



Meadowbrook Park Master Plan

Arlington, Texas



Introductions



James Orloski | Director of Parks & Recreation

Michael Debrecht | Assistant Director of Parks & Recreation

Dr. Venera Flores – Stafford | Assistant Director of Parks & Recreation

Ariel Briggs | Assistant Director of Parks & Recreation

Mark Heinicke | Parks Planning Manager



Katherine Utecht | Project Manager

John Fielder | Landscape Architect

Megan Keleher | Landscape Architect Analyst



Gregory Ibañez | Architect

Bart Shaw | Architect

Trey Kemp | Golf Course Architect



Project Website

- Please scan QR code to navigate to the City of Arlington Meadowbrook Park project website.
- In-person feedback appreciated, but a new version of the online survey provided for feedback for those unable to attend in-person workshop.
- Online survey available in English, Spanish, and Vietnamese.



Agenda

- 1 Recap of Engagement
- 2 Feedback Results
- 3 Summary of Feedback
- 4 Conceptual Renderings
- 5 Master Plan Process and Schedule
- 6 Next Steps



1 Recap of Engagement





Stakeholder Meeting #1

- **February 16, 2023 at 6:00**
 - **PKS Board Room**
- **Stakeholders in attendance**
 - East Arlington Renewal
 - Arlington Sculpture Garden Foundation (ASGF) Board
 - Heart of Arlington Neighborhood Association (HANA)
 - Arlington Golf Advisory Board
 - The Rotary Club of Arlington
- **Presentation and feedback portion**





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Online Survey

- **Duration: February 23rd, 2023 to March 1st, 2023**
- **Number of Respondents: 57**

	PAVED TRAILS (HIKING OR BIKING)	UNPAVED TRAILS (HIKING)	NATURE ENJOYMENT OR OBSERVATION AREAS	GOLF COURSE	MULTIPURPOSE FIELDS (SOCCER, FOOTBALL, LACROSSE, ETC.)	MINIATURE GOLF COURSE	BASEBALL FIELDS (ADULT OR YOUTH)
▼ 1st Choice	12.28% 7	3.51% 2	3.51% 2	26.32% 15	1.75% 1	0.00% 0	0.00% 0
▼ 2nd Choice	8.77% 5	10.53% 6	10.53% 6	10.53% 6	1.75% 1	7.02% 4	0.00% 0
▼ 3rd Choice	8.77% 5	1.75% 1	1.75% 1	7.02% 4	0.00% 0	0.00% 0	1.75% 1
▼ 4th Choice	7.02% 4	0.00% 0	3.51% 2	3.51% 2	1.75% 1	0.00% 0	0.00% 0

