

PROJECT BACKGROUND/OBJECTIVES

Newman, Jackson, Bieberstein, Inc. was retained by the Holiday Park Homeowners Association (HPHA) in the spring of 2009 to lend our property landscape and design expertise in developing a Long Range plan for the common open space within the development bounded by La Bolsa to the north, Meandering Way to the east, Arapaho to the south and the Shelton School to the west. This Long Range plan is intended to guide the HPHA decisions regarding park renovations and maintenance for the next several years, while providing a foundation for renewed vision of this community.

This plan addresses five major goals a set forth by the steering committee of the HPHA:

1. Improve and upgrade existing green space;
2. Improvement of Park Drainage;
3. Enhance security;
4. Better utilization of under-utilized space;
5. Improve community feel and image of the HPHA periphery.

To achieve the ambitious goals and realize the many creative initiatives outlined in this plan will require a phased implementation plan based on agreed priorities for development so the recommendations can be implemented over an extended period of time.



STUDY PROCESS

This study was divided into three phases, a data gathering/evaluation and site review phase, a preliminary recommendations phase, and a final recommendations phase.

Data Gathering/Evaluation and Site Review

The study team collected photographs at different times and weather conditions to fully understand the issues. In addition, the team collected aerial photographs and did an extensive on ground reconnaissance of the park, open spaces, roadways, and corridors. A detailed topographic survey was provided by the HOA which helped the design team study and evaluate the severity of the issues, the opportunities and the constraints.

During this phase the design team observed specific problems that should be addressed by plant recommendations and confirmed the five major goals, set forth by the steering committee. Those observations included:



- a) Poor drainage within the park;
- b) Narrow width and uneven loop trail;
- c) Inadequate amount of light and light unity;
- d) An overall lack of security;
- e) Unused and un-programmed space;
- f) Green space accessibility issues;
- g) Lack of perimeter enhancements that promote a sense of community.

The design team elected to break the common areas into six distinct zones to facilitate the development of our recommendations. Those zones are identified as:

- a) Main Park – the common open space defined by the residential homes;
- b) Facilities – the improvements within the main park such as the pool, pavilion, tennis court, basketball court, etc.;
- c) Minor corridors – the very narrow corridors between residential homes on the north and south of the main park;
- d) Major corridors – the corridors connecting La Bolsa and Arapaho near Meandering Way and Shelton School;
- e) East and west open spaces – the smaller open space areas on the east and west ends of the property;
- f) Street frontage along Arapaho, Meandering Way, and La Bolsa.

By creating six zones, the team was able to study and make recommendations for each zone.

STUDY PROCESS (cont'd)

Preliminary Recommendations

Main Park. Within the main park the creation of two detention areas is recommended to address the drainage issues. These detention areas would remove water from the loop trail, slow down the water, and allow the water to filter down through the soil naturally. These detention areas would be relatively flat allowing for open play space as it currently programmed. It also creates a source of soil material that can be used to shape the site and facilitate the proper direction of run-off to help alleviate the drainage problem. The existing walking trail will be replaced with a 4' meandering trail of cast-in-place concrete that will be re-aligned in certain areas to extend the trail's length to a .5 mile loop.

At the entries to the main park area, ADA ramps, locking mechanized entry gates, and bollard lights are recommended to allow another level of security to the park while also making it ADA accessible. New and enhanced landscaping at these entries will screen visibility from the street into the park.

New plantings along the walking trail are recommended to help guide a person's journey and create areas of visual interest. These planting areas are designed to be implemented over an extended period of time to reduce the financial burden of these recommended improvements. In addition, the design team is recommending more use of native plantings, which will help reduce water usage and lower maintenance costs.

Lighting throughout the park should be done by a 12' height pole fixtures. Existing flood lights in trees should be phased out and replaced with this system of pedestrian level lighting. This method of night time illumination is responsive to the current "dark skies" initiative and will increase security and unity throughout the main park

Facilities. The garden area to the south of the pavilion is developed in an area of plentiful shade. This area would be an excellent spot for an outdoor gathering area which could be created by removing a portion of the planting and replacing it with a seating area. This lowers maintenance costs and gives the residents another useable space. A possible expansion of the pavilion to the east would allow for a place to hold meetings, gatherings, and indoor events near the pool.

Minor Corridors. New layered plantings along the walking trail are recommended to help screen the 8' fences while creating areas of visual interest. These planting areas are designed to be implemented over an extended period of time to reduce the financial burden of these recommended improvements. Bollard lights should be added to help with security and vandalism within these areas.

Major Corridors. Within the major corridors, a meandering path would be recommended to utilize the entire corridor. This will create visual interest and areas of planting within which bollard lights could be incorporated to illuminate the walkways in the evenings.

STUDY PROCESS (cont'd)

Preliminary Recommendations

East and West Open Spaces. The private multi-use open space to the west could possibly be developed in the future as either a dog park, a picnic area, un-programmed open space, a community garden, or a type of private program that can be determined on a needed basis. Separating this private space from the park accommodates the resident's needs and will not disrupt the ambiance of the main park. In the east open space, entry signs and planting are recommended to help create a sense of identity for the community. The two signs are connected to a wrought iron fence along Meandering Way.

Street Frontage. Along Meandering Way, a wrought iron fence with brick columns would replace the current concrete wall panels. On the columns near the traffic intersections, cast stone inlays containing, "Holiday Park" sandblasted letters will create another level of identification for the community.

