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***“Inspiring Exemplary Cultural Landscapes”***

**6.20.1**

***Area I - Greenbelts, Creeks, Open Space and Views***

**Area I**, the southernmost study area, lies south of Rapp and Shady Grove Road. In this area are two forks of the Little Bear Creek: one that runs east from Pebble Creek Drive, between Creekbend Drive and Overlook Ridge Dr. eastward, and on into North Richland Hills. Little Bear Creek Linear Park will, with the Fall Creek portion of it completed, feature a continuous trail along this creek section. The northerly fork begins near Rapp and Chase Oaks Drive, flowing southeasterly to join the above mentioned fork near Creekbend and Highland Oaks Drives. The two creek branches are part of a greenbelt owned by the city and part of the existing parks system. The opportunity to preserve and enhance this greenbelt needs to focus on preserving the riparian creek ecology and in creating trail enhancements to make this area a signature destination. (**See Appendix E: Creeks and Streams**).

Powerlines that cut a swath through the landscape, traversing terrain of all types have enormous impact on the character and image of cities. Such elements present special opportunities in realizing their use as positive features. An electrical utility easement runs southeasterly from Shady Grove and Rapp to Keller Smithfield and Wilson Lane (North Tarrant Parkway). At present, the Shady Grove linear park is undeveloped, located along the utility line easement. Here is an opportunity to make a statement regarding the character and amenities that the citizens’ desire and that the City of Keller wants its image to portray. It is recommended to extend the linear park and/or trail along the utility easement to the northwest, connecting with the north –south easement to access the Keller Sports Park. This trail extension into Area II will also take the users along the city owned water tower at one of the highest points on the City, with dramatic views toward the surrounding landscape.

The Meandering Trail which runs northwest to southeast, from Rapp to Bursey and on to connect with trails in North Richland Hills, is part of an existing regional veloweb trail system. The popularity of trails makes the possibility of connecting with other surrounding communities quite desirable, and the more that cities engage each other, the more likely both will benefit by such interaction.

Not all of Keller’s waterways exist today in their natural state. As such, these situations present their own particular opportunities. The Chase Oaks Activity Node, located within a large meadow along the upper branch, presents the opportunity to feature riparian landscaping alongside the multi-use trail parallel to the existing concrete drainage channel. Enhancements which mimic the natural environment begin to reclaim the natural beauty inherent in open space and add visual quality and enrichment to the overall experience of the park itself.

Willis Coves is park land that is located at Rapp and Willis, a natural grove of mature post oaks, preserved as open space. This represents the only

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designated open space in Area I. What history there is in this space may be conveyed by signage that is conducive to the appreciation of this wooded area and the rarity of such spaces, particularly in cities. (See Natural Resources Map)

**6.20.2**

***Area II - Greenbelts, Creeks, Open Space and Views***

**Area II** is geographically the smallest in size of the four study areas. It lies east and west of South Main Street, north of Rapp, west of Rufe Snow and south of Keller Parkway. Within this area is Big Bear Creek which flows west to east, south of Bear Creek Parkway. Bear Creek Park, perhaps the most popular of Keller’s parks, is organized along the creek. This ample and serene park attracts visitors from all over the city as well as from surrounding communities. Bear Creek, situated in the park, acts as a “hub”. The opportunities are in creating new trail and greenbelt connections while enhancing existing ones. The future Whitley Greenwalk would benefit from such an enhanced connection.

To the westernmost edge of the city lies the Keller Sports Park. At 148 acres in size, it is Keller’s largest park. The park is separated from the city by the Highway 377 or South Main Street. Opportunities lie in creating strong, positive connections to the adjacent Keller Historic District, and in creating primary, pedestrian connections and amenities in that entire area.

Likewise, the Union Pacific Rail line run north – south, along the west side of Main Street, and its easement provides a trail opportunity north into Area IV as well as to surrounding cities’ trail networks.

Whitley Greenwalk, Rapp Greenwalk and Meandering Trail are future trails within this area. Developing these trail connections will add to the overall pedestrian connectivity, livability and vibrancy of this part of Keller.

There is an equestrian trail route that runs from the arena at the Keller Sports Park eastward, along Big Bear Creek and on east into Area III. The care for the rural character of Keller speaks through amenities such as these. The extension of such a trail network, as in northward along the rail easement, brings benefits to even casual observers, to allow them to enjoy the sight of a horse and rider out enjoying the country that breathes life to the City.

