

Chapter 4

Existing Conditions

INTRODUCTION

Knowing the existing conditions of Wylie's parks, recreation, and open space system is an essential part of the planning process. Fully understanding the location, size, and quality of Wylie's parks system also helps in determining the existing and future needs of the community. This chapter describes the types of parks in Wylie, summarizes the parks, recreation, and open space system in terms of acreage and amenities, and provides a review of each of the City's parks.

PARK CLASSIFICATIONS

Each city classifies its parks differently, using terms like pocket park, mini park, neighborhood park, community park, metropolitan park, linear park, sports complex, city park, etc. However, in most cities the types of parks can be explained simply in one of two categories outlined below.

Close-to-Home Parks are usually located within the community served by the facility, which includes mini/pocket parks, neighborhood parks and community parks. Other types of parks (such as trail corridors, greenbelts, and linear parks) may sometimes also be considered close-to-home parks. These parks are the backbone of Wylie's parks system.

Other Parks include any other type of park within the City that is not a close-to-home park. Most often special purpose parks, open space and nature area preserves, and regional parks fall into this category.

Considering these general classifications, each of Wylie's parks can be classified in either the **close-to-home parks** category or the **other parks** category. Within these two major park typologies, there are additional classifications of parks as follows:

Close-to-home Parks

- **Neighborhood Parks**
- **Community Parks**

Other Parks

- **Special Purpose Parks**
- **Open Space & Nature Area Preserves**
- **Regional Parks**

Park Classification Descriptions

Neighborhood Parks

Neighborhood parks are typically between five (5) and ten (10) acres in size and are designed and located to serve the surrounding neighborhoods. These parks serve as the core of the parks system and should generally serve no more than 3,000 to 4,000 residents. As a rule of thumb, all neighborhood parks should have a playground, pavilion, and open areas for free play. Additional amenities typically found in neighborhood parks include benches and picnic tables, basketball courts, loop jogging trails, multi-purpose practice fields, backstops and tennis courts. These are typically considered to be **close-to-home parks** as described above.

Community Parks

Community parks are larger than neighborhood parks ó typically 25 to 75+ acres in size ó and have more amenities. While not intended to serve specific neighborhoods, community parks should be equally distributed across the city in order to serve all populations within Wylie. Typically, community parks will have all of the amenities of a neighborhood park (playgrounds, pavilions, open areas for free play, trails, basketball courts, multi-purpose practice fields, backstops, etc.) plus additional amenities such as lighted competitive baseball, softball, soccer, and football fields, larger areas of open space for free play, natural areas, and restrooms. Quite often community parks will also include special facilities such as recreation centers and skateboard parks. These are also typically considered to be **close-to-home parks**.

Special Purpose Parks

Special purpose parks do not have a specific size; rather, the size of the park is determined by the need for which the park is provided (such as athletic fields). The special purpose parks category includes pocket parks, plazas, athletic complexes, practice fields, and õspecial interestö parks (such as dog parks, skate parks, or any type of park designed to accommodate one specific recreation activity) that are not otherwise part of another neighborhood or community park. These are typically considered to be in the **other parks** category as described above.

Open Space & Nature Area Preserves

Open space and nature area preserves also do not have a specific size and are rather based upon unique or valuable land that is identified by the City as important to protect. These areas typically have very few facilities and serve to preserve and provide access to natural areas such as along creeks, floodplains, wooded areas, lakeshores, prairies, and particular geologic formations or areas of topographic change. As un-programmed space, there is the added benefit that these areas are õself-maintainingö ó while there may be the occasional need to check for hazards, maintenance is generally not a significant factor. These are typically considered to be in the **other parks** category as described above.

Regional Parks

Regional parks can vary in size depending on the purpose of the park but are generally very large (often over 100 acres). These parks are typically provided because of an opportunity more so than a need (such as for public recreation and access around lakes). Regional parks are often not owned or managed by cities (rather, as is the case in Wylie, they are owned and operated by a

regional, state, or national agency such as the US Army Corps of Engineers). Typical amenities at a regional park include boat ramps, day use areas, camping (primitive, improved, and/or RV camping), natural areas, hiking trails, and large group pavilions. Predictably, these are considered to be in the **other parks** category as described above.

SUMMARY OF EXISTING PARKS

The following section includes a summary of Wylie's park system and descriptions of each park by park type. In total, the City of Wylie maintains over 663 acres of park land which constitutes sixteen (16) neighborhood parks, two (2) community parks, two (2) special purpose parks, five (5) open space & nature area preserves, and the Dallas County-owned Muddy Creek Preserve.¹ In addition to land owned and maintained by the City, other park lands exist in Wylie, most notably the U.S. Army Corps of Engineers (USACE) parks on the shores of Lavon Lake. Considering the sum of City-, County-, and USACE-owned parks within the contiguous city limits, there are over 1,000 acres of park land in Wylie.

Neighborhood Parks

To date, Wylie has sixteen parks that the City considers to be neighborhood parks (many of these parks are pieces of land recently dedicated to the City during development and therefore many of them are undeveloped and have several phases). The neighborhood parks in Wylie range in age, size, and level of amenities and include parks like Kirby Park (which was founded many years ago, is 0.5 acres in size, and includes playgrounds and picnic tables) as well as Joel Scott Memorial Park (which was developed between 2003 and 2008, is over 12 acres in size, and includes many amenities including a skateboard park).

Community Parks

Two community parks currently exist in Wylie. Spatially located on either side of the city, each of these parks focuses on athletic fields and other high-intensity uses and each is adjacent to a large school (Founders is next to Wylie High School and Community is next to Burnett Junior High School). Both parks are located near a creek, though only Founders Park contains significant open space (found in the 17 acre Hensley Property located adjacent to Founders Park). Because of Wylie's growth over the last few years and the fact that these two community parks provide the only competition fields in the City, they are highly used and are at or beyond capacity. Founders Park will soon be expanded (Halff Associates is completing a master plan for the park) and approximately \$1.7 million has been approved for improvements to Community Park in the near future.

Special Purpose Parks

Wylie has two special purpose parks currently – Dodd Park and Avalon Park Phase 1. Both of these parks are considered a special purpose parks because their primary function is that of providing multi-purpose practice fields.

