

# **CASA LINDA PARK**



**dallas park project**  
application for project assistance

29 March 2005

## 1. Name of Neighborhood Association or Housing Authority

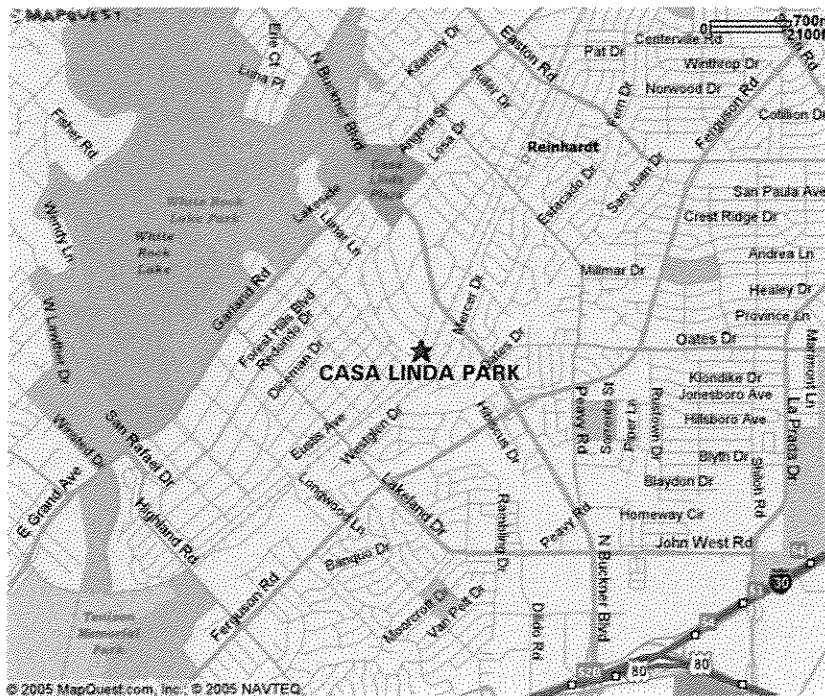
***Casa Linda Park Committee*** – An independent group dedicated to the enhancement and beautification of the park. The organization is comprised of members from three Neighborhood Associations; Casa Linda Estates, Casa Linda Forest, and Little Forest Hills.

## 2. Number of Homes or Families in Neighborhood or Under Authority

Approximately 1,950 Homes

## 3. Percent of Families in Association

100 percent of homes are participants in the three neighborhood associations. Dues are voluntary but approximately 90 percent of homes have paid dues. Of these numbers there are about 4 to 5 members from each neighborhood comprising the Casa Linda Park Committee.



#### 4. Desired Projects

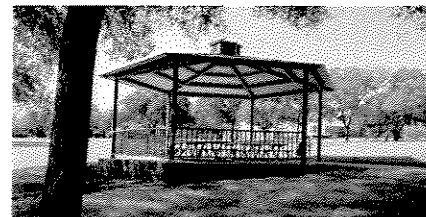
##### *Outdoor Recreation:*

- Exercise path around and through entire park
- Stretching/fitness equipment
- Sand volleyball pit
- New basketball goals
- Resurfacing tennis court
- Remove chain link on basketball court



##### *Community Features:*

- Gazebo with electrical service
- Stone entry signs on Old Gate and San Saba
- Updated children's play structure/area
- Pavilion
- New picnic areas
- Drinking fountains lighting
- Wireless internet area
- Benches throughout park area



##### *Landscaping:*

- Trees
- Planting beds with irrigation
- Shrubs
- Wildflower areas
- Stone wall boundary



*Refer to Casa Linda Proposed Developments for further information*

## 5. Estimated Cost of Projects

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### *Approximate Estimates*

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#### ***Outdoor Recreation:***

Track (6' wide concrete path)	\$	220,000
Stretching Equipment	\$	11,000
Volleyball Pit/Net	\$	10,000
Dual Basketball Goal	\$	3,500

#### ***Community Features:***

Gazebo (Steel frame, concrete foundation)	\$	65,000
Electricity to Gazebo	\$	2,000
Signage (2 park entry signs and "children at play" traffic signs)	\$	\$4,000
Children's Playground	\$	61,700
Drinking Fountains (3 @ 3,000 ea)	\$	9,000
Pavilion (Remove old and Install new)	\$	175,000
Security Lights/Lighting	\$	115,000

#### ***Landscaping:***

Trees	\$	15,000
Planting Beds/Shrubs	\$	15,000
Water Services	\$	4,000
Stonework (Phase I)	\$	65,000
Stonework (Phase II)	\$	200,000
Stonework (Phase III)	\$	40,000

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<b><i>Total</i></b>	\$	<b>1,015,200</b>
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## 6. Projected Time to Complete

5 – 8 years for major projects included in this application. However, we anticipate an ongoing relationship between Casa Linda Park Committee, the City of Dallas, and Dallas Parks Project on the sustained upkeep and enhancement of the park beyond this time frame.

