

# PARKS AND TRAILS PLAN

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## INVENTORY AND PUBLIC INPUT

As briefly discussed in the Opportunities and Constraints Analysis earlier in this document, a significant effort of public outreach and education was implemented during the planning process. Argyle currently owns no public parks or trails and has no administrative staff specifically dedicated to park, planning, acquisition, or operations. These roles will be determined as the town continues to expand in population and as there are funds available. Meanwhile, it will be the responsibility of the existing town administrators, development/planning/zoning committees, and economic development groups to oversee implementation of the new parks and trails plan.

In an effort to build the parks vision for the community, the planning team endeavored to determine the public's goals by conducting an input survey in April and May 2008. In addition, a series of public (Town-wide) meetings were conducted in February and April, 2008; followed by a joint meeting of all elected and appointed officials and citizens in August, 2008 and the Planning and Zoning Commission Public Hearing January 6, 2009. As goals were collected over the course of the survey and meetings, they were consistently referenced and re-referenced at the public meetings. This repetition allowed for refining and confirmation process to be built in to the sequence, as well as for the public to gain an understanding of the overall goals (and an opportunity to refute them), even if they had missed a previous meeting or did not participate in the survey.

Since there are no existing official park facilities, citizens have been relying on other communities for programs such as sports leagues and recreational opportunities. The public survey found that many families currently utilize Denton, Highland Village, and Flower Mound.

Open space preservation overwhelmingly and consistently ranked as the top community objective across the survey (please see full list of questions from the survey in the appendix). Paramount to the public was the idea of retaining the ranch lifestyle of the community even as the population grows. Built in tandem with the land use plan to achieve that goal, the parks plan aspires to attain these ideals.

The level of service was also deemed important. The town will dramatically change in the near future – with the new population set to basically quadruple over the next 20 years to hit 13,000. The public understood that in order to be the desirable community of choice for the level of home value that is desired, the town

must provide the level of service and amenity that comparable towns are offering their citizens.

The survey found a diverse mix of recreational program priorities. The public hearings also offered a forum for discussion. An equine arena scored high on the survey, along with horse trails. Topping the list again at the public meetings was the rural ranch aesthetic. This segued into the topic of equine accommodations, as horse ranches of a variety of types are a prominent feature in the Argyle community. Public sentiment at the hearings depicted a much more “privatized” public sentiment toward horses. The general consensus was that those with horses that reside in the town do not typically go to public trails and prefer to ride on private property or in arenas due to liability and potential injury concerns to the horses. The parks plan, therefore, avoided this program element in the vision. A number of programs did, however, rise to the top and are outlined in the priorities listed later in this report.

There was great concern in the public hearings regarding new trails along privately owned creek frontage and through ranches, but the survey depicted connectivity as being important. The plan strives to balance these interests.

One other interesting finding from the survey depicts a general openness to some level of annual tax for open space acquisition, which is a good sign for the future implementation reality of the plan.

## GOALS AND OBJECTIVES

Between the assessment and the public survey, the parks plan depicts the following top community goals in the following order of priority:

1. Preserve the rural ranch heritage of the Town.
2. Preserve the Cross Timbers Forest
3. Acquire appropriate properties and trail routes to build a system of open spaces for the community that meet the other goals of the plan.
4. Provide active recreation opportunities.
5. Provide open space for public gatherings and civic events.
6. Provide parks that ensure the appropriate level of service will be met for a growing population in a timely manner.
7. Provide a structure of trails that seeks opportunities to connect unique destinations and facilities.

Working with these goals in mind, and incorporating the assessments and concurrent land use plan, the parks

plan proposes the following initiatives associated with each goal:

**1. Preserve the rural ranch heritage of the Town of Argyle.**

- a. Provide viewshed protection along rural roadways through public land acquisition and park access that does not disrupt the ranch aesthetic.
- b. Build parks that contribute to the ranch aesthetic rather than contrast with it.
- c. Provide “hybrid” parks that always incorporate a dedication of rural landscape aesthetic preservation even while providing active recreational programming.

**2. Preserve the Cross Timbers Forest.**

- a. Acquire park properties that can provide public access to the resource while preserving the integrity of the natural system.
- b. Provide “hybrid” parks that always incorporate a dedication of habitat and natural system preservation even while providing active recreational programming.

**3. Acquire appropriate properties and trail routes to build a system of open spaces for the community that meet the other goals of the plan.**

- a. Use a selection criteria to evaluate parcels as they become available
- b. Write development ordinances that share trail development costs and park dedication fees with developers in an appropriate manner.
- c. Seek properties that provide a diversity of trail experience while providing key linkages between public destinations.
- d. Plan for future regional trail connections beyond the town boundaries (velo-web, potential light rail, etc.)

