

**ATTACHMENT 1 - LAND USE STATEMENT
UNIVERSITY PARK UNITED METHODIST CHURCH
4024 CARUTH BOULEVARD
DALLAS, TEXAS 75225**

EXISTING ZONING: PD-20 **PROPOSED ZONING:** PD-20 **LOTS:** 1A, Block 45

LEGAL DESCRIPTION OF PROPERTY:

A tract of land situated in the J. Barker Survey, Abstract No. 80, City of University Park, Dallas County, Texas, as conveyed by deeds recorded in Volume 2002250, Pages 04626, 04632, 04623, 04620, Volume 98005, Pages 03850, 03840, 03837, Volume 98005, Page 03846, Volume 2004089, Page 04085, and Volume 3285, Page 217, Deed Records, Dallas County, Texas, and being all of Lots 1 through 17, Block 45, Fourth Section of University Heights, an addition to the City of University Park, Dallas County, Texas, according to the plat recorded in Volume 5, Page 133, Map Records, Dallas County, Texas and being all of a 15 foot alley in said Block 45 abandoned by Ordinance No. 08/11, recorded in Document Number 20080272577, Real Property Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a chiseled "X" found for corner at the intersection of the east line of Preston Road (a 100 foot right-of-way) and the northerly line of Greenbrier Drive (a 50 foot right-of-way), said "X" being the most westerly southwest corner of said Lot 1;

Thence North 00 degrees 29 minutes 41 seconds West along the east line of said Preston Road and the west line of said Lot 1, the west end of said 15 foot alley and the west line of said Lot 17 a distance of 484.36 feet to a ½ inch iron rod with yellow plastic cap stamped "RLG INC" set for corner at the intersection of the east line of said Preston Road and the south line of Colgate Avenue (a 50 foot right-of-way), said rod being the northwest corner of said Lot 17 and the beginning of a non-tangent curve to the right whose radius point bears South 26 degrees 29 minutes 34 seconds East;

Thence in a northeasterly direction along the southerly line of said Colgate Avenue, and the northerly line of said Lots 17 through 10, and along said non-tangent curve to the right whose chord bears North 71 degrees 44 minutes 08 seconds East a distance of 527.69 feet, having a radius of 1843.56 feet, a central angle of 16 degrees 27 minutes 23 seconds, and an arc length of 529.51 feet to a ½ inch iron rod with yellow plastic cap stamped "RLG INC" set for corner at the end of said non-tangent curve to the right and the beginning of a compound curve to the right whose radius point bears South 10 degrees 02 minutes 11 seconds East;

Thence continuing in northeasterly direction along said southerly line of Colgate Avenue, and the northerly line of said Lots 10 and 9 and along said compound curve to

the right whose chord bears North 80 degrees 18 minutes 16 seconds East, having a radius of 10718.00 feet, a central angle of 00 degrees 40 minutes 53 seconds, and an arc length of 127.48 feet to a ½ inch iron rod with yellow plastic cap stamped "RLG INC" set for corner at the intersection of the southeasterly line of said Colgate Avenue and the west line of Pickwick Lane (a 60 foot right-of-way), said rod being the northeast corner of said Lot 9;

Thence South 00 degrees 33 minutes 11 seconds East along the west line of said Pickwick Lane and the east line of said Lot 9, the east end of said 15 foot alley and the east line of said Lot 8, a distance of 348.33 feet to a ½ inch iron rod found at the intersection of west line of said Pickwick Lane and the northerly line of Caruth Boulevard (an 80 foot right-of-way), said rod being the southeast corner of said Lot 8, and being in a non-tangent curve to the left whose radius point bears South 09 degrees 27 minutes 04 seconds East;

Thence in a southwesterly direction along the northerly line of said Caruth Boulevard and the southerly line of said Lots 8 and 7 and along a said non-tangent curve to the left whose chord bears South 80 degrees 15 minutes 53 seconds West a distance of 106.99 feet, having a radius of 10783.00 feet, a central angle of 00 degrees 34 minutes 07 seconds, and an arc length of 106.99 feet to a ½ inch iron rod with yellow plastic cap stamped "RLG INC" set for corner at the end of said non-tangent curve to the left and the beginning of a compound curve to the left whose radius point bears South 10 degrees 01 minutes 11 seconds East;

Thence continuing in a southwesterly direction along the northwesterly line of said Caruth Boulevard, and the southeasterly line of said Lots 7 through 1 and along said compound curve to the left whose chord bears South 56 degrees 42 minutes 50 seconds West a distance of 570.94 feet, having a radius of 722.70 feet, a central angle of 46 degrees 31 minutes 58 seconds, and an arc length of 586.94 feet to a ½ inch iron rod with yellow plastic cap stamped "RLG INC" set for corner at the intersection of the northerly line of said Greenbrier Drive and the northwesterly line of said Caruth Boulevard, said rod being the most southerly corner of said Lot 1, and being in a non-tangent curve to the right whose radius point bears North 10 degrees 31 minutes 53 seconds East;

Thence in a northwesterly direction along the northerly line of said Greenbrier Drive, and the southerly line of said Lot 1, and along said non-tangent curve to the right whose chord bears North 78 degrees 47 minutes 56 seconds West a distance of 44.06 feet, having a radius of 1885.10 feet, a central angle of 01 degrees 20 minutes 21 seconds, and an arc length of 44.06 feet to the POINT OF BEGINNING and containing 248,329 square feet or 5.7008 acres, more or less.