¹The Muddy Creek Preserve is 37.7 acres in size and is owned by Dallas County but maintained by the City of Wylie.

Open Space & Nature Area Preserves

One of Wylie's best assets is the wooded floodplain along and near Muddy Creek and Rush Creek. The City has acquired or has been dedicated several pieces of land totaling approximately 147 acres that have been designated as open space preserves (Muddy Creek Preserve², Parkside Park, Sagecreek 4 Park, Sagecreek 8 and 9 Park, Wylie Lakes Park, and Oncor/Lavon Park).

Regional Parks

Several US Army Corps of Engineers (USACE) parks exist in Wylie. While these are not City-owned or maintained, they serve the residents of Wylie (as well as people from the surrounding region). The four USACE parks located in Wylie's city limits are East Fork Park and Avalon Park (both on the southern shore of the lake, west of the dam), Lavonia Park (just east of the dam), and Clear Lake Park (located across the lake from Avalon Park and not directly accessible from Wylie, but still within the city limits). Collin Park is another USACE park located near Wylie but is not within Wylie's city limits (it is in St. Paul). Each of these parks has boat ramps, picnic areas, and camping areas (except for Lavonia Park which does not offer camping).

Additional City-Owned Park Land

Hike & Bike / Equestrian Trails

There are seven miles of hike and bike trails and five miles of equestrian trails in Wylie. Many of these trails pass through neighborhood parks or open space & nature area preserves. Besides these trails, there are also segments of trail that have their own park land. The 4.1 acre Meadows of Birmingham Phase 2 Park and the 9.8 acre Trinity Trail Park provide right of way for trails (the Trinity Trail is an equestrian trail). In addition, the Trinity Trail Park provides trailhead facilities for horse loading and unloading and trailer parking.

Recreation Facilities

The Bart Peddicord Community Center is located in historic Downtown Wylie in a former Post Office building. The center is approximately 4,000 square feet in size and is located on a 1/3 acre lot. The center is currently used for City recreation programs, senior center uses, and is available for rentals.

Undeveloped Parks

In addition to all of the land mentioned so far, Wylie has over 323 additional acres of land which uses have yet to be determined. This includes the 253 acre Municipal Complex Property (of which 19.67 acres are occupied by the new City Hall, Recreation Center, and Library; a master plan for the remainder of this property is being developed as part of the Parks Plan project), the 46 acre Alanis Landfill, Birmingham Farms Phase 14B, Creekhollow Estates, and the Hensley Property. It is likely that much of this land will become Open Space or Nature Area Preserves.

Table 4.1 – Existing Park Facilities on the next page illustrates the acreage and facilities of each individual park in Wylie.

² Muddy Creek Preserve is a Dallas County-owned park that is in Wylie and is maintained by the City of Wylie.

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PARK & FACILITY REVIEWS

The remainder of this chapter is dedicated to providing a review of each park in Wylie. The intention of these reviews is to provide an unbiased, subjective description of the condition, issues, qualities, and benefits of each park in the city. Though the reviews are not divided into the following structure, the various evaluation components were each considered when creating these reviews:

- **Classification:** What is the purpose of a given park? Is it intended to serve the local neighborhood or a much larger population?
- **Size of the Park:** How big is the park? Is it large enough to adequately accomplish its intended purpose?
- **Location:** Where is the park located in relation to the population that it serves? Is it accessible?
- **Service Area:** What are the limits of the area served by each park? Are there any major thoroughfares or physical features that create barriers to accessing the park?
- **Amenities in each Park:** What amenities does the park contain? Are the facilities appropriate for the type of park?
- **Layout:** Is the arrangement of facilities in each park appropriate?
- **Condition of the Park:** What is the general condition of the facilities in each park?
- **Special Considerations:** Does the park provide facilities for the physically challenged that meet the requirements of the Americans with Disabilities Act? Is the park maintained in a sustainable manner? Are there natural areas in the park that require special consideration?

Park Distribution

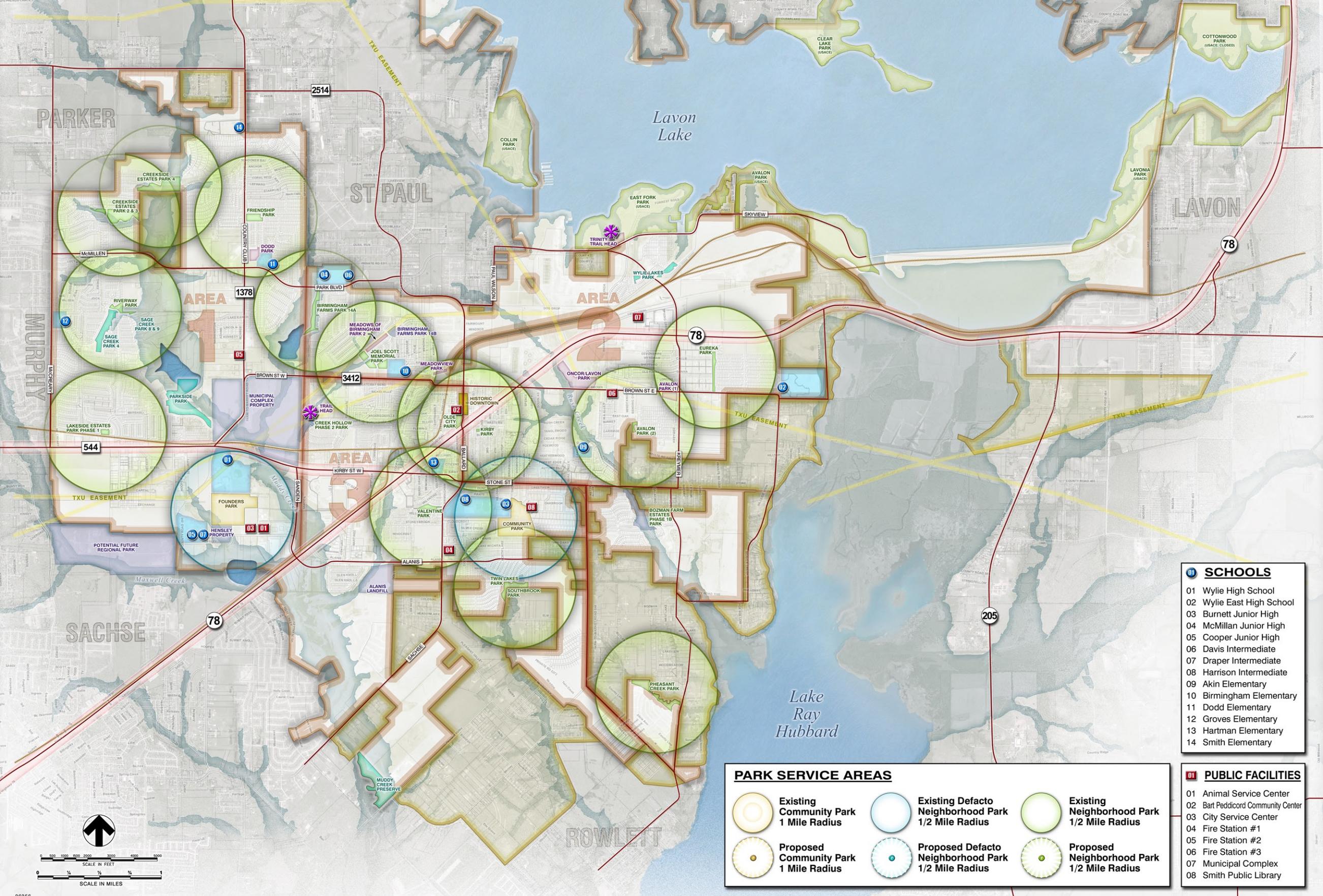
As mentioned at the beginning of this chapter, neighborhood parks and community parks both serve as close-to-home parks, which is the backbone of the parks system. Because of this, it is important that neighborhood and community parks be adequately distributed physically across Wylie. **Neighborhood parks best serve households that are within walking distance** of the park (generally ½ mile, which for the average person is a 10 minute walk). A primary factor determining this ½ mile service radius is the nature of a neighborhood park to serve the particular neighborhood in which it is located. **Community parks best serve households that are within a 5 minute drive** of the park (generally 1 mile). Using a 1 mile service radius ensures that all residents are within easy access of a park that has ample open space and amenities so that people can use it on a daily basis. These service radii should be considered as guidelines only. In many instances ó due to railroad tracks, thoroughfares, un-crossable water bodies, and other barriers ó parks will not fully serve all populations within their service radii.