**4. Provide active recreation opportunities.**

- a. Seek shared use agreements with neighboring communities, schools, and other partners wherever possible to provide access to sports leagues, youth programs, and other intensive recreation options. Example facilities to build relationships with include swim centers, indoor recreation opportunities, and the like.
- b. Provide a system of “hybrid” parks that blend appropriate recreational opportunities into the natural setting that provide the program while also preserving the resource.

**5. Provide open space for public gatherings and civic events.**

- a. Capitalize upon opportunities that coincide with the land use plan to seek opportunities for public/private partnerships that provide community gathering spaces in areas that most support that use in the land use plan, resulting in added value for both components (public and private).

**6. Provide parks that ensure the appropriate level of service will be met for a growing population in a timely manner.**

- a. Target park development milestones to coincide with population thresholds.
- b. Provide recreation opportunities that respond to the needs of a growing and changing demographic.
- c. Incorporate park funding structure into new development standards (dedication fees, land acquisition/swap opportunities, and other means).

**7. Provide a structure of trails that seeks opportunities to connect unique destinations and facilities.**

- a. Incorporate appropriate design standards for on-street bike-ways within the new city wide thoroughfare plan.
- b. Engage in negotiations to secure joint-use agreements with utility providers, railroads, TxDOT, and other rights-of-way / easement owners, and developers to build trail connectivity into the town fabric.
- c. Incorporate trails and/or bikeway linkage requirements into new development standards.



## NEEDS ASSESSMENT

Due to the economic and development realities and the priorities of the Town as defined in the comprehensive plan (namely the relatively small population goal), the park planning approach utilized a triangulated blend of assessing needs (demand, standards, and resource based assessment). As stated before, the community is slated to change dramatically as populations increase. Argyle is currently on the outer edge of the development horizon, but this will change quickly. The parks plan must respond to this reality in order to plan for, and not react to, the important changing needs of an expanding community.

When looking at demands based on population and standards, the town's current lack of facilities puts it in a scenario of land acquisition just to meet the needs of the current population. The need for land will only increase as populations grow. The needs assessment reveals a need to balance the reality that large scale park acquisition within the funding levels that will be available based on the maximum population goal of 13,000. Some facilities will have to be shared with other communities in order to meet the demand. The plan does, however, outline aggressive target land acreages for acquisition as soon as possible, setting parameters to accommodate the growing demand. The design team then augmented these base standards by overlaying an evaluation of the endemic resources available within the town (seeking to match suitable property characteristics with park types that match the public goals).

Studying the available resources in the fabric of Argyle reveals a unique contrast. While the city contains a tremendous asset of sensitive landscapes (cross timbers, creeks, etc.), Argyle, by its own devices, plans to keep its population low. This low population forecast will assist with preserving the character of the town, but will also result in fewer dollars available from taxes to invest in park development. The plan strives to bridge the gap between resources (land and economic) by promoting a strategy of shared uses with other nearby municipalities, among other park development ideas.

The current population level will not sustain the investment of expensive facilities such as swim centers, indoor recreation facilities, tournament level ball complexes, and the like. This is consistent with the findings of the survey as these elements were not ranked the highest priority by the public. Nor will it support ongoing operations – it will be cost prohibitive. Future populations, however, will provide larger operating budgets by which to support park development, but

certainly only the level consistent with that population (which is by design targeted to be fairly small in compared to other communities). It is more realistic and appropriate for the Town to concentrate on preserving its natural habitat as a resource it can share with other communities while hoping to build relationships for its own citizens to use more intensive facilities in other communities. Furthering this effort, a hybrid park approach is proposed that incorporates preservation into each recreation program that is developed within the city.

Given the demand and resource analysis findings, and in order to ensure that future citizens are accommodated, the planning team also "back-checked" the quantities of park facilities that are needed to serve the projected population. The team customized recent park planning standards and calculated the number of required facilities, fields, etc. in accordance with the given public priorities.

This blended balance of demand, resource, standards, and carrying capacity (both economic reality and land preservation) established a firm foundation for the parks and linkage plan. This approach is an appropriate method of park needs assessment and vision that directly responds to the public survey findings and positions the town to accomplish its development goals. The fact that the parks plan is directly tied with the land use strategy is one that strengthens both facets of future development and builds in a means for implementation.



## PARKS & OPEN SPACE TRANSECT/TYOLOGIES CONCEPT

The elements of a successful Town-wide parks and open space plan consist of a wide array of active and passive recreational experiences for citizens of all ages. It is the distribution, placement, and programming of these spaces that create the vibrant park experience that are community defining elements. This plan seeks to not only determine the quantity of facilities; but, more importantly, to describe a manner in which these are integrated into the fabric of the community (again, directly tied to the Land Use Plan). The system should be a legible experience that reads through the diversity of park facilities.

