

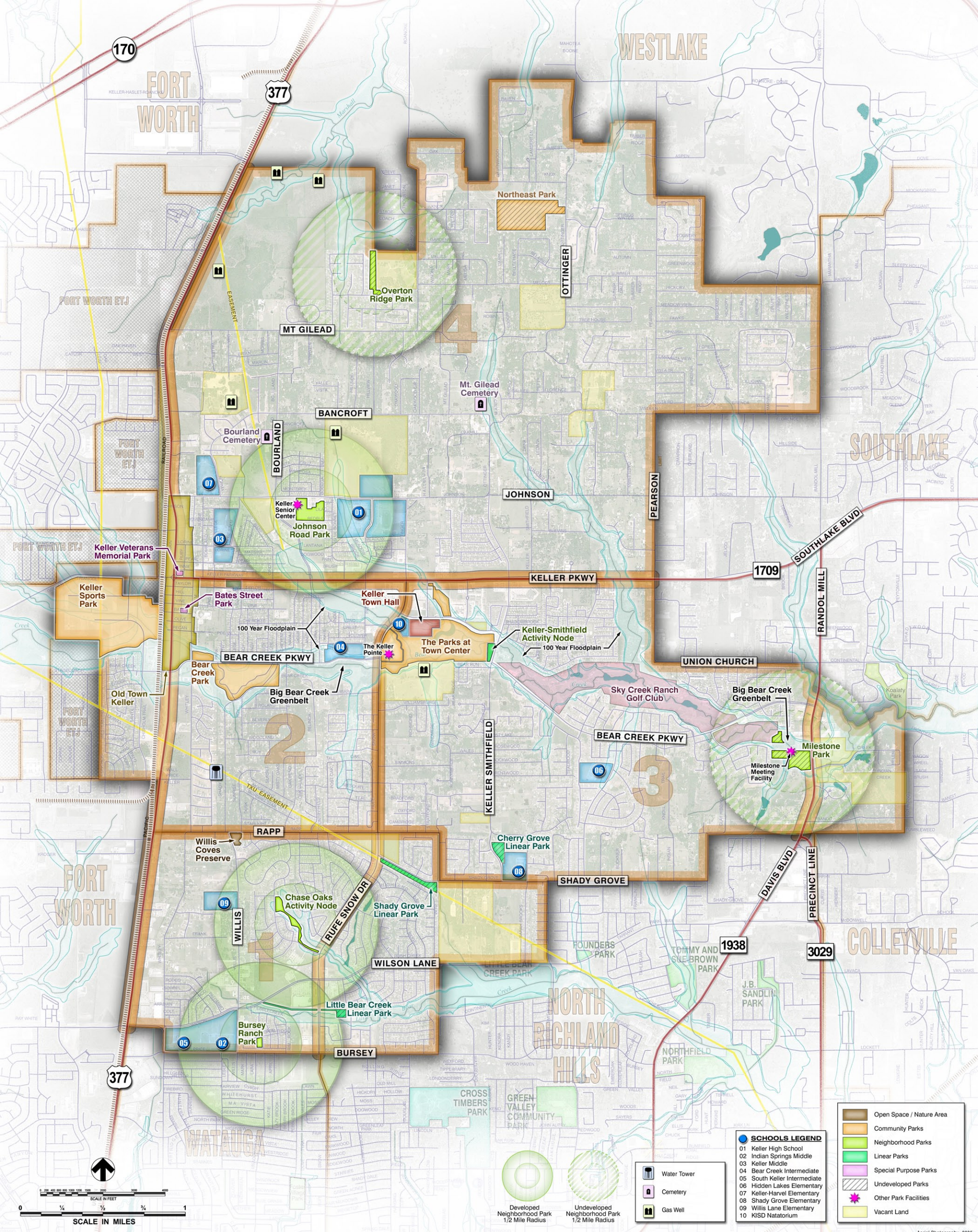
**“Inspiring Exemplary Cultural Landscapes”**

**3.5  
Neighborhood Parks**

**Index of Neighborhood Parks:**

- 1. Bursey Ranch Park**
- 2. Chase Oaks Activity Node**
- 3. Johnson Road Park**
- 4. Milestone Park**
- 5. Overton Ridge Park**

*The **Existing Neighborhood Parks Map** on the next page depicts the relationship between the existing schools and parks in the City of Keller including a service radius of ½ mile which is a comfortable walking distance for each park.*



August 30, 2007

# EXISTING NEIGHBORHOOD PARKS

CITY OF KELLER, TEXAS

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1.

