor covered patio area that is accessible from the community rooms would enhance the space.
- + **Group exercise room** — A space of approximately 2,000 square feet that can be used for fitness, martial arts or fitness classes. A storage area should be available from this room.
- + **Prep/Catering kitchen** — A prep kitchen, approximately 350 square feet in size, that is attached to the multipurpose room and has outside access for catering.
- + **Support spaces** — There must be sufficient space and resources allocated for:

Lobby and support spaces

Front desk
Office space
Restrooms
Maintenance work area
Custodial closets
Vending
Locker rooms

Approximate Center Size: 25,500 square feet

Estimated Capital Cost for a Recreation Center – \$15,000 to \$20,000 based on 2023 construction.

Estimated Operations Costs and Revenues for a Recreation Center – Will have an annual operational subsidy requirement of \$300,000 to \$500,000.

This program narrative must be reviewed and updated by an architect and this information utilized to develop a more detailed program plan that identifies specific spaces and their appropriate size.

It is critical that the center be organized with a central entry area/point of control. There must be a clear separation between the active, fee-for-use portions of the building and the passive elements. Emphasis should be placed on providing flexible and versatile space that can meet a variety of needs and avoiding the temptation to dedicate space to certain user groups. Providing adequate parking for the center will also be important. The building should be designed for expansion since additional amenities (indoor and/or outdoor aquatics, for example) will be necessary over time, and some existing spaces may need to be expanded (gym, weight/cardio area, multipurpose rooms).

Determining the proper site for this citywide center will be very important, and the chosen location must be adequate in size to support the building and the required parking.

Outdoor Aquatic Center

Although not ranked as highly as a sports complex or recreation center, Anna should consider planning for the development of a comprehensive outdoor aquatic center that serves the entire community in a central location. The aquatic center must have elements that are different than those found at HOA or backyard pools. Ideally, this facility should be located in conjunction with the recreation center, but it could be part of the sports complex or a separate facility elsewhere in the community. Aquatic needs that must be served include:

- All age groups
- Recreational swimming
- Instructional programming
- Fitness/Lap swimming
- Competitive swimming

Outdoor Aquatic Center amenities could include:

- + **Recreational pool** – A pool with a zero-depth entry and play structure, lazy river, two to three lap lanes, slide and other interactive amenities. This pool would also support swim lessons, aquatic exercise and water walking opportunities. Approximately 6,000 square feet of water surface area would be required.
- + **25-Yard Competitive/Lap/Program pool** – An 8-lane by 25-yard pool tank that would allow for short-course swim team training (10 lanes) and competition. This pool would be heated so that the tank could be open for an extended season or year-round.
- + **Bathhouse** – An entry and front desk area, aquatic center manager's office, lifeguard/first aid room, small meeting/party room and men's and women's changing/shower rooms (including unisex changing/shower rooms). This building will also need to include a storage room and a concession area with covered seating. Approximately 6,500 square feet.
- + **Mechanical/Filter building** – A building that houses the pools pumps, filters and chemical rooms for the operation of the pools themselves. Approximately 2,500 square feet.

Approximate Outdoor Aquatic Center Size :XXX

Estimated Capital Cost for an Outdoor Aquatic Center – \$5-\$8 million

Estimated Operations Costs and Revenues for an Outdoor Aquatic Center–
Will have an annual operational subsidy requirement of \$0 to \$300,000.

The pool area will also need to have adequate deck space, pavilions (at least four), covered spectator bleacher seating for the competitive pool and extensive grass and landscaped areas. Some of the pavilions should be located in an area where they can serve larger groups and events.

This program narrative will need to be reviewed and updated by an aquatic consultant and architect and this information utilized to develop a more detailed program plan that identifies specific elements of the aquatic center and their appropriate size.

Determining the proper site for the aquatic center will be important. It must be adequate in size to support the center as well as the required parking. This facility could be located adjacent to the recreation center.

Future consideration should be given to developing splash pads in select community parks to augment the main aquatic center, and at some point in the future, the City may need to consider an indoor aquatic center, which should be built as an addition to the recreation center.



Other Facilities

In addition to the amenities noted above, there are a number of other possible facilities that the City should consider as part of a program of future parks and recreation upgrades and enhancements.

- + **Racquet Sports Center** – With the continued growth in the popularity of pickleball, communities are developing dedicated pickleball complexes with multiple courts. Combining this with tennis courts to make a racquet sports center is often a more cost-effective way to serve the needs of two different racquet sports at the same location. Developing a racquet sports center that has 8 tennis courts and 12 pickleball courts, all lighted, with a central restroom/concession/office area should be considered as a first phase, with the ability to add courts for each sport in the future. With the concept of having a single racquet sports center for the city, this facility would ideally be constructed in a central location in the community.
- + **Concrete Skate Park** – Skateboarding is experiencing a strong renaissance. In terms of the growth of participants and equipment sales, it consistently outperforms traditional team sports such as baseball and football. Communities have noticed this trend and have begun building high-quality public skate parks with a new vision. Skaters prefer the smooth concrete surfaces, seamless transitions and flexible designs that provide a much higher quality riding experience than with modular equipment. A well-designed concrete park will also continue to challenge users as they become more skilled.

- + **Special Use Development Pad** – One of the newer concepts being utilized for the development of unique sports or recreation amenities (BMX, pump track, bike park, fitness groups, RC parks for remote control cars and airplanes, etc.) is having the City designate spaces or pads in a newer or undeveloped park for development and operation for operation of these types of facilities by an outside organization or private entity. These groups lease the ground at a much reduced rate and/or pay a percentage of gross revenues to the City, and they are responsible for the construction and operation of the sports amenity (within specific criteria established by the City). This is a way to meet more specific and varied recreational needs in the community without the City having to bear the expense for providing the facility and service.

Partnering with a 3rd party sports organization to develop an indoor youth sports facility could also be considered in this category. These types of organizations have partnered with a number of cities on the north side of the Dallas Metroplex to build similar facilities.

- + **School Facilities** – The City should continue to partner with the Anna ISD on future school sites to provide community access to gymnasiums and other school spaces that can be utilized for public recreation purposes. This should include athletic fields as well.

Facilities Strategies

To realize the Facilities direction for Anna, the following strategies should be implemented:

- + **Action 22.** Priorities. Establish priorities for citywide facility development.
- + **Action 23.** Site and Infrastructure Improvements. Determine site and infrastructure improvements required for the development of the prioritized projects.
- + **Action 24.** Incentives. Establish development incentives for the construction of new recreation facilities.
- + **Action 25.** Feasibility Studies. Complete feasibility studies for each major facility.
- + **Action 246** Partnerships. Determine possible project development partners.
- + **Action 27.** Funding. Determine funding mechanism for capital development and operations.