The plan is rooted in a system of “Recreation”, “Preservation”, and “Hybrid” parks. Each type allows for a different balance of nature preservation and active recreation while providing various amenities and recreational opportunities. This “transect” of park intensity provides a variety of experiences that respond to Argyle’s goals (Figure 1, refer to Appendix for color version). Critical to this approach is the designation of Rural Ranch and Greenway/Floodplain “viewshed” open spaces that are to be preserved in order to retain the continuity of Argyle’s heritage.

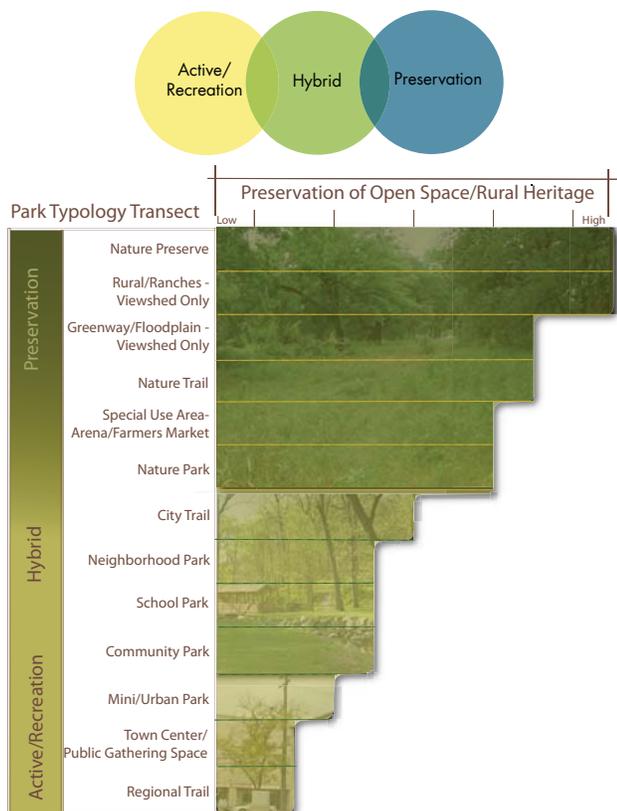


Figure 1. Park Typology Transect.

The Park Type/Land Use Distribution transect (Figure 2, refer to Appendix for color version) illustrates which park types are appropriate in which land use districts. For example, true nature preserves occur in the Approach Corridor, Rural Corridor, Rural, and Rural/Conservation districts and not in the middle of the Town Center district. Likewise, urban parks and public gathering spaces are not appropriate in the rural areas, but are reserved for the Village Center and Regional Center districts, among others. In general, more developed parks are associated with denser land uses, thereby creating value and providing amenities for more functions, more events, and less pure preservation. More natural parks, likewise, are associated with more of the Cross Timbers and lower density designations.

The transect concept also identifies how each of these park types impact the preservation goals requested by residents of Argyle. The diagrams on this page illustrate the relationships between preservation, program, and park type (Figure 3, refer to Appendix for color version). The three park types (Recreation, Preservation, and Hybrid) address the functional requirements and quantities/capacities based on the projected population. But they also integrate these service requirements with the Land Use Plan. The open space typologies that occur along this “transect” are all tied to the Argyle landscape itself, which is the primary experience that the Plan endeavors to preserve and enhance. The correspondence between land use and park type ensures appropriate locations and balance of activities. The three park types are further defined in the Concept Plan described in the following pages.