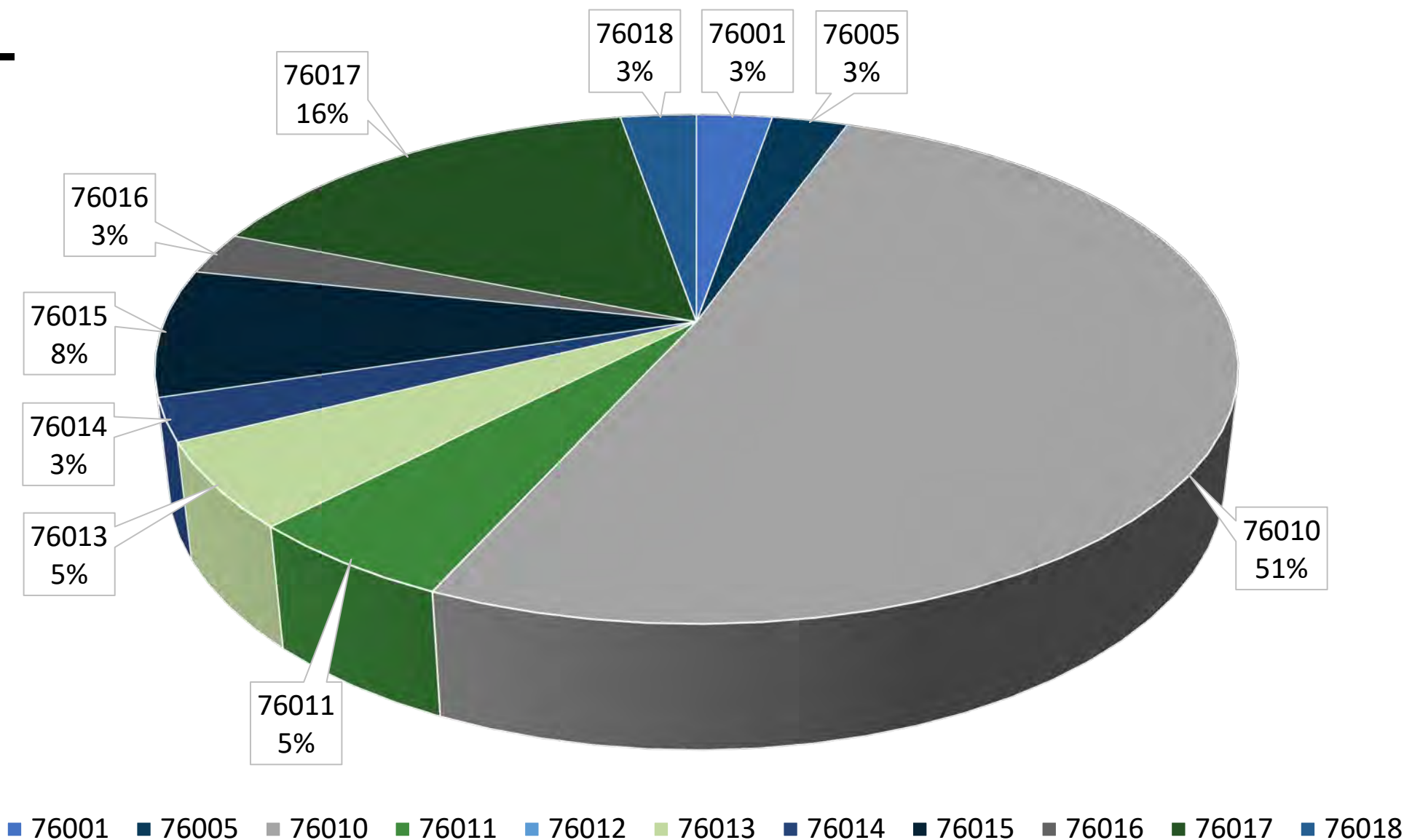
▼ Multipurpose Fields (Soccer, Football, Lacrosse, etc.)	19.30%	11
▼ Baseball Fields (Adult or Youth)	5.26%	3
▼ Pickleball Courts	22.81%	13
▼ Tennis Courts	15.79%	9
▼ Basketball Courts	22.81%	13
▼ Beach Volleyball	14.04%	8
▼ Community Gardens	21.05%	12
▼ Stage of Amphitheater	15.79%	9
▼ Restrooms	52.63%	30
▼ Dog Park	36.84%	21
▼ Outdoor Event Space (Family movie night, etc.)	24.56%	14
▼ Indoor Community or Event Rental Space	26.32%	15
▼ Fitness Center	21.05%	12
▼ Day Camp (Youth)	15.79%	9
▼ Playground (Tot lot, barrier free, natural play, etc.)	45.61%	26
▼ Splash Pad or Interactive Water Feature	36.84%	21
▼ Disc Golf Course	12.28%	7
▼ Pump Track (Bicycle)	8.77%	5
▼ Ropes Course	14.04%	8
▼ Picnic Pavilions	47.37%	27