## **7. Benefits to be Obtained**

An upgraded, modern park that better serves the surrounding neighborhoods and community by providing:

### ***Safety:***

- Updated play equipment for children
- Better artificial lighting to increase visibility at night
- Landscape/hardscape barriers to keep cars out of park
- New structures that are visible and minimize hiding spots
- Increased number of activities to intensify use of park.

### ***Health:***

- Innovative play structures for children
- Stretching/fitness equipment
- Running/walking path
- Better maintained sports facilities (baseball field, basketball court, tennis court)
- Additional sport facilities such as sand volleyball pit.

### ***Community Activity:***

- Central Gazebo/Pavilion to serve as stage and gathering space for neighborhood.
- Diverse range of other structures and facilities to foster wide range of park users and allow multiple groups to picnic, meet, and play.

## **8. Methods of Fund Raising Previously Pursued**

Casa Linda Park Committee has accepted donations from neighborhood associations, basketball players, garage sales, art festivals, garden tours, plant sales, t-shirt sales, auctions and private donations.

## **9. Methods of Fund Raising Envisioned**

We envision a variety of fund raising within the neighborhoods and the greater community of Dallas. We intend to obtain funds by:

- Barbeques
- Door-to-door solicitations
- Tee shirt and hat sales
- Donations from neighborhood associations
- Dinner/dance
- Outdoor movies.
- Applying for bond money from City of Dallas
- Corporate sponsorships
- Plant sales
- Concerts
- How-to clinics (home repair and beautification instruction)
- Volunteer manual labor offered for donations.
- Donations for engraved bricks in plaza, engraved boulders, engraved plaques, etc.

## 10. List of All Renovations to Project Area in the Last 10 Years

- Renovated baseball bleachers
- Repaired and painted backstop at baseball field
- Fixed basketball goals
- Installed new picnic tables
- Installed a second baseball bleacher
- Planted trees
- Added trash cans
- Installed new basketball court lights
- Installed new basketball goal



## 11. Past Project Maintenance Plans or Upkeep

Dallas Parks and Recreation, Volunteers, and a leadership group for autistic children have helped maintain the park.

## 12. Owner of Land on which Project is Located

City of Dallas

## 13. Common Nuisances associated with Land on which Project is Located

- Merry-go-round in disrepair
- Playground equipment old and in need of repair
- Pavilion deteriorating and marked with graffiti
- Tennis court and basketball court need resurfacing
- Baseball field needs upgrade
- No drinking fountains
- Chain link causes safety hazard on basketball court
- Problems with automobiles driving through grass and landscape areas of the park.

## 14. Current Use of Land on which Project is Located

Park

**15. Obstacles**

Railroad tracks bound southeast side of park

**16. Permits Expected to be Required**

City to handle permits

**17. Any known Master Plan for Project Area**

Dallas currently has a Park Renaissance Plan

**18. Will Project Interfere with Current Activities**

No

**19. Current Incidents of Crime in Area of Project**

None officially reported at park. However, evidence of drug and alcohol use, graffiti, and sexual activity have been found.

**20. Presence of Neighborhood Watch**

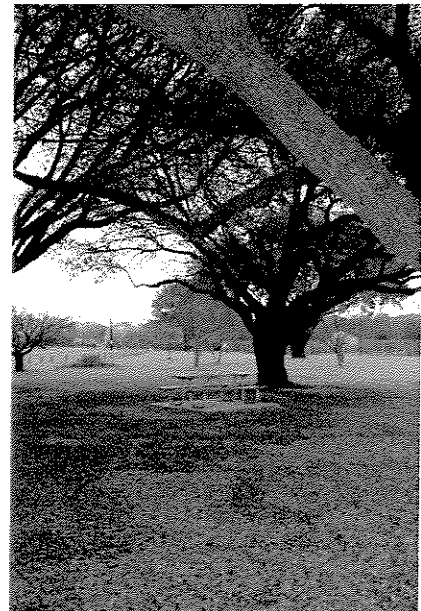
VIP volunteers patrol area

**21. Location of the Nearest School**

- 3/8 mile - *Gaston Junior High School* at 9565 Mercer
- 3/8 mile - *St Bernard Catholic School* at 1404 Old Gate
- 3/4 mile - *Sanger Elementary* at 8410 San Leandro
- 1 1/8 mile - *Truett Elementary* at 2200 Gross Rd

**22. Location of Nearest Assisted Living/Nursing Home**

- 1 1/8 mile - *Autumn Leaves* at 1010 Emerald Isle
- 1 1/2 mile - *12 Oaks* at 3305 Dillido







**CASA LINDA PARK**  
 DALLAS, TX  
 PROPOSED SITE PLAN



28 MARCH 2005

Reference Proposed Developments section for legend.