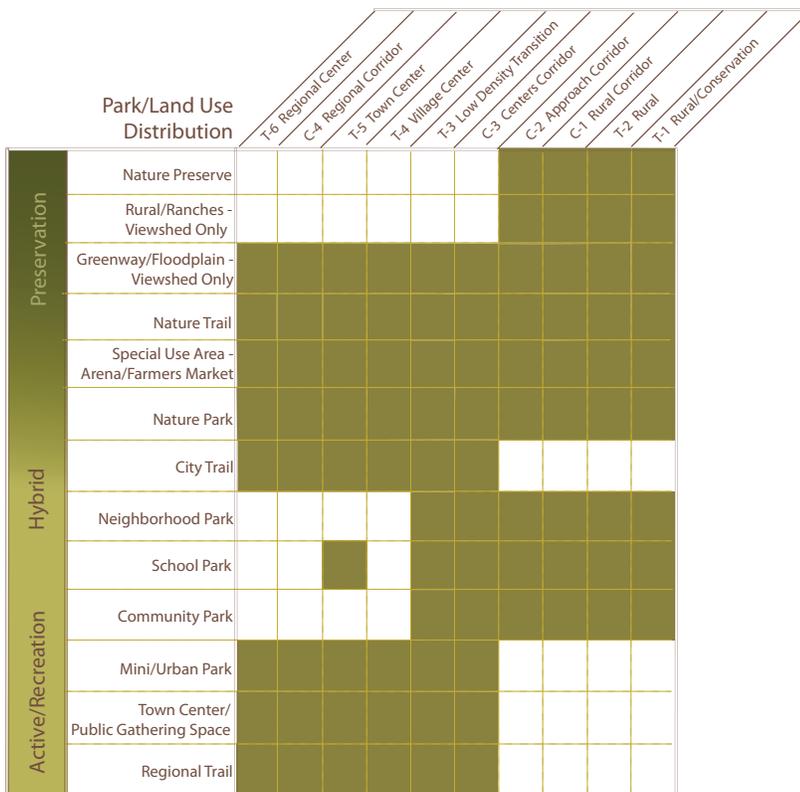


Figure 2. Park Type/Land Use Distribution Transect.



Figure 3. Preservation of Open Space Transect.



citizens to the Town Center, Village Center, and other dense commercial districts. Right-of-way and trail dedication acquisition with new development along these routes should be required (via ordinance) in order for the Town to acquire the property to build these important routes. Negotiations with the railroad and utility company must be held to allow for construction.

- **Bike Route** – These routes capitalize upon existing and new road shoulders and should be designed and prepared to meet AASHTO and other safety standards. Bike Routes are primarily located on the east side of Town and traverse the ranch and Cross Timbers zones.
- **City Trail** – These concrete trails may vary in width and are focused as pedestrian connectors to commercial centers, primarily on the west side of Town. Specific guidelines should be written for these trails that integrate them into the aesthetic of the developments they traverse.
- **Transitional** – these flexible routes respond to market demands, but provide access via bike routes or trails depending on how the Town continues to develop. They effectively “transition” between the more rural to the more developed

districts. This Plan suggests that the Town strongly consider trails (rather than routes) wherever appropriate in order to provide safe passage for bikes and pedestrians through these denser and more active commercial and mixed use zones.

- **Nature Trails** – Situated in creek corridors and within nature preserve tracts, these soft surface trails are geared to casual hikers and walkers who want to enjoy the natural environment.

Right-of-way and easement acquisition for trail routes should be written into the development codes so that developers share the burden and the benefit from trail and open space development. Setbacks and dimensions for trail additions correspond with the cross sections shown in the Urban Design Guidelines in this Plan. Dimensions, however, must also respond to the thematic image of the particular routes. For example, the Plan calls for a bike route along FM 407 (east of US 377), rather than a separate trail, in order to preserve the rural aesthetic of that roadway. A separate ribbon of concrete would feel too suburban on this thematic ranch highway and detract from the viewshed qualities of this road. US 377, however, should incorporate a dedicated trail as this north/