2 Feedback Results





Zip Codes



Demographics

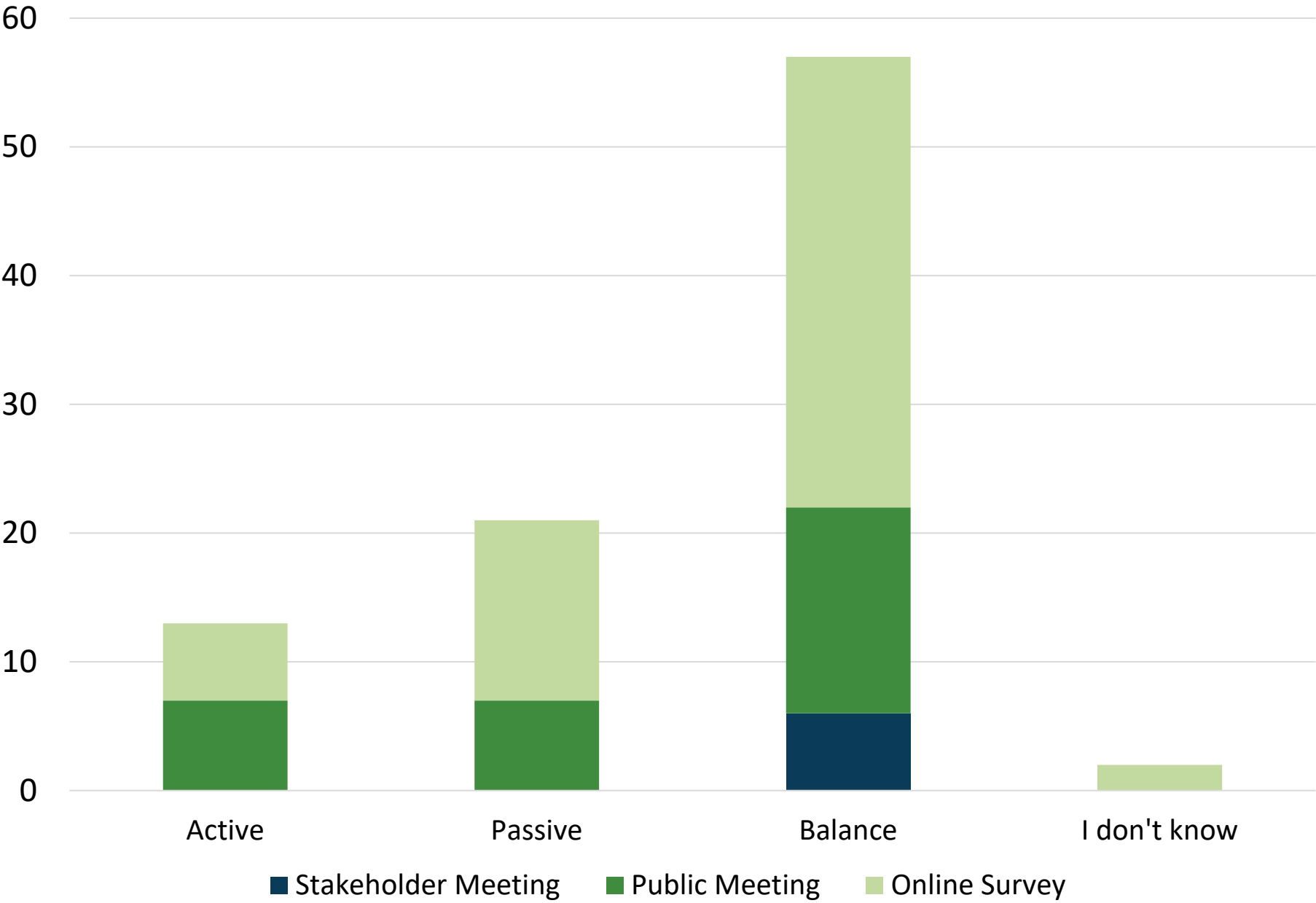
- **76010**
- **Population: 55,703**
 - **Density: 6,233 people per square mile**
 - **Population by Age: Median age is 26 (both male and female)**
 - **Gender: 51% Male, 49% Female**
- **Race:**
 - White: 49.2%**
 - Black / African American: 14.0%**
 - American Indian / Alaskan Native: 1.1%**
 - Asian: 5.4%**
 - Native Hawaiian / Pacific Islander: 0.1%**
 - Other Race: 26.5%**
 - Two or More Races: 3.9%**
- **Families:**
 - Husband Wife Family Households: 40%**
 - Single Guardian: 28%**
 - Singles: 24%**
 - Singles with Roommate: 8%**
- **Households with Kids:**
 - Average household size: 3**
 - Households without Kids: 53%**
 - Households with Kids: 47%**



- **76011**
- **Population: 21,594**
 - **Density: 2,695 people per square mile**
 - **Population by Age: Median age is 30 (both male and female)**
 - **Gender: 50% Male, 50% Female**
- **Race:**
 - White: 52.3%**
 - Black / African American: 22.0%**
 - American Indian / Alaskan Native: 0.7%**
 - Asian: 3.1%**
 - Native Hawaiian / Pacific Islander: 0.1%**
 - Other Race: 18.2%**
 - Two or More Races: 3.7%**
- **Families:**
 - Husband Wife Family Households: 30%**
 - Single Guardian: 23%**
 - Singles: 39%**
 - Singles with Roommate: 9%**
- **Households with Kids:**
 - Average household size: 2**
 - Households without Kids: 67%**
 - Households with Kids: 33%**