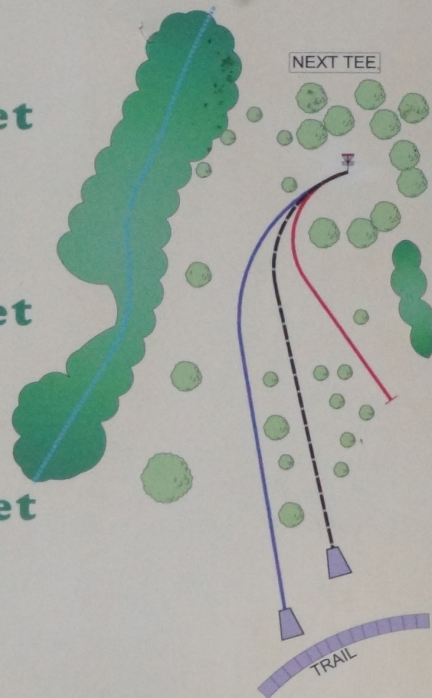
SLAYTER CREEK PARK
DISC GOLF

Hole # 1

BLUE
480 Feet

WHITE
417 Feet

RED
360 Feet



Par 4

06

RECREATIONAL
PROGRAMMING

Recreational Programing

STATUS OF EXISTING RECREATION PROGRAMS AND SERVICES

With limited facilities and staff, the City of Anna does not currently offer ongoing recreation programs and services. A few citywide special events are conducted annually, but residents are reliant on other providers for recreation services, many of which are located outside of Anna. The following are some of the primary organizations providing recreation activities within Anna

Anna Sports Group – Coordinates and provides youth programs in the following sports:

- + **Football (tackle, flag, and flex)** – Tackle run by Texoma Youth Football League, flag by City of Celina.
- + **Baseball** – Run by Little Elm United States Specialty Sports Association (USSSA)
- + **Girls softball** ☐ Run by Little Elm USSSA
- + **Basketball** – Run by Frisco Fieldhouse
- + **Volleyball** Run by Frisco Fieldhouse
- + **Cheerleading**
- + **Indoor soccer** – Run by Plano Sports Authority

Most of the facilities and activities available to Anna neighbors are located outside of the city and the number of organizations providing these services, listed below, is very small. Youth soccer is not currently offered in the community.

- **Eagles Wings Athletics** – Gymnastics and tumbling.
- **Anytime Fitness** – Adult fitness programs
- **Workout Anytime** Adult fitness programs
- **The Zoo Health Club** Adult fitness programs
- **Collin County Adventure Camp** - Youth outdoor learning

NATIONAL PROGRAMMING CATEGORIES

The categories below represent the major areas of recreation programs commonly found in parks and recreation agencies nationally. The City of Anna does not have to be the actual provider of programs in each of these categories, but programming should be available through some provider (public, private, or non-profit) as the city continues to grow.

Area	Age Focus	General
Sports	Youth	Team and individual sports, including camps, clinics and tournaments; also includes adventure/non-traditional sports
	Adult	
Fitness	Youth	Group fitness classes, personal training, education and nutrition
	Adult	
Cultural Arts	Youth	Performing arts classes, visual arts classes, music/video production and arts events
	Adult	
Aquatics	Youth	Learn-to-swim classes, aqua exercise classes, competitive swimming/diving, SCUBA and other programs (synchronized swimming, water polo, etc.)
	Adult	
Youth		Before- and after-school programs, summer/school break camps and preschool
Education	Youth	Language programs, tutoring, science (STEM) classes, computer and financial planning
	Adult	
General Interest	Youth	Personal development classes
	Adult	
		

Area	Age Focus	General
Special Needs	Youth	Programs for those with different physical and mental abilities; also, inclusion programs
	Adult	
Special Events		Citywide special events that are conducted throughout the year
Outdoor Recreation	Youth	Environmental education, hiking, camping, kayaking and other activities
	Adult	
Seniors		Programs and services that are dedicated to serving the needs of seniors; can include most of the activity areas noted above plus social service functions
Teens		Programs and services that are focused on serving the needs of teens; can include most of the activity areas noted

Area	Age Focus	General
Self-Directed	Youth	Includes the opportunities for individuals to recreate on their own; can include activities such as open gym, use of weight/cardio space and lap/recreational swimming; though not an organized program, time and space must be allocated for this purpose
	Adult	
Social Services		Can include nutrition and feeding programs, job training, life skills training and other activities, such as health screenings

RECREATION PROGRAMMING TRENDS

It is important to understand some of the national and regional trends in recreation programming over the last 10 years. Each community is unique, however, and this has a strong bearing on trends and other operational factors.

The following are some general summaries of recreation participation statistics from a variety of sources.

National Sporting Goods Association (NSGA) – Their annual survey (2020) indicates the ranking of the top 10 sports activities nationally as well as the level of participation.

Sports Participation Ranking in 2020

Sport	National Rank*	National Participation (in millions)
Exercise Walking	1	106.5
Exercising w/ Equipment	2	58.3
Hiking	3	48.1
Swimming	4	48.0
Aerobic Exercising	5	47.4
Running/Jogging	6	46.0
Camping	7	40.7
Workout @ Club	8	39.6
Weightlifting	9	37.8
Bicycle Riding	10	37.8

It is important to note that the top ten activities are dominated by fitness related activities and outdoor recreation pursuits.

*This rank is based upon the 57 activities reported on by NSGA in their 2019 survey instrument.

The NSGA also lists a number of sports activities and the percentage of growth or decline that each has experienced nationally over the last ten years (2010-2019).

Sports Activity Participation Changes Over Time

	2010	2019	Percent Change
Kayaking	5.6	10.7	90.9%
Yoga	20.2	31.8	57.6%
Running/Jogging	35.5	46.0	29.7%
Gymnastics	4.8	5.9	23.8%
Aerobic Exercising	38.5	47.4	23.2%
Weightlifting	31.5	37.8	20.0%
Cheerleading	0.0	3.7	18.0%
Wrestling	2.9	3.3	15.0%
Exercise	95.8	106.5	11.2%
Workout @ Club	36.3	39.6	9.1%
Lacrosse	2.6	2.8	7.5%
Pilates	5.5	5.9	7.1%
Exercising w/ Equipment	55.3	58.3	5.5%
Ice/Figure Skating	8.2	8.6	5.3%
Soccer	13.5	14.2	5.2%
Volleyball	10.6	10.6	0.2%
Hockey (ice)	3.3	3.3	0.0%
Tennis	12.3	12.2	-0.6%
Baseball	12.5	12.2	-2.0%
Football (flag)	0.0	6.5	-2.9%
Football (touch)	0.0	8.9	-4.0%
Bicycle Riding	39.8	37.8	-5.1%
Martial Arts / MMA	0.0	6.0	-5.8%
Basketball	26.9	25.2	-6.2%
Softball	10.8	10.1	-6.8%
Swimming	51.9	48.0	-7.4%
Golf	21.9	17.9	-18.3%
Football (tackle)	9.3	7.3	-21.3%
Mountain Biking (off road)	7.2	5.6	-21.7%
Table Tennis/Ping Pong	12.8	9.9	-22.4%

Over the last 10 years key areas of program growth have occurred in fitness related activities and team sports such as cheerleading, wrestling, lacrosse, soccer, and volleyball. Many of the declines in participation are related to traditional team sports such as baseball, football, basketball, and softball.

Sports & Fitness Industry Association (SFIA) – Their 2021 Sports, Fitness and Leisure Activities Top-Line Participation Report indicated the rate of participation by major sports activity categories over the last 6 years.

Percentage of Participation Comparisons

Activity Category	2015 %	2020 %
Fitness Sports	61.9%	67.0%
Outdoor Sports	48.4%	52.9%
Individual Sports	47.7%	43.3%
Team Sports	22.6%	22.1%
Water Sports	14.5%	13.7%
Racquet Sports	13.1%	13.9%
Winter Sports	7.8%	8.3%

Fitness related sports continues to be the most popular activity category and has shown the greatest increase over the last five years. Outdoor sports, racquet sports and winter sports have all seen an increase as well. Individual sports, team sports, and water sports have all seen a decrease in participation.