Water Towers are visual landmarks in the city that are typically ignored or wished away. The water tower along the electrical utility easement in Area II east of Whitley presents an opportunity to become a gateway to a park, offering views and providing dramatic punctuation in the landscape. (See Natural Resources Map).

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**6.20.3**

***Area III - Greenbelts, Creeks, Open Space and Views***

**Area III** occupies the section east of Rufe Snow, south of Keller Parkway and Union Church, north of Shady Grove Road and east of Davis Boulevard. The second largest of the four study areas, this area enjoys several unique natural features.

Perhaps the single largest natural feature is the floodplain of Big Bear Creek, which courses west - east across this area. The floodplain is home to the Sky Creek Ranch Golf Club. Though it has been transformed into a “manicured” open space rather than a natural greenbelt, it still offers trail opportunities, views and enjoyment. The Bear Creek Parkway meets the Big Bear Creek Trail which parallels the golf course on its south side. An important opportunity is to connect the trail to the new and undeveloped Milestone Park. Opportunities exist to directly compare the golf course and natural open space to educate citizens about the value of natural open space and native vegetation.

The heart of Keller, The Parks at Town Center, is located in Area III, directly east of the Bear Creek Park. This park land encompasses The Keller Pointe, the Keller Town Hall and its lake, the Big Bear Creek and the Natural areas south of it, the Keller Smithfield Activity Node and a looping trail network. There is available adjacent land to the south, which would be a tremendous asset to the City’s parks and recreation system. Every effort should be made to acquire this land, as it is of considerable size, centrally located and effectively enlarges the area encompassed by The Parks at Town Center.

This area has an equestrian trail route (from Bear Creek Park) which traverses The Parks at Town Center to the Keller-Smithfield Activity Node; then continues northward along Keller Smithfield Road. The future equestrian trail connection that is planned to cross Keller Parkway and head northward on into Area IV is an important link to create an equestrian loop trail. The Smithfield Greenwalk is planned as a future greenwalk that will feature an off-street trail running north – south from Shady Grove Road to Bear Creek Parkway at the eastern entry near the Keller-Smithfield Activity Node. This opportunity will add to the multi-modal connectivity of the City as well as to its rural image.

Farther east, the Preston Greenwalk is an existing trail that connects Shady Grove Trail to the Big Bear Creek Trail. Within this area are two schools, which present the ideal of connecting with the trail system. Opportunities to add bike lanes to enhance connectivity to the trail system should be implemented, where possible. (See Natural Resources Map).

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**6.20.4**

***Area IV- Greenbelts, Creeks, Open Space and Views***

**Area IV** is the largest and northernmost area of the city, representing almost 50% of the entire city area. This area lies north of Keller Parkway and Florence, east of Main Street, and west of Pearson and Randol Mill Avenue. Keller’s Rail line runs along the western boundary of the city, north – south along Main Street or Highway 377. The birthplace of the City, is featured in the Historic District along the railway. Union Pacific runs trains along its main line between Fort Worth and McAlester, Oklahoma. Rail traffic consisting of mixed freight, coal, grain and automobiles. The rail easement provides opportunity for a hike and bike trail connection southward into Area II and westward to link with Fort Worth’s trail system.

Another reminder of Keller’s rural past is the horse as the primary means of transportation from earliest times. Equestrian trail opportunities exist in this area, with future extensions planned. From Keller Parkway along Keller Smithfield Road, the proposed equestrian trail goes north and turns west along Florence Road to Bourland Road, then north again to Mt. Gilead Road, and finally west to Main Street. The proposed trail would be located along the railway easement by Main Street and offer connection south into Area II, taking horses and riders back to the Arena and thus making a full circuit through all of the four areas of Keller. Another proposed fork of the equestrian trail near the northern boundary of the city extends the equestrian trail route north of the city’s limits. The City’s image and diversity will be amplified by such an expansion of the equestrian trail system.

This area proposes future Greenwalks in the Johnson Greenwalk, Florence Greenwalk, Mt. Gilead and Eastern Greenwalks. The opportunity to link all of these greenwalks by extending the trail system along streets, creeks or easements enlarges the potential to experience the City.