The **Existing Neighborhood & DeFacto Neighborhood Parks** map on the next page illustrates the location and ½ mile service radius of existing neighborhood parks in Wylie.

The **Existing Community Parks** map on page 4.10 illustrates the location and 1 mile service radius of existing community parks in Wylie.

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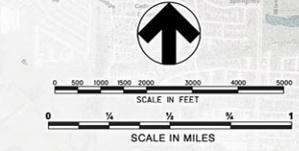


- 01 SCHOOLS**
- 01 Wylie High School
 - 02 Wylie East High School
 - 03 Burnett Junior High
 - 04 McMillan Junior High
 - 05 Cooper Junior High
 - 06 Davis Intermediate
 - 07 Draper Intermediate
 - 08 Harrison Intermediate
 - 09 Akin Elementary
 - 10 Birmingham Elementary
 - 11 Dodd Elementary
 - 12 Groves Elementary
 - 13 Hartman Elementary
 - 14 Smith Elementary

- 01 PUBLIC FACILITIES**
- 01 Animal Service Center
 - 02 Bart Peddicord Community Center
 - 03 City Service Center
 - 04 Fire Station #1
 - 05 Fire Station #2
 - 06 Fire Station #3
 - 07 Municipal Complex
 - 08 Smith Public Library

PARK SERVICE AREAS

	Existing Community Park 1 Mile Radius		Existing Defacto Neighborhood Park 1/2 Mile Radius		Existing Neighborhood Park 1/2 Mile Radius
	Proposed Community Park 1 Mile Radius		Proposed Defacto Neighborhood Park 1/2 Mile Radius		Proposed Neighborhood Park 1/2 Mile Radius