Much of the participation data has been affected by COVID-19 during 2020. Key impacts include:

- + Fitness activities that require amenities typically found in fitness clubs (group exercise, stationary cycling, cross-training, aqua exercise, etc.) decreased in numbers.
- + Fitness activities that require limited equipment and do not require a fitness center (running/jogging, free weights, and yoga) showed the greatest increases.
- + Outdoor activities that experienced large increases were road biking, skateboarding, and surfing.
- + Team sports had a mixed impact with basketball and soccer having increases (mostly attributed to pick-up play) while volleyball, swimming on a team, gymnastics and cheerleading all had decreases.

Top Activities with Intent to Participate by Age

Age 6-12	Age 13-17	Age 16-24	Age 25-34
Basketball	Basketball	Running/Jogging	Camping
Soccer	Fishing	Yoga	Swimming for Fitness
Fishing	Running/Jogging	Hiking	Bicycling
Camping	Camping	Workout w/ Weights	Fishing
Baseball	Hiking	Cardio Fitness	Kayaking
Hiking	Workout w/ Weights	Workout w/ Machines	Volleyball
Tennis	Soccer	Basketball	Canoeing
Swimming for Fitness	Tennis	Camping	Backpacking
Running/Jogging	Workout w/ Machines	Fishing	Workout w/ Weights
Golf	Baseball	Swimming for Fitness	Hiking

Age 35-44	Age 45-54	Age 55-64	Age 65+
Hiking	Hiking	Hiking	Fishing
Yoga	Fishing	Fishing	Swimming for Fitness
Camping	Workout w/ Weights	Workout w/ Weights	Bicycling
Cardio Fitness	Camping	Workout w/ Machines	Birdwatching/ Wildlife
Workout w/ Weights	Cardio Fitness	Cardio Fitness	Workout w/ Machines
Running/Jogging	Yoga	Camping	Hiking
Fishing	Workout w/ Machines	Swimming for Fitness	Camping
Workout w/ Machines	Running/Jogging	Yoga	Workout w/ Weights
Swimming for Fitness	Swimming for Fitness	Golf	Fitness Classes
Basketball	Bicycling	Running/Jogging	Shooting

The most popular activities that all age groups intend to participate in are generally fitness or outdoor recreation related.

Outdoor Foundation – The 2020 Outdoor Participation Report indicates the most popular outdoor activities by rate of participation.

Activity	Percentage of Americans	National Participation (in millions)
Running, Jogging, & Trail Running	20.2%	61.0
Freshwater, Saltwater, & Flyfishing	16.6%	50.2
Hiking	16.4%	49.7
Road Biking, Mountain Biking, & BMX	16.1%	48.9
Car, Backyard, Backpacking & RV Camping	13.8%	41.8

The rate of participation in outdoor activities increased by 1.2% over the last three years but decreased by youth (at least 4%) in 2019. Growth in participation was highest among adults who have children in their household.

National Endowment for the Arts (NEA) - The NEA provides insight into how Americans are spending their time with art and art-like activities. The Survey of Public Participation in the Arts (SPPA) is the nation's largest, most representative survey of adult patterns of arts participation in the United States. The NEA completes its survey on only an occasional basis with the last three years being 2008, 2012 and 2017.

Percentage of American Adults Who Made Art in the Last 12 Months (2017)

	Percentage
Any Art	54%
Performing Arts	40%
Visual Arts	33%
Creative Writing	7%

Percentage of American Adults Who Did Visual Arts (2017)

	Percentage
Taking Photographs	14%
Painting, Drawing, Sculpting, or Making Prints	13%
Weaving, Crocheting, Quilting, Needleworking, Knitting or Sewi	12%
Editing Photographs	10%
Doing Scrapbooking, Origami, or Other Paper-Based Art	7%
Doing Leatherwork, Metalwork, or Woodwork	7%
Creating Films or Videos	5%
Making Pottery, Ceramics, or Jewelry	4%
Designing or Creating Animations, Digital Art, Computer Graphics or Video Games	3%

Percentage of Adults Who Took Formal Art Lessons or Classes in Past 12 Months (2017)

	Percentage
Any Type of Art	9.5%
Visual Arts	3.6%
Music	2.7%
Art History or Appreciation	2.1%
Dance	1.9%
Creative Writing	1.7%
Computer Animation or Digital Art	1.8%
Photography or Filmmaking	1.6%
Acting or Theatre	0.6%

Percentage of Adults Who Took Informal Art Lessons or Classes in Past 12 Months (2017)

	Percentage
Any Type of Art	17.2%
Music	10.3%
Visual Arts	6.3%
Photography or Filmmaking	5.3%
Art History or Appreciation	4.9%
Dance	3.5%
Creative Writing	3.1%
Acting or Theatre	1.8%
Computer Animation or Digital Art	N/A

National Recreation and Park Association (NRPA) – NRPA's 2020 Agency Performance Review document has specific information on programming that is offered by park and recreation agencies nationally.

	Percentage
Themed Special Events	88%
Team Sports	87%
Social Recreation Events	87%
Fitness Enhancement Classes	82%
Health & Wellness Education	81%
Individual Sports	74%
Safety Training	72%
Aquatics	71%
Racquet Sports	67%
Performing Arts	64%
Trips and Tours	63%
Cultural Crafts	61%
Martial Arts	60%
Visual Arts	59%
Natural and Cultural History Activities	59%
Golf	47%
Running/Cycling Races	35%

Recreation Management Magazine – Annually the magazine prints their State of the Industry Report that examines trends in parks and recreation. Their 2020 report indicated the following as it relates to recreation programs and services.

Most Commonly Planned Program Additions in 2020

Activity Category
1. Environmental Education Programs
2. Teen Programming
3. Fitness Programs
4. Group Exercise Programs
5. Day Camps and Summer Camps
6. Mind-Body Balance Programs (Yoga)
7. Active Older Adults Programs
8. Arts & Crafts Programs
9. Special Needs Programs
10. Performing Arts Programs

There is a wide range of program areas that public parks and recreation agencies planned to add in 2020.

Activities Undertaken as a Result of Covid-19 by Percentage of Agencies

Activity Category	Percentage
On-line Fitness/Wellness Programs	55.3%
Programs to Address Food Insecurity	33.5%
Educational Support to Out-of-School Children	21.1%
Childcare for Essential Workers	17.6%
Convert Facilities for Healthcare Use	10.6%
Support/Outreach for College Students	3.9%

It is important to note that most of these activities are more social service oriented rather than traditional recreation services. Beyond the pandemic, this could indicate a shift in the types of services that public parks and recreation agencies will be expected to provide for their population.

