

Appendix 1

Individual Park Assessments

A1.1 Neighborhood Parks

Carr / Chapman Park

Type of Park: Neighborhood Park

Address: 4515 Carr Street

Size of Park: 1.2 acres

Comments – This park primarily is composed of un-programmed space surrounding a playground / pavilion / basketball court complex. The play equipment in the park is aged, yet the pavilion is new. The park feels very open because of the large amount of un-programmed space and sparse tree vegetation, yet the single-loaded roads with houses facing on the opposite side help to define the edges of the park. The pavilion – having only one table – is mostly underutilized.



Existing Facilities in the Park:

- 1 playground with one swing set, 1 monkey bars, and 1 slide
- 1 pavilion
- 1 basketball half court

Recommended Park Improvements:

The following improvements are recommended for Carr / Chapman Park. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- Sidewalks from Carr and Chapman streets should be extended, through the park, to the intersection.

- An additional table should be installed in the pavilion and seat walls should be placed along the pavilions edge to serve as additional seating for picnics and for watching basketball.
- Consider replacing the pavilion roof with a multi-tiered roof in order to prevent the build-up of heat which can render the pavilion unusable.
- Extend electrical service and lighting to the pavilion in order to increase demand for pavilion rentals and to increase perceived safety within the park at night.

Natural Resources/Open Space

- Additional trees should be planted around the park, specifically at the intersection of Carr and Chapman to serve as a monument or focal area for the park and near the existing amenities to provide shade.

Sustainable Sites/Ecological Services

- When adding vegetation to the park, species which are native or adaptive should be chosen to limit the need for irrigation and reliance on fertilizer and pesticides.

General

- Prepare a master plan layout for implementation that addresses the efficient programming of the site, the creation of a sense of place, circulation, walkways, a sense of arrival (gateways), focal points, and plantings for shade, texture, and color.

Dave Cowan Park	
Type of Park:	Neighborhood Park
Address:	5004 South Colony Boulevard
Size of Park:	5 acres

Comments – Dave Cowan Park is located in an attractive and unique setting; the varied topography, which slopes gradually from south to north, the adjacency of single-loaded roads and houses with open fences (rather than stockade fences), and the view to the creek corridor to the north create a visually interesting backdrop for the park. Additionally, because the



northern border of the park is longer than the southern border, the space that the park occupies acts as a visual gateway to the Corp of Engineers floodplain land beyond the park.

Though there are these many positive features, this park does not present a sense of organization. Specifically, access to the varied areas of the park is not clearly defined through sidewalks or paths. In addition to making many of the park's amenities non-accessible for the disabled, this presents a feeling that the playground, pavilion, and volleyball court were positioned in the park randomly. Further adding to this sense of disorganization, the trees within the park were not planted in a logical or natural manner; rather, in many instances they were planted in straight lines in the middle of a large open space. Typically, for aesthetic reasons in parks, trees are either planted in clusters or, if planted in straight lines, are planted along a fence, street, promenade, or some other linear feature.

Existing Facilities in the Park:

- 1 one-tier roofed pavilion with two picnic tables and two BBQ grills
- 1 volleyball court
- 1 playground with two slides, climbing bars, and swing set

Recommended Park Improvements:

The following improvements are recommended for Dave Cowan Park. Some of these improvements are more easily achieved than others; this list describes a "perfect world" scenario for park improvement.

Programmed Space/Support Facilities

- Design and construct a network of accessible sidewalks that connect each of the park's main programmed spaces to help build coherency within the park.
- Renovate or replace the aging playground equipment, replace the gravel in the playground with an accessible and safer material such as wood fiber, and ensure that vegetation does not encroach on the playground area.

Natural Resources/Open Space

- When new vegetation is planted (including trees and shrubs), special attention should be paid to using natural patterns and groupings. That is, trees should be planted in natural clusters, rather than in straight lines unless when a walkway is to be emphasized for its linearity.
- Take advantage of the adjacent creek corridor to the North by positioning any future pavilions or benches to face this area. Additionally, provide pedestrian access to this creek corridor if possible.

Sustainable Sites/Ecological Services

- When new vegetation is planted, species that are native and drought-resistant should be chosen to minimize the need for irrigation, fertilizer, and pesticides.

General

- The creek corridor space north of Dave Cowan Park could potentially serve as a trail head for the proposed East/West Connection¹ which could potentially connect Dave Cowan Park with Wilcox Park and North Colony Boulevard Park. Efforts should be made in advance to coordinate the design of the trail with park improvements to provide access between the park and the trail.
- Develop and implement a master plan layout that organizes the park with good access and circulation and provides a destination for recreation, fitness, play, and relaxation. Park features should include a multi-tier roofed pavilion, up-to-date playground, walkways, gateways, and shade trees.

Friendship Park

Type of Park: Neighborhood Park

Address: 4160 Newton Street

Size of Park: 1.7 acres

Comments – Friendship Park occupies a large, easily accessible parcel of land bordered by three single-loaded streets (Malone Avenue, Newton Street, and Keys Lane) and, on two sides, by houses. While the park enjoys a large amount of available land, it lacks a sense of organization or “place” owing partly to the arrangement of its amenities and a scarcity of trees and shrubbery which



leads to a feeling of vastness and emptiness. In some instances, the proximity of houses helps to appease this empty feeling; specifically, one house does not have a fence around its backyard, which helps make the park feel more open and less like a canyon. However, because of its accessibility, its proximity to many houses and two schools, and the possibility for pedestrian connections between neighborhoods, Friendship Park is an important part in The Colony’s park system.

Much improvement could be made to this park with updating and repairing its amenities (new playground equipment and repair or removal of tether ball pole) and adding trees and/or shrubs to help define edges and spaces within the park.

¹ As proposed in the 2006 Trail Master Plan

Existing Facilities in the Park:

- 1 Pavilion housing five picnic tables
- 1 BBQ grill
- Open field
- 1 Playground with a swing set, jungle gym, and merry-go-round
- 1 basketball half court

Recommended Park Improvements:

The following improvements are recommended for Friendship Park. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- Play equipment is aged and outdated. Some of it should be removed and replaced with a different type of equipment (i.e., merry-go-round) and some should be repaired and refurbished.
- The pavilion should be updated to be more inviting. Ways to accomplish this include removing some of the picnic tables and locating them under nearby shade trees, repairing cracked pavement, replacing the aging BBQ grill, and replacing the pavilion covering with a more effective two-tiered design.

Natural Resources/Open Space

- Plant trees, shrubs, and other vegetation throughout the park in an organized manner to help define the edges and spaces within the park and to provide shady spaces for park users.

Sustainable Sites/Ecological Services

- When planting vegetation, utilize native, drought-resistance species, thereby reducing or negating the need for irrigation. When over-seeding the turf grass, use low-water seed blends that include Buffalo grass.

General

- The location of this park makes the area prime to serve as a focal point for the neighborhood that includes places for neighbors to meet and connections for pedestrians passing through – efforts should be made to take advantage of this characteristic.
- Develop a master plan layout for implementation that addresses the efficient programming of the site, the creation of a sense of place, circulation, walkways, a sense of arrival (gateways), focal points, and plantings for shade, texture, and color.

Lion's Club Park

Type of Park: Neighborhood Park

Address: 4800 Nash

Size of Park: 4.6 acres

Comments – The effectiveness of this park as an open space within a neighborhood is enhanced by the adjacency of single-loaded roads and open fences surrounding the park. The established, mature trees surrounding the pond provide shade and visual interest in the park and present interesting spaces within the pond area. One characteristic that one cannot ignore when visiting this park is



the large number of ducks and geese that are always present here. This adds a unique characteristic to the park, but also results in the area surrounding the pond being covered in feathers and feces. Specifically, the pavilion is ailed by this condition which, no doubt, decreases the demand for its use by the general population. Taking measures to keep the pavilion clean will improve its demand for rentals.

Existing Facilities in the Park:

- 1 Pond
- 1 Playground (with two swing sets)
- 1 Large pavilion
- 1 Parking lot (white rock)

Recommended Park Improvements:

The following improvements are recommended for Lion's Club Park. Some of these improvements are more easily achieved than others; this list describes a "perfect world" scenario for park improvement.

Programmed Space/Support Facilities

- The white rock parking lot should be replaced with a paved parking lot.
- There is currently a chemical toilet in the park. If restroom facilities are needed in this park, the chemical toilet should be replaced with a permanent, more aesthetically pleasing restroom facility.

Natural Resources/Open Space

- Adding an aeration system to the pond will help resist algae growth and mosquito breeding. This can be done through the use of a fountain or something less extravagant like a simple bubbler.

Sustainable Sites/Ecological Services

- Consider pervious paving for the future upgraded parking lot. Pervious paving, as opposed to traditional, impervious paving, will reduce the level of runoff produced by the parking lot.