In addition, several future trails are planned for this area: Indian Trail (in three distinct locations), Ridge Trail and Ottinger Trail. Eastern Trail is complete. Trail connections through parks and linking parks will benefit both trail and park users by facilitating and diversifying accessibility. A looped trail between Johnson Road Park’s expansive open meadow, Overton Ridge Park’s native vegetation, and the dramatic, man-made topography of Northeast Park will make such a tour truly memorable. Other cultural landmarks provide opportunities for linkages and destinations in their own right, such as Bourland Cemetery located atop a hill, affording views all around and Mount Gilead Cemetery with its central location north of Bancroft similarly has great cultural and historic value.



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**6.20.5**

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Indeed, all such enhancements act as recognition that Keller’s citizens are highly active, and devoted to spending time recreating outdoors as the results show in the Attitude Survey. By identifying the unique natural and cultural treasures and linking them throughout all city sectors in a vital way, the overall fabric of Keller becomes richer, and the vision of **“Inspiring Exemplary Cultural Landscapes”** begins to emerge. (See Natural and Cultural Resources Map)



*The wildflowers within the native landscape of Overton Ridge Park provide the opportunity for exploration, observation and education.*

**6.21**

**Protection of Natural and Rural Landscapes**

One way to maintain the City of Keller’s rural character is by preserving views and vistas from various vantage points including views along the creek system, roadways, as well as the character of specific roads themselves.

There are various ways to ensure the protection of nature areas and open space, as discussed below:

**Outright Purchase of Land** – the city may acquire land by purchasing available parcels that it deems to be valuable and dedicate it as park land or open space.

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**Land Dedication** – private entities may donate land to the city as park land.

**GreenScapes (U.S. Environmental Protection Agency)** – This program preserves natural resources and increases savings through holistic methods, which focus on reducing, reusing, recycling and rebuying materials.

Source: U.S. Environmental Protection Agency, <http://www.epa.gov/greenscapes/>

**Conservation Development** - One of the most effective ways to ensure the protection and effective management of open space and creek corridors is through the method of Conservation Planning and Development. It is in essence a tool that ensures the protection of the character of a city or town, the protection of important ecological habitats, the protection of scenic views and landscapes and the economic sustainability by protecting the assets that add value and quality of life to the community.

Public nature areas/ open space which is preserved has been shown to increase property values in proportion to the proximity of the residential property to the park land. The M.I.T. Center for Real Estate published a thesis study of residential properties near neighborhood parks across the Dallas Fort Worth metroplex. The study found a 23% increased value of private residential properties up to ¼ mile from park land/ open space.

The concept and value of Conservation Planning and Design as a planning tool are presented in **Addendum F: Context Sensitive Design, A Case for Conservation Planning and Design.**



*With foresight and commitment it is possible to incorporate natural and rural landscapes successfully in the urban setting.*



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**Purchasing of Development Rights** – Through the purchase of perpetual or term conservation easements, rural land is preserved, rather than converted to urban uses. One program is the Texas Farm and Ranch Lands Conservation Program, an initiative of the American Farmland Trust.

Source: Texas Farm and Ranch Lands Conservation Program,  
<http://www.texasfrcp.org/involved.htm>

**Conservation Easements** - A landowner voluntarily agrees to sell or donate certain rights, and a private organization or public agency agrees to hold the right to enforce the landowner’s promise not to exercise those rights. In essence, the sold or donated rights are voluntarily forfeited and no longer exist. This agreement protects the natural resources of a property by restricting certain types of uses or development on the land in perpetuity. These easements allow owners to retain many private property rights including living on and using their land, with tax benefits.