Area	Specific Programs
Sports	Youth lacrosse
	Adult soccer
	Adult cricket
	Youth and adult rugby
	Pickleball
	Youth camps and clinics
	Individual sports (fencing)
	Adventure/Non-traditional (BMX, mountain biking, disc golf, ultimate Frisbee)
	E-sports competitions and tournaments
	Youth sports specific training
Fitness/Wellness	Functional training classes
	Personal/Small group training
	Yoga
	Nutrition/Cooking
	Healthy lifestyle education
Cultural Arts	Music production for youth
	Digital media
Youth	Before- and after-school programs at recreation centers, specialty summer camps
Education	Camps

Area	Specific Programs
Seniors	Fitness/Wellness
	Sports (pickleball)
	Baby Boomer-focused activities
Aquatics	Therapy
	Triathlon training
General Interest	Personal Finance
	Cooking
Youth	Before- and after-school programs at recreation centers, specialty summer camps
Special Events	Health and wellness
	Community-Wide Events
Other	Virtual programming

OTHER PROGRAMMING TRENDS

Other trends of note in the area of recreational programming are described briefly below.

- + Recreation departments now often serve as coordinating agencies and clearinghouses for multiple recreation organizations and providers. This is done in an effort to bring a comprehensive scope of recreation programs to a community. This trend has increased the number of partnerships that have been established to deliver a broader base of programs in a more cost-effective manner.
- + There is a greater emphasis on the fee-for-service concept, especially for more specialized programming.
- + Programming continues to emphasize the needs of youth and seniors, but has also begun to focus more on adults and the family unit.
- + Specific programming development trends include:
 - Virtual programming that will remain even after the COVID crises has passed
 - Developing programs that are single-day or no more than four sessions in length
 - Developing programs for youth during non-school days, Christmas break, Spring Break and any other extended breaks
 - Offering a variety of summer camps with different areas of interest
 - Providing more Saturday programs and introducing some Sunday programming (especially in adult sports leagues)
 - Offering senior programming that occurs in the evening or on weekends to appeal to seniors who are still in the work force
 - Introducing programs that are oriented toward specific ethnic groups
 - Developing a baseline of programs that appeal to the family unit
 - Staggering the days and times of similar programs offered at multiple locations
 - Providing more drop-in, pay-as-you-go fitness class options
 - Expanding senior programming to include a greater focus on active seniors, which often means programs and services that are available in the evenings and on weekends and those that have a more active orientation

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- + There has been a concerted effort to integrate conventional recreation programming with community-based social service programs and education. Most of the social service programs are offered by other community-based agencies, and educational services are often coordinated with school districts.
- + Program characteristics (performance measures) are tracked, including:
 - Program registration comparisons by year for each season
 - Rates of fill (especially for fee-based programming)
 - Participation numbers and comparisons to past years/seasons
 - Rate of program cancellations (for fee-based programming)
 - Financial performance, including cost per participant
 - Evaluations from participants
- + A life cycle analysis is completed for all programs offered by the agency. Programs are classified in three categories, and agencies strive to have program offerings distributed equally among each category.
- + New – programs in the start-up phase that are just starting to build in popularity
 - Mature – programs that have consistent high levels of registrations and are still growing in popularity
 - Old – programs that are seeing a decline in popularity

FUTURE RECREATION PROGRAMMING RECOMMENDATIONS

The City of Anna has expressed a desire to begin the process of developing a Parks & Recreation department with the goal of establishing a comprehensive offering of recreation services. To begin this process, the City will need to consider:

- + The level of financial commitment the City wants to make to providing recreation programs and services
- + The challenges in the delivery of recreation services in a cost-effective and efficient manner with the ever-expanding level of programming that is desired by the community
- + The areas of focus for the programming efforts based on demographics and program type
- + The need to have parks and other facilities that support recreation programs and services; currently the City is limited to outdoor parks,

athletic fields and Anna ISD facilities, which limits the development of many types of programs

- + What programs and services will be provided directly by the City, which will be offered by contract providers and which will be the responsibility of other providers
- + Developing a staffing plan and operating budget that will support the program plan
- + Supporting recreation programs and services by established marketing efforts
- + Establishing a program and facility fee policy
- + Establishing basic performance measures to track recreation programming effectiveness

ESTABLISH A PROGRAMMING PHILOSOPHY

The Neighborhood Services Department should develop an overall basic programming philosophy with the following objectives:

- + Provide recreation program and service opportunities to all ages, incomes, abilities, genders and ethnic groups in an equitable and inclusive manner
- + Provide recreation program and service opportunities in areas of interest that are identified as a need in the community
- + Partner with other providers to bring a full spectrum of recreation programs and services to the community
- + Deliver recreation program and service offerings on a citywide or neighborhood/geographical level as appropriate
- + Provide recreation and program service in a cost effective and efficient manner

DEVELOP A PROGRAM PLAN

Developing a program plan for the Department that includes the general direction of recreation programming for the next 5 plus years should be undertaken. This would include the following areas of programming focus:

- + Establishing an implementation plan
 - Start with incremental development of programs for the first couple of years with only a few programs being directly offered by City staff
 - Consider contracting for the majority of programs for the first couple of years to lower the financial risk
 - Start with programs that can be offered in existing parks or other facilities and ones that do not require extensive equipment
 - Establish key performance measures to gauge program success
- + Priorities for beginning general programming, to include:
 - Fitness/Wellness - starting with an outdoor orientation
 - Youth Sports - expanding youth sports opportunities
 - Youth After-School Program - utilizing schools and churches in the beginning
 - Seniors - utilizing city buildings or churches in the beginning
 - Special Events

Core Programs	Secondary Programs	Support Programs
Youth sports	Adult sports	Special needs
Youth programs	Cultural arts	Social services
Special events	Teens	Outdoor recreation
Fitness/Wellness	Aquatics	Education
Seniors	General interest	
Self-directed		

Note: It is realized that some of these program classifications will require the development of specific facilities to serve as a delivery location for services. This would include aquatics.

- + Priorities for demographic-specific programming, to include:
 - Youth – Programs that serve a variety of interest areas beyond just sports, including after-school and camps
 - Teens – Activities designed specifically for teens that are both organized and drop-in in nature
 - Seniors – Programs and services that serve a wide range of the senior age category, including an appeal to the younger more active based senior.
 - Intergenerational/Multigenerational – Programs and services that have an appeal to multiple generations or across generations
 - Ethnic-Based – Programs and services that are appropriate for the cultural orientation of the area
- + Virtual program options in addition to traditional in-person offerings
- + The role of other organizations and recreation providers in the area
- + The identification of areas of programmatic responsibility to ensure that there is not overlap in resource allocation
- + The establishment of clear staffing and operational budget requirements to support the program plan

ESTABLISH A PROGRAM CLASSIFICATION SYSTEM

A key aspect of developing a program plan is determining the long-term role of the City in the delivery of recreation programs and services based on three classifications. The placement of programs into these three classifications does not indicate the overall importance of these activities in the community, but rather the role of the Neighborhood Services Department in providing the programs in each of these categories.

- + **Core Programs** – programs that are a primary responsibility of the Neighborhood Services Department, to be provided as City-based activities
- + **Secondary Programs** – programs that are a lower priority, to be provided directly by the Department, but may be offered by other individuals or partner organizations through direct contract with the City
- + **Support Programs** – programs that are not a priority for the Department to be provided directly to the community but where the City may provide support through facilities and promotion of activities for other organizations.

Possible Future Recreation Program Classifications (Next 5 - 10 Years)ROLE OF OTHER PROVIDERS

With limited resources, the City of Anna will need to rely on other groups and organizations, especially in the short term, to provide recreation programs and services for the community.