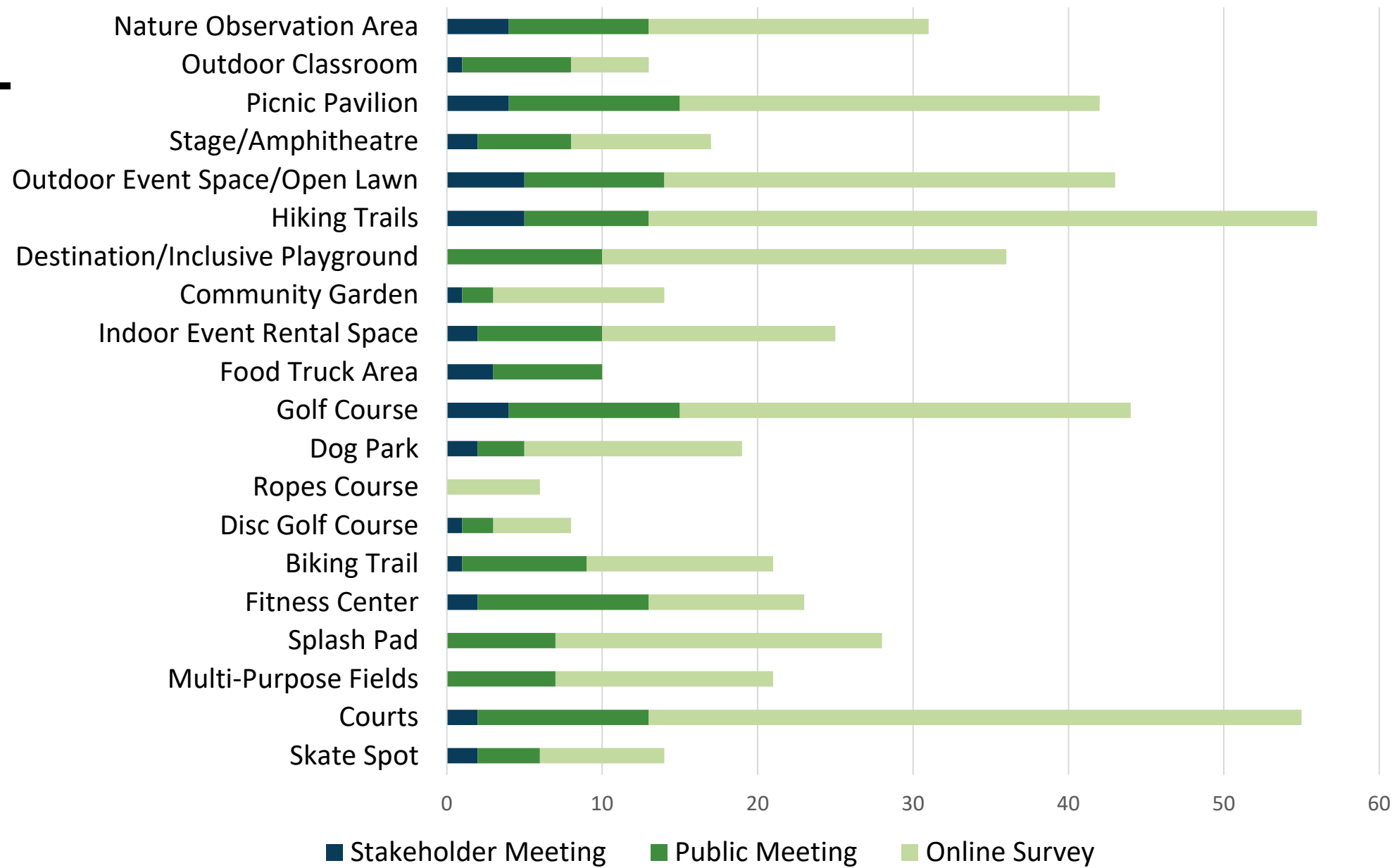


Recreation Typologies





Activity Types





Word Cloud



3 Summary of Feedback



Summary

- **Trails → Connection**
 - Hiking, Biking, Paved, Unpaved
 - Neighborhood Connections
 - East of Meadowbrook Drive, Lana Wolff Park, East Abrams, and Entertainment District
- **Courts (Various)**
 - Pickleball, Tennis, Basketball, Volleyball, Futsal
- **Golf Activity**
 - Pitch and Putt
- **Destination Inclusive Playground**
- **Splashpad / Water Amenity**
 - Programmed activity or with Johnson Creek
- **Nature Observation Area**
 - Preserve trees, Johnson Creek, Educational
- **Outdoor Event Space / Pavilion**
 - Music, events, multi-use



4 Conceptual Renderings



Conceptual Master Plan

LEGEND

- | | |
|-----------------------------|--------------------------------------|
| 1. Destination Dog Park | 19. BMX Park |
| 2. Pond | 20. BMX Trails |
| 3. Boardwalk / Permatrack | 21. Eunice Activity Area - TBD |
| 4. Johnson Creek | 22. Trail Head |
| 5. Amphitheater / Stage | 23. Greenway Connection |
| 6. Pedestrian Bridge | 24. Pitch and Putt |
| 7. Vehicular Access Point | 25. Multi-Use Courts |
| 8. Destination Splash Pad | 26. Basketball 1/2 Courts |
| 9. Food Truck / Market Area | 27. Multi-Use Field/Lawn |
| 10. Destination Playground | 28. Community Connection |
| 11. Restrooms | 29. Fitness Area w/ Shade Sails |
| 12. Flex Lawn | 30. AT&T Way TXDOT Future Connection |
| 13. Parking | ● Sculpture |
| 14. 6'-10' Walking Paths | ● Picnic Area |
| 15. Berms | ■ Shade Amenity |
| 16. Sculpture Park Trail | |
| 17. Open Air Pavilion | |
| 18. Skate Park | |