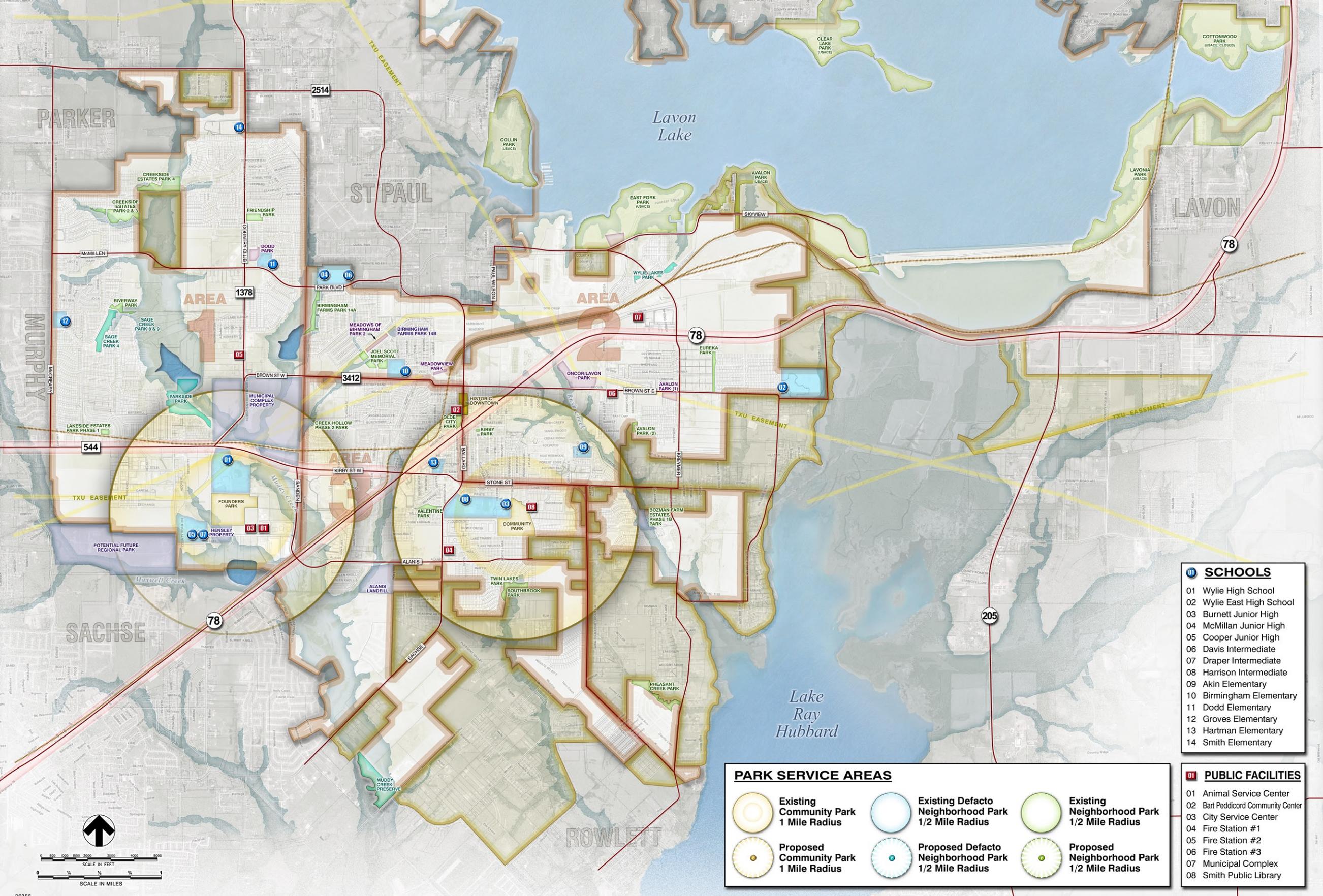


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March 25, 2010

EXISTING NEIGHBORHOOD & DEFACTO NEIGHBORHOOD PARKS

CITY OF WYLIE, TEXAS





- 01 SCHOOLS**
- 01 Wylie High School
 - 02 Wylie East High School
 - 03 Burnett Junior High
 - 04 McMillan Junior High
 - 05 Cooper Junior High
 - 06 Davis Intermediate
 - 07 Draper Intermediate
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 - 08 Smith Public Library

PARK SERVICE AREAS

	Existing Community Park 1 Mile Radius		Existing Defacto Neighborhood Park 1/2 Mile Radius		Existing Neighborhood Park 1/2 Mile Radius
	Proposed Community Park 1 Mile Radius		Proposed Defacto Neighborhood Park 1/2 Mile Radius		Proposed Neighborhood Park 1/2 Mile Radius

EXISTING COMMUNITY PARKS

CITY OF WYLIE, TEXAS

Neighborhood Parks

Creekside Estates Phase 2 & 3 Parks

*16.2 acres
3105 Hinnant Ct.
West Park Zone*

At sixteen acres, Creekside Estates Park is very large for a neighborhood park. The park is divided into two non-contiguous main areas by Lewis Drive. The park is also adjacent to an HOA amenity center.



The small portion on the western side of Lewis Drive is approximately 2.3 acres, is adjacent to a small creek, and includes a playground, benches, and a loop trail. This portion of the park is very attractive and is of a scale that makes it very comfortable for the park users. Across the street is a much larger piece of park land that includes a soccer practice field, backstop, basketball court, parking lot, loop trail, and a drainage area. The two highlights of this portion of the park are the creek corridor along the southern



edge and the drainage area in the center of the park. This drainage area appears to be typically empty and is very attractive; the bottom of it is covered in tall grasses and a few cottonwood saplings while the edges are covered in wildflowers. Other than these areas, however, the remainder of this portion of the park feels somewhat exposed because of a lack of mature trees. This section of the park is well integrated with the surrounding neighborhood, being connected by sidewalks and trails as well as Lewis Drive. The main issues with this portion of the park are the consistency of pathway/trail widths (some connecting portions are only four feet wide) and steep slopes near the Lewis Drive bridge over the creek (these are adjacent to the sidewalks and

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are showing signs of erosion). Additional park benches would be a welcome amenity to this park.

Creekside Estates Phase 4 Park

14.81 acres

1600 Peggy Loftis Dr.

West Park Zone

This park is completely undeveloped, is mostly wooded natural area, and is adjacent to an undeveloped neighborhood. At the corner of Peggy Loftice Drive and Nathan Drive (the most visible corner of this portion of the park), there is a water tower and a small parking lot.



Lakeside Estates Park

2 acres

300 Lakehurst Ln.

West Park Zone



This small park is located adjacent to a homeowner's association facility (which has a pond, swimming pool, two playgrounds, and a parking lot). Because of the park's focus on athletic practice fields (of which it has two), the park itself functions as a special purpose park rather than a neighborhood park. However, when considering the amenities of the adjacent HOA facility, these two pieces of land function in unison to provide a neighborhood park. Lakeside Estates

Park is well connected with the immediately surrounding neighborhood in that it is surrounded by single-loaded roads rather than the backs or sides of houses. The major issue in this park is the view to the south. The southern edge of the park is bordered by a railroad track; on the other side of this track are commercial and industrial buildings (the backs of which are plainly visible from the park) and Farm-to-Market Road 544. While some berming and small trees exist between the railroad track and the park, they do not effectively serve as a noise/sound or visual buffer for the park. In addressing this issue through additional landscaping or more substantial berming, the opportunity also exists to provide a trail along portions of the railroad to connect Oleander and Maiden Drives to provide better neighborhood access (though this land is owned by the Lakeside Estates HOA and not the City). Other issues include the recently-planted hedge of red-tip photinias (by the HOA) between the basketball court (on City-owned park land) and the playground (on HOA land). This is unfortunate since, once this hedgerow matures, it will provide a wall between the two facilities, creating a sense of isolation and separation which will disrupt the HOA/Park symbiosis.

Riverway Park

4.2 acres

1200 Riverway Dr.

West Park Zone



The park is attractive and well-organized; it is integrated with the surrounding neighborhood and open space by sidewalks, visual corridors, and design aesthetics. While small in size, this developed portion of this park has an attractive scale and likely serves the surrounding population well. The playground edging in the form of stone seatwall adds both character and functional use and is commended and highly recommended for application in other parks where applicable. Single loaded roads provide a sense of openness and a welcoming feel to the park. Issues with this park include a relatively small open area for playing catch or similar games (because of the park's relatively small size), the pavilion is small and only has a one-tier roof which traps heat underneath it, and the blank wooden fence (on private property) on the northern edge of the park provides an abrupt transition between park and development (this could benefit from screening vegetation or other treatments). While it is not recommended to replace the pavilion now, it is advisable to use slightly larger, multi-tier roofed pavilions in the future. Special care must be taken to ensure that the creek on the eastern edge of the park does not begin to erode or provide safety hazards to park users.