General

- There are several poorly-placed utility boxes located in the large grassy area on the north side of the park. These should either be moved to allow for more use of this space or screened for better aesthetics in the park.
- Prepare and implement a master plan that includes a trail loop, park gateway features, and additional plantings.

Perryman Park	
Type of Park:	Neighborhood Park
Address:	4930 South Colony Boulevard
Size of Park:	2.4 acres

Comments – Perryman Park is one of four parks located at the intersection of South Colony Boulevard and Blair Oaks Drive. Because of its proximity to these two rather busy streets, this park takes on a different character than is typical for a neighborhood park (as do the other three parks at this intersection). Much of this park is located underneath the large power transmission lines that cross the city, which also affects the park’s character.



Present in the park is very modern playground equipment that is designed for a range of children ages, which is an advantage as this park is located so closely to Camey

Elementary which occasionally uses this park². In addition, the Education Center Charter School also uses this park on occasion because of its high-quality playground equipment. Finally, the park is largely compliant with ADA accessibility guidelines (except for the parking lot) which enhances the park's sense of continuity and organization.

Existing Facilities in the Park:

- 2 Playgrounds
- 1 Pavilion
- 1 BBQ grill
- 1 Sand volleyball court
- 1 Parking lot

Recommended Park Improvements:

The following improvements are recommended for Perryman Park. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- This park considerably lacks support facilities. Specifically, the park would benefit greatly from the addition of shade structures, benches, a drinking fountain, and a restroom. These items were mentioned by users from the elementary and charter schools as needed at this park during a field visit.
- The parking lot is not well-defined and is unpaved. It is recommended that the lot be paved and striped; paving this parking lot will also allow it to become ADA-compliant.
- The pavilion in this park is quite aged and should be renovated or replaced.

Natural Resources/Open Space

- There are few trees (none of which are mature) in this park. The planting of more trees would help to provide shade to the playground area and help to buffer some of the noise from the adjacent roadways.

Sustainable Sites/Ecological Services

- Consider permeable paving for the future upgraded parking lot. Permeable paving, as opposed to traditional, impervious paving, will reduce the level of runoff produced by the parking lot.
- For future plantings, consider native plants with low water requirements.

General

- The proximity of high-traffic streets and large power lines (the humming from these power lines is audible) negatively impact this park. Efforts should be taken to minimize the impacts of these issues on the park through screening, buffering, and selective location of future amenities.

² According to a Camey Elementary teacher spoken to in the park during the field visit.

Ridgepoint Park

Type of Park: Neighborhood Park

Address: 4401 Standridge Drive

Size of Park: 14.5 acres

Comments – Ridgepoint Park has one of the most beautiful settings of all the parks in The Colony – it is at the end of a single-loaded road, near the shoreline of Lake Lewisville, and is surrounded by riparian



vegetation including cottonwoods, willows, and bald cypresses. Currently, only a portion of the park is developed, but across the site different experiences are provided by the changes in terrain and a line of trees that divide the park in two.

One portion of the park (which contains the pavilion and playground – both of which are state of the art and ADA accessible) has a very calm feeling to it. This area feels like a room within the park that is enclosed by the surrounding trees. There are sounds of cottonwoods blowing in the wind and occasional motor boats passing by. The other portion of the park has a much more expansive feeling, has great views of the lake, and is bordered on one side by houses with open fences. This portion is also much windier, but is still relaxing.

Existing Facilities in the Park:

- 1 Pavilion
- 1 Playground
- 1 Parking lot

Recommended Park Improvements:

The following improvements are recommended for Ridgepoint Park. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- Develop a trailhead for the future Shoreline Trail that provides a gateway between the park and the trail, as well as rest areas.

Natural Resources/Open Space

- The natural vegetation on the site has great environmental and aesthetic value. As many of the species as possible should be preserved in further developing this park, especially the cottonwoods and bald cypresses.

Sustainable Sites/Ecological Services

- There are several drainage ways that pass through the park. Most of these are in their natural state, but one has been mowed-over. All drainage ways should be allowed to exist in their natural state in order to slow the flow of water, thereby reducing erosion and filtering pollutants from the water.

General

- Implement the previously developed master plan for implementation that includes walkways, connections to the future Shoreline Trail, additional native plantings that blend in with the existing riparian vegetation, and picnic areas with lake views. Make changes to the master plan to include volleyball, basketball, and changes to the Shoreline Trail connections.

Scout Park	
Type of Park:	Neighborhood
Address:	4177 North Colony Boulevard
Size of Park:	5.7 acres

Comments – Scout Park is unique in that it is the only neighborhood park in The Colony bordered by houses facing the park *and* the shoreline. Additionally, North Colony Boulevard – a main collector street through this part of the city – runs along the edge of the park opposite the lakeshore. Considering all of these factors, this supports Scout Park as being a prime gateway from the city to the lake, both visually and physically as the future Shoreline Trail will pass by Scout Park.



The focal point of the park is clearly the pond with the water fountain, waterfowl, and aquatic plant species. The strength of this focal point is fortified by the topography within the park which slopes down toward the pond like a bowl. Because of the lack of fences bordering the park, Scout Park has a feeling of being one of the most inviting and accessible parks in the city – a feeling which will only increase once the Shoreline Trail is completed.

Existing Facilities in the Park:

- 2 covered picnic tables

- 2 BBQ grills
- Scout ceremony area with three flagpoles
- Pond with fountain

Recommended Park Improvements:

The following improvements are recommended for Scout Park. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- The use of this park could increase with the addition of a playground.
- One or more pavilions will add to the charm and use of the park.

Natural Resources/Open Space

- The pond presents an opportunity to display aquatic plant species to park users in an easy-to-access manner. An environmental education program could be started that uses the pond to inform people about the various aquatic plants native to the Lewisville Lake area, the region, or to Texas.

Sustainable Sites/Ecological Services

- The drainage swale should not be mown over as it currently is. Rather, it should be allowed to vegetate with native or adaptive grasses which will help slow the flow of water through the swale, help filter out pollution from water, prevent erosion, and provide visual interest.

General

- When the Shoreline Trail is completed, this park will serve as a de facto trailhead. For maximum benefit, preparations should be made to improve the functionality of this park as a trailhead, including a gateway, trail connections through the park, shaded rest areas with drinking fountains and trail maps. Additional parking for trailhead users must be considered.
- Prepare a master plan layout for implementation that emphasizes the lake adjacency, responds to the topography of the site, and celebrates this park as a prime destination in The Colony.

Slay / Baker Park

Type of Park: Neighborhood Park

Address: 5600 Baker Drive

Size of Park: 2.6 acres

Comments – This park, while relatively undeveloped, enjoys a prime location along one of the city’s two utility easement corridors. In its current state, the park has a modern playground and a basketball half court – both of which are ADA-accessible – and a large amount of open space. In addition to the utility easement, the park is surrounded by single-loaded streets, the sides and backs of houses (some with open fences), and an alleyway.



Currently, the park contains few trees, only one of which is mature, and is visually marred by the power lines which pass through the park. Because of its location and adjacency to the utility easement, this park could serve as a trailhead, neighborhood gateway, and a major node along the planned Park Loop Trail³.

Existing Facilities in the Park:

- 1 Playground (modern all-in-one unit)
- 1 Picnic Table
- 1 Basketball half court with bench

Recommended Park Improvements:

The following improvements are recommended for Slay / Baker Park. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- This park could benefit greatly from having a multi-tier roofed pavilion. As most other neighborhood parks have smaller pavilions, a larger pavilion (forty to sixty feet in diameter) might be appropriate.

³ As proposed in the 2006 Trail Master Plan

- Efforts should be made to coordinate park improvements with the construction of the Park Loop Trail. Potential improvements include constructing sidewalks that lead to where the trail might pass, planting shade trees in strategic areas so that they will be more mature when the trail is actually developed, and installing drinking fountains and benches that can serve both trail and park users.
- Power lines should be re-routed so that they do not pass through the center of the park – this can also be achieved by moving the power lines under ground. If neither of these options are feasible, at least the guy wires should be screened with plantings or some other treatment as the guy wires pose a tripping hazard because of their location within the center of the park.

Natural Resources/Open Space

- There is a considerable amount of un-programmed open space within this park. This in itself is not negative, though this open space would benefit from additional landscaping to better define its edges. Trees and shrubs, as well as areas of native grasses can be used for this purpose.
- With heat a prime factor in the North Texas climate, plant many shade trees as a matter of priority.

Sustainable Sites/Ecological Services

- When new vegetation is planted, species that are native and drought-resistant should be chosen to minimize the need for irrigation.

General

- Prepare and implement a master plan for the park that emphasizes trail connections, native plantings, and the appropriate location of a multi-tier roofed pavilion.