- + The Neighborhood Services Department will need to be a “clearinghouse” for recreation programs and services provided by others. This should involve promotion of their activities, coordinating of some programs, and permitting of facilities. However, this process needs to be closely managed to be successful.
- + The Department will always need to be a provider of many of the facilities (especially recreation centers, pools, parks and athletic fields) for other organizations to use.
- + Partnerships with other organizations and entities will be necessary to develop and expand recreation programs. All partnerships should be backed up by a memorandum of understanding or contract to formalize the relationship. This document should clearly identify specific roles and expectations as well as limits to facility scheduling, fees and operations. Partnerships with organizations should reflect the needs and culture of the specific markets they will be providing the services for.

For partnerships to be effective, the City must:

- Actively pursue and sell the benefits of the partnership
- Weigh the benefits vs. the cost of the partnership
- Not compromise on the original vision and mission of the Parks & Recreation Department
- Establish a shared partnership vision
- Expect compromises to meet different needs and expectations
- Clearly define development and operations requirements

Before determining which programs and services to contract or have provided by others, an assessment of the specific pros and cons of such a move needs to be completed. A major aspect of this analysis should be to determine the financial impacts and quality of the services that will be provided. Key questions to be asked include:

- How does this fit with the program plan that has been developed?
- Will this be the most cost-effective method for obtaining the

program, service or function?

- Does the Department have the resources and equipment to provide the program, service or function?
- Will the quality of the program, service or function suffer if it is contracted to other organizations?
- Are there other more qualified organizations that should provide the program, service or function?
- Is the program, service or function only available from a contract provider?
- Are the safety and liability risks too high to provide the program or service in house?

Other organizations that could or should provide recreation activities (or provide assistance in this effort) include:

- + **Youth Sports Organizations** – These organizations should continue to be responsible for providing a significant number of specialized team sports for youth; however, the Department will still need to provide most if not all the facilities for these activities.
- + **Anna ISD** – Coordination with the school district to provide some youth-based programs and services, education classes for youth (and even adults), as well as youth sports (location for practices and games) will need to be enhanced. The ISD's facilities should be a location for some recreation programming. Having an intergovernmental agreement (IGA) between the City and Anna ISD will ensure these arrangements for the future.
- + **Collin County Adventure Camp** - Coordinate with the YMCA (the contract operator of the camp) for the delivery of outdoor recreation and education programs to the Anna community.
- + **Other Government Organizations** – There will need to be efforts to partner with other governmental agencies in the area to develop programs and services. This is most likely to occur with neighboring communities, such as McKinney, Celina, Prosper and Frisco. Program areas that could be provided by other organizations through a partnership include special events, outdoor recreation, special needs and cultural arts activities.
- + **Non-Profit Providers** – Coordinating with a variety of non-profit providers to deliver recreation services should be explored. Organizations such as the Boys & Girls Club, YMCA, sports groups, cultural arts groups, etc. should be encouraged to provide programs in Anna, and there may be opportunities to partner on programs and facilities.
- + **Private Providers** – There are currently not many private recreation, sports and fitness providers located within Anna (health clubs, dance, martial studios, arts studios), but these entities will develop as the community grows and could provide more specialized activities that are not easy for the public sector to conduct. They may also be able to help provide fitness and wellness services for Anna neighbors.
- + **Faith-Based Organizations** – Churches and other faith-based institutions in the community often provide recreation services for their congregations and the community. These organizations should be seen as possible providers of some basic community-based recreation services and facilities.
- + **Medical Providers** – If the City truly intends to focus on fitness and wellness in the future, a partnership with one or more medical providers will be important.
- + **Social Service Agencies** – There is a definite trend in parks and recreation departments throughout the country to integrate social services with recreation services. This is particularly true for youth, teen and senior activities.
- + **Community Organizations** – Developing working relationships with community organizations and service clubs could provide much needed support for programs as well as facilities. They could also be sponsors of events or activities.
- + **Business and Corporate Community** – It is important to approach the corporate community with a variety of sponsorship opportunities to enhance the revenue prospects of the Department's programs and facilities.

OTHER SUPPORTIVE ISSUES

To implement the program plan, the following will need to be considered:

- + **Performance Measures** – There needs to be a concerted effort to implement program performance metrics in the Department. These measures will need to be updated on a seasonal basis with comparisons to prior years. Recreation programming performance measures should include:
 - Rates of fill for programs and activities (capacity vs. actual numbers)
 - Participation numbers and comparisons to past years/seasons
 - Rate of program cancellations (should be between 15% and 20%)
 - Financial performance including cost per participant
 - Evaluations from participants
 - Annual report for recreation programs and services that utilizes the same format and reporting methods for all program areas
- + **Marketing** – To maximize offerings, there needs to be a strong marketing effort to inform and promote the recreation programs and services available. This document needs to be a simple, easy to implement document that serves as a guide for specific marketing efforts. There should be a more visionary 5-year plan as well as a very specific yearly plan that outlines areas of focus, specific marketing tools and tasks as well as the staff member responsible for implementation, financial resources that are required and a thorough evaluation process. The marketing plan should focus on the following areas:
 - Website enhancement to better promote programs and services
 - The development of a 2-3 time a year program catalog
 - Utilizing a registration, point of sale and rental tracking software program, ultimately including on-line registration and payments for rentals and permits
 - Allowing credit cards to be used for any and all financial

transactions with no up-charge for the service

- Program options available citywide and in each facility.
 - Programs and services offered by other providers
 - Check-in with the community on a regular basis to determine satisfaction with current programs and services and to provide directions for the future
- + **Registration Software** – It is imperative that the Department purchases a registration software program that handles all program and service registrations, allows for on-line registration, point of sale, and remote on-site use. All programs (regardless if a fee is collected or not) should have all participants registered for the activity.
 - + **Fee Policy** – This is a document that outlines how fees are established for facility use, programs and services and facility rentals. It should include the establishment of a fee assistance program for those that do not have the financial means to take programs or use facilities. A key aspect of a fee policy needs to be the requirement that any contract program pay at least 30% of all revenue collected back to the City.
 - + **Policies and Procedures** – Having comprehensive policies in place that provide a framework for program administration, development and implementation is an important management tool. Some examples of policies could include:
 - The need for every new program or service to be considered based on a program proposal form to allow administrators to determine the direct cost of offering the activity as well as the minimum number of registrants needed to conduct the program. This proposal form should also evaluate the need for the program, its market focus and the ability of the new activity to support the program plan and priorities of the Department.
 - Follow-up when each program or service is completed, with a program report that itemizes the exact cost (and possible revenues) that were generated by the program and the number of individuals served. This will determine if the program or service met its financial goals and service goals.
 - All in-house programs should have strict minimum numbers of registrants that ensure enrollment, budget and revenues are adequate and the best use of space and time is being made at Department facilities.
 - + **Safety and Security** – Critical to growing recreation programs and

services is the assurance that participants' safety and security is being addressed on an ongoing basis. This requires an emergency action plan to be in place.

- + **Athletic Field Use** - Review and update the existing athletic field use policy so that it is a more comprehensive document outlining eligibility requirements, field scheduling priorities and fees for use. It should also identify how new sports organizations are accommodated in the future, especially as new fields become available.
- + **Evaluation and Adjustments** – One of the keys to having a dynamic program plan for recreation programs and services is having an internal and external evaluation process in place. The evaluation of the overall plan, on both a citywide basis and by each facility must be outcome based. The process will need to integrate staff assessments with those of the users and the general community. The results of the evaluation process needs to be utilized to adjust the programming process as well as individual programs.
- + **Trends Analysis** - The Department should track program trends on a regional and national basis to ensure that program offerings are current and reflect new opportunities that are available.