Friendship Park

4.95 acres
1620 White Ibis Way
West Park Zone

Friendship Park is a traditional neighborhood park complete with a playground, pavilion, basketball court, open play area, angle-in on-street parking, and loop trail. It is generally well integrated with the surrounding neighborhood, has many trees (though few have yet reached maturity) and is generally a comfortable park. The park has a fairly large open play field; because of the proximity of Dodd Park and its practice fields, a portion of this open play field could be utilized for programmed uses if needed in the future. The primary concern in this park is the adjacency of Country Club Drive (FM 1378). The proximity of this high-traffic thoroughfare causes visual and audible intrusion into the park that detracts from its quality. Providing berming and additional vegetation along the park's western edge adjacent to Country Club Drive would help improve the quality of the park.



Valentine Park

3.3 acres
1202 Birmingham St.
Central Park Zone

Valentine Park, one of Wylie's older parks, is a small neighborhood park that is linear in form and tucked within an established neighborhood. Most of the park is surrounded by fenced-in residential backyards though one edge has an alley between the fences and the park. Portions of the park have mature shade trees while others have younger trees



which do not yet provide much shade. Because of this, the pavilion serves as an essential shady area for the park. While the majority of the park is comfortable and generally well organized, the eastern edge of the park could use some improvement. The entrance driveway serves double-purpose for the park and for the adjacent house. Consideration should be given to adding signage or striping to clarify the park's entrance. While the driveway appears recent, the parking lot itself needs to be repaved. Finally, the entire park is surrounded by a wood bollard and cable system. This bollard system is aging and often difficult to maintain. Over time this should be replaced with a more efficient, low-maintenance solution such as adding a curb to the alley and parking lot. When the playground is updated, the City should consider replacing the temporary looking plastic edging with a more durable and permanent edge e.g. a low stone wall that can serve as a seatwall as well.

Twin Lakes Park & Southbrook Park

6.7 acres

326 Canyon Lake Dr. & Shadybrook Ln.

Central Park Zone

These two contiguous and largely undeveloped parks consist predominately of wooded areas and a cleared wastewater utility corridor and function as one unified park. The park land is predominately surrounded by the backs of houses and their fences. One long edge of the park land is adjacent to a 58 acre ranch estate parcel that provides an attractive rural landscape complete with farm animals and stock tanks. Taking advantage of this vista through providing a trail along the



southern edge of this park would provide a great experience for park users to see Wylie's rural and agricultural heritage. The only developed portions of these two parks include the provision of a single picnic table at the eastern edge of Twin Lakes Park and three picnic tables and a playground at the western edge (the playground consists of two benches, a swing set, and a slide). Also, in the center of this park land is the Twin Lakes Lift Station. It is recommended that a single, unified master plan be created for these two parks because of their unique character, size, shape, and location. Screening this facility is of prime importance to the overall quality of the park once it is developed (though it is recommended that the wooded areas of this park remain as undeveloped natural areas).

Pheasant Creek Park

4.4 acres

1705 Harvest Crossing Dr.

East Park Zone



While very attractive visually, this undeveloped park land is largely undevelopable because of the extreme slopes that constitute the majority of the land. This park is linear in form and is along a creek with a very deep channel. There is a portion of parkland across the creek from the majority of the park and has limited accessibility currently. Because of the steep slopes and the fact that most of the park land is behind houses, only a portion of this park land is developable. The Pheasant Creek Lift Station is adjacent to one of the larger developable portions of this park; the impact of this lift station has been reduced to some degree by the provision of a brick wall around it rather than the standard chain-link fence. The creek flows east from this park, creating a greenbelt that extends to Lake Ray Hubbard (just over a quarter mile away). Unfortunately, due to the extreme slopes of available land along the creek, the ability to provide a trail connecting the park to the lake is severely limited. A future possibility exists to locate a pedestrian bridge crossing the creek to provide access to the park land on the other side. Such a bridge would also improve connectivity if a neighborhood is ever developed to the north. It is of note to mention the transparent metal fencing as shown in the accompanying photos. Visually transparent fencing allows for informal surveillance which adds to a sense of security for park users. It also reduces a potential feeling of uncomfortable enclosure.

Joel Scott Memorial Park

*12.2 acres
425 Westgate Way
East Park Zone*

Joel Scott Memorial Park is divided into two unique settings by Westgate Way and consists of a skate park, picnic pavilion, and parking lot on the west side and a meadow with many young trees, a loop trail, and several picnic tables on the east side. This meadow portion of the park is directly adjacent to and very well connected to the play area (including playground) of



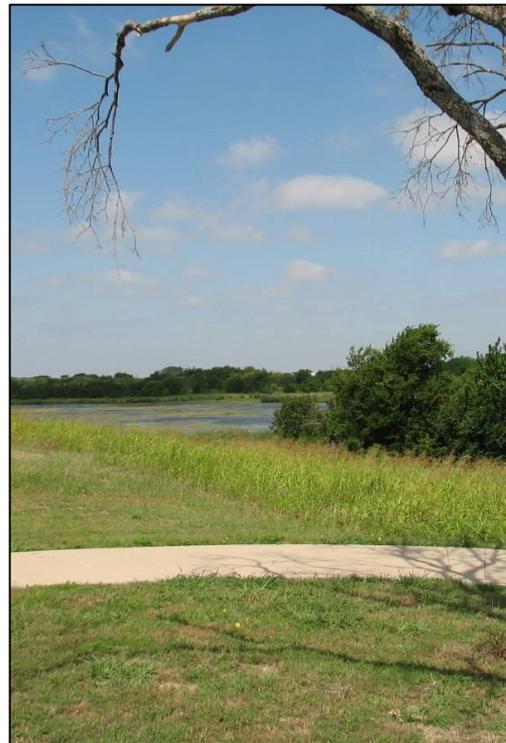
Birmingham Elementary School. This juxtaposition of organized play area and open meadow (connected by a loop trail system) serves as a full neighborhood park (though the inclusion of a pavilion is recommended). The primary issues in this park are a lack of mature trees (though many trees have been planted in the park in recent years and will become mature in the future).



