



MEMORANDUM

To: Mayor and City Council

From: Brad Reid, Parks and Recreation Director

Date: February 27, 2018

Reference: Presentation regarding the Cemetery Master Plan and Future Phase expansion option that improve the existing developed property and provide burial options and features not currently offered by the Rolling Oaks Memorial Center

2030: Community Wellness and Enrichment: Excellent and Well-Maintained City Infrastructure and Facilities

Introduction:

The City of Coppell completed the Feasibility Study for a Municipal Cemetery in November of 2004, prepared by L. F. Sloane Consulting Group, Inc., in conjunction with J. Stuart Todd Architects, Inc. The study included a conceptual schematic of what the entire 32.2-acre site could look like once it was fully developed. This plan placed all the potential future building structures and burial features on the east side of the site which is not conducive to proper future development or partial expansion of the remaining undeveloped acreage. Therefore, it was recommended that the entire site be reevaluated for presenting a new conceptual master plan for future phases considering appropriate amenities and ultimate build-out of the entire property.

The City Council approved a professional services agreement with Tim Hansen, ASLA, Landscape Architect/Prime Consultant on Tuesday, September 13, 2016 authorizing him to develop the conceptual Master Plan and a Future Phase expansion option. The resulting conceptual Master Plan was considered and endorsed by the City Council at the May 9, 2017 meeting.

The next phase of this project is currently under consideration for funding through an upcoming bond issuance and this item has been placed on the Council agenda to update regarding the ideas and scope for this proposed development.

Analysis:

The current capacity of the developed property is 3,937 adult single depth burials, 268 infant spaces and 485 columbarium niches for a total phase one capacity of approximately 4,700 spaces (double

depth burials were approved as an option in 2015). Fifty two percent of the total available burial rights is sold to date. The average number of spaces sold in 2014 and 2015 is 717. If this trend continues the remaining 2440 burial rights would be sold in approximately 3 years. However, the sold properties and niches have been what families have considered the most desirable property options that the Rolling Oaks Memorial Center offers. The remaining ground spaces are in locations near Freeport Pkwy. or distant from trees and other site amenities making them “remaining” choice properties. Columbarium niches are structured 10 levels high and either single or double space. The middle levels and double niches are selling first, once again leaving fewer preferred options for future families.

Numerous families, denominational and cultural groups have expressed an interest in burial options that are not currently available at ROMC including:

- Private family estates
- Family mausoleums
- Community mausoleums
- Denominational and nondenominational gardens
- Cultural gardens
- Prayer chapel
- Statues
- Committal chapel
- Outdoor cremation niches

The revised master plan includes the burial options and amenities that have been identified by the community and that are current industry offerings. The next phase expansion project takes advantage of the existing infrastructure to minimize costs but achieve the goal of adding desired amenities and provides the flexibility to modify gardens to accommodate estates of various configurations.

Legal Review:

None required

Fiscal Impact:

No direct fiscal impact at this time.

Recommendation:

The Parks and Recreation Department is presenting this item for information and clarification. No action is requested as a result of this agenda item.