PROGRAMMING STRATEGIES

To realize the Recreation Programming strategy for Anna, the following Action Items should be implemented:

- + **Action 28.** Philosophy. Establish a philosophy for recreational programming.
- + **Action 29.** Programming Plan. Develop a comprehensive programming plan that reflects community needs.
- + **Action 30.** Classification System. Adopt a program classification system.
- + **Action 31** Other Providers. Determine the role of other providers in the overall system of Anna recreation programming.
- + **Action 32.** Partnerships. Establish programming partnerships, as necessary, to meet the desires of Anna residents.
- + **Action 33.** Staffing and Funding. Determine the staffing and financial commitment necessary to provide the desired level of recreational programming in Anna.
- + **Action 34.** Fee Policy. Develop a fee policy to address programs, activities and facilities.
- + **Action 35.** Programming Policies and Procedures. Establish programming policies and procedures.
- + **Action 36** Marketing Plan. Develop a marketing plan to promote City recreational programming.



07

OPERATIONAL
FRAMEWORK

Operational Framework

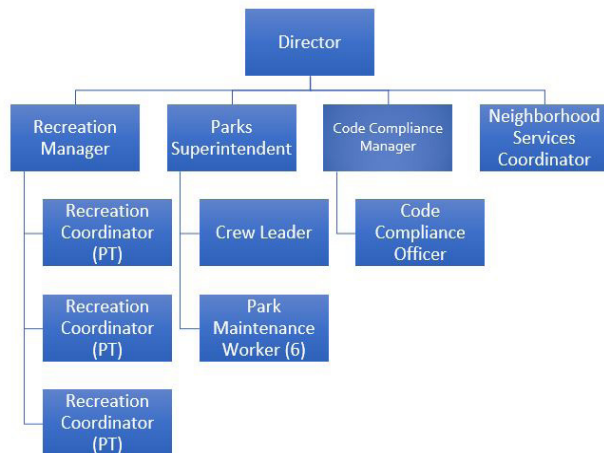
With a limited number of parks and recreation facilities, the current organization is limited primarily to parks maintenance with virtually no staffing for recreation programming in place other than a few special events. However, as the number of parks and recreation facilities are added and recreation programming starts to develop, the staffing requirements will grow as will the organizational structure.

CURRENT OPERATIONAL FRAMEWORK

The Neighborhood Services Department presently includes staffing for both recreation services and parks maintenance in its Parks and Recreation divisions. The positions and their responsibilities are:

- + **Recreation** - One full-time Recreation Manager responsible for developing recreation programs and three part-time Recreation Coordinators who will implement them. There are currently no ongoing recreation services being offered by the City, so the Recreation Manager will need to begin the process of developing basic programs and services.
- + **Parks** - One Parks Superintendent, one Crew Leader and six Parks Maintenance Workers responsible for maintaining the seven developed parks in the community. Most of the maintenance tasks are completed in-house; few of these tasks are contracted to outside parties. Anna's parks are generally well maintained.

FUTURE OPERATIONAL FRAMEWORK



RECOMMENDATIONS

The Director of the Neighborhood Services Department (which includes the Parks and Recreation divisions) has developed a six-step staffing plan that identifies positions that will be need to be added in the coming years as the inventory of parks and other recreation facilities increases and recreation programming is developed. The six-step plan identifies the full-time positions that will be necessary to operate and manage a comprehensive Parks & Recreation Department over the next 10 years. This includes the addition of parks maintenance staff, recreation programming staff and key planning and administrative personnel.

Operational Framework Goals

- + The six steps will need to be directly connected to the development plan for new parks, facilities and recreation programs. Developing a staffing timeline will be important.
- + Establishing an overall staffing philosophy for parks and recreation operations will be essential. This should be tied to levels of service for parks and facilities as well as for recreation programs.
- + Providing strong administration of the department through resource allocation, performance tracking and community interface will be critical.
- + Once the Parks and Recreation divisions become large enough in their staffing and roles, they should potentially become an independent department in the City organization (outside of Neighborhood Services).
- + Consideration should be given to establishing a Park Ranger program at some point in the future. In a program of this type, volunteers assist park patrons with basic information, referrals to City Staff for specific needs and generally watch for issues at individual parks or facilities and report them back to the department for follow-up. At some point there may be the need for several key full-time staff rangers as well.
- + The organizational structure must be able to grow with the Department.
- + Within a 10-year period, the Parks & Recreation Department should pursue accreditation through NRPA's CAPRA program (Certification Accreditation of Parks and Recreation Agencies), which evaluates the overall quality of operation, management and service to the community.

Organizational Framework

Once a comprehensive Parks & Recreation Department has been established, it should formally be organized into three divisions—Administration, Recreation and Parks.

- + **Administration** -This division would be responsible for the administration of the department, long-range planning, budgeting, data/metrics tracking and business services. It would include positions such as, Director, Assistant Director, Park Planner/Development Manager, Business Manager and Administrative Assistant.
- + **Recreation** – This division would be responsible for the provision of recreation programs and services as well as the management of facilities (Recreation Center, Aquatic Center, etc.).
- + **Parks** – This division would continue to be responsible for the maintenance of all parks and trails. As more parks and facilities are developed to the City’s inventory, there may need to be geographic regions established in the community. Tasks such as athletic field maintenance, irrigation, tree care, chemical spraying, etc. should be completed by citywide specialty crews. If the City decides to start a Park Ranger program, this would be a separate initiative within Parks.

Operational Policies and Procedures

- + The department needs to make a commitment to updating the basic policies and procedures of the organization, including policies pertaining to staff/supervisor roles and responsibilities, financial transactions, customer service, safety and security and emergency action plans.
- + There should be a comprehensive staff and operations manual for the department based on the general operations requirements of the City in general.
- + One of the key areas of focus must be on policies and procedures that deal specifically with the safety and security of parks, facilities and programs. As a subset of this, there also needs to be a comprehensive emergency action plan for the department and any future individual facilities.
- + Job descriptions for all full-time and part-time staff should be updated or developed to adequately reflect the actual duties of each position. These job descriptions should clearly delineate job tasks and functions as well as required education, work experience and skills necessary for the position.
- + It is critical that the department develop a continuity plan that covers possible interruptions of operations from natural disasters, pandemics, terrorist acts or other conditions. This plan needs to outline a process for maintaining basic services associated with the maintenance and operations of parks, recreation facilities and trails as well as recreation programs and services.
- + The department should establish goals and metrics for social equity, diversity, inclusion and accessibility for parks, facilities and recreation programs. These metrics will need to be monitored to make sure that the goals are being met.
- + The department should continue to develop key performance measures for all aspects of operations, including recreation programs and services, facility usage and parks maintenance.
- + An annual report needs to be completed for all aspects of the department’s operation. There should be an annual report that succinctly summarizes yearly maintenance practices, financial statistics and program/facility utilization rates and compares them with previous years.