A1.2 Community Parks

Bill Allen Memorial Park

Type of Park: Community Park

Address: 5900 Carroll

Size of Park: 48.8 acres

Comments – Bill Allen Memorial Park is one of the most diverse and visually appealing parks in The Colony. It contains many amenities, including a nine-hole disc golf course, an amphitheater, trails, picnic areas, a playground, a basketball court, a pavilion, and an exercise area designed specifically for those with physical disabilities. The park also benefits from established trees, varied topography, and a creek corridor running through the middle of the park.



The park is surrounded by single-loaded roads on three sides, houses, and a railroad track. The creek divides the park into two zones – one with the disc golf course, picnic areas, and most of the other park amenities and one with the amphitheater, a pond, and a large, open, un-programmed field.

Existing Facilities in the Park:

- 1 Amphitheater
- 1 Basketball court
- 1 Handicapped exercise area
- 1 Playground
- 1 Nine-hole disc golf course
- 1.1 Miles of trails, sidewalks, and pathways
- XX Picnic tables
- 1 Pond with a fishing pier

Recommended Park Improvements:

The following improvements are recommended for Bill Allen Memorial Park. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- The trees near the disc golf course should be pruned on a regular basis to ensure the usability of the course. Trees which hang too low into the greenway of each hole prohibit the use of that hole.
- An additional nine holes should be added to the disc golf course. In addition to requests for this in citizen surveys, there is room in the park for an additional nine holes and a full disc golf course can act as a regional destination.
- While the amphitheater facility is very agreeable, there is no shade or shelter provided which limits its usability on hot or windy days. This facility should be examined to determine if a shade structure or other sort of shelter is suitable.

Natural Resources/Open Space

- The wooded areas are both visually attractive and important in providing wildlife habitat. Use interpretative signage to educate the public on the value of natural areas in an urban environment.
- Adding an aeration system to the pond will help resist algae growth and mosquito breeding. This can be done through the use of a fountain or something less extravagant like a simple bubbler. In addition, the pond itself could benefit from dredging.
- Creek channel stabilization improvements should be made as soon as possible for infrastructure security and to preserve the creek as a natural resource.

Sustainable Sites/Ecological Services

- This park is prone to flooding as was evidenced by the damage – especially to the playground – seen in the fall of 2007. Special considerations for this situation should be made; in addition to ensuring that permanent damage to amenities does not result from minor flooding, minimum chemicals for landscaping, cleaning, or repair should be used as these chemicals will easily enter the creek during a flood event, therefore entering The Colony’s drinking water supply. Additionally, flood-proof trash receptacles should be used for the same reason.

General

- The creek is in a state of imbalance with high vertical banks eroding with each small and large flood occurrence, which is typical of urbanizing creeks until a new equilibrium is reached.

Five Star West Community Complex

Type of Park: Community Park

Address: 4100 Blair Oaks Drive

Size of Park: 79.6 acres

Comments – This park is the crown jewel of The Colony’s athletic recreation system. It is one of the best maintained and most expansive parks of its kind in the region. In addition to providing fifteen lighted playing fields of various types suitable for league use, this park also has a 1.2 mile walking trail that loops around the fields, playgrounds, and a veterans’ memorial.



Existing Facilities in the Park:

- 6 Lighted soccer fields
- 2 Lighted football fields
- 6 Lighted baseball fields
- 1 Lighted youth softball field
- 2 Concession/bathroom complexes
- 1.2 Mile walking trail
- 3 Shade pavilions
- 3 Paved parking lots
- 2 Playgrounds
- Multiple sculptures

Recommended Park Improvements:

The following improvements are recommended for the Five Star West Community Complex. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- The walking trail is very scenic and comfortable on the northern edge of the park when it runs adjacent to the landscaped berm. The rest of the walking trail should be improved to this level of quality. Additionally, this trail would be more useful if it was better connected to the walkways in the interior of the park – i.e., those that connect the ball fields.

Natural Resources/Open Space

- Additional shade trees should be planted in key areas to provide shade and visual interest without interfering with the game fields (such as along the creek corridor).

Sustainable Sites/Ecological Services

- Across the entire site, the turf grasses are heavily mowed. On the date of the site visit, maintenance workers were mowing areas that appeared to have been mowed only days earlier (this includes non-playing field areas such as drainage ways and space between fields). This practice reduces the amount of moisture that the grasses hold, demanding more irrigation than would be needed if the grass was allowed to grow longer. Also, the amount of emissions from the mowers is greatly increased due to this extra mowing.
- Develop and implement a planting plan whereby native grasses are established in unused areas so that mowing is limited to the minimum necessary.

General

- N/A

Municipal Community Complex
Type of Park: Community Park
Address: 5151 North Colony Boulevard
Size of Park: 24.77 acres

Comments – The Municipal Community Complex as it is today contains the Recreation Center, Kids Colony, the Skate Park, and the Little League Complex. As it stands, this is not a complete community park, but due to its size and location, it has the underpinnings of a successful community park, provided certain additional amenities are implemented. Also located in this area is The Colony Police Department headquarters which will soon be undergoing expansion.



Existing Facilities in the Park:

- Kids Colony (playground)
- 1 Skate park
- 1 Basketball full court
- Little League Complex – 4 competitive baseball fields (two lighted), 1 competitive softball field (lighted)
- 3 Backstops
- 5 Covered picnic tables

Recommended Park Improvements:

The following improvements are recommended for the Municipal Community Complex. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- In order to provide the full offering of amenities typical of a community park, a pavilion should be added to this park. Because of the location and the intensity of use that the Recreation Center, Kids Colony, Skate Park, and Little League Complex receive, a large pavilion is called for.
- To further improve this park’s capabilities as a community park, a loop-style jogging/walking trail should be constructed that will provide park users a ¼ mile or so long area to exercise.

Natural Resources/Open Space

- One of the most lacking amenities in this park is large open areas for active free play. Specifically, the Kids Colony and the Skate Park are located in the center of what would otherwise be large open areas for active play. Efforts should be made to ensure that the interstitial space between these uses is adequate for free play by addressing any existing areas of uneven ground and drainage issues. As such, care should be taken in placing a pavilion so that it is in a usable location, but does not obstruct open space for free play.
- While there are trees near the Police Department and in Kids Colony, the park overall feels very open. Landscaping, including the planting of trees is necessary in order to help define space within the park, provide visual interest, and give shade and wind protection.

Sustainable Sites/Ecological Services

- When new vegetation is planted, species that are native and drought-resistant should be chosen to minimize the need for irrigation.
- Consider permeable paving when expanding parking and constructing new amenities to limit run-off.

General

- N/A

A1.3 Special Purpose Parks

BB Owens Park

Type of Park: Special Purpose Park – League Use

Address: 5700 Squires

Size of Park: 20 acres

Comments – The adult softball fields in this park are very well maintained – second only in quality to the baseball fields at Five Star. The park also enjoys proximity to a school yard, a wooded area, and a single-loaded road, all of which add to the park’s visibility and visual character. There is a laser tag facility located in the wooded east end of the park that contains a series of trails, wooden



barricades, watch towers, and ponds. Paintball is specifically restricted at this location, but there are obvious signs that use of paintball guns does occur in this area.

The primary issues with this park are the location of the service facility on site and the under-use of the wooded edge of the park. The culmination of these conditions is that brush, logs, and unused supplies are piled in front of the wooded edge making this area look unsightly.

Existing Facilities in the Park:

- 2 softball fields (lighted)
- 1 parking lot
- 1 restrooms/concession complex
- 1 pond
- 1 service facility

Recommended Park Improvements:

The following improvements are recommended for BB Owens Park. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- Operations of the service facility should be reviewed to ensure that waste and unused supplies are properly disposed of or stored in an area other than the edge of the wooded area. Where possible, some of the maintenance equipment/facilities should be moved to a less conspicuous location.
- Some of the support facilities at this park need to be restored, including the appearance of the lighting system and the score box.

Natural Resources/Open Space

- Careful examination of the pond nearest the baseball fields is necessary. The bank of this pond is close to being breached because of erosion along the adjacent stream bank. Overall, the pond would benefit from being dredged and cleaned and methods to improve water quality, such as by adding a fountain, are necessary. In short, this pond should be made into an amenity.
- The wooded area on the north and east side of the park present an opportunity for nature trails with interpretative signage that provide information on local flora and fauna, such as the pair of birds of prey that was seen hunting in the park.

Sustainable Sites/Ecological Services

- Erosion of the stream bank should be examined in a regional context as well as locally for this park. Efforts should be made to reduce stream bank erosion, which will help reduce the impacts of flooding.