# **Casa Linda Park**

**Proposed Developments**  
**29 March 2005**

## **Description**

Casa Linda Park is approximately a 7-acre park near the intersection of Garland & Buckner Rd in Dallas, TX. It is nestled between the neighborhoods of Casa Linda Estates and Little Forest Hills and bound on the east by the Santa Fe Railroad. The park has many large oak trees and offers a variety of functions: baseball field, basketball court, tennis courts, playground, open fields, and a picnic pavilion.

## **Current Issues**

Although the park offers many activities, a pavilion, and convenience to three neighborhoods, the park faces a few issues that keep it from acquiring a more active engagement with the community:

1. The park lacks a strong focus and does not support large community gathering.
2. There is a disconnection between diverse areas of the park.
3. Activity in park is not continued in fall and winter months, and other recreational activities are not fulfilled by the parks amenities.
4. Park is aesthetically deteriorating. Amenities are disjointed from each other, structures and paving shows wear with age, landscaping is minimal, graffiti is prevalent, and some of the playground equipment is unsafe.

## **Goals**

### ***-Function***

Serve surrounding neighborhoods as community gathering place and to increase the activity and use of park throughout the year.

### ***-Form***

Form a backdrop for enhancing community communication and activity while correlating and responding to the natural and built environment surrounding the park.

### ***-Economy***

Surrounding neighborhoods and the City of Dallas collaborate together to provide regeneration and improvements to park.

### ***-Time***

Improvements and generation of the park are part of a piecemeal process, wherein communities decide which issues are most pressing.

## **Proposed Developments**

### ***1. Develop Gathering Space/Community Involvement***

**Problem:** There are inadequate facilities for larger groups of people to congregate for meetings, parties, concerts, or presentations. Small seating areas are disjointed and do not enhance communication.

**Intent:** Provide alternate spaces for gatherings and special occasions. Create a stage for presentation, speeches, and concerts. Provide alternate spaces for smaller groups, and places to sit and relax.

#### ***Proposed developments:***

- a. Gazebo – Serves a dual purpose as a large gathering space and a stage for presentations.
- b. Benches – Placement of benches can potentially enhance small gathering and conversations if arranged and located in appropriate places.
- c. Picnic tables – Offers alternate places for groups to host parties or eat with their families.

### ***2. Develop Connections***

**Problem:** The vast expanse of the park has no defined path or connection, which causes a separation between elements in park and the surrounding neighborhoods.

**Intent:** Visually and physically connect elements of the park. Promote easy movement between amenities and create paths that wander so visitors can enjoy the entire park area.

Identify the park from streets with signage and definition of park borders.

#### ***Proposed Developments:***

- a. Surrounding path or loop – Create a physical perimeter to park and offer a long trail for visitors to enjoy.
- b. Connecting paths – Provide paths to join elements of park for easy access.
- c. Gateways/Signage – Clearly state park name and create entry points
- d. Points of Interest – Visually create places of interest that give people a goal to walk towards as they move through park.
- e. Border – Softly define edges to park with landscape elements such as low stone wall, boulders, shrubs, and trees. Keeps automobiles from driving on park grounds while enhancing park border with community.

### ***3. Increase Recreational Activity***

*Problem:* Existing recreational activities are worn and in need of updating. Many popular recreational sports are not available. Fall and winter drastically reduce the amount of activity due to early sunset.

*Intent:* To engage people in communal activities for extended length of time. Increase number of people in park to create safe spaces and offer visible surveillance.

#### *Proposed Developments:*

- a. Lights – Increase visibility at twilight and night and increase activity in park during fall and winter months.
- b. Exercise Equipment – Add activities that have been requested by the community.
- c. Playground – Offer a variety of physical play activities and create comfortable viewing and gathering areas while supervising kids.
- d. Jogging Path – Long distance path adds jogging/walking as a recreational activity available at park.
- e. Road Safety – Signage and alternative street texture demark park area for automobiles traveling on Redondo.

### ***4. Develop Aesthetics***

*Problem:* Many park amenities show wear from years of use. Beyond the old trees, there are very few opportunities to engage with beauty in the park.

*Intent:* Increase appeal of park through upkeep, strong design, and thoughtful connections. Visual appeal can create settings that people enjoy and become strong symbols of pride for community.

#### *Proposed Developments:*

- a. Berms – Offer visual relief from the flatness of the park. Creates a boundary between the baseball field and rest of park.
- b. Flowers/Gardens – Offer seasonable beauty in landscaping through wildflower areas and planting beds. Create visual effects with mass groupings. Minimize resources to maintain by utilizing ecofriendly planting.
- c. Structures – Create symbols of community pride by building structures that respond to the surrounding natural and built environment.
- d. Upkeep/Revitalization – Clean up, maintain, and refurbish the existing park features.
- e. Trees – Create visual effects with mass groupings, form connections with linear planting. Offers shade for extended use during summer months.
- f. Edge – Mixture of flowers, trees, bollards, stones, and other materials create a beautiful edge to park and deter driving vandalism on park grounds.

### ***5. Conclusion***

By developing and enhancing Casa Linda Park, we can create a strong community place that increases park use, unites neighborhoods, and creates a place for social connections.