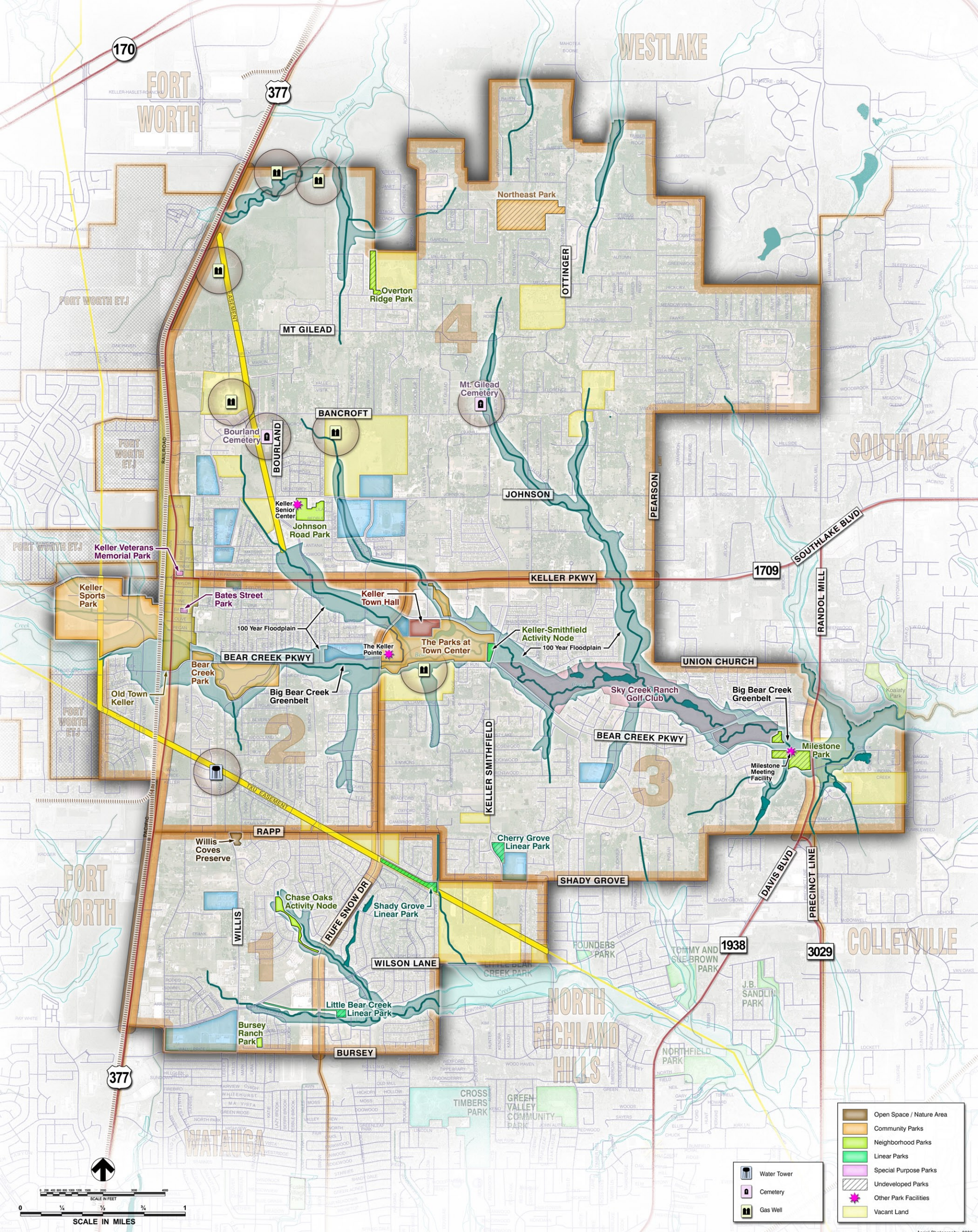
Source: The Nature Conservancy,  
<http://www.nature.org/aboutus/howwework/conservationmethods/privatelands/conservationeasements/>



*Horses grazing along a row of conventional houses create an interesting juxtaposition.*

*The map, **Natural and Cultural Resources, Opportunities and Constraints** on the next page shows areas of visual and cultural interest including areas of high visual quality and cultural features such as cemeteries.*





August 30, 2007

# NATURAL & CULTURAL RESOURCES OPPORTUNITIES & CONSTRAINTS

CITY OF KELLER, TEXAS



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**6D. Overall Recreational Assessment**

**6.22  
Assessment of Needs**

**6.22.1  
Overall Ranking of Priorities**

In assessing and ranking the overall needs of Keller citizens, many factors are considered. The greatest weight is given to the Attitude Survey, due to its random, unbiased nature and sample size. However, other factors come to bear, such as undeveloped parks and recreation master plan facilities, parks and recreation facility works in progress, current sports leagues’ needs, citizens input in public meetings as well as parks and recreation trends. All of these factors serve to bring the best information into the process and rounding out the needs of Keller citizens.

Those comprehensive needs, identified in Table 6.12 below, in turn form the foundation of Chapter 7, Recommendations for achieving the vision, **“Inspiring Exemplary Cultural Landscapes”**.