**Bursey Ranch Park**

**Address:** 421 Alta Ridge Drive

**Type:** Neighborhood Park  
**Size:** 1.34 Acres



*Family outings to neighborhood parks are more appealing with the presence of a protective shade structure - particularly on a summer day. Changing the solid wood fence in the background to a transparent metal fence will benefit the park with informal surveillance and a feeling of being “connected” with the park setting. Current ordinances require wrought iron fences adjacent to open space.*

**Comments**

This small neighborhood park is bounded to the north by Ridgeway, to the South by Alta Ridge and to the east by Rustic Ridge Drives. To its advantage, Bursey Ranch Park is surrounded on three sides by front facing homes separated by a single loaded (development on one side only) road. The configuration of elements within the park is the result of the input of the neighborhood, with the exact elements and locations that they selected. Ideally-suited curbside parallel parking solves that need with no impact on the available park land.

A few additional, basic park elements will greatly benefit this park, such as a singular, identifiable park gateway, a shade structure and special plantings have a trail around it. Family outings to Bursey Ranch Park will be more appealing with the presence of a centrally located protective shade structure. The long, uninviting backdrop of wood fence, has potential to transform the park in a tangible improvement by replacing it with a transparent metal will provide dual benefits: firstly, for the neighborhood, benefiting the park with informal surveillance; secondly, for the affected private residences, by providing a feeling of being “connected” with the park setting, which further recognizes the premium

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relationship their property enjoys, inherent in this park adjacency. In existing areas with wood fences, an alternative to transparent, metal fencing is planting in front of the wood fences. This type of element would create a green buffer and reinforce the identity of the park, while reducing the harsh appearance of the fence as a park edge.

With an eye to the long term, as the park ages and improvements are considered, the overall arrangement should be considered with respect to accommodation of a park entry, special plantings and group shade pavilion, so that each element will relate well to the rest and enhance the park as a whole.



*Clusters of shade trees and gateways would add a sense of place: one that includes both anticipation and arrival.*

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<b>Existing Amenities in Burse Ranch Park</b>	
<p><b>Programmed Space</b></p> <ul style="list-style-type: none"> <li>• ½ Court Basketball Court</li> <li>• 1 0.2 mile Hike and Bike Trail</li> <li>• 1 Playground</li> </ul>	<p><b>Natural Resources/ Open Space</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
<p><b>Built support/ amenities</b></p> <ul style="list-style-type: none"> <li>• 8 Picnic tables</li> <li>• 1 Bleacher</li> </ul>	<ul style="list-style-type: none"> <li>• 2 Benches</li> </ul>

**Recommended Park Improvements for Bursey Ranch Park**

**Programmed Space/Support Facilities**

- Add a large picnic pavilion with a multi-tier roof to reduce heat build up.
- Locate the pavilion prominently near the center of the park.
- Add gateways to the park to announce, identify, and give a sense of place and arrival to the park.

**Natural Resources/Open Space**

- Plant native trees and shrubs to achieve a solid, low green screen as a traffic buffer along the street edges.
- Use plantings to add character, discovery and identity within the park by creating zones and defining spaces: such as at the play area, picnic area, and at a shade pavilion.
- Incorporate shade trees to provide sun protection throughout the park and particularly at children’s play areas.

**Sustainable Opportunities**

- Place preference on the application of native plantings including trees, wildflowers and grasses.
- Introduce shade trees as part of the annual tree planting program as appropriate
- Continue to implement an integrated fertility and pest management program to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.