On Arapaho, new planting and a short planter wall would be recommended to create a consistent uniform appearance from the intersection of Arapaho and Meandering way to Shelton School. We recommend a locking mechanized entry grate with columns at minor corridors to allow for residential access.

Along La Bolsa, we recommend using 2 ornamental trees at each of the 8 minor corridor entries. These ornamental trees must be consistent with the ones used on Arapaho to maintain the unity of the community.

These preliminary recommendations were reviewed by the steering committee in 4 work sessions and by the general HOA membership in 2 separate presentations. The design team received positive, constructive input leading to a set of final recommendations.

STUDY PROCESS (cont'd)

Final Recommendations

The recommendations developed in the preliminary phase have been affirmed with a few exceptions which are as follows:

Main Park. The detention area west of the clubhouse has been modified to a flat open space that will allow for positive drainage. The additional soil that this detention would create was deemed not needed elsewhere on the site.

East and West Open Spaces. The entry signs along Meandering Way changed to an optional element.

Street Frontages. The wrought iron fence along Meandering Way changed to an optional element. The alternative option is to create a brick wall that extends from La Bolsa to Arapaho. This brick wall would match the short planter wall along Arapaho in character and style.

Along Arapaho, the short planter wall changed to an optional element. The alternative option is to use 3' to 4' height planting to screen the residential fences. This plant material would extend from the intersection of Arapaho and Meandering Way to Shelton School.

STUDY PROCESS (cont'd)

Phase Implementation

The Design Team recommends that the following projects be developed initially in order to respond to the immediate problems of the main park open space:

- Expansion and replacement of the main park walking trail loop
- Correction of the drainage problems in the main park open space
- Development of the seating area south of the pavilion

The balance of the improvements can occur over time and as approved by the HPHA board.

DESIGN TEAM

NJB Credentials



Newman, Jackson, Bieberstein, Inc. is a planning and landscape architectural firm whose staff is composed of urban and land development planners, landscape architects, and other specialists along with the necessary staff to complete full services for planning, site design and implementation.

The firm is dedicated to the belief that sympathetic environmental planning and design results from a deep understanding of the land and its elements, an ability to visualize space, and a knowledge of peoples'

needs. We also believe that during the planning process, the client must be involved in the process, so that follow through of the plan can occur.

The firm grew out of the Dallas Landscape Architectural firm of Myrick Newman Dahlberg founded in Dallas in the early 1950s by Richard Myrick. In 1990, MND was dissolved and Newman, Jackson, Bieberstein was incorporated by Gene Newman, Rowland Jackson and Karl Von Bieberstein. The partners of the firm, each of which were principals in MND, have been involved in over 1,200 projects with a variety of clients including architects, developers, federal, state, and municipal governments, as well as international clientele.

The firm has a full staff of 11 creative individuals and can assemble a team capable of taking a project from conception to completed construction for maximum efficiency and effectiveness.

Newman, Jackson, Bieberstein, Inc. offers capabilities in the fields of:

- Resource and site analysis
- Regional and environmental planning
- Development planning
- Urban planning and design
- Recreational design
- Landscape architectural design
- Construction administration
- Landscape maintenance programs

The principals of the firm have completed projects all across Texas and the southern tier of the United States and have experience in the following states and countries:

Arkansas	Arizona	Colorado	Oklahoma	Nevada
Hawaii	Louisiana	California	Mexico	Tennessee
Mississippi	United Arab Emirates		North Carolina	Maryland
Saudi Arabia	Florida			

DESIGN TEAM (cont'd)

Technical Resources

NJB, Inc. can provide construction documents and master plans in AutoCAD LT 2010 and AutoCAD 2010. Graphics software includes Adobe Photoshop C S4, inDesign, and PowerPoint XP. We have the ability to color print and plot in any size up to 36" x 96".

NJB, Inc. hardware includes six dedicated CAD stations, with Pentium Dual Core technology. The office is configured with a Windows XP local area network with a dedicated network server. Office technology for small and large format color CAD and Post Script output include the bizhub c35i digital copier/scanner/printer, HP Design Jet 800 and Canon i900D.

Design Team Members

Firm staff involved in this project are:

- Karl Von Bieberstein, FASLA
Principal & Partner-In-Charge
- Corey Nelsen
Project Manager
- Elizabeth Chapman
Student Intern/Production Landscape Architect
- Jessica Harris
Report Production

SUPPORTING INFORMATION

Recommended Plant List

Shade Trees

Live Oak
Cedar Elm
Urbanite Ash
Shumard Oak
Chinquapin Oak
Bur Oak

Ornamental Trees

Vitex
Mexican Plum
Juniper
Crapemyrtle

Shrubs

Daylily
Spider Lily
**Gayfeather
**Pompass Grass
Hostas
Compact Nandina
Moonbay Nandina
**Miscanthus
~~**Fountain Grass~~
Gulfstream Nandina
**Dwarf Pompas Grass
**Maiden Grass
**Purple Loosestrife

Groundcover/Vine

Boston Ivy
Trumpet Vine
Cross Vine
Coral Vine
Liriope
Monkey Grass
Phlox
Seasonal Color

Native Planting

Buffalo Grass
Low Growing Meadow Seed mix
Yucca
Blue Sedge

Purple Muhly Grass

Purple Coneflower

****May be used as Native Planting**

SUPPORTING INFORMATION (cont'd)



Seating Area Perspective



Main Park Lights



Benches



Trash Receptacles



Pavilion Lights



Bollard Lights

NOTE: All furniture, such as benches, lights, trash receptacles, etc, shall be black in color.