



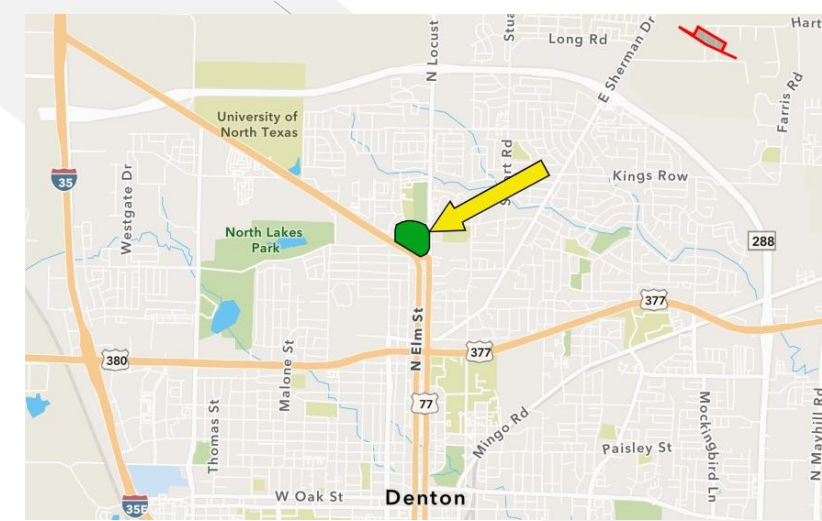
Jefferson North Elm Development (Evers Park South)

Parks and Recreation
Department

February 4, 2025

Background

- Property is being redeveloped into 450 multi-family units
- Park Dedication - Parks to receive 10.2ac of land (required 2.42ac)
 - Includes home, garage, out building and two barns
- Park development fees = \$783,450
 - To be used for development of outdoor park amenities within “Service Area C” (see agenda)
- City has received public interest in preserving the homestead
- Public engagement
 - Property walk w/select groups: Nov 14, 2024, and Jan 17, 2025
 - Public meeting: Nov 21, 2024 (see agenda)
 - Discuss Denton page created
- Historic Landmark Commission consulted on the project
 - House not presently designated, but eligible
- Denton County Historical Park consulted and visited site on Jan 17, 2025
- Parks has no dedicated funding allocated for historic preservation, operations, programming and maintenance



Jefferson North Elm Development

- Existing trees on future park to be preserved
- Park land dedication aligns with park land acquisition goals to expand contiguous park land
- Any park improvements will occur in the future following an analysis of potential uses and public engagement.
- Some trail improvements will occur to satisfy code requirements for pedestrian circulation.
- Park design
 - Not finalized (image is a draft)
 - Future design to be considered by the community, Park Board, and City Council



Property Photos



Key Points / Considerations

➤ Estimated costs

- Feasibility study to review and provide estimates; approximate cost \$50,000.
- Renovation of homestead to accommodate utilization by the public; estimated \$600,000.
 - This does not include required exterior improvements (parking, utilities, and other buildings).
- Annual public facility maintenance costs; estimated \$10,000.

➤ Current Facilities

- Evers Park, adjacent to the north, is an active park with sports fields, a playground, and parking.
- Acquisition of this property does not increase the 10-Minute Walk service area.

➤ Planning for Nature Education

- Parks, Recreation & Trails System Master Plan and Clear Creek Master Plan call for a nature center at Clear Creek.

➤ Priorities

- Other areas in Denton are in a greater need of park access within a “10-Minute Walk”.

Recommendation

➤ **Developer Agreement must be executed prior to city approval of construction plans for the private development.**

1. Staff Recommendation - Demolition

- Full or partial demolition, environmental survey and abatement by developer
- Repurpose portions of the homestead as an open-air pavilion in the existing footprint

The recommendation does not include preservation based on:

- All future costs to be the responsibility of the City including remediation, Phase 1 environmental survey will be conducted by developer
- Hire architectural consultant \$50,000 (unfunded) to develop a work plan with associated capital improvements, Facilities Management Estimate \$600,000 (unfunded) and ongoing maintenance \$10,000 (unfunded)
- Future considerations to renovate as a publicly accessible facility (operated by the city and/or other external agency)

Questions?

Department Contacts:

Gary Packan

Director of Parks and Recreation

Gary.Packan@cityofdenton.com

Ziad Kharrat

Assistant Director of Parks and Recreation

Ziad.Kharrat@cityofdenton.com