Maintenance Plans and Procedures

- + The Parks Division needs to develop a comprehensive maintenance management plan for parks and facilities as a whole. This plan needs to include specific maintenance functions that need to occur, their frequency, method(s) for delivery, required resources and tracking of the work and budget. This plan should also have a specific focus on preventative maintenance and should include not only the growing environment, but also buildings and structures. Ideally, each major park, trail or recreation facility should have its own specific maintenance plan.
- + The maintenance management plan will need to take into consideration future parks and facilities which will require changes and updates to the plan.
- + Once the maintenance management plan is in place, the process needs to continue to develop to the next level where actual time and resource allocations are utilized to validate the planning numbers that have been used. This could take several years until enough real-world numbers are available to adjust the existing standards. From this, specific benchmark standards can be determined (cost per acre, per square foot, etc.). This will require a maintenance management software system to be in place to manage work orders and the overall process.
- + Develop an asset inventory within all City parks and recreation facilities with provisions for a yearly update.
- + Consider the establishment of lifecycle cost estimates for all major capital assets in the Division.
- + Formal park/facility inspections should be completed on a weekly basis.
- + Staff schedules, maintenance plans, tracking of inventories, facility inspections and actual maintenance time and materials records need to be fully automated with the ability to make entries from the field on tablets or other hand-held devices.
- + Critical to the long-term success of parks maintenance is a commitment to staff training and certification. Developing a formal annual training program will be essential. This should include Certified Playground Safety Inspectors (CPSI) and chemical applicators licenses

OPERATIONAL FRAMEWORK STRATEGIES

To establish an operational framework for the Anna Parks and Recreation divisions and a future Parks & Recreation Department, the following Action Items should be implemented:

- + **Action 37.** Commit to a funding strategy for staffing, operations and management of parks and recreation in accordance with the desired level of service.
- + **Action 38.** Establish a staffing philosophy for the Parks and Recreation divisions.
- + **Action 39.** Develop and adopt a 10-year staffing scenario that reflects new planned parks and facilities as well as recreation programs and services.
- + **Action 40.** Adopt a three-division plan within the Department that covers administration, parks, and recreation.
- + **Action 41.** Establish up-to-date department operational policies and procedures.
- + **Action 42.** Develop a parks maintenance management plan and track performance.
- + **Action 43.** Develop and/or update job descriptions for all positions.
- + **Action 44.** Establish goals and metrics for social equity, diversity and inclusion.
- + **Action 45.** Establish performance measures for parks and recreation operations and track on an annual basis.



08

IMPLEMENTATION

Implementation

ACTION PLAN AND COST ESTIMATES

A city cannot implement all its planned strategies and actions at one time for a number of reasons. Some will require extensive planning and may need to be coordinated with other actions or projects. Others may require financial or staff resources that are not yet available. In order to achieve the plan vision for Anna in 2050, however, all of the actions will be important.

Below are matrices that encapsulate the action plans for four focus areas within the overall implementation strategy for parks and recreation—Parks and Open Space, Trails and Sidewalks, Facilities and Programming and the Operational Framework. Each matrix includes a list of actions that represents the range of tasks the City should begin to work on as soon as is feasible in order to make the best use of the time, resources and partnerships available and to build on existing community support developed through the Parks, Trails and Open Space Master Plan and Anna 2050 Comprehensive Plan processes.

Each of the actions appears in one of the chapters in this document and is numbered accordingly, and each is linked to one of the Strategic Policies in Chapter 1. In addition, for each action, a potential implementation time frame (short-, mid- long-term) and an indication of estimated cost (ranging from \$ to \$\$\$\$) are included in the matrix. These measures are described below.

- + **Potential Time Frame.** This characteristic indicates the general time frame for initiating an action, defined here relative to the date of adoption of the Anna 2050 Plan.

Short Term	0-5 Years
Mid-term	5-10 years
Long-term	More than 10 years

- + **Estimated Cost.** This is a general indication of the City's level of financial responsibility for completing an item, ranging from \$ (relatively low cost) to \$\$\$\$ (approximate cost in excess of \$1 million).

\$	Up to \$150,000
\$\$	
\$\$\$	
\$\$\$\$	More than \$1 million

ACTION PLAN FOR PARKS AND OPEN SPACES			
	Action	Potential Time Frame	Cost
Action 1	City-Owned Properties. Expand and/or enhance City-owned park and recreation properties that have the potential to better serve the surrounding residents or that could become a wellness and enjoyment destination for the community at large.	Ongoing	\$\$\$
Action 2	Parkland Dedication/Fee Ordinances. Review and revise current dedication and fee ordinances. Develop a process to review current ordinances annually	Short Term	\$\$\$\$
Action 3	Property Acquisition. Acquire developable properties utilizing the key service criteria .	Ongoing	\$\$\$\$
Action 4	Open Space Standards. Create standards, where appropriate, to evaluate new private development proposals on their efforts to provide outdoor open space with amenities and neighborhood and/or community gathering places.	Short-Term	\$
Action 5	Open Space Opportunities. Evaluate alteration requests to existing buildings and sites for additional open space, plaza, gathering places and/or green space.	Ongoing	\$
Action 6	Plan Review. Include Parks personnel on the Anna Development Review Committee and review plan submittals, not only to meet specific technical requirements, but also to meet community quality of life, recreation and open space needs .	Ongoing	\$
Action 7	Green Infrastructure Guidelines. Develop guidelines and encourage development within the city to implement green infrastructure practices, where applicable.	Short-Term	\$
Action 8	City Gateways and Shared Spaces. Plan for and design a citywide plan to standardize city gateways, monuments and medians to create a cohesive branded landscape throughout Anna.	Short-Term	\$\$\$
Action 9	Private Recreation Providers.: Engage local private recreation providers to explore opportunities and partnerships in providing services. Future expansion of the parks system should also take into consideration the location of these facilities and work to not replicate services provided in the same geographic area.	Short-Term	\$

ACTION PLAN FOR TRAILS AND SIDEWALKS			
Policy Number	Action	Potential Time Frame	Cost
Action 10	Trail Opportunities. Explore additional areas for trails through wooded and riparian corridor areas.	Short- Term	\$\$
Action 11	Rail and Utility Corridors. Convert underutilized rail and utility corridors for use as passive recreation amenities, where possible.	Mid-Term	\$\$\$
Action 12	New Connections. Install additional trail and sidewalk connections utilizing the Capital Improvements Program and grants funding when available.	Ongoing	\$\$\$
Action 13	Missing Segments. Complete missing trail segments and locate sources for funding, in addition to the Park Development Fund, for the construction of these sections to improve network connectivity and provide links to key destinations in Anna and adjacent cities.	Short- Term	\$\$\$
Action 14	Connections to Other Networks. Designate connections into the regional Veloweb, Collin County Trail System and adjacent city systems	Mid-Term - Long Term	\$\$\$
Action 15	Paddle Trail. Engage in planning and design of put in/ take out points on Sister-Grove Creek presented in this plan and the CCRTMP.	Mid-Term	\$\$
Action 16	Trail Plan Update. Conduct a regular review of the Trail Master Plan to determine whether it meets the needs and priorities of Anna neighbors and businesses as development continues to occur; update the plan as needed.	Ongoing	\$
Action 17	Funding Assistance. Apply for funding through the Collin County Parks and Open Space Project Funding Assistance Program for pedestrian and paddle trail improvements in this plan.	Short- Term	\$
Action 18	Trail Surface Options. Develop a hierarchy of trail surface options for context-sensitive use, such as soft-surface trails in wooded areas and wide, concrete surfaces for off-street, multi-use trails, and equestrian only trails.	Short- Term	\$
Action 19	Trail Amenities. Develop a palette of trail amenities, such as mile markers, parking, restrooms and directional signage pedestrian-scaled lighting, restrooms and security/ safety enhancements for construction/installation along Anna trails.	Short- Term	\$\$
Action 20	Trail Signage/Exhibits. Provide interpretive and/or educational trail exhibits along select trails to acknowledge the cultural and historical significance of an area.	Short- Term	\$\$
Action 21	Communication. Develop an active plan for communicating with parks and recreation users that utilizes online maps and tools, social media presence and other techniques to inform the community of facility improvements and to develop community support for parks, trails and open space plans.	Short- Term- Mid-Term	\$\$