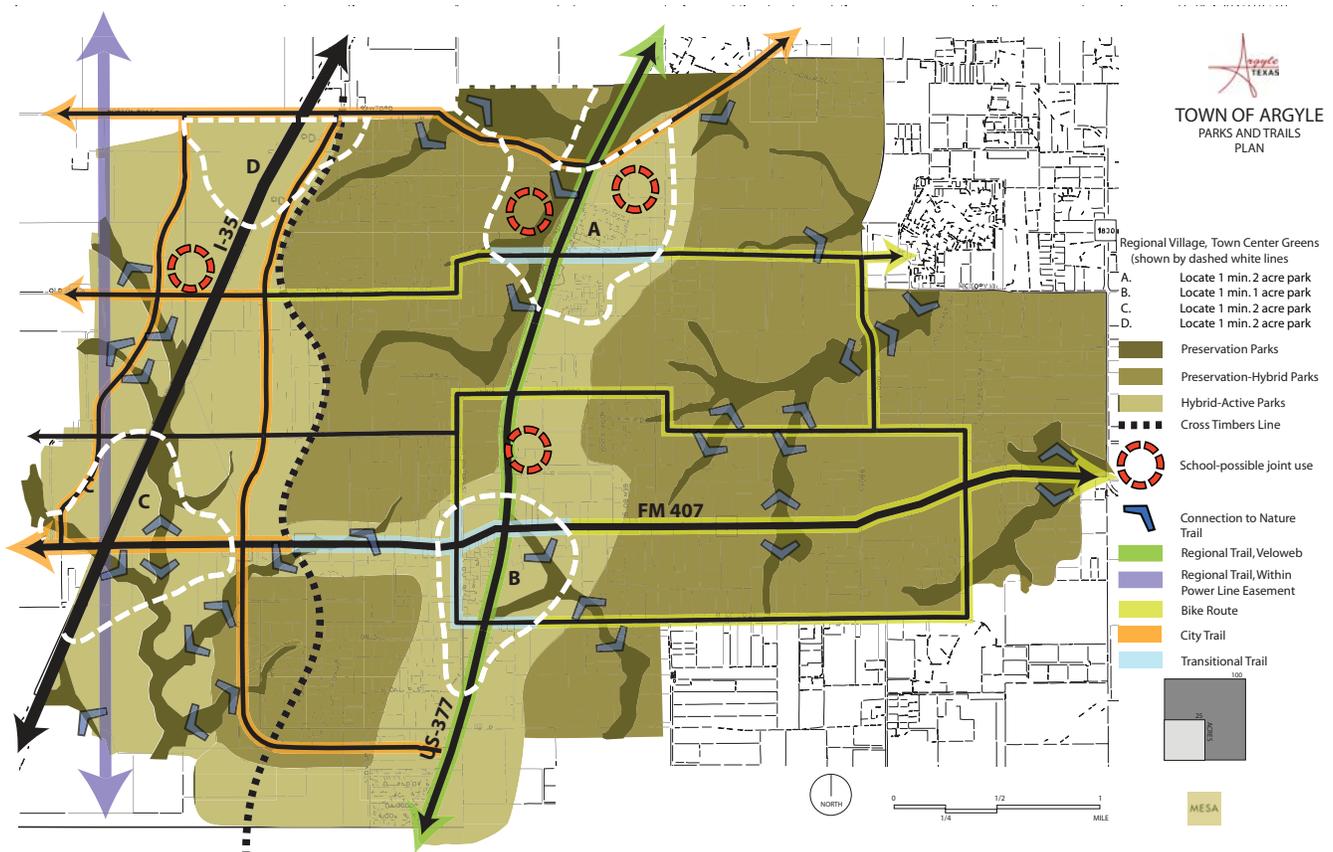


Figure 5. Trail Connectivity and Linkages Concept.

south route is the regional Veloweb connection to other cities. The Veloweb route is along the east side of the existing railroad. This important trail segment is also a critical component of the experience and legibility of the Town as it directly crosses through active Village and Town Center Districts. Setbacks on other roadway types should provide access where shown (figure reference) in a manner that preserves the desired rural character of Argyle.

These distinguishing characteristics among trail types provide for a variety of user experiences, each of which is unique to Argyle. The Town is experienced through its trails just as it is through its fabric of development. The transects of land use, open space, and connectivity are seamlessly integrated and each relates with the other – Trails are a key component of the streetscape. Widths and alignments need to be coordinated with the overall streetscape character of each of these road types. Connections must be properly planned at the early site planning stages to allow proper connections to Town and Village Centers.

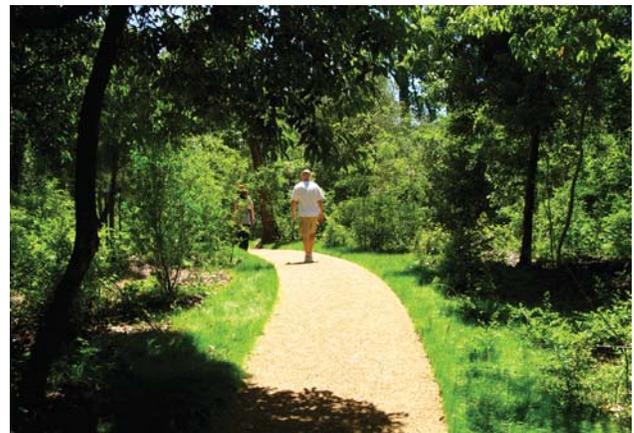
Based on the Opportunities and Constraints Analysis, the Cross Timbers line is an important identifier in the community. The connectivity plan builds upon this concept as lower development routes (bike routes and nature trails) are primarily situated on the east side of town, while more active trails are congregated on the west side of the Cross Timbers. Again, the Town and regional trail designations are primarily associated with denser developments and new development zones west of the cross timbers, rather than through the rural ranch zone.

It is important for the engineering and traffic department to cross check the connectivity plan as different roads come up for reconstruction and Argyle’s Thoroughfare Plan is realized. Trail crossings should be planned for and appropriate drainage structures designed to allow for a “bench” under the crossing for the trail to go under the road. A missed opportunity in construction of such a structure will lead to a blocked trail connection or result in an at-grade solution, which is not as safe or aesthetic. Critical dimensions (head clearances, turning radii, etc.) for pedestrians and bikers must be ensured and planned for in advance. Creating a bench for a trail under a bridge doesn’t work if it only provides four feet of vertical clearance, for example.

Utility corridors should also be utilized whenever appropriate to facilitate connectivity. Either overhead high lines (such as the one on the west side of Town) or underground pipeline rights-of-way are suitable for trail development when the proper negotiations with

utility companies are achieved. The Plan is flexible to allow for different areas and different conditions to accommodate different trail types.

Trail guidelines should be developed that establish design criteria for materials, furnishings, street crossings, bridges, signage, and other trail amenities. A storyline should be established for each trail segment that “personalizes” it to contribute to the interpretive experience and uniqueness of Argyle.