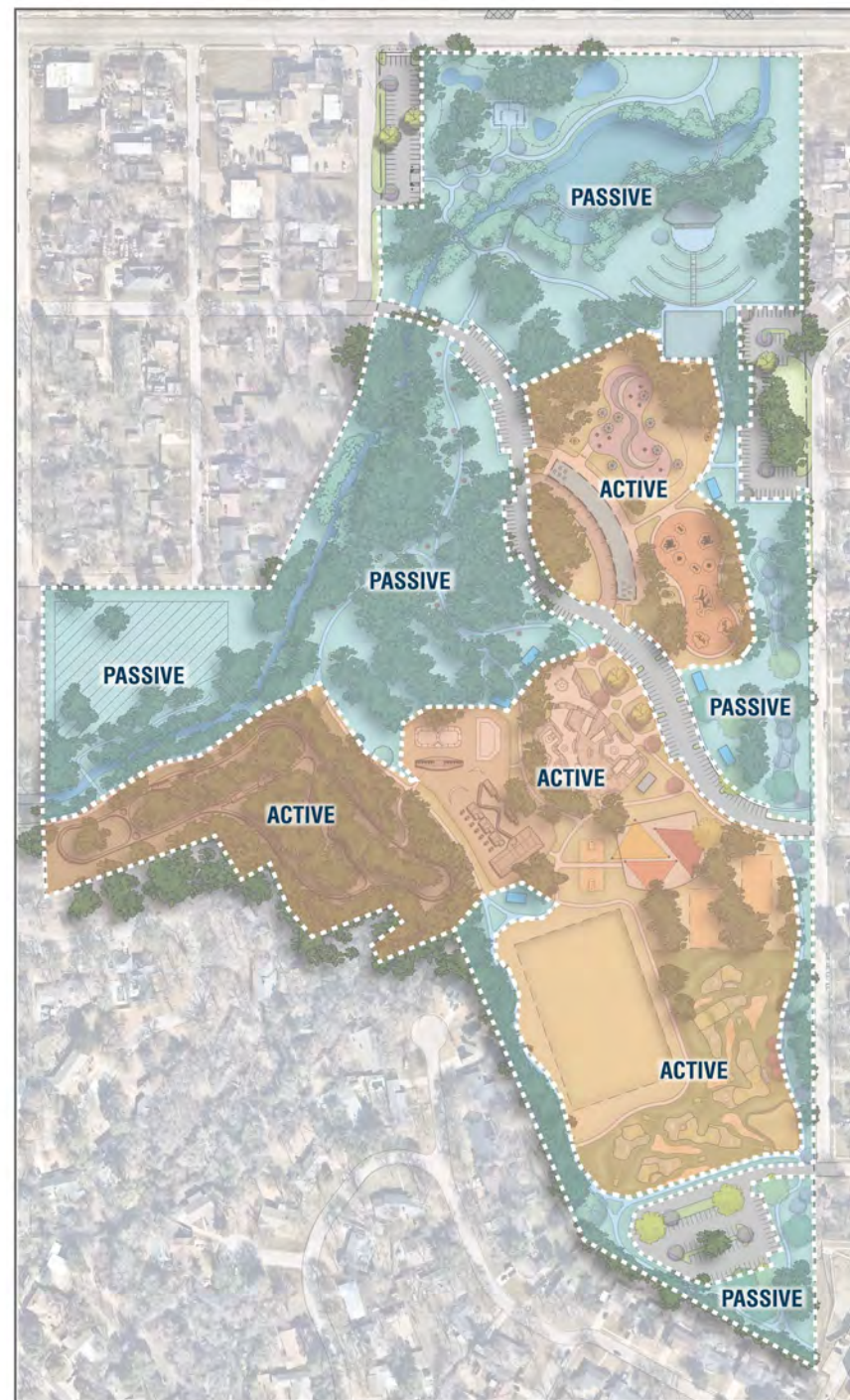
Active versus Passive Recreation

- **Active Recreation**

- Organized sports
- Courts, Fields
- Outdoor Fitness
- Biking, Skate
- Pitch and Putt Course
- Splashpad
- Playground
- Pavilion Area