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**2.**

**Chase Oaks Activity Node**

**Type:** Neighborhood Park

**Address:** 1609 Chase Oaks

**Size:** 5 Acres



*The entry signage and shaded structure are positive park features that enhance appreciation and enjoyment.*

**Comments**

This park is set on the edge of a single-loaded residential access street to one side, and opens to a large, expansive meadow. Through the meadow runs a drainage channel. Trails winding through the flat and open meadow lack trees or other landmark features of interest to punctuate the journey and create a memorable experience. The creek, which rightfully should be the most attractive feature which would draw visitors, could be enhanced with riparian plantings along the drainage channel’s edges, to provide water filtration, habitat and visual interest.

The children’s play features are organized based on residents’ input, and include a large, canopy-covered play area. The basketball half-court occupies the central area. A large picnic pavilion, serving as a gathering place for neighborhood park users, would add needed shelter for this purpose, and could be located to provide good visual connection to the children’s play areas. In sum, a carefully considered park layout design with a pavilion, special plantings, trees and other thematic elements have potential to transform this park into an appealing destination.

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*What was once a natural creek was engineered into a trapezoidal shape earth channel with a concrete pilot channel in the center, which prevents the establishment of beneficial aquatic fauna and flora. It is suggested that the sloping edges be established with native grasses to restore the effect of a natural creek environment that will attract birds.*

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<b>Existing Amenities in Chase Oaks Activity Node</b>	
<p><b>Programmed Space</b></p> <ul style="list-style-type: none"> <li>• 1 Basketball goal</li> <li>• 1 mile Hike &amp; bike trail</li> <li>• 1 Playground</li> <li>• 1 Multi-use play area</li> </ul>	<p><b>Natural Resources/ Open Space</b></p> <ul style="list-style-type: none"> <li>• Creek adjacency</li> </ul>
<p><b>Built support/ amenities</b></p> <ul style="list-style-type: none"> <li>• 1 Covered picnic table</li> <li>• 2 Picnic units</li> <li>• 1 BBQ grill</li> </ul>	

**Recommended Park Improvements for Chase Oaks Activity Node**

**Programmed Space/Support Facilities**

- Incorporate shade trees to provide sun protection at exposed children’s sand box and the basketball half-court.
- Provide a centrally located, large picnic pavilion with a multi-tier roof to reduce heat build up.
- Provide a park entry with a low, green street buffer, to add to the serenity of the park and reduce the likelihood of children running into the street from the play areas. In time, perhaps also consider relocating the play areas away from the street.

**Natural Resources/Open Space**

- Enhance the drainage channel with native, riparian plantings along its banks.

**Sustainable Opportunities**

- Place preference on the application of native plantings including trees, wildflowers and grasses.
- Introduce shade trees as part of the annual tree planting program as appropriate.
- Install educational signage relating to native plantings and stream ecology.
- Continue to implement an integrated fertility and pest management program to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.
- Consider storm water swales to allow for temporary retention of storm water in order to allow for infiltration before the excess water leaves the site.



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**3.**

**Johnson Road Park**

**Address:** 640 Johnson Road

**Type:** Neighborhood Park  
**Size:** 15 Acres



*Johnson Road Park is a popular destination, with the Johnson Road Library and Keller Senior Center located within the park boundaries.*

**Comments**

Unusual features for a neighborhood park are the Johnson Road Library and the Keller Senior Center, both of which occupy portions of the park to the east and west, respectively. Due to these unusual adjacencies, this neighborhood park has a larger sense of presence than many neighborhood parks. Seniors and library users have easy access to the park facilities, including the park pavilion and play structures. Another feature not commonly found in a neighborhood park is the amphitheater: located on the side of a small hill just next to the Senior Center, it has a 50 - 100 person capacity, with a screen for viewing movies. Despite these varied uses, the basic purpose and scale of the park is such to classify it as a neighborhood park, with special purpose features in the Keller Senior Center and Library.