Note that, for planning purposes, ‘Picnic Tables’ are considered such a basic, ancillary, support element which are usually part of every park development; as such, considered part of park development; likewise, ‘Park Restrooms’ are considered part of Community Park development. Both these facilities are, thus, omitted from the overall list of “choices” for ranking priority facilities, as they will be included as *de facto* support features.

<b>Table 6.12 Overall, Ranked Informed Parks and Recreation Needs</b>		
<b>Rank</b>	<b>Facility</b>	<b>Type Facility/ Activity</b>
1	Hike and Bike Trails	Non-athletic
2	Natural Habitat/Nature Areas	Non-athletic
3	Senior Center	Support
4	Playgrounds	Non-athletic
5	Tennis Courts	Athletic
6	Basketball Courts	Athletic
7	Lighted Soccer Fields	Athletic
8	Rental Picnic/Reunion Pavilions	Support
9	Amphitheater	Support
10	Environmental Learning Center	Non-athletic

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**6.22.2  
Ranked High Priority Facilities**

**Hike and Bike Trails** – A top priority of the Attitude Survey, in the question related to additional facilities and topping the single most important facility to construct, these results correlate with the high trail usage cited in Table 5.2, with Keller outpacing other cities in trail usage. In addition, ‘expand the trails system’ garnered top support (23%) for potential projects in a bond election. Trails provide linkages that encourage people to connect with each other and with destinations in the city. Attitude survey respondents to question number 4, asking an open-ended question as to which recreational facility is most lacking is Keller gave the highest support to Trails. In the Attitude survey, respondents to the question asking importance of constructing additional recreational facilities in Keller gave third highest support for hike and bike trails.

**Natural Habitat/ Nature Areas** – The entire pool or 100% of respondents to the “Wild, Wild West Fest” questionnaire were ardent in their attitude that it is important to them that Keller maintain a rural feel with ample open space. Likewise, 94% of Attitude Survey respondents in question number 13 agreed with the statement that ‘natural areas are important and should be preserved where it is available’, by far the highest level of support in this group of statements. Park land depends upon available nature areas and unprogrammed open space as a setting for all other activities. Outdoor - and frequently indoor - recreation are nestled into park settings. The singular quality of open space is what *defines place*. Its abundance is fundamental to the image and vision of Keller, ***“Inspiring Exemplary Cultural Landscapes”***. In the Attitude survey, respondents to the question asking importance of constructing additional recreational facilities in Keller gave fifth highest support for natural habitat/ nature areas.

**Keller Senior Center** – Although not a facility choice among the list of options in either the “Wild, Wild West Fest” or the Attitude Survey, specific questions address this need. In the question related to potential projects in an upcoming bond election, ‘expand Keller Senior Center’ ranked as the top indoor recreational facility. According to Senior Center input, the existing facility has long since been outgrown for the population it serves, and compares poorly with other cities’ senior centers in the region. Moreover, citizen input and national trends indicate a desire to retire in their hometown and also where retirees can be close to their family members.

**Playgrounds** – Playgrounds ranked very high in both the “Wild, Wild West Fest” and the Attitude Survey and are fundamental elements of Neighborhood Parks. ‘Renovate and redevelop neighborhood parks, of which playgrounds are an integral part, garnered top support for projects in a bond election. ‘Acquire additional park land’ and ‘construct additional neighborhood parks’ (with playgrounds implied) ranked very high with resident respondents in support for future projects in a bond election. Moreover, playgrounds and Neighborhood



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Parks are in considerable shortage as demonstrated by number and distribution in the Map, “Existing Neighborhood Parks” as well as by the adopted standard in Table 6.1. All of the above mentioned public support combined with lack of City area coverage reinforce the need to develop 19 playgrounds, as shown in Table 6.9, Facility Standards. Attitude survey respondents to question number 4, asking an open-ended question as to which recreational facility is most lacking is Keller gave third highest support to Parks/ general improvements. Also in the Attitude survey, respondents to the question asking importance of constructing additional recreational facilities in Keller gave fourth highest support for playgrounds.



*Well chosen play equipment are ideal to instill confidence in a child. At the same time fitness and health are effectively achieved while playing.*

**Tennis Courts** - All of the existing tennis facilities are KISD, with no existing city facilities. In each of the public input methods, the need for tennis courts was supported as a significant need for the city. In the question related to the single most important facility to construct, tennis courts rank third highest, after playgrounds. Attitude survey respondents to question number 4, asking an open-ended question as to which recreational facility is most lacking is Keller gave second highest support to Parks/ general improvements. In the Attitude survey, respondents to the question asking importance of constructing additional recreational facilities in Keller gave seventh highest support for tennis courts.