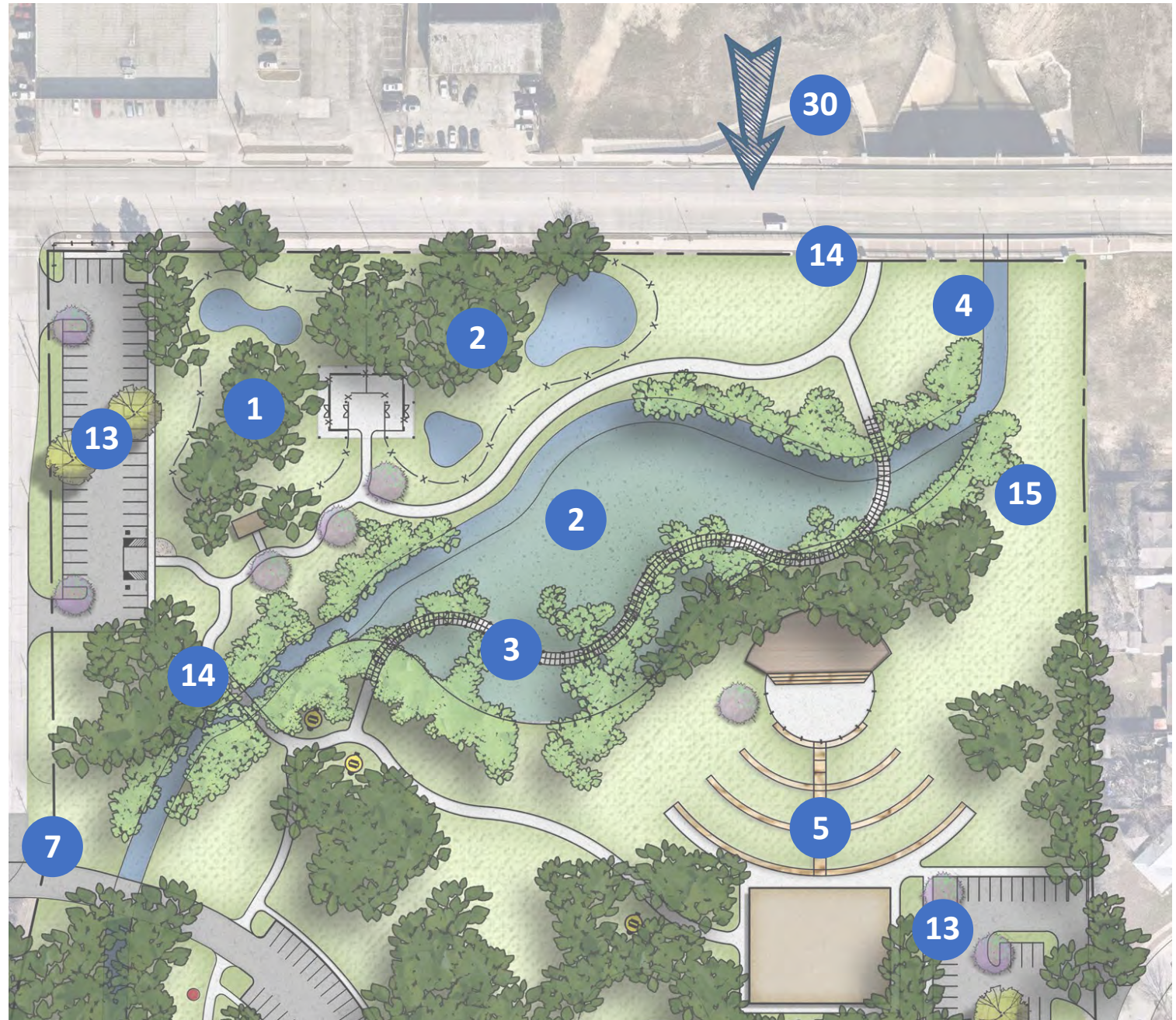
- **Passive Recreation**

- Dog Park
- Trails
- Boardwalk
- Amphitheater
- Johnson Creek
- Nature Areas



Plan Enlargement

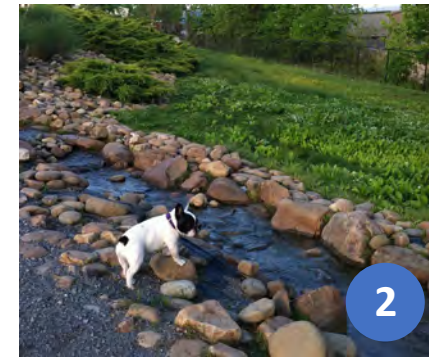
- Destination Dog Park (1,2)
 - Large, small dog park
 - Pond amenity
 - Dog park splash pad
- Boardwalk (3,4)
 - Interaction with Johnson Creek
 - Trail connections at North section of park
- Amphitheater (5)
 - Event space, small scale entertainment destination for neighborhood and entertainment district link
 - Renovated Recreation Center to open air pavilion
- Vehicular connection to existing roadways (7)
- Improve and expand parking lot (13)
- 6' – 10' Walking Paths (14)
- Berms (15)
- AT&T Way TXDOT Future Connection (30)