ACTION PLAN FOR RECREATION FACILITIES AND PROGRAMMING			
Policy Number	Action	Potential Time Frame	Cost
Action 22	Priorities. Establish priorities for citywide facility development.	Short- Term	\$
Action 23	Site and Infrastructure Improvements. Determine site and infrastructure improvements required for the development of the prioritized projects.	Short- Term	\$
Action 24	Incentives. Establish development incentives for the construction of new recreation facilities.	Short- Term	\$
Action 25	. Feasibility Studies. Complete feasibility studies for each major facility described in the Parks and Recreation Master Plan—sports complex, recreation center, aquatic center; potentially racket sports facility, concrete skate park, special use pad.	Short- Term	\$\$
Action 26	Partnerships. Determine possible project development partners.	Short- Term- Mid-Term	\$
Action 27	Funding. Determine funding mechanism for capital development and operations.	Short- Term	\$\$
Action 28	Philosophy. Establish a philosophy for recreational programming.	Short- Term	\$
Action 29	Classification System. Adopt a program classification system.	Short- Term	\$
Action 30	Other Providers. Determine the role of other providers in the overall system of Anna recreation programming.	Short- Term- Mid-Term	\$
Action 31	Partnerships. Establish programming partnerships, as necessary, to meet the desires of Anna residents.	Short- Term- Mid-Term	\$
Action 32	Staffing and Funding. Determine the staffing and financial commitment necessary to provide the desired level of recreational programming in Anna.	Short- Term	\$
Action 33	Fee Policy. Develop a fee policy to address programs, activities and facilities.	Short- Term	\$
Action 34	Programming Policies and Procedures. Establish programming policies and procedures.	Short- Term- Mid-Term	\$
Action 35	Marketing Plan. Develop a marketing plan to promote City recreational programming.	Short- Term- Mid-Term	\$

ACTION PLAN FOR OPERATIONAL FRAMEWORK			
Policy Number	Action	Potential Time Frame	Cost
Action 36	Operational Funding Commit to a funding strategy for staffing, operations and management of parks and recreation in accordance with the desired level of service.	Short- Term- Mid-Term	\$
Action 37	Staffing Philosophy. Establish a staffing philosophy for the Parks and Recreation divisions.	Short- Term- Mid-Term	\$
Action 38	10-year Staffing Scenario. Develop and adopt a 10-year staffing scenario that reflects new planned parks and facilities as well as recreation programs and services.	Short- Term- Mid-Term	\$
Action 39	Three-Division Plan. Adopt a three-division plan within the Department that covers administration, parks, and recreation.	Short- Term- Mid-Term	\$
Action 40	Operational Policies and Procedures. Establish up-to-date department operational policies and procedures.	Short- Term- Mid-Term	\$
Action 41	Parks Maintenance Management Plan. Develop a parks maintenance management plan and track performance.	Short- Term- Mid-Term	\$
Action 42	Job Descriptions Develop and/or update job descriptions for all positions.	Short- Term- Mid-Term	\$
Action 43	Social Equity, Diversity and Inclusion. Establish goals and metrics for social equity, diversity and inclusion.	Short- Term- Mid-Term	\$
Action 44	Performance Measures. Establish performance measures for parks and recreation operations and track on an annual basis.	Short- Term- Mid-Term	\$



09

APPENDIX

Slater Creek Park

Amenity

Slater Creek Park is a 77 acre premiere outdoor sports complex in Anna. It is directly adjacent to the High School Football stadium.

Site Photos



Slater Creek Park

Amenity	#
Baseball fields	4
stadium lighting	
bench seating	
batting cages	1
concessions	yes
water fountain	1
restroom structure	1
Park Benches	12
Park Trash Cans	18
Horseshoe Courts	2
Passive Exercise Stations	3
Picnic Tables	15
Grill	1
Covered Pavilions	2
Tennis Courts	2
lighting	yes
basketball hoops	2
Playground	1
Toddler Playground	1
Skate park	1

Flex fields	5
soccer nets	5
stadium seating	4
batting cages	1
Tether Ball Court	2
Trails	
educational signage	1
Entrance Signage	1
Decorative Fence	1
Parking Lots	2
Open Space	yes
Gazebo	1
Four Square Courts	4

Vicinity Map



Natural Springs Park

Amenity

Natural Springs Park is a 19 acre open space and trails park with a full dog park near parking.

Site Photos



Natural Springs Park

Amenity	#
Park Trash Cans	4
Picnic Tables -	4
Grill -	1
Dog Park	1
Dog Bag Station	2
Trails	yes
Shade trees	yes
Parking Lot	2
Open Space	yes
Gazebo -	1
Dock	1
On fishing pond	

Vicinity Map



Johnson Park

Amenity

Johnson Park is a 3 acre legacy sports complex park for the City of Anna. Most likely this park was replaced by Slater Creek.

Site Photos



Johnson Park

Amenity	#
Baseball fields	2
Youth size	1
Full size	1
Decommissioned batting cages	1
Park Benches	4
Park Trash Cans	2
Picnic Tables	2
Playground	1
Lighting	
Old, outdated	
Gravel Parking	1
Open Space	yes
Storage building	1

Vicinity Map



Amenity

Sherley Heritage Park is a 1 acre freshly updated historical site with a new Playground. There is no dedicated parking lot and space is limited.

Site Photos



Sherley Heritage Park

Amenity	#
Restrooms	2
Park Benches	3
Park Trash Cans	3
Picnic Tables	4
Covered Pavilion	1
lighting	4
electrical outlets	2
Playground	1
railroad theme	1
Parking	2
limited	
Open Space	yes
Railroad Museum	1
Educational Signage	1

Vicinity Map



Lakeview Park

Amenity

Lakeview Park is a 9 acre open space park with lake access.

Site Photos



Lakeview Park

Amenity	#
Park Trash Cans	yes
Park Benches	yes
Picnic Tables	yes
Grill	1
Parking Lot	1
Open Space	yes
Dock	1
Trails	yes
Lakeview	yes

Vicinity Map



Amenity

Geer Park is a 25 acre undeveloped field with neighborhood baseball fields.

Site Photos



Geer Park

Amenity	#
Baseball backstop	2
Open space	yes

Vicinity Map



Bryant Park

Amenity

Bryant Park is a 5 acre open field adjacent to the elementary school.

Site Photos



Bryant Park

Amenity	#
Undeveloped Land	yes

Vicinity Map