This is a park featuring “Imagination Station”, a Parents and Children Together (P.A.C.T.) playground. Johnson Road Park features a variety of attractive play areas, as well as shaded structures with picnic tables. It opens to an expansive meadow to the south. To the west, the park property abuts a retirement home.

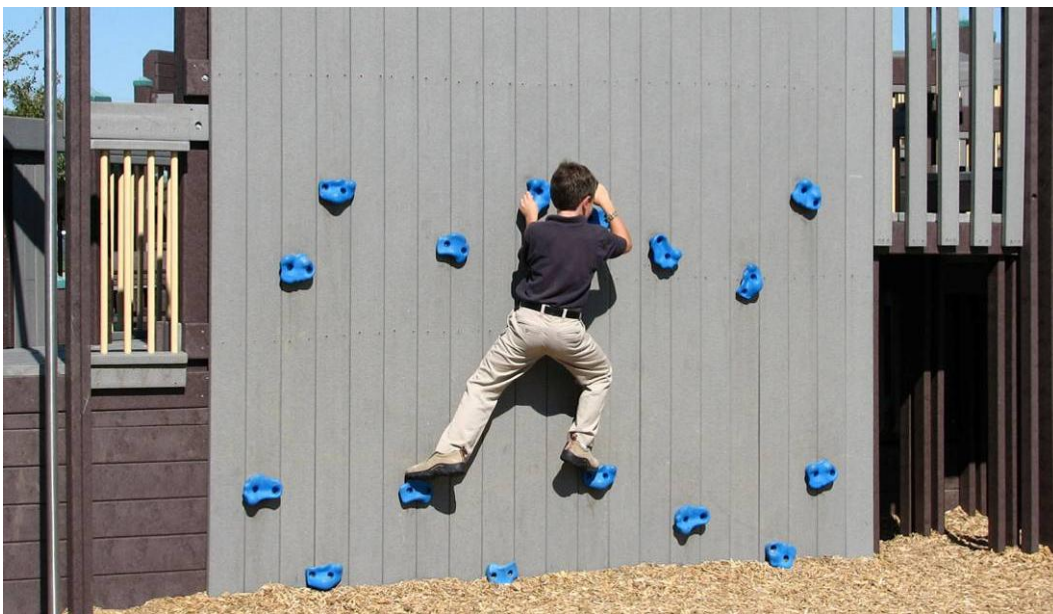
The open meadow just south of this park makes a great place for kite-flying, with no overhead electrical lines. The future of the open land adjacent to Johnson Park, if undeveloped, would be a real asset to the community as additional park land.

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Shade is a consideration for all ages, particularly the very young and elderly. The park needs shade trees for the play area to be used during the summer. The restroom facility looks neat and safe.

**Park User Interview**

A dad accompanying his daughter said his idea of a well-conceived park is one that offers “something for every age.”



*A variety of activities entreat young users to test their skills, such as this young boy deftly moving up on the climbing wall.*



*A large meadow area extends the park visually for a great distance.*

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<b>Existing Amenities in Johnson Road Park</b>	
<p><b>Programmed Space</b></p> <ul style="list-style-type: none"> <li>• 1 Basketball Court</li> <li>• 2 Backstops</li> <li>• 2 Multi-use play areas</li> <li>• 1 Sand volleyball court</li> <li>• 1 One mile Hike and bike trail</li> <li>• 1 Playground</li> <li>• 2 Horseshoe pits</li> <li>• 1 Amphitheater</li> </ul>	<p><b>Natural Resources/ Open Space</b></p> <ul style="list-style-type: none"> <li>• Large, open space suitable for kite flying.</li> </ul>
<p><b>Built support/ amenities</b></p> <ul style="list-style-type: none"> <li>• 1 Large pavilion</li> <li>• 1 Small pavilion</li> <li>• 1 covered picnic table</li> <li>• 10 Picnic tables</li> </ul>	<ul style="list-style-type: none"> <li>• 2 BBQ Grilles</li> <li>• 6 Benches</li> <li>• 2 Drinking fountains</li> <li>• 1 Restroom</li> </ul>