Birmingham Farms Park 14A

*4.74 acres
725 Odenville Dr.
East Park Zone*

This park is adjacent to a visually attractive soil conservation lake built along a tributary of Muddy Creek. The park is situated on the east side of the lake and though the soil conservation lands and the HOA lands on the west side of the lake are not technically pieces of park land, it feels as if the area is one large park. In both the actual park and the HOA land on the west side of the lake, there are eight foot wide linear trails (lighted and totaling approximately a half of a mile) that afford wonderful views toward the lake and creek environment. The park has a playground at its northern end. What makes this park unique is the natural state in which the lake and creek area is allowed to exist. The trees, tall grasses, and wildflowers provide a beautiful habitat for birds and other animals.



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Improvements that would enhance the quality of this park include continuing the trails so that they create a loop around the lake (this would involve building a bridge over the creek at the northern end of the lake and building a trail across the dam at the southern end of the lake), adding additional benches at key overlook locations (such as near the intersection of Sanden Boulevard and Lowndes Lane), adding signage, and creating a trailhead area near the playground by adding a covered pavilion, a drinking fountain, benches, and a bicycle rack.

Meadowview Estates Park

1.96 acres

406 Carver Dr.

East Park Zone

This small park is linear in form and includes a paved trail along its entirety (about a third of a mile). Much of this park lies parallel to an adjacent railroad track on one side and the backs of houses on the other. While the majority of this park does not have good visibility from the street and the neighborhood is only about halfway developed, it has a very comfortable and intimate feel about it largely because of the trees (some mature and some not) and the pampas grass (which grows quickly and though its growth can be difficult to manage, it makes the park feel more established). While having an active railroad so close to a trail (this line is owned by DART and could eventually support light rail) poses potential safety issues and could be considered by some to be unpleasant, creating a railroad "theme" for this park through the implementation of interpretive signage can add to the charm of the adjacent tracks.



Olde City Park

4.15 acres

112 S. Ballard Ave.

Central Park Zone



Olde City Park is adjacent to Wylie's historic downtown and, as it is positioned along Ballard Street, it serves as a gateway into the downtown area. This park has the basic neighborhood park amenities (playground, benches, and open areas, etc.), adequate walkways within and around the park, as well as a large pavilion suitable for rentals and bathroom facilities. Because of its proximity to downtown, the park is a good venue for festivals and events. One of the best features of this park are the large, mature shade trees which provide several areas of comfort for park users as well as enhance the aesthetics of the park. The primary issues within this park are the lack of seating in the gazebo and the quality of the playground. While fully functional, the playground includes aging equipment of two different styles. Future improvements should also include a more permanent fall zone demarcation e.g. a stonewall serves as a seatwall as well, rather than the temporary looking and uneven plastic edging.

Kirby Park

0.5 acres

300 Masters Ave.

East Park Zone

This small, attractive park is located in one of Wylie's oldest neighborhoods and benefits from having several mature pecan, cottonwood, and maple trees on-site which provide shade to most of the park's area. This park has an organic layout in that picnic tables and playground equipment are loosely arranged in a central area under the trees. This entire area, therefore, is covered in mulch rather than vegetation to serve as a fall zone for the play equipment (though it is also likely that the shade of the trees prevents the growth of grass). While this park does not have a pavilion, the number of picnic tables that are all shaded and in close proximity practically negates such a need (as does the half acre size of the park). Overall, the park is pleasant, but could benefit from new sidewalks and an enhanced parking area as funds become available in the future.



Avalon Park (Phase 2)

2 acres

107 Iverness Way

East Park Zone

This small, undeveloped piece of land is heavily wooded yet has minimal understory brush allowing one to take a pleasant walk through the woods. The park is bordered on one side by the side of a residential lot, on one side by a single loaded road, and on the other two sides by small ranches. The land directly west of the park is adjacent to a creek; this land would be ideal for the expansion of this park. Because of its wooded nature and because there is an old cemetery in the park, it is recommended that park development be minimal and low impact, thereby preserving as much of the wooded area as possible. As such, this site has minimal opportunity to serve as a neighborhood park and should be regarded and treated as a special purpose park instead.

Eureka Park

4.52 acres

351 Rutherford Ave.

East Park Zone

Linear in form, this neighborhood park is about 1,700 feet (1/3 mile) long and 115 to 175 feet wide. The park is bordered on the east by a single-loaded road and on the west by two acre estates (many of which have farm animals including horses and goats). Along the park's entirety is a paved trail/sidewalk that connects the park to the neighborhood to the east and connects the park's basketball court to its playground/pavilion area. While the park is well-connected to the eastern neighborhood, there are no paved connections to the estate lots to the west. However, because of their adjacency to the park, these estate lots lend a rural quality to the park that makes it unique. Issues in this park include the current lack of mature vegetation (though many young trees are present in the park) and the single-tier roofed pavilion.



Community Parks

Community Park

39.7 acres

800 Thomas St.

Central Park Zone

As one of Wylie's largest developed parks, Community Park serves as one of Wylie's primary athletics complexes, houses the Parks and Recreation Divisions (PAR) offices, and is the location of the PAR maintenance facility. In addition to the up to fifteen competitive game fields³, Community Park also has a playground, two pavilions (one large and one small), three basketball courts, a sand volleyball court, bathrooms,



and a loop trail. The park is bordered on the northeast side by a small creek corridor (in some parts of this corridor, the City owns land on the other side of the creek; adjacent to this creek corridor, opposite the park, are large-lot residences most of which do not have fences), on the west side by Burnett Junior High School, and on the south side by the backs of houses (with fenced backyards). The park has a nice setting with several mature trees and the creek environment is attractive. The primary issue in this park is that almost every acre of it is developed leaving little room for un-programmed space or for natural areas. Recommendations for this park include renovating the playground equipment to achieve consistency, renovating or replacing the restrooms, adding more parking, building a concessions facility, adding more shade along the loop trail, and replacing the trail itself (it being aged, cracked asphalt and of varying widths). Two other major improvements recommended for this park are to move the maintenance facility to an off-site location and to create an entry gateway for the park that provides a clear sense of arrival for park users. All of these improvements should be in accordance with the upcoming master plan for the redevelopment of Community Park. Finally, as the library is planned to move to a new facility,



Mowing too close to the water's edge is damaging to the health of the creek.