General

- There is a great potential at this park to utilize the adjacent creek corridor as an environmental learning area and/or as part of the proposed trails network that would connect this park to the Turner Street Soccer Complex and to potential trails in neighboring Frisco.
- Explore a partnership with the Lewisville Independent School District for expanding the softball fields into the adjacent, unused school property.

East Lake Highlands Football Facility

Type of Park: Special Purpose Park – League Use

Address: 4800 E. Lake Highlands Drive

Size of Park: 12.2 acres

Comments – This park is hidden from general view as it is located between a residential area on two sides, a wooded creek area, and the City Public Works facility. The site feels enclosed due to the surrounding backs of houses with stockade fences (facing two sides of the site) and the dense wooded edge (facing one side). That is, three of the sides of the park area are bordered by a hard,



visually-impenetrable edge. In addition, the side of the public works facility facing the park is a work yard with outdoor storage and gravel piles. These areas are decidedly industrial in use, which differs from the nature of the park, the wooded edge, and the surrounding neighborhoods. As such, this park also functions as a buffer between the neighborhoods and the public works facility. Of note is that the public works facility is in the process of being expanded. As such, one of the two football fields at this park will be removed to accommodate this expansion. The amenities in the East Lake Highlands Football Facility, including the storage shed and bleachers, are showing their age. The culmination of the location of this park, its adjacencies, and the condition of its amenities tend to make it feel uninviting.

Existing Facilities in the Park:

- 2 youth football fields (one lighted)
- 1 concession stand / restroom
- Multiple steel bleachers
- 1 Storage building

Recommended Park Improvements:

The following improvements are recommended for the East Lake Highlands Football Facility. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- The amenities on the site should be renovated – this includes the, storage shed, and concession / bathroom building. Each of these should be repaired and repainted as needed.
- Bleachers should be sheltered from the sun and the wind as applicable to enhance spectator enjoyment.
- The Parking lot needs to be more defined, preferably through permeable pavement and striping.
- Views of the public works facility’s work yard and gravel piles from the park should be screened through the use of vegetation or non-transparent fencing

Natural Resources/Open Space

- The wooded edge should be improved through selective clearing to a) provide a more open feeling in the park, b) provide trail access to the creek corridor, and c) give a more natural feeling to the wooded area.
- The park lacks shade trees which should be planted both as a shade-providing and space-defining device.

Sustainable Sites/Ecological Services

- When new vegetation is planted, species that are native and drought-resistant should be chosen to minimize the need for irrigation.
- Consider permeable paving when resurfacing the parking lot to limit run-off.

General

- The lighting for the lighted football field could be considered invasive by the surrounding neighborhood. Lighting should be updated in such a manner that the light is focused down toward the ground by means of full cut-off devices, rather than dispersing into the neighborhood.
- Encourage adjacent property owners to replace the solid wooden fence with wrought-iron, or similar semi-transparent fencing, thereby providing them with visual access to the park space which will lead to informal surveillance of the park, making it safer and less isolated.

Turner Soccer Complex

Type of Park: Special Purpose Park – League Use

Address: 5900 Turner Street

Size of Park: 26.7 acres

Comments – This facility enjoys good adjacency from surrounding pieces of land that help to define the park’s character and improve its visibility. On one side there is a wooded area, on another there is a wooded creek corridor, on another a road with parkland on the other side, and finally one side is



bordered by a residential area. Rather than the houses backing up to the park, however, the streets run perpendicular to the site and their ends are open to the park which allows for transparency and easy access from the neighborhood.

In its current state, this park provides little active use to its neighbors because the use of the soccer fields is restricted to league use and there are few facilities that are otherwise available. Even passive use by neighbors is restricted as there are no walking paths or other basic amenities such as benches or picnic tables.

Existing Facilities in the Park:

- 4 Lighted soccer fields
- 1 Concession / restroom complex
- 1 Unpaved parking lot

Recommended Park Improvements:

The following improvements are recommended for the Turner Soccer Complex. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- Develop amenities for use by non-league-associated users, such as picnic areas along the creek corridor, walking trails, and a pavilion.
- There is potential for a trail connection along the creek under Turner Street that would connect this park to Bill Allen Memorial Park.
- The large-scale lighting for the soccer fields might not be compatible with the surrounding residential areas. Efforts should be made to ensure that the light is

directed toward the fields with full cut-off devices and light pollution into the neighborhood is eliminated.

- Most of the park is not ADA-compliant. Efforts should be made to rectify this situation by installing smooth pathways and accessible parking.
- The unpaved parking lot is not well-defined. It should be paved with a solid surface. For sustainable purposes, consider permeable paving instead of an impervious surface.

Natural Resources/Open Space

- There are many mature trees along two sides of the park, but none on the other two sides. Additional plantings along these two edges will help to define space within the park and to improve the park's appearance.

Sustainable Sites/Ecological Services

- Consider pervious paving for the future upgraded parking lot. Pervious paving, as opposed to traditional, impervious paving, will reduce the level of runoff produced by the parking lot.
- For all new plantings, consider species that are native and drought-resistant to minimize the need for irrigation and chemical fertilizers.

General

- N/A

Austin Ranch Park

Type of Park: Special Purpose Park – Recreational Use

Address:

Size of Park: 3.3 acres

Comments – Austin Ranch Park is a small facility located near its namesake, the Austin Ranch mixed-use development. Currently the park is considered a special purpose park because the only facilities present are an unlighted soccer field and a segment of the Austin Ranch Trail. This park, due to its size and location could serve as a neighborhood park for the Austin Ranch mixed-use development given that additional amenities were implemented.

Existing Facilities in the Park:

- 1 soccer field (unlighted)
- Connection to the Austin Ranch Trail

Recommended Park Improvements:

The following improvements are recommended for Austin Ranch Park. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- Identify additional amenities including play equipment, picnic tables, benches, and a pavilion that can expand the park’s services and make it a neighborhood park.

Natural Resources/Open Space

- Implement additional landscaping around the perimeter of the park, especially along Arbor Hills Way. Also, plant shade trees throughout the park to provide shade, wind breaks, and visual interest.

Sustainable Sites/Ecological Services

- When new vegetation is planted, species that are native and drought-resistant should be chosen to minimize the need for irrigation.

General

- Because of the unique population that lives in the surrounding Austin Ranch mixed-use area (younger, many singles, many without children) identify unique amenities (including “play equipment”) that can serve the needs of adults as well as children. An example could be boulders of various sizes and pieces of public art that double as play equipment or things that can be climbed or sat on. As a reference, the rock outcroppings at Central Park in New York City serve as an “adult playground” but are also popular among children.

Camey Park	
Type of Park:	Special Purpose Park – League Use
Address:	4800 Alta Oaks Lane
Size of Park:	6.2 acres

Comments – Camey Park is one of four parks near the intersection of Blair Oaks Drive and South Colony Boulevard. It appears to be very underutilized as the two soccer fields are not properly striped, one field has only one goal, and none of the goals have netting. As there is nothing else in the park other than one set of bleachers and two trash cans, this park does not function as much more than open space in its current state.



The most obvious distraction, both visual and audio, is the overhead power transmission lines.

Existing Facilities in the Park:

- 2 Unlighted soccer fields (practice)

Recommended Park Improvements:

The following improvements are recommended for Camey Park. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- The soccer fields need much attention to be usable including striping, updated or repaired goals, and netting.

Natural Resources/Open Space

- Planting trees, shrubs, and groundcover will help to differentiate between this park and Perryman Park to the north. This will help organize space and make the parks more attractive.

Sustainable Sites/Ecological Services

- When planting additional species, choose ones that are native, which will reduce the need for fertilizer and irrigation.

General

- Develop a master plan for implementation that includes updated soccer fields, walkways, additional plantings, and the connection of this park with Perryman Park.

Eastvale Park / Blue Sky Sports Center

Type of Park: Special Purpose Park – Leased

Address: 7801 Main Street

Size of Park: 59.1 acres

Comments – The Eastvale Park / Blue Sky Sports Center complex is located on a geographically unique peninsula which provides a high ratio of shoreline access to land area. Presently, the park itself is a dichotomy – the half closer to Main Street is the location of the well-maintained Blue Sky Sports Center with its new indoor soccer building and its three manicured outdoor soccer fields while the other half of the park is overgrown and decaying. In this half of the park there exist parking lots, a boat ramp, abandoned restrooms, an abandoned water well, and picnic areas that are completely

underutilized and/or in disrepair. The road leading to this portion of the park is overgrown, with approximately half of the width of the road being overtaken by grass.

Currently there are plans for the construction of a hike and bike trail within the right-of-way of FM 423 (Main Street). As this park is located very near Frisco, there exists the opportunity to use this park as a trail connection / trail head at the northern edge of the city.