Meadowbrook Park Master Plan

Reference Imagery

- Destination Dog Park (1,2)
 - Large, small dog park
 - Pond amenity
 - Dog park splash pad
- Boardwalk (3,4)
 - Interaction with Johnson Creek
 - Trail connections at North section of park
- Amphitheater (5)
 - Event space, small scale entertainment destination for neighborhood and entertainment district link



Plan Enlargement

- Destination Splashpad (8)
- Pavilion (9)
 - Seating
 - Rentable space
 - Farmer's Market
 - Flexible Event Space
- Destination All Inclusive Playground (10)
- Restrooms (11)
- Flex Lawn (12)
- Parking Lot Improvements (13)
- Open Lawn – Special Event Space (15)
 - Meadowbrook Park's Front Yard
- Trail Connections (16)
 - Passive recreation opportunities
 - Sculpture Park Trail
- Open Air Pavilion (17)
- Community Connection (28)



Reference Imagery

- Destination Splashpad (8)
- Pavilion (9)
 - Seating
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- Trail Connections (16)
 - Passive recreation opportunities
 - Sculpture Park Trail



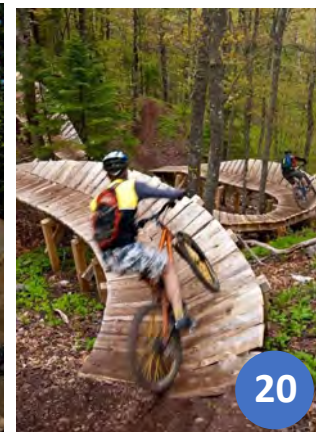
Plan Enlargement

- Parking Lot Improvements (13)
- Trail Connections (14, 16)
 - Passive recreation opportunities
 - Sculpture Trail
- Open Air Pavilion (17)
- Destination Skate Spot (18)
- BMX Practice Facility (19)
- BMX Trails (20)
- Eunice Activity Area (21)
 - TBD Proposed Improvements
 - Connect Meadowbrook Park and Lana Wolff Linear Park
- Trail Head (22)
- Greenway Connection (23)



Reference Imagery

- Pavilion (17)
- Destination Skate Spot (18)
- BMX Practice Facility (19)
- BMX Trails (20)
- Trailhead (22)



Plan Enlargement

- Pitch and Putt Course (24)
- Multi-Use Courts (25, 26)
 - Tennis
 - Pickleball
 - Futsal
 - Basketball
 - Volleyball
- Multi-Use Field/Lawn (27)
- Trail Connections (28)
 - Link to adjacent school for park use
 - Educational use
- Outdoor Fitness Area w/ Shade Sails (29)



Meadowbrook Park Master Plan

Reference Imagery

- Multi-Use Courts (25, 26)
 - Tennis
 - Pickleball
 - Futsal
 - Basketball
 - Volleyball
- Multi-Use Field/Lawn (27)
- Trail Connections (28)
 - Link to adjacent school for park use
 - Educational use
- Outdoor Fitness Area w/ Shade Sails (29)



Golf

Pitch & Putt Golf Course

- Size – 2.5 acres
- 9-holes ranging from 25 – 45 yards
- 7,500 square foot putting green
- **Time Efficiency**
 - Great for people who don't have time to commit to a full round.
- **Affordability**
 - Lower Green fees than traditional golf courses.
- **Family-Friendly**
 - More welcoming to beginners and great for families.
- **Skill Development**
 - Great place to develop and improve short game skills.
- **Fun and Enjoyment**
 - More relaxed and fun atmosphere, a great way to socialize.
- **Environmental Sustainability**



Architecture

- Meadowbrook Recreation Center
 - Listed as individually eligible for Historic Designation by the Texas Historical Commission (visual survey appears to meet criteria to be listed)
 - Utility and Function
 - Gym does not meet modern standards for volleyball or basketball
 - Ancillary spaces rented for meetings are not suited for use.
 - Volleyball League using gym regularly
 - Gym is currently popular space for parties and quinceañera
 - Flooding Issues
 - Building sits firmly in the floodway
 - Johnson creek floods the gym level up close to the level of the main floor
 - Current flood controls on the building are in need of repair and maintenance
 - Potential Adaptations
 - Open Air Pavilion
 - Stage
 - Reuse of structural components