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**Basketball Courts** - A popular facility of neighborhood parks, this facility ranked 4<sup>th</sup>, below playgrounds, in support of ‘additional facilities’ in parks. With the addition of neighborhood parks, basketball courts will be an integral part. Although the standard is met for basketball courts as shown in Table 6.9, Facility Standards, 11 out of the 14 courts are located at schools. From the public input, basketball courts are identified as a high priority need, and further are common elements of neighborhood parks, and thus are included on the priority facility list. In the Attitude survey, respondents to the question asking importance of constructing additional recreational facilities in Keller gave sixth highest support for outdoor basketball courts.

**Lighted Soccer Fields** – In the Attitude Survey, of ‘additional facilities’ selected, ‘soccer fields’ garnered majority support, and ‘lighted soccer fields’ with somewhat less support. Of the ‘most important facility to construct’, ‘lighted soccer fields’ ranked 6<sup>th</sup> highest. These, combined with the Keller Sports Park Master Plan, league input and recreational trends supports the high ranking of this recreational facility. Attitude survey respondents to question number 4, asking an open-ended question as to which recreational facility is most lacking is Keller gave fourth highest support for Athletic facility/ Sports complex. In the Attitude survey, respondents to the question asking importance of constructing additional recreational facilities in Keller gave ninth highest support for soccer fields.

**Rental Picnic/Reunion Pavilions** – “Wild, Wild West Fest” respondents rank picnic pavilions 4<sup>th</sup> highest in the “top 5 facility choices” in parks. In the Attitude Survey, of ‘additional facilities’, rental picnic/reunion pavilions rank 6<sup>th</sup> highest, after tennis courts. As a support facility, these are important elements in both neighborhood and community parks. With the addition of these parks, coupled with Keller residents’ keen interest in picnicking, pavilions of various sizes are popular and integral to quality park designs. With solar and rain protection seasonally essential to comfort, pavilions often make it possible for people to gather and spend time outdoors. In the Attitude survey, respondents to the question asking importance of constructing additional recreational facilities in Keller gave eighth highest support for rental picnic/ reunion pavilions.

**Amphitheater** - In the Attitude Survey, respondents to ‘most important facility to construct’ give 5<sup>th</sup> highest ranking for Amphitheater (shared with Dog Park); for ‘additional facilities’, respondents give majority support and 7<sup>th</sup> highest rank for ‘amphitheater’, after rental picnic/ reunion pavilions. The Parks at Town Center Master Plan contains a location for an amphitheater. In the Attitude survey, respondents to the question asking importance of constructing additional recreational facilities in Keller gave tenth highest support for amphitheater.

**Environmental Learning Center** – There is overwhelming support of nature areas, and majority support for an environmental learning center as a potential project in an upcoming bond election. Promoting understanding and appreciation of nature areas and open space is key to the preservation of these natural



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resources. Water as a resource, native vegetation, wildlife and topography are some of the elements that may feature in an environmental learning center, serving to educate and expand appreciation of what makes Keller a unique place. An environmental learning center thus goes hand-in-hand as support for the natural environment and the devotion residents have for preserving it.

**6.22.3  
Other Unranked Facilities**

**Expansion of The Keller Pointe** – In the Attitude Survey, respondents gave a majority support for this facility as a potential project in an upcoming bond election. The Keller Pointe Master Plan includes a children’s water spray park as an outdoor aquatic facility in its expansion plans.

**Expansion of the Keller Sports Park** – Continuing to implement the Keller Sports Park Master Plan will meet a variety of needs for athletic facilities, including soccer, softball, baseball and in-line hockey, to name a few, which also received support in the Attitude survey.

**Dog Park** - Whether dog owners or not, respondents in the “Wild, Wild, West Fest” gave 5<sup>th</sup> highest support in their selection of the “top 5 facility choices”. Attitude Survey respondents, for the ‘most important facility to construct’, ranked Dog Park as the 4<sup>th</sup> highest in support. It often happens that these parks receive high support and demand increases after the initial park is completed and experienced. It is a good idea to have expansion capability, or a second location designated for a future park.