Existing Facilities in the Park:

- Indoor soccer complex
- 3 irrigated, lighted outdoor soccer fields
- 1 one-lane boat ramp
- Picnic area
- Bathrooms (abandoned)

Recommended Park Improvements:

The following improvements are recommended for Eastvale Park / Blue Sky Sports Center. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- Access to the underutilized half of the park should be restored and improved.
- The existing boat ramp should be replaced with one that meets modern boat launching standards
- The picnic area should be restored for daily use by park visitors and shade should be provided, either through the use of shade trees or shade structures, for some of the picnic tables.
- The restroom building should be either completely renovated or removed.
- There is potential for short walking trails along the end of the peninsula.

Natural Resources/Open Space

- Currently underutilized land toward the end of the peninsula should be maintained to provide visual interest for park users.

Sustainable Sites/Ecological Services

- Though the soccer fields are irrigated with water from the lake, alternatives should be explored for ways to reduce water consumption during drought conditions, including the use of drought-tolerant grasses.
- Drainage swales on the site should not be mown over as they currently are. Rather, these should be allowed to vegetate with native or adaptive grasses which will help slow the flow of water through the swales, help filter out pollution from water, prevent erosion, and provide visual interest.

General

- Develop a master plan layout for the existing underutilized portion of the park that includes a pavilion, playground, picnic facilities, fishing jetty, shoreline access, trails and gateways. This master plan should include an implementation plan, as well.

Stewart Peninsula Golf Course	
Type of Park:	Special Purpose Park – Leased
Address:	
Size of Park:	63.2 acres

Comments – The Stewart Peninsula Golf Course is a privately managed facility on USACE land that is leased to the City and then subleased to the concessionaire. This nine-hole course is located directly north of Stewart Creek Park along the Lewisville Lake shoreline affording excellent views toward the lake. While only a nine-hole course, the Stewart Peninsula Golf Course is a well-regarded course and has been rated as the second best course in Texas in 2008 by the Dallas Morning News.

Existing Facilities in the Park:

- 1 Nine hole golf course with club house

Recommended Park Improvements:

The following improvements are recommended for the Stewart Peninsula Golf Course. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- N/A

Natural Resources/Open Space

- N/A

Sustainable Sites/Ecological Services

- Adopt sustainable maintenance and management practices through initiating the Audubon Cooperative Sanctuary Program for Golf Courses at this facility.

General

- N/A

Five Star East (Hawaiian Falls)
Type of Park: Special Purpose Park – Leased
Address: 4400 Paige Road
Size of Park: 29.17 acres

Comments – Though technically the same park, there are essentially two parks on this site – one is the existing Hawaiian Falls water park and the other is the currently undeveloped (but future) civic/recreation center. This park benefits from being surrounded by single-loaded roads on all sides which improves its visibility, though, two of these roads (Memorial Drive and Paige Road are medium to high traffic roads).



Existing Facilities in the Park:

- Hawaiian Falls Water Park which includes
 - 4 Pavilions
 - 2 BBQ Grills
 - 3 Concession buildings
 - 1 Bathroom
 - Wave pool
 - Lazy river
 - Multiple water slides
 - Water playground

Recommended Park Improvements:

The following improvements are recommended for Five Star East (Hawaiian Falls). Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- N/A

Natural Resources/Open Space

- In its current state, the creek is mostly unattractive because of its un-natural character. Care should be taken to ensure that the creek is allowed to return to a more natural state. This includes not mowing near the creek edge and either screening or removing some of the concrete along the channel.
- There are currently several large piles of fill dirt located in the undeveloped portion of the park. These should be removed from the site, graded into the existing ground plane, or shaped into more attractive berms.

Sustainable Sites/Ecological Services

- In addition to improving aesthetics, allowing the creek to return to a more natural state will help to prevent erosion and improve pollution filtration.

General

- Develop a master plan for future implementation that includes the civic/recreation center, walkways, additional plantings, and natural areas along the creek. Developing this plan now will allow the planting of trees before the rest of the site is developed. This will ensure that the trees are more mature once the civic/recreation center is developed.

Wynnewood Park & Tribute Golf	
Type of Park:	Special Purpose Park – Leased
Address:	
Size of Park:	450 acres

Comments – This piece of park land has two very unique uses. On the one hand is Wynnewood Park, a very large natural area of former farmland. On the other hand is the Tribute Golf facility, a large golf course modeled after traditional Scottish Highlands golf courses like Saint Andrew’s in Scotland. The Wynnewood Park nature area is not a developed park and currently does not have any designated access points, amenities, or preservation programs. This area consists of former farmland, as previously stated, that has begun to return to its natural state through the return of native (and nonnative) grasses and trees. Mesquite trees are prevalent in this area, which also contains artifacts of the land’s past life as farm land, including an abandoned cellar near the intersection of Tribute Golf’s driveway and Boyd Road.

Tribute Golf, in order to more closely resemble the traditional Scottish Highlands golf course that it was modeled after, utilized many native and adaptive species of shrubs and grasses. The course has a very natural appearance as a result of this and fits in well with the surrounding landscape. This is a unique golf experience not only for residents of The Colony, but for people all over the region and even the State. The course is currently 18 holes, but will be expanding in the near future to a total of 36 holes.

Existing Facilities in the Park:

- 1 Eighteen hole golf course with club house

Recommended Park Improvements:

The following improvements are recommended for Wynnewood Park & Tribute Golf. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- Develop a trail network through Wynnewood Park that allows people to experience nature and solitude while being able to be active. Properly address historic sites within the park by either creating destinations out of them for trail users or aligning the trails to avoid sensitive archeological sites.

Natural Resources/Open Space

- Ensure the protection and preservation of the natural areas of Wynnewood Park. Even though this land is not in its natural state, per se, it has a quality that is unique and valuable and can be used to express the history of The Colony while demonstrating nature’s way of reclaiming developed land.

Sustainable Sites/Ecological Services

- N/A

General

- Develop and implement a master plan for Wynnewood Park that addresses preservation issues, trails, trailheads, parking, and other amenities.

Bridges Park	
Type of Park:	Special Purpose Park – Multi-Purpose
Address:	6600 Miller Drive
Size of Park:	18.1 acres

Comments – This park serves the function of housing the city’s only public tennis courts. The park also contains a baseball field and is adjacent to a middle school (and its football field) and an elementary school. Both the tennis courts and the baseball field are aged, but are visibly well-



maintained. The baseball field has two new shade structures for spectator seating. There is a drainage way which runs along the southern edge of the park and is the location of the only vegetation (other than mown turf grass) in the park. A good portion of this park is located underneath the large transmission lines. The edges of the park are not well defined, other than the single-loaded road adjacency on the east side of the park.

Existing Facilities in the Park:

- 2 Tennis courts
- 1 Baseball field
- 1 Parking lot (white rock)
- 1 flag pole
- 1 monument

Recommended Park Improvements:

The following improvements are recommended for Bridges Park. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- There is a slab of concrete where restrooms were formerly located. This site could be used for a covered seating area with benches.
- While the tennis courts and baseball field are well-maintained, they should be analyzed to determine whether they should be updated.
- This park is currently not ADA-accessible. Efforts should be made to construct accessible paths to each of the park’s amenities, paths connecting to nearby sidewalks or other points of access, and accessible parking spaces.
- The existing white rock parking lot is poorly defined and has a shabby appearance, this should be replaced with a paved parking lot.

Natural Resources/Open Space

- This park could benefit greatly from additional tree and shrub plantings – currently, such vegetation only occurs along the drainage way. Additional plantings will help to define space within the park and provide shade and wind protection.

Sustainable Sites/Ecological Services

- When constructing a new parking lot, pervious paving materials should be given preference as they will reduce run-off.

General

- N/A

Historical Park

Type of Park: Special Purpose Park – Pocket Park

Address: 5000 South Colony Boulevard

Size of Park: 0.5 acres

Comments – One of the four parks at the South Colony Boulevard / Blair Oaks Drive intersection, Historical Park is the oldest park in The Colony. Positioned on a small corner of land directly adjacent to the fire station, this park fits the definition of a pocket park due to its size. However, because of its small size and lack of active amenities, this park is probably not used very often and serves more as additional open space than as a location for active recreation (although this park is consistently a key starting/ending point for parades and is the host site for the Christmas Spectacular).



Existing Facilities in the Park:

- 1 Gazebo
- 1 Historical marker
- 1 Time capsule

Recommended Park Improvements:

The following improvements are recommended for Historical Park. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- The gazebo and sidewalk leading to the gazebo are both aged and decaying. The gazebo should be renovated (including replacing warped/cracked boards and repainting) while the sidewalk should be replaced as it is cracked and very narrow.

Natural Resources/Open Space

- Additional plantings in the park will help to improve its appearance and its role in carbon sequestration.