³ These fifteen fields cannot all be used simultaneously, however, because many of them share space and include overlapping outfields.

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this building could be converted for use as PARD offices allowing the removal of the portable building that currently houses these offices.



Founders Park & Hensley Property

82 acres

851 Hensley Lane

West Park Zone

Founders Park, so named in honor of the individuals responsible for the City of Wylie's beginnings and progress through the years, is in the process of becoming a multi-use recreational facility providing both passive and active leisure opportunities. Expanding on an already existing sports complex and large playground, Founders Park will offer competitive sports activities for various age groups and skill sets. Primarily designed to accommodate sports like softball and soccer, Founders Park is currently planned to be expanded to include more passive activities



like picnicking under custom designed shade structures and a multitude of trees and jogging or

walking trails that will link all areas of the park. Other facilities may include a basketball court and two volleyball courts.

These upgrades and increase in use create a demand for concession facilities and restrooms, both of which will soon be provided for. The main concession/restroom facility will cater to the four softball fields and will be centrally located between them, while the South concession and restroom facilities will be easily accessible from the parking lots and adjacent soccer fields. Each concession/restroom facility will be in close proximity to picnic pavilions that offer patrons the opportunity to sit, relax, and enjoy a meal in the shade all the while still in view of the nearby sports fields. In addition, a sculpture by a nationally-renowned artist will be featured at the South concession area.

It should be noted that the park's name and its meaning is not lost in all the activities and amenities provided, but is celebrated along the central pedestrian path leading from the South parking lots to the softball fields. Here a number of historical nodes will be provided documenting important events throughout the history of Wylie. The southern portion of the park (known as the Hensley Property) is an undeveloped open space with many trees and natural vegetation. The natural quality of this area helps to balance the active character of the rest of Founders Park.

Special Purpose Parks

Avalon Park (Phase 1)

4.8 acres

1312 E. Brown St.

East Park Zone

This sole function of this park is athletic practice fields. There are two multi-purpose practice fields and two backstops within the park. The park is surrounded on three sides by single-loaded



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roads (across one of these roads is a future school site) and on one side by a blank wall of wooden fences. Overhead are large electricity transmission lines and their accompanying towers (two towers are in the center of the park). The lack of trees, wooden fencing, and transmission lines creates a very open and exposed environment within this park. While the presence of the electrical easement restricts the planting of trees, it is still possible and advisable to plant trees along the fence line and East Brown Street. Through special agreement with the utility company, small ornamental trees may be allowed within the easement itself. If the park was intended for anything other than sports practice, it would likely go unused. Recommended improvements for this park include installing an irrigation system, providing vegetative screening along the wooden fences and planting trees along the three streets that border the park to provide better aesthetics and a shady location for parents and athletes to rest.

Dodd Park

5.29 acres

1501 Selma Ln.

West Park Zone



Dodd Park is considered a special purpose park since its amenities are practice fields (four backstops and three multi-purpose fields). Located near a soon-to-be-major intersection and Dodd Elementary School, this park is conveniently located for practice fields yet has limited off-street parking at the north end (though there is shared parking at the school) causing over-flow parking into the adjacent neighborhood. While the adjacent school has a playground and other amenities, a chain-link fence separates it from the park, somewhat limiting public access to these areas. There is no irrigation system and there are no trees or any other type of shade within the park. Finally, there is an L-shaped parcel to the south and west of Dodd Park (between the park and Country Club Road and Park Boulevard) which is privately owned and for sale. The development of this parcel will have a very significant impact on the quality and character of the park and unless properly addressed will serve to greatly seclude and close-off the park. Considerations should include landscape setbacks for commercial development and visually transparent metal fencing for residential development.

Open Space & Nature Areas Preserves

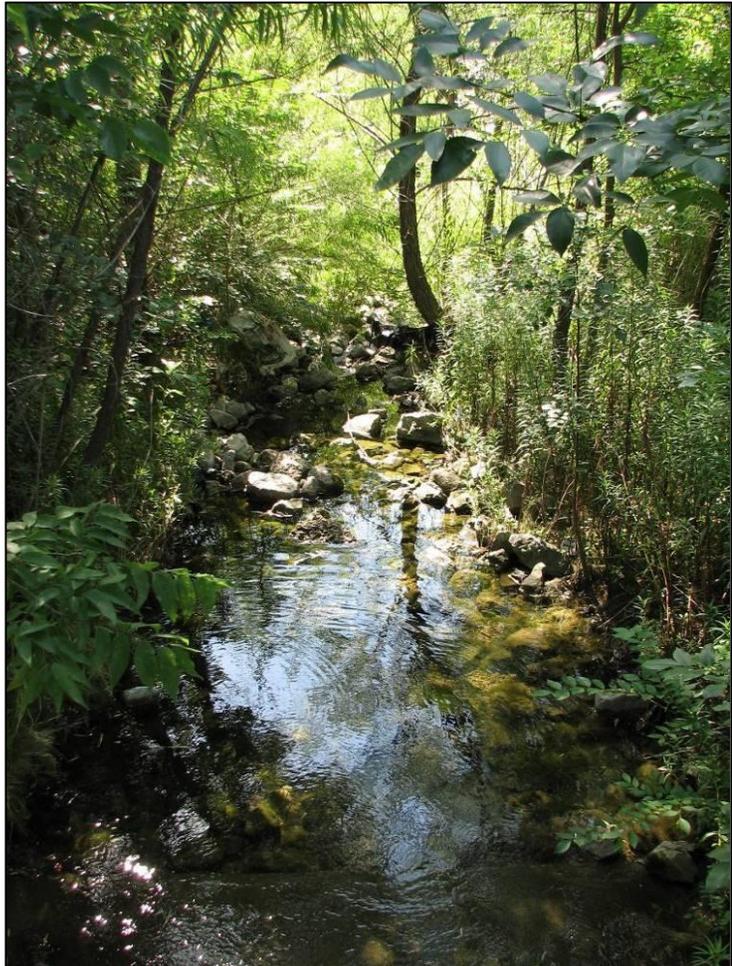
Sage Creek 4 Park

11.1 acres

1000 Riverway Dr.

West Park Zone

Situated along a tributary of Muddy Creek and between two residential subdivisions, the Sage Creek 4 Park is linear in form and provides a densely wooded riparian environment and has an eight foot wide trail along the street on its western edge (Riverway Lane) which provides a comfortable walking environment and connects an HOA amenity center to Riverway Park (north of Sage Creek 4 Park). The open space area is visually very attractive and provides habitat for many species of birds, reptiles, and amphibians. Issues at this park include the construction of the trail along Riverway Lane which has resulted in extreme cross-slopes caused by settlement in a few areas (these cross slopes need to be checked for ADA accessibility requirement compliance). Because of the proximity of the trail to the wooded area (which is desirable) care should be taken to ensure that vegetation does not encroach upon the trail.