<b>Recommended Park Improvements for Johnson Road Park</b>
<p><b>Programmed Space/Support Facilities</b></p> <ul style="list-style-type: none"> <li>• Add shade trees to provide sun protection at children’s play areas.</li> <li>• Celebrate the proximity to the adjacent library, perhaps with a decorative walkway incorporating children’s artwork or other passage that encourages young children to visit both places.</li> <li>• Install children’s art pertaining to a theme, such as the relevance of reading and spending time in nature.</li> <li>• Update Johnson Road Park Master Plan.</li> </ul>
<p><b>Natural Resources/Open Space</b></p> <ul style="list-style-type: none"> <li>• Acquire land south of the park as an extension of the park area.</li> </ul>
<p><b>Sustainable Opportunities</b></p> <ul style="list-style-type: none"> <li>• Place preference on the application of native plantings including trees, wildflowers and grasses.</li> <li>• Introduce shade trees as part of the annual tree planting program as appropriate</li> <li>• Add educational signage, perhaps created by children, to interpret native plantings.</li> <li>• Continue to implement an integrated fertility and pest management program to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.</li> </ul>

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**4.**

**Milestone Park**

**Address:** 8757 Davis

**Type:** Neighborhood Park

**Size:** 16 Acres



*The greenbelt of mature trees provides ample shade and a sense of timelessness and calm.*

**Comments**

An undeveloped park at the eastern edge of Keller, this park land features an expansive meadow lined by numerous mature trees, with a shaded creek coursing its length, west to east. Dense native vegetation protects the creek area.

The creek is a great resource in the park which needs protection from further erosion. Portions of the creek banks have sheared off, exposing tree roots and destabilizing the edge. Recommended measures to prevent further erosion include riparian plantings and a wide, no-mow zone, which will also protect the quality of this natural feature.

The residential access street south of this park, which is set at an artificially high elevation, has resulted in a stand of mature trees being negatively impacted by the grade change inside the trees' drip line. It is recommended that the grade be manipulated around these trees in a way that will ensure their natural longevity.

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The creek is an attraction that acts as a natural conduit and barrier, with no way to traverse it except through it. With the development of a park concept and design plan, the lack of accessibility of the park north to south across the creek may be solved. Trail connectivity provided by a trail right of way south of the golf course is planned to connect with Milestone. This trail will be an asset and benefit both the park and the adjacent residential areas. From the north end of the park land, access to the creek is along the edge of a private golf course. Glimpses of the creek reveal a natural wilderness that is an asset to the park, and a contrast to the well groomed golf course.

An opportunity to discuss the differences between nature “manicured” and wilderness could be an important public, educational theme. It is suggested that educational signage be developed to compare these extremes: the manicured lawn of the private course may be chemically treated and the park land not. Also, the golf course is devoid of ground dwelling insects, creatures which play a beneficial role in the natural environment. No dead or decaying matter is present in this designed course – such organic material vitally adds to the life cycle of the natural environment, and so forth. Following from the comparison of two extremes is the opportunity to educate visitors about the value of preserving natural resources by enhancing appreciation of the native ecology as well as the value of open space.



*The elevated access roadway puts mature trees at a disadvantage and compromises their life expectancy due to extensive fill within the drip line of the tree.*



*The creek bank exposes tree roots and the vertical edge appears unstable, caused by excessive flow and velocity. Plantings, once established, provide stabilization.*

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*The golf course is adjacent to the creek and there is opportunity for the public to connect with a trail through both park and golf course.*

From a creek sustainability point of view, a vegetation buffer is needed between the golf course and the creek to interrupt chemical fertilizers and pesticides before that material enters the creek.