PROPOSED PROJECT NAME: Outdoor Learning Center and Bike Path

PROJECT DESCRIPTION:

Following construction of its new Education Wing for infants and toddlers, the University Park United Methodist Church Weekday School (WDS) applied and received accreditation from the National Association for the Education of Young Children (NAEYC). The WDS is continuously working to align with NAEYC program standards and current trends in early childhood. As part of its annual program evaluation, the WDS determined a deficit in outdoor learning spaces. The WDS Strategic Planning Committee has recommended and researched an outdoor learning center to address this deficit for their children and families.

This amendment to the site plan provides for a two phase project which includes a new children's outdoor learning center adjacent to the existing infant toddler playground and a new walking/bike path around the perimeter of the existing Colgate lawn and play area (Exhibit 1).

Phase 1 – Outdoor Learning Center (Exhibit 2)

The first phase of the proposed project will add a children's outdoor learning center which will include butterfly friendly plantings, berms, raised planting gardens, a walking path, a pad for the picnic tables, a child-sized boulders for climbing, and a bamboo teepee structure. The new outdoor learning center will be used solely by University Park United Methodist Church and UPUMC Weekday School children as follows:

1. The new outdoor learning center is 72 feet, by 45 feet and is equipped with a custom configuration designed specifically for children, toddler through kindergarten.
2. Maximum height of structures for the new learning center will not exceed 8 feet measured from the abutting natural grade.
3. A new 50 foot wrought iron fence will be constructed between the existing fence along Colgate Avenue and existing infant/toddler playground fence to the south. The fence will be satin black, 4 feet high with no more than 3 1/2 inch spacing between pickets and will include one gate with child proof latches for learning center access. The fence will match design of existing fences around the church's campus. All other segments of fence are existing.
4. The outdoor learning center will include an innovative walking path. On the plan, where there are ABC and 123, these are envisioned as being stamped in large concrete squares. There are also some large flagstone steps, some wood deck strips and some additional "sensory walk" areas.
5. The learning center surface area will utilize an artificial, permeable, fire retardant surface (AstroTurf) designed to provide a soft, safe play environment. The turf does not require the weekly mowing, watering, or other hindrances of sod.

6. There are three flagstone patios. Two will be for large, raised planters, 8' across for class plantings. The other patio will provide seating.
7. There is a built-in tiny amphitheater. The "speaker" would have a large tree stump in front, with bench seating covered in turf, like a hill.
8. There will be a Crawl and Climb tunnel built into the turf, and covered in turf.
9. There will be a strong bamboo frame teepee.
10. On the west end there will be large boulders with rounded edges for children to climb.
11. The east end will incorporate a pump/water feature and varying height tree stumps.
12. No additional outdoor lighting is planned for this project
13. No changes will be made to the existing wrought iron fence, gates or brick columns.
14. Hours of operation for the proposed playground will be during normal business hours and special daytime functions of the Church and Weekday School.

Phase 2 – Walking/Bike Path (Proposed Future Addition – Exhibit 3)

This project is not considered part of the Phase 1 outdoor learning center project. If funded, this phase will be undertaken no sooner than start of the 2020 school year and will include the following:

1. This future phase will construct a walking along the inside perimeter of the existing Colgate Lawn fence. The existing fence is located within the area bounded on the north by Colgate Avenue (~215 feet), on the West by Preston Road (~180 Feet), and on the South by a private, church owned drive (~175 feet). No changes will be made to the existing wrought iron fence, gates or brick columns.
2. The path would be 5 feet wide (typical sidewalks are 4 feet) to accommodate walkers, and children using tricycles/balance bikes. The width would allow children to pass each other on the path without incident.
3. The surface material will create a solid, comfortable surface for walking.
4. The pathway would be edged with steel edging under the existing fence line, and bend-a-board edging on the inside. Markers measuring distance would be placed at appropriate intervals.
5. The meandering nature of the path will work with the topography of the existing land, requiring less preparation of the soil. This meandering leaves a minimum of 80' from edge to edge, which is plenty of space for daytime children's events.

6. The path will incorporate two large pads for the picnic tables, between the oak trees and the playground fence.
7. Existing irrigation will be modified to accommodate addition of the new path.
8. No additional outdoor lighting or permanent signage is planned for this project phase.