**Skateboard Park** – Of the single most important facility to construct in the Attitude Survey, respondents ranked Skateboard Park 6<sup>th</sup>, with the equal support as lighted soccer fields. Protecting youths grounds is a major safety aspect of skateboard parks. These parks provide a place other than City streets designed for automobiles as practice places. Contemporary skate parks are popular, especially with youths as recreational types of City parks, offering amenities for in-line skaters and boarders as well as spectating opportunities.

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**6.22.4**

***Justification of Ranked Facilities***

***Final List***

The final list of priorities is the result of many and varied sources of input. With the telephone survey a good and objective representation of the needs of the community, it forms the core of the decision making process for priorities. (In fact, historically, without such an objective tool, athletic as opposed to more passive facilities were often perceived to be the greatest need in a community, for the reason that the athletic interest groups would be the best organized and the most vocal.) Other sources of information include questionnaires, public meeting presentations and sport group and league input by means of letters. The latter involves separate interest groups that have to be balanced with the needs of the entire Keller community. Other input includes past Parks and Recreation Department programs and projects that are in the process of being implemented (e.g. KSP master plan implementation, park and facilities improvements etc). Sources also include staff experience as well as the professional judgment of the planning consultants, based on their experience and professional knowledge.

Improvement and/or re-location of the Keller Senior Center has already been identified as a need by the Parks Department and for that reason, did not feature on the list of facilities to choose from in the telephone survey. However, with the huge need for additional space and past failed attempts to have a bond approved for the Senior Center, it was felt necessary to include a specific question in that regard, with the response very positive for supporting such a bond election item.

***Purpose of Priority List***

A purpose of developing a priority list is manifold: it is a tool that gives direction for future projects, contributes to the action plan, assists with budget projections and provides the motivation for grant applications. With the latter in mind, the consideration is often to separate indoor and outdoor facilities in two separate lists, since most grant applications are either for indoor or outdoor facilities.

For the outdoor list, tennis in effect rates no. 3, and for the indoor list senior center rates no. 1.

Certain facilities and amenities may rate high on all lists, but because of their nature, may not be presented high (or at all) on the final list of priorities. An example is restrooms that typically rate high if not no. 1. However, restrooms is a support facility and a given for community parks where people do not have close access to their homes and is typically not desirable in neighborhood parks where the intent is for parks to be in walking distance from the park user’s home or where the practicality of cost and vandalism may preclude its construction. Likewise, playgrounds may rate high (in fact should rate high) but when



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compared to other facilities, may not be represented high on the final list since the expectation is that playgrounds are a given in almost all community and neighborhood parks.

Specifically comparing the two facilities of tennis and a senior center with each other, the following is considered:

1. Tennis represents as single and therefore limited user group in a community.
2. A senior center is a facility that directly or indirectly has value for the entire community. Senior centers are support facilities that should rate high in all communities that desire to be sustainable. In this sense, the idea is to create the opportunity for a resident to retire in the very city that he/she was born, had children and eventually has grandchildren living nearby. The testimony to this is from a resident of a city adjacent to Keller that said at a public meeting he always wanted to retire in a small town in Texas, but with the improvement in his city’s parks and recreation facilities, especially trails, he now wants to retire in the very city where he worked and lived as an adult. A sustainable community is where residents invest time, money and effort in the well-being and growth of the community.

***Summary Justification of Priority List***

As a summary, the list of top facilities is justified as follows:

1. It is proper and just for facilities that benefit the entire community to be high on the list of priorities. For this reason trails (applicable to all age groups with different modes of recreation e.g. hiking, biking, jogging, strolling) are at no. 1 for Keller (it is noticeable that trails rate consistently as very high if not no. 1 in most Texas communities); in addition, easements need to be established early on to ensure adequate trail connections in the future.
2. Nature areas, open space and parks involve land that is a resource that has to be acquired early on; otherwise it is lost forever. It therefore rates as no. 2 on the list of priorities for Keller, in addition to the fact that it rated very high on the telephone survey.
3. A senior center has value for a large part of the community directly or indirectly. It is an indoor facility that does not compete with outdoor facilities for funding.
4. As a single and limited user group Tennis rates very high as no. 4. In addition, the Action Plan recommends that six tennis courts be provided in stead of only two that is needed on a standard needs basis, which further emphasizes the level of support afforded to Tennis.