## PARKS & OPEN SPACE DISTRIBUTION PLAN/PARK SELECTION CRITERIA

The open space plan identifies several options associated with how to achieve this vision. The goal is flexibility for the Town to react to a fluid real estate market as particular tracts become available. One option would be to create one 150 acre park in the central part of the Town with a three mile service radius (Figure 6). A second option would be to provide three 50 acre park sites, each more directly serving a subset of the community and a ½ mile service radius (fig. 7). Each of these would complement the other parks in the Town, but not duplicate amenities. Additionally, four target zones are identified as having a series of one to two acre parks that are integrated with the more dense land uses (Town Center, Regional Center, etc). The Plan specifically steers away from scattering numerous five acre parks around Town as this becomes a maintenance and operational burden for a small departmental staff.

Important to remember is the viewshed category of open space type. These open spaces will be highly visible within the fabric of the Town in order to preserve the

experience. The Plan will, however, provide both visual and physical access to open space as appropriate in each land use district. For example, simply visually preserving the creek corridors ensures that all areas of the Town are within ½ mile of preserved open space. Flood plain adjacency is targeted for some neighborhood parks and trail connections in order to achieve the hybrid goals.

The “hybrid” parks depicted in the transect promote the distribution of multiple users in the same park. The ability of aggregate uses also lessens maintenance burdens. A balanced approach distributes access to different types of experiences throughout the Town, where all of the sports fields don’t end up on one end of Town and all of the nature on the other.

As different parcels are available for consideration, the Town should make a concerted effort to acquire properties with different characteristics within the framework of the transect. This will ensure a variety of experiences and further the duality of the Town – including the experience of both the Cross Timbers and the prairie landscape. Naturally, some of these sites lend themselves to different types of activities, but

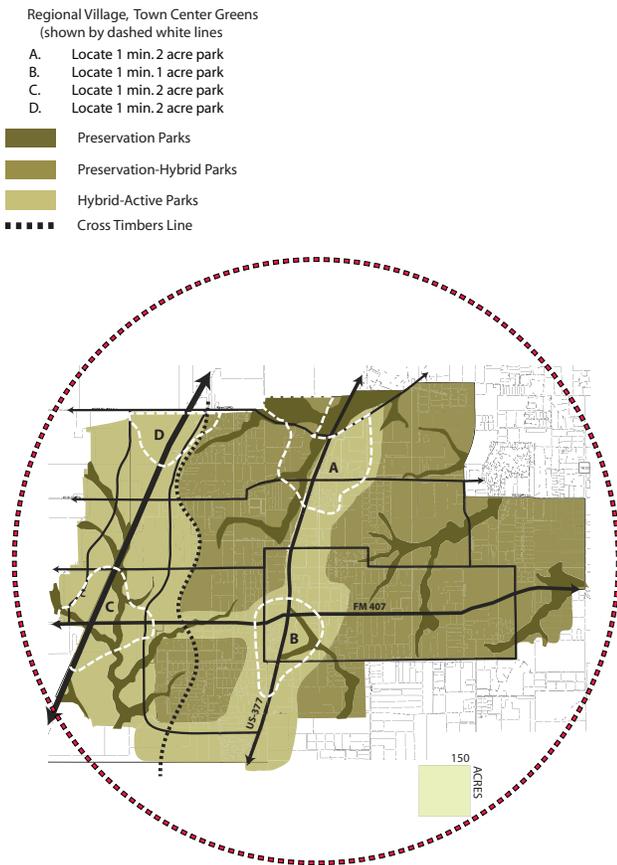


Figure 6. Service Radius for 150 Acre Park.

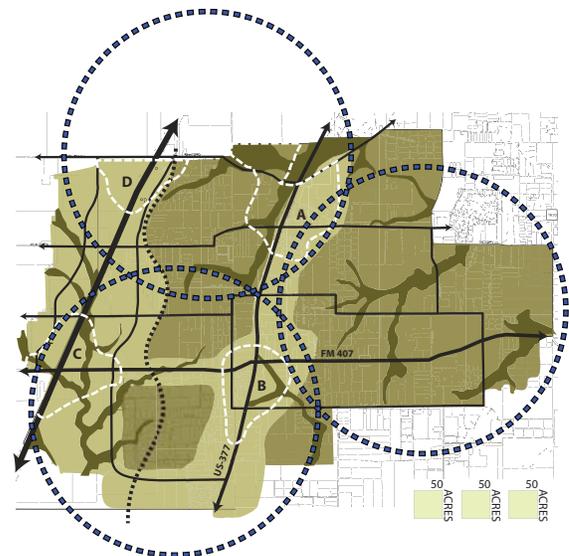


Figure 7. Service Radius for three 50 Acre Parks.