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**Existing Amenities in Milestone Park**

<p>Programmed Space</p> <ul style="list-style-type: none"><li>• Building used for club and organizational meetings</li><li>• Fire pit</li><li>• Rose garden</li></ul>	<p>Natural Resources/ Open Space</p> <ul style="list-style-type: none"><li>• Creek adjacency</li><li>• Large, mature native trees</li><li>• Blue Heron habitat</li></ul>
<p>Built support/ amenities</p> <ul style="list-style-type: none"><li>• Entry road</li></ul>	

**Recommendations for Elements in the Development of Milestone Park**

**Programmed Space/Support Facilities**

- Prepare and implement a design plan for the park that incorporates shaded children’s play areas, walkways, hike and bike trails, trail foot bridge, picnic amenities, a multi-tier roof pavilion, signage and a park entryway.
- Provide trails connecting nearby neighborhoods and the adjacent golf course.
- Provide educational signage explaining the differences between nature manicured and nature as preserve. Provide parking for trail head near Lyndhurst Way.

**Natural Resources/Open Space**

- Implement measures to protect the creek corridor by minimizing creek edge development.
- Creek bank destabilization and erosion should be addressed by planting the native, shade-loving ground cover inland sea oats (*Chasmanthium latifolium*).
- Grading of the access street around the affected mature trees should be retained to preserve the pre-existing, natural grade of all the area within the trees’ drip lines.
- Consider the best manner in which to prevent chemicals used in the golf course maintenance from entering the creek.
- Encourage the golf course management to allow a wide, unmowed edge along the creek bank.
- Preserve the blue heron habitat.
- Preserve existing trees and natural areas.

**Sustainable Opportunities**

- Place preference on the application of native plantings including trees, wildflowers and grasses.
- Develop educational signage that compares native ecology with a golf course or other similarly treated landscape. Encourage visitors to be conservators of natural resources.
- Continue to implement an integrated fertility and pest management program to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.

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**5.**

**Overton Ridge Park**

**Address:** 821 Weybridge

**Type:** Neighborhood Park  
**Size:** 7.8 Acres (Undeveloped)



*An array of wildflowers is seen on the park site, early in the fall.*

**Comments**

This piece of undeveloped land is earmarked for development as a neighborhood park. Located on the flight path of a private air strip which lies to the north, the park site is bounded by a residential development to the west, and agricultural land to the east. The site is elongated, but has some interesting topography change which allows for views to the north. The park site is accessible from multiple points.

Covered with natural plant life, the park has the potential to be designed and developed in an attractive and educational manner.



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*Requirements by the City ensure the provision for crucial future trail connections to Overton Ridge Park.*



*Compact and dense, these wildflowers thrive in this sunny park land.*

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<b>Existing Amenities in Overton Ridge Park</b>	
<p><b>Programmed Space</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<p><b>Natural Resources/ Open Space</b></p> <ul style="list-style-type: none"> <li>• Topographic change</li> <li>• Wooded area</li> <li>• Wildflowers</li> </ul>
<p><b>Built support/ amenities</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	

**Recommended Park Elements for Overton Ridge Park**

**Programmed Space/Support Facilities**  
 Prepare and implement a design plan for the park that incorporates shaded children’s play areas, hike and bike trails, picnic amenities, half court basketball court, a multi-tier roof pavilion, signage and a park entryway.  
 Create a park design that maximizes the topographic change in the land.  
 Develop a theme for the park: i.e.: bird watching, butterfly species, or wildflower appreciation.

- Install educational signage relating to native vegetation.
- Install children’s art as a celebratory link to the park, pertaining to a theme, such as the appreciation of nature.
- Require future residential developments to provide hike and bike trail connections to provide easy access to parks.

**Natural Resources/Open Space**

- Topographic change
- Implement maintenance procedures that encourage the protection of the native vegetation.

**Sustainable Opportunities**

- Place preference on the application of native plantings including trees, wildflowers and grasses.
- Add educational signage, perhaps created by children, to interpret native plantings.
- Continue to implement an integrated fertility and pest management program to maximize field conditions, plant health and safety; place preference on the use of naturally fertile compost and protective mulch.