Architecture

- Golf Pro Shop
 - Listed as individually eligible for Historic Designation by the Texas Historical Commission (visual survey appears to meet criteria to be listed)
 - Predates the formation of the WPA
 - Limited Footprint
 - Wood Trellis work in need of replacement
- Maintenance Building
 - Plywood board and batten, painted
 - Monkey Building
- Eunice Activity Center
 - Currently under repair from storm damage
 - Located in the Flood Plain



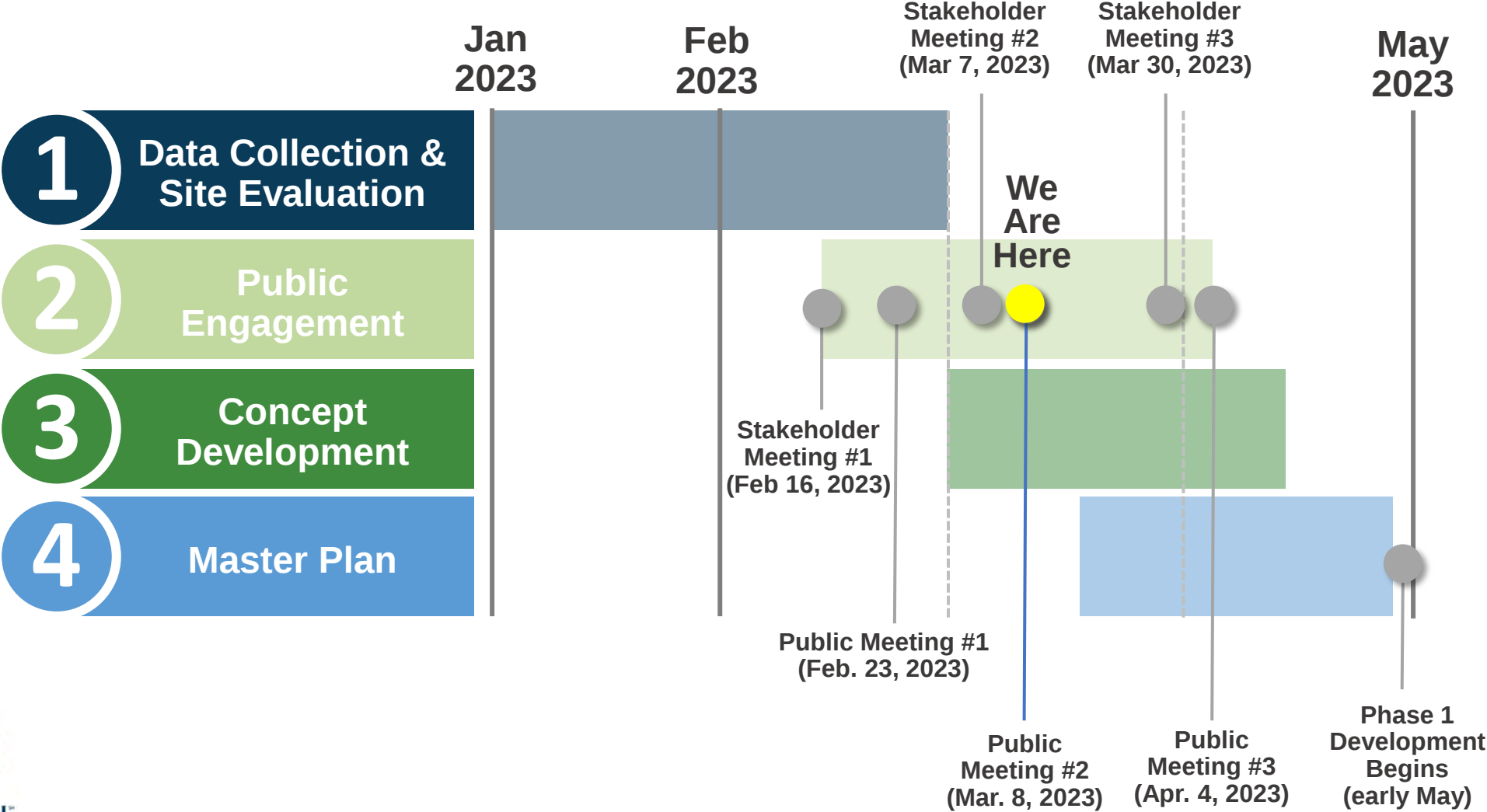
5 Master Plan Process and Schedule



Four Step Process



Schedule



6 Next Steps



Instructions for Stations

Station #1

Place a sticky note with comments on the Conceptual Master Plan.



Station #2, #3, and #4

Place a sticky note with comments on the Plan Enlargement, Section, and Perspective Rendering.



Thank You



SCAN ME