Argyle should carefully keep track of these differences to ensure a balanced system that is rich in diversity. Rather than simply acquiring leftover floodplain in small tracts, the Town should look for flexible and diverse opportunities. Likewise, the Town should strive to ensure that the Cross Timbers and creeks function as a system and not a patchwork of disconnected small parcels.

Other opportunities exist that create added value to the open space system. For example, landform is a critical determinant in site selection. Rugged terrain is not suitable for ballfield development and an open field isn't necessarily the most interesting trail experience. Argyle should identify sites that require the minimum amount of manipulation for the given program.

Proximity to schools would be an asset to most types of parks on the transect. Public plazas that exist in support of other civic spaces or destinations create added value for the Town, residents, and developers. The park transect mirrors the transitions of land use. The correlation of appropriateness is an attractor that the Town and developers alike may seek joint use agreements and partnerships to develop. These

approaches reinforce and support the identity of districts and experiences while building value for both parties.

The overlay to all of this park development is the viewshed component. Without the preservation of these viewsheds, all of the other planning instruments and agenda herein will miss the real opportunity to preserve the integrity of the Town of Argyle. The viewshed and open ranch aesthetic is critical to the Plan's success and is a legacy for which future generations will be thankful for years to come.



## CONNECTIVITY, FACILITIES, INFRASTRUCTURE, AND PROGRAMS MATRIX (CFIP): IMPLEMENTATION STRATEGY

The Plan proposes a level of service that matches the commonly accepted ratios between population and recreational amenities. It also takes into account targeted preservation goals that are critical to ensure that the experiential qualities of Argyle are maintained even as development increases. The specific suggested acreages are organized in a series of charts that will be a basis for acquisition and development guideline agenda (Figures 8 and 9).

The resulting vision is an achievable and incremental strategy that responds to the public's concerns while providing for the future needs of the community. It is a customized approach that preserves the integrity of the town's character, balanced with a progressive land use ethic. Tied to the Land Use Plan, implementation will be partially driven by market influences as development continues within Argyle. Land development will trigger park development and will accommodate market fluctuations. The Town can negotiate while monitoring the final quantity requirements to complete the vision.

The Texas Parks and Wildlife Department (TPWD) assists many small communities in park development and nature conservation through a grant program, for which the Town of Argyle would qualify. The strategy outlined herein for the parks, open space, and trails should strengthen the opportunities for grant writing success. The clear goals of this plan invest in ecological diversity, habitat preservation, public access, and linkages between definitive destinations – important scoring criteria for the TPWD grant programs.

### IMPLEMENTATION PRIORITIES

The Argyle Parks and Trails Plan proposes implementation initiatives to accomplish each of the top public goals. Since the town does not currently own any park land, this is by far the most important initiative. Upon acquisition of parcels, an early effort in park development excellence will lay a strong standard of expectations for future construction. Argyle is unique in the current constellation of land owners consist of primarily large rural tracts, many of which hold active ranch related operations. This demographic will change over time, however, and the town must embrace its heritage while planning for the future needs of its citizens. Success in this development atmosphere and along this timeline hinges on the fact that the town must be flexible to react as tracts become available. This includes having a fund of monies available for land acquisition to be able to respond

quickly when opportunities arise. Strategic needs are as follows, in priority order:

1. Park Land Acquisition & Preservation
  - a. Preservation of creek corridors and Cross Timbers habitat (identified on the parks plan graphic as "Preservation Park" areas. (5-10 year goal)
  - b. Acquisition of land in sections A, B, C, & D on the parks plan (civic open space / gathering / cultural opportunities) based on development trend opportunities (timeline is market-driven pending land availability)
  - c. Acquisition of (1) or (3) sites (depending on market conditions as opportunities present themselves) to serve the active recreation needs of the community (timeline is market-driven) (5 year goal)
2. Develop active and passive trail opportunities. (10 year goal)
3. Develop a flexible arena that can host equine events. (10 year goal)
4. Develop multi-use sports fields (baseball, softball, soccer) (10 year goal)
5. Develop playgrounds / spraygrounds to serve newly developed parts of the community. (10 year goal)
6. Provide opportunities for outdoor environmental education, birding, etc. via passive nature trails and other recreational programs.
7. Provide tennis courts and sports facilities.

Additionally, since there is currently no parks department for the town, there are several logistical goals for the town to accomplish that will further the park development within the community.

### City Operational and Logistic Goals

1. Establish a parks department and staff to provide service to the community and conduct the park acquisition and development process. (10 year goal)
2. Adopt a formal new thoroughfare and streetscape plan that incorporates the trail connectivity elements formally into development requirements. (5 year goal)
3. Raise funds for park acquisition, development, and operations (ongoing)
4. Ongoing preparation of town-wide development standards will feed to trail and park acquisition opportunities.