Sustainable Sites/Ecological Services

- When new vegetation is planted, species that are native and drought-resistant should be chosen to minimize the need for irrigation.

General

- Add electrical service in order to facilitate the Christmas Spectacular
- Provide additional and improved pedestrian access and connections to the other parks located around the intersection of South Colony Boulevard and Blair Oaks Drive including wide and dedicated cross walks. For safety, visibility and user friendliness, consider constructing the cross walks with a material in color and texture different from the road surface, e.g. clay bricks.

Greenway Park

Type of Park: Special Purpose Park – Pocket Park

Address: 5004 South Colony Boulevard

Size of Park: 3.76 acres

Comments – One of the four parks at the South Colony Boulevard / Blair Oaks Drive intersection, Greenway Park is impacted by the same issues as the others: visual and audible nuisances from the nearby streets and power lines. The visibility of the park does benefit, however, from the single-loaded road adjacency and the overall character of the park is improved by the adjacency of a creek, though this creek has not been allowed to exist in its natural state.



The park itself consists of a handful of semi-mature trees and a monument dedicating the park. Other than this, the park is currently undeveloped, though a historic Denton County bridge is slated to be moved to this location.

Existing Facilities in the Park:

- 1 Monument

Recommended Park Improvements:

The following improvements are recommended for Greenway Park. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- This park is in a position to serve as a focal point and trailhead for the planned Park Loop Trail.⁴

Natural Resources/Open Space

⁴ As proposed in the 2006 Trail Master Plan

- Allow the creek to return to its natural state by limiting mowing along the creek edge. This will increase the aesthetics of the creek corridor and will help to limit erosion by reinforcing the stream bank.

Sustainable Sites/Ecological Services

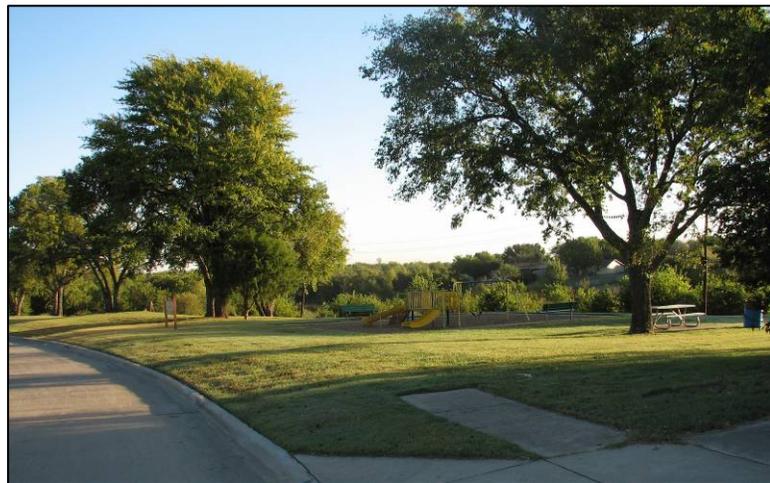
- Ensure that the drainage way passing through the park is allowed to remain in a natural state – this will reduce erosion and increase pollutant filtration from the water.
- When new vegetation is planted, species that are native and drought-resistant should be chosen to minimize the need for irrigation.

General

- Develop and implement a master plan for park development that includes additional plantings, pathways that link the street with the historic bridge, and seating areas. This park, due to its proximity to other, traditional parks (parks that have playgrounds, a gazebo, etc.) might be a candidate for the development of a more reflective, introspective park with passive recreation rather than active.

Wilcox Park	
Type of Park:	Special Purpose Park – Pocket Park
Address:	7214 Wilcox Drive
Size of Park:	1 acre

Comments – While significantly smaller than desirable for neighborhood parks and having only the most basic of amenities, this park has special qualities that make it feel larger and more interesting than its actual size and facilities would suggest. The park is situated on a topographically varied site that is above and facing



bed; so while the park itself is merely one acre, many more acres are visible from the site, which makes the park feel much more expansive than it truly is. These views help to define the park and add to an introspective feeling and a sense of reflection for park users. In addition, the wooded edge provided by the creek corridor and the tree-lined single loaded street, both of which bookend the park site, help to define the edges of the park while still being transparent enough to not feel enclosed. The creek edge is strongly

defined – that is, there is very little natural transition between the dense, riparian vegetation lining the creek and the manicured turf of the park itself.

This park is unique to The Colony – no other park within the city enjoys the topographic variation, views, *and* proximity to a creek bed of Wilcox Park – and as such, should be treated uniquely.

Of note is the seemingly “vigilante” landscaping which has occurred at this park – there are planters (made out of terra cotta-colored automobile tires) and potted plants, a statuette of an angel, and consumer-grade water hoses along the wooded edge of the site. These items illustrate a sense of ownership by neighboring residents of the park.

Existing Facilities in the Park:

- 1 playground unit (for toddlers)
- 1 un-covered picnic table

Recommended Park Improvements:

The following improvements are recommended for Wilcox Park. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- Continue and widen the sidewalk leading from the south end of the park both into the site to connect with the playground and picnic areas and along the street under the shade of the established trees to connect with the residential areas north of the park. This will help make the site accessible for the disabled and more inviting for passers-by.
- Provide additional benches in both shady and sunny areas that look out over the views toward and across the creek corridor.
- Implement an ecology education program in this park, which might include informative signage or tree-leaf rubbing stations.
- The potential exists to add a pavilion in this park that would house two or three picnic tables – because of the special nature of this park, a pre-manufactured pavilion should not be used. Rather, a custom-made pavilion that responds to the topography of the site and is designed to blend in with the color, shape, and character of the park should be provided if a pavilion is deemed necessary.

Natural Resources/Open Space

- Avoid mowing portions of the park area adjacent to the creek corridor to help restore this wooded edge to a natural state and to support wildlife habitat (including that of birds).

Sustainable Sites/Ecological Services

- When needed, new plants should be chosen that are native to the region, which require little-to-no irrigation and have no reliance on fertilizers and pesticides.

- As much as the linearity of the creek lends itself to trails, the creek corridor also acts as an important wildlife corridor and should be sensitively managed as such.

General

- There is a very good potential for trail connections at this park location. A partnership with the City of Frisco – which has jurisdiction over the land (which is owned by the US Army Corps of Engineers) adjacent to this park – should be explored in order to run trails along the creek corridor south to North Colony Boulevard and on to the Recreation Center and north to connect with trails in Frisco.
- Part of the beauty and definition of the park is reduced because of the over-head power lines that run north-south along the eastern edge of the park, right along the wooded edge of the creek. These power lines should be moved elsewhere or located under ground to allow the full beauty of this park to be seen.

Augusta Park	
Type of Park:	Special Purpose Park – Pocket Park
Address:	?
Size of Park:	1.7 acres

Comments – This park is currently undeveloped. The land to be occupied by this park consists of a linear open area bounded by a wooded ravine (on LISD property) on two sides, a single-loaded street, and Stewart’s Creek Elementary School. In addition to the elementary school, there is also a middle school nearby. It appears that students from one or both of these schools often visit the wooded ravine, which is suggested by litter and the arrangement of rocks and logs as seating areas.



Existing Facilities in the Park:

- N/A

Recommended Park Improvements:

The following improvements are recommended for Augusta Park. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- In the development of this park, attention should be paid to connecting the two adjacent schools and adjacent neighborhood through the park by use of trails.
- In the development of this park, consideration should be given to connecting the park to the nearby lakeshore via a trail.

Natural Resources/Open Space

- Develop an interpretative system of trails and signage that will educate the public about the value of natural open space, wildlife habitat, erosion prevention, and carbon sequestration for the sake of environmental preservation, but also for improved quality of life and human health.

Sustainable Sites/Ecological Services

- In the development of this park, species should be chosen which are drought tolerant, thereby negating the need for irrigation.
- Place preference on native plants that are well-adapted to the local climate, provide wildlife habitat, and provide nutrition opportunities for wildlife (in terms of flowers, leaves, bark, etc.).
- Enhance the edge of the wooded area by creating a wide un-mown buffer planted with native grasses and wildflowers.

General

- In the development of this park, efforts should be made to partner with the nearby elementary school to develop facilities usable by both students and other park users.

West Lake Highlands Park
Type of Park: Special Purpose Park – Pocket Park
Address: 4526 West lake Highlands Drive
Size of Park: 0.14 acres

Comments – This tiny park situated on a standard 130’ by 50’ single-family house lot contains a playground and a basketball half court. These two amenities combined take up almost all of the usable space in this park, which most likely serves only the surrounding neighborhood, as no



parking is provided.

Often, such small parks are looked upon in a negative light, because they have no room for expansion and cannot serve the same number of people as a five to ten acre park. However, such parks are often valued by those who live near them as they provide close-to-home recreation and a place to meet neighbors.