Extreme cross-slope of the trail can be seen here at Sage Creek 4 Park.

Sage Creek Parks 8 & 9

34.09 acres

2906 Ryan Dr. & 825 Preston Ln.
West Park Zone

This open space, located along Muddy Creek, provides visual and physical access to many acres of beautiful open space. Wildlife is prevalent in this area, including many types of birds (including waterfowl), reptiles, amphibians, and insects. Because of the nature of Muddy Creek, the trail and the area surrounding it flood regularly. Erosion can be a significant issue along the trail as there are several areas of undercutting and pooled water. In addition, several areas of the trail are often covered with sediment from the previous flood events.



To address this, certain portions of the trail could be reconstructed as bridges or boardwalks. Besides the flooding issue, several portions of the trail (the portion which extends due east from the intersection of Ryan Lane and Tyler Trail) have excessive slopes and cross-slopes (which need to be checked for ADA accessibility requirement compliance).



Severe erosion and cross-slope along the trail.



Significant trail slope across the culvert (as seen one third of the way from the bottom of this photo).

Wylie Lakes Park

6.7 Acres

2124 Colby Lane

East Park Zone



Wylie Lakes Park is a series of three open spaces within the Wylie Lakes subdivision. The largest and most prominent park within the development is located on the eastern portion of the development. This site is located along a single loaded road which emphasizes the prominence of the open space. The approach is highlighted with a massing of crepe myrtles along with country style wooden fencing. A small parking area is provided on the southeastern edge in close proximity to the pond. This area also serves as an overlook to the park. A large community of natural vegetation to the east creates an attractive backdrop to the pond area. The creek corridor that connects with Lake Lavon has the potential to serve as an attractive trail connection to Elm Fork Park along Lake Lavon. The use of transparent fencing by the adjacent residences allows them to extend their rear and side yards and enjoy the park atmosphere. Large open spaces of turf are provided for open play and recreation, albeit on a slope, while a looped concrete trail encompasses the perimeter. Additional trees and plantings should be considered to help screen the unattractive drainage rubble as well as provide character to the site and shade for users. The park circulation works well within itself; however, there should be a pedestrian connection to the adjacent park as well as a connection to the western park located a few blocks away. The existing open space between the parks would be an ideal location to propose a pedestrian connection.

The western Wylie Lakes Park, as mentioned above, is located at the rear of residential homes. The access to the park is surrounded by a drainage channel to the west and residential homes to the east which restricts the view of the park tremendously. This narrow access point should be highlighted by identity signage and ornamental plantings. Once arriving at the larger area of the park, a looped walk is provided, but is in close proximity to the adjacent residential homes and a naturally vegetated area to the north. The homes take advantage of the park space by using

transparent fencing to extend their backyards, but the space is not very inviting to the rest of the neighborhood. This park is visually hidden and physically enclosed making its presence unknown to the general public.

Oncor/Lavon Park

*14.3 Acres
961 East Brown Street
East Park Zone*



Oncor/Lavon Park is undeveloped with an open space to the east and surrounded by heavy vegetation and a utility corridor. The dense vegetation creates an attractive buffer against the vehicular traffic, but also reduces visibility to the entry of the park. Signage and ornamental vegetation should be used to emphasize the entrance of the park when it is developed. The arrival to the park includes a small parking lot with an extended drive to the utility corridor entrance which is encompassed by a white concrete wall. The southeastern portion of the site is slightly elevated above the adjacent road, but relatively open with natural grassland. The further one moves toward the western portion of the site, the denser the vegetation becomes culminating in heavy vegetation toward the northwest. The utility corridor borders one side of the site which reduces the aesthetic views on the site and provides a hard edge which contrasts with the soft edges provided by the wooded areas. The main recommendations for this park would be to create a master plan for its future development and to reduce the visual prominence of the utility corridor.

Parkside Park

*43.8 Acres
2106 Lakefield Drive
West Park Zone*

Parkside Park is a large open space area with extreme terrain changes throughout. The adjacent roadway to the south is elevated above the park which creates a sense of separation between the two, but also limits access to the park.

The unique aspect of this park is the engaging views provided from the elevated western side of the site looking out to the east. This area of the site should be celebrated as a major overlook area, so one may gaze over the water feature and bowl shaped landform below. Any development that takes place immediately west of the park should focus on the views that are

provided. Consideration for single loaded residential development will provide the best possible park experience. This elevated platform would create a unique viewshed that is otherwise not available within the city. As improvements are made to this park in the future, providing access to all areas of the park might prove challenging because of the steep inclines on all sides. Active amenities should not be considered in response to the park lying mostly within the floodplain and spillway. As such, it would be valuable to develop a master plan that focuses on the passive amenities such as overlooks, seating nodes and trails for this park's future development.



Muddy Creek Nature Preserve

37.7 Acres

5351 Pleasant Valley Rd.

West Park Zone

This 37.7 preserve site is located at the intersection of Pleasant Valley Road and Elm Grove Road and is one of the last remaining forested areas in this part of Dallas County. The Muddy Creek Preserve Trail is a partnership between Dallas County and the Cities of Wylie and Sachse. As part of the project, a 0.5 mile, 10 ft. wide concrete trail has been installed in the Dallas County part of Wylie off of Pleasant Valley Road and Elm Grove Road. Another 0.5 mile, 10 ft. wide concrete trail has been installed nearby in the City of Sachse.



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