Existing Facilities in the Park:

- 1 playground with one slide, one swing set, and one merry-go-round.
- 1 basketball half court
- 1 picnic table

Recommended Park Improvements:

The following improvements are recommended for West Lake Highlands Park. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- The picnic table should be secured to the ground so that it cannot be moved around in (or out of) the park.
- Lighting should be installed, not so that people can use the park after dark, but in order to allow neighbors to monitor the park’s use and improve its security.
- The play equipment should be updated or refurbished. Merry-go-rounds, for instance, have been found to be quite dangerous – this should be replaced with a more up-to-date piece of play equipment.
- For accessibility and safety, the gravel in the play area should be replaced with wood chips or a comparable substitute and the sidewalk should be extended to reach the playground, basketball court, and picnic table.

Natural Resources/Open Space

- N/A

Sustainable Sites/Ecological Services

- The drainage swale should not be mown over as it currently is. Rather, it should be allowed to vegetate with native or adaptive grasses which will help slow the flow of water through the swale, help filter out pollution from water, prevent erosion, and provide visual interest. In order to be effective, this should be implemented as an overall strategy for roads with no curb and gutter after conducting the necessary hydrology and hydraulic analysis.

General

- N/A

A1.4 Linear Parks & Greenbelts

Taylor Street Park & Greenbelt

Type of Park: Greenbelt

Address: 7500 Taylor Street

Size of Park: 23.13 acres

Comments – Perhaps the most unique and most notable characteristic of Taylor Street Park & Greenbelt is that it is The Colony’s only linear park or greenbelt – stretching approximately seven times longer than it is wide – other than the de facto linear parks created by the main utility easements crossing through the city. The park is surrounded by three types of adjacencies: single-loaded roads, alleys with garage access, and alleys with out garage access but having gate access into backyards. This park poses a great opportunity for The Colony, but in its current state is considerably under-utilized.



This park is lacking in three major areas; the first of these is the lack of an ADA-compliant network of sidewalks or pathways throughout the park. As in other parks, it is important to provide accessible pathways throughout the park to both provide access opportunities for all users but also to help bring organization to the programmed spaces within the park. The second issue area is vegetation within the park. Currently, the vast majority of vegetation is mown turf grass and there are few trees within the park. There exists a great opportunity to provide diverse, visually-stimulating areas of vegetation within the park that can also help to lower maintenance costs, reduce erosion, and improve property values of the surrounding neighborhoods. Finally, the park overall has an untidy appearance, largely due to the lack of vegetation and aged and inadequate facilities within the park. Specifically, the baseball diamond area could benefit from various repairs – the backstop and seating areas around the field need repairs and improvements and the white rock parking lot is pot-holed and poorly defined.

Existing Facilities in the Park:

- 1 Baseball field (unlighted)
- 1 Parking lot (white rock)

Recommended Park Improvements:

The following improvements are recommended for Taylor Street Park & Greenbelt. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- The baseball diamond area needs to be renovated to be a viable part of the City’s parks system. Specifically, the fencing should be completed around the field and repaired where necessary, seating should be repaired and shaded, and the parking lot should be paved and spaces should be delineated.

Natural Resources/Open Space

- The creek corridor should be allowed to return to its natural state of vegetation – this process could be aided by adding plantings in key areas. Allowing natural vegetation to be restored along the creek edge will provide both a visually-stimulating character to the creek, but will also help to limit erosion of the creek bank by slowing the flow of water and reinforcing the bank itself.
- In other areas of the park, trees, shrubs, and groundcover should be planted in key areas to add to the visual interest of the park. These areas will also provide shade and improve the park’s ability to provide carbon sequestration.
- The creek corridor should be treated as an opportunity to provide habitat for wildlife and trail access to natural un-programmed areas.
- Develop and implement a master plan that emphasizes creek restoration, natural plantings, and trail access (including a trail head).

Sustainable Sites/Ecological Services

- Place emphasis on native plantings that support wildlife and restore the ecological functionality of the creek corridor. Additionally, as a drainage-way passes through this park, species which are non-invasive should be used, as the creek will carry plant seeds to other areas, aiding in dissemination.

General

- The proposed East/West Connection Trail is designated to pass through this park⁵; efforts to develop this trail and to improve this park should be coordinated to save time and cost.
- The adjacent water well visually impacts this park – efforts should be made to screen the view of this facility from the park.

⁵ As proposed in the 2006 Trail Master Plan

A1.5 Regional Parks

Stewart Creek Park

Type of Park: Regional Park

Address: 100 Cottonwood Springs Circle

Size of Park: 65 acres

Comments – Stewart Creek Park is a mid-sized regional park located on Stewart Peninsula, making it a convenient location for many of The Colony’s citizens. The park offers several opportunities for day-use activities, including boating, fishing, and picnicking. While there are many facilities existing in the park, there is ample opportunity to add additional facilities which, as entrance to this park is fee-based, will help attract users to the park.



Existing Facilities in the Park:

- 2 Playgrounds
- 1 Pavilion
- 42 Picnic tables
- 1 Ball field
- 1 Sand volleyball court
- 4 Horseshoe pits
- 28 BBQ Grills
- 1 Restroom/shower complex
- 2 Parking lots
- Boat ramp and courtesy dock

Recommended Park Improvements:

The following improvements are recommended for the Stewart Creek Park. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- Re-examine the purpose and function of this park. Specifically, determine whether the park should remain day-use only or allow overnight camping.
- Make changes and provisions that will allow Stewart Creek Park to excel as a special event venue.

Natural Resources/Open Space

- Additional plantings throughout the interior of the park will help to define space, improve the park’s appearance, and provide shady areas for picnics and resting.

Sustainable Sites/Ecological Services

- When planting additional plants, ensure that native species are used – this will reduce the need for irrigation and fertilizer.

General

- It is noticeable that some neighbors to the park have erected transparent wrought iron fences with gates that provide direct access to the park. This should be encouraged as it is regarded as a benefit to the City in that it affords informal surveillance of the park and can add to a sense of “custodianship” by the neighbors.
- Develop a master plan for implementation that includes a park gateway, additional facilities, additional plantings, walking trails, improved access to the lake, and improved infrastructure.

Hidden Cove Park	
Type of Park:	Regional Park
Address:	20100 Hackberry Park Creek Road
Size of Park:	537.4 acres

Comments – Formerly a State park, Hidden Cove is the largest and most diverse park in The Colony. It is located on land owned by the US Army Corps of Engineers, leased by The Colony, and subleased to MarineQuest, which operates the park. There are many day-use and overnight amenities in this park that provide visitors with many opportunities for recreation.



There currently are plans for the development of a marina by MarineQuest at this park.

Existing Facilities in the Park:

- Full-service camping sites
- Primitive camping
- 2.2 Miles of soft-surface trails
- Cabins
- Dining/event hall
- On-site store and watercraft rental facility
- Boat ramps and courtesy dock
- Ball fields
- Playgrounds
- Swimming beach
- Day use picnic area
- Pavilions

Recommended Park Improvements:

The following improvements are recommended for the Hidden Cove Park. Some of these improvements are more easily achieved than others; this list describes a “perfect world” scenario for park improvement.

Programmed Space/Support Facilities

- Many of the park’s amenities required repairs after the flooding in 2007. To prevent damage to future amenities, they should be flood resistant and/or placed at a high enough elevation that they will not be flooded.

Natural Resources/Open Space

- Although a man-made facility, the lake is an important “natural” resource that allows for the establishment of natural habitats for wildlife. The water edge should be treated as sensitive habitat whereby native plants are encouraged to attract birds and to act as an erosion protective measure.

Sustainable Sites/Ecological Services

- When upgrading the park, ensure that the materials used are sustainable in nature – that is, that they are either made of recycled materials or are themselves recyclable and that they do not emit any toxic chemicals which would wash into Lake Lewisville (the area’s drinking water source) during rain events.

General

- Develop a master plan for implementation that includes the marina and overall upgrades and updates to the park in general. With updated facilities, this park has the possibility of becoming much more of a regional destination.

A1.6 Individual Facility Assessments

The Colony Aquatic Center

Address: 5580 North Colony Boulevard
4 Pools: Enclosed 6-lane heated lap pool
Outdoor leisure pool
Outdoor wading pool
Outdoor “Splash Zone!”

Comments – The Aquatic Park dates from 1986 and has evolved over time. It is the city’s only municipal pool and is therefore the flagship water venue, aside of course from the lake. It is well-used and has grown in capacity and offerings since it opened. The “Spray Zone!” is a relative new component, but is showing signs of age due to faded finish. Relatively new “dry” amenities include sand volleyball, and additional shade areas. Pride of ownership is apparent in the overall cleanliness and organization of the facility. Colorful and artistic murals within the buildings show similar evidence. These additions have maintained a sense of newness for the venue over time and have served the facility well. The enclosed pool is heated to serve the community year-round. It is not a truly indoor pool as it does not



offer air conditioned space. In the summer season, it is opened up and relies primarily on natural ventilation to maintain comfort.

The above average attention to detail within pool area is attractive and inviting. Notable observations include the care of the landscaping, the deck and coping finishes and stonework. These observations stand in contrast to those of the parking lot, approach and the evolution of the buildings. Over time, the structures serving the pools have been infilled and retrofitted with a quality of construction not in keeping with that of the original buildings. Mechanical retrofits have been done in a somewhat haphazard manner. Some are exposed to the elements, shortening their life span. Others are in inhabiting lean-to structures also not in keeping with the quality of construction of the original buildings. A wood-framed and sided garage has been added to

provide secure storage. Casualties of this evolution have been substantial loss of curb appeal and some shade for those queuing. Concessions have evolved to vending machines occupying the main pavilion.

The entry sequence is somewhat claustrophobic due to the undersized spaces patrons must pass through. The low ceilings add to this problem of scale and user comfort. Ventilation and air quality issues are apparent in the locker room as evidenced by rusting equipment. We suspect that the facilities are undersized for the increased offering of amenities. Generally, increased capacity means increased fixture counts. A review of fixture count requirements with contemporary health and building codes is recommended.

Recommendations:

In general, the facility has been maintained with a well-planned effort to extend the life and appeal of the facility. This 20+ year maintenance and repair approach with occasional minor upgrades has reached the point of diminishing returns in industry standard terms.

A comprehensive study of this facility was performed in 1999. Now almost a decade later, that study remains largely valid in terms of concept. At the time, three options were proposed for consideration: repair, renovate, and replace. The repair option has essentially been the approach since then and presumably represents the ongoing method of operations until substantial funding becomes available. Proper inflation factors should be applied to the probable costs in the 1999 study with respect to considerations for renovation or replacement. Rapid growth in The Colony will soon outpace the ability for this pool to adequately serve the community.

The Colony Community Center

Address: 5151 North The Colony Boulevard
Size: Approximately 12,000 SF, single story

Comments – This building is the former city library. It was renovated in approximately 2002 to house the Senior Center and Parks Administrative offices. The Senior Center comprises approximately 2/3 of the building, leaving approximately 1/3 for administration. Of the



buildings toured, this one appears to be the newest. It is certainly the most recently renovated. It appears to be in generally good repair and to be well-maintained. A sense of pride in ownership is obvious among staff and patrons. The facility shares parking with the police station and recreation center. Anecdotal comments on the tour seem to indicate adequate parking for the current use.

Though not solely dedicated to senior programming, this is the chief public use of the structure. Programs currently operating here include various classes, low-impact exercise, dances, meals-on-wheels preparations, and serving of pre-prepared meals at the facility. A canopy at the front of the building provides a sheltered approach for two accessible parking stalls. It appears this area may have once served as a covered drop-off drive lane. An accessible route from parking to front door has been added with the renovation. Staff comments at time of tour were generally favorable in terms of the use of the space. There are some awkward circulation paths for both patron and staff functions and inefficiencies in use of some of the spaces.

The parks administration component houses a small reception area, a couple of offices, small conference room, work room, limited storage space and staff toilets. While a comprehensive accessibility review is not in the scope of this assessment, it was observed that the front door is not accessible to the disabled, who would have to be let in through the senior center and into a back door. Like the attached senior center, the space has been recently renovated and appears in good general repair.

Recommendations:

Given the significant growth occurring and anticipated in The Colony, it is not reasonable to expect both Parks Administration and the Senior Center to coexist in this structure long term. We would recommend that administration be moved to another location to allow for the Senior Center to have full use of the building. A more comprehensive interior renovation of the interior would allow not only for more space, but a more efficient use of the space. This would allow for both increased capacity and increased programming capability for the senior center.

Lakeside Arts Center

Address: 6301-B Main Street
Size: Approximately 4500 SF, single story

Comments – This building was formerly the Senior Center and is now being used for varied programming. Ad hoc renovations have converted the former senior activity room to a performing arts room. Likewise the former meeting room has become a crafts room and the former crafts room a lobby. A wing on the back of the building houses a meeting room with kitchenette and its own restrooms. This wing also serves as a sort of “green room” for performers. Primary users of the facility are the theatre group, though the local American Legion and others use the meeting room. Parking is shared with a neighboring county building, which is why the primary uses for this building tend to happen outside business hours. The building has poor visibility from Main Street and is difficult to find. It is bounded by significant topography and residential adjacency immediately to the north.



The structure itself is a manufactured metal building clad on three sides by brick. It appears to be structurally sound. It has a very low roof, making for correspondingly low ceilings in the rooms. The structure of the wing is wood-framed and in poor condition, especially at the “connector” piece between main building and wing. The ad hoc nature of the layers of addition/renovation work makes the quality and adherence to codes and standards something that should be reviewed in detail. Finishes have exceeded their life spans. Equipment was not evaluated, but general observations hold little optimism for their longevity or fitness either. The flexibility of the theatre group to make use of the space is remarkable. Their pride of ownership is obvious despite the nature of the building having little to do with their practical needs.



While a comprehensive accessibility review is not in the scope of this assessment, it was obvious to the observer that none of the toilet facilities meet accessibility standards. Compliance would essentially require reconstruction of these rooms, including moving walls to enlarge them.

Recommendations:

In general, this facility was not designed and is not fit for the uses currently inhabiting it. With respect to this structure's value to the Parks Department, we foresee two options: replacement and disposition. Renovation is not really an option due to the nature of the existing conditions and because the building is owned by Denton County, not the City. It would undoubtedly be more cost effective to "start over" than to try to retrofit what is there. The challenge for rebuilding is determining what to build. Given the site constraints described above, the best use for this site may not be a valuable one. A best-case scenario might be a rentable evening meeting space. A comprehensive due-diligence effort on the site is warranted before making any determinations in this regard.

This brings us to the option of disposition. It may be of more value to simply demolish, sell, or otherwise release the facility. For example, would the county have any interest in this parcel? Would another city department have a use for it?

The Colony Recreation Center

Address: 5151 North The Colony Boulevard
Size: Approximately 14,500 SF, single story

Comments – Constructed in the mid-1980's, this building is the city's only municipal recreation center. It is therefore the flagship in terms of serving the community needs in terms of indoor programming. It shares parking and a covered walkway with the police department. Anecdotal comments on the tour seem to indicate adequate parking for the current use.



The building consists of a manufactured steel-frame building (the gymnasium) with brick cladding on most sides and an addition wrapping about 35% of the perimeter. About half of the total enclosed area is the gym. There is also an 800 SF exterior courtyard off of the front meeting room. Other functional spaces include a multi-purpose room (a converted weight room), two racquetball courts, game room, a small office area, control desk, public toilets and separate locker rooms with toilets and showers.

While a comprehensive accessibility review is not in the scope of this assessment, a number of accessibility violations were observed in the toilet and locker rooms, at the control desk, at required exits from the gym, and at doors and floor transitions. Likewise, an in-depth code study is not in the scope of this assessment. However some unusual conditions were observed with respect to what is typically seen in assembly occupancies.

It would be prudent to examine the egress widths required by the contemporary code, along with the potential requirement for a sprinkler system.



The gymnasium provides a full-court basketball field of play, dividable by curtain into two smaller courts (for a total of six basketball goals). It is also striped for volleyball. The synthetic flooring provides for multi-purpose programming well beyond typical ball-court play. Minor seating capacity is provided with “tip-n-roll” bleachers. Dedicated gym storage is not available, so perimeter deck space is cluttered with various gym appurtenances. Lighting and air

conditioning upgrades appear to have been made over time, though light levels appeared low even for recreational play and the air conditioning approach is not appropriate to the building use. No natural light enters the room. The building envelope appears to be lightly insulated and probably does not meet current energy codes.

With the exception of a few areas that have obviously seen some recent retrofit, the overall health of building finishes was poor. Most have exceeded their life cycle and need replacement. Some locations need replacement with more appropriate and durable materials. For example, the drywall in the corridor outside of the racquetball courts has obviously been patched a number of times and should be reconsidered. At the time of the visit, some of the plumbing fixtures were not in working order. Water damaged ceiling tiles were observed in the multi-purpose room.

Recommendations:

Growth in The Colony will soon outpace the ability for this center to adequately serve the community. The overall health and level of amenity in this structure point to two options. Option 1 would be a complete renovation and addition. Option 2 would be replacement. The site appears to have capacity to accommodate either option. Determination of which option is best for The Colony will require further study and definition of the city’s ultimate financial and service goals and timelines.