Note: in order for Argyle to be eligible for grants from Texas Parks & Wildlife (under current guidelines), the town Parks Plan priorities and other information must be updated every five years, and entirely re-done every ten years.

Argyle CFIP Level of Service		Ratio Distribution	Existing Population (3,400)	Acres	Parking	Future Population (13,000)	Acres	Parking	Comment	Recreation Acres	Nature Preservation Acres	Total Acres
1	Baseball - Adult	1/6,000	N/A	N/A	N/A	2	8 ac	1 ac	Not enough demand at current pop. - joint-use w/ surrounding jurisdictions	27 ac	34 ac	61 ac
	Baseball - Teens	1/3,000	1	4 ac	.5 ac	4	16 ac	2 ac	Joint use w/ surrounding jurisdictions/schools or build			
2	Softball/ Youth Baseball	1/3,000	1	2 ac	.5 ac	4	8 ac	2 ac	Joint use w/ surrounding jurisdictions/schools or build	32 ac	34 ac	66 ac
	Soccer/ Rugby/ Football	2/3,000	2	4.5 ac	1 ac	8	18 ac	4 ac	Joint use w/ surrounding jurisdictions/schools or build			
3	Tennis	1/2,000	1	.25 ac	N/A	6	1.5 ac	N/A	May be shared w/ schools	29.5 ac	34 ac	63.5 ac
	Basketball	1/500	7	.75 ac	N/A	26	18 ac	N/A	May be shared w/ schools			
	Skate Park/ Rink	1/10,000	1	.5 ac	N/A	1	.5 ac	N/A	One necessary for city - may be developed later			
	Playground	.5 ac/ 1,000	Varies	1.5 ac	N/A	Varies	6 ac	N/A	May be developed in mini to neighborhood parks, may be developer-related effort; distribute evenly			
	Sprayground	1/10,000	1	.5 ac	N/A	1	.5 ac	N/A	One in community park			
	Recreation Center	1/10,000	N/A	N/A	N/A	1	1 ac	2 ac	Meeting rooms - program to be determined			
Picnicking	4 ac/ 1,000	Varies	14 ac (3.5 ac)	N/A	Varies	52 ac (13 ac)	N/A	Figure only 25% for acreage requirements, remainder distributed in parks	Picnicking, Nature Preservation "Accessible," and Nature Preservation "Viewshed" are equally distributed within 1,2,3.			
Nature Preservation "Accessible"	5 ac/ 1,000	Varies	17 ac	N/A	Varies	6 ac	N/A	Citizens may access natural area - must be combined w/ active recreation components				
Nature Preservation "Viewshed"	10 ac/ 1,000	Varies	34 ac	N/A	Varies	130 ac	N/A	Rural land, creek corridors, private viewsheds				
Concession/ Restroom	1 Concession Building/ 4 Contiguous Fields			Restroom & concessions								
Subtotal Open Space			33.5 ac			190.5 ac						
Preserved Open Space			34 ac			130 ac						

Figure 8. Park Standards based on Argyle's Existing Population.

Argyle CFIP Level of Service		Ratio Distribution	Existing Population (3,400)	Acres	Parking	Future Population (13,000)	Acres	Parking	Comment	Recreation Acres	Nature Preservation Acres	Total Acres
1	Baseball - Adult	1/6,000	N/A	N/A	N/A				Not enough demand at current pop. - joint-use w/ surrounding jurisdictions			
	Baseball - Teens	1/3,000	1	4 ac	.5 ac				Joint use w/ surrounding jurisdictions/schools or build			
2	Softball/ Youth Baseball	1/3,000	1	2 ac	.5 ac				Joint use w/ surrounding jurisdictions/schools or build			
	Soccer/ Rugby/ Football	2/3,000	2	4.5 ac	1 ac				Joint use w/ surrounding jurisdictions/schools or build			
3	Tennis	1/2,000	1	.25 ac	N/A				May be shared w/ schools			
	Basketball	1/500	7	.75 ac	N/A				May be shared w/ schools			
	Skate Park/ Rink	1/10,000	1	.5 ac	N/A				One necessary for city - may be developed later			
	Playground	.5 ac/ 1,000	Varies	1.5 ac	N/A				May be developed in mini to neighborhood parks, may be developer-related effort; distribute evenly			
	Sprayground	1/10,000	1	.5 ac	N/A				One in community park			
	Recreation Center	1/10,000	N/A	N/A	N/A				Meeting rooms - program to be determined			
Picnicking	4 ac/ 1,000	Varies	14 ac (3.5 ac)	N/A				Figure only 25% for acreage requirements, remainder distributed in parks	Picnicking, Nature Preservation "Accessible," and Nature Preservation "Viewshed" are equally distributed within 1,2,3.			
Nature Preservation "Accessible"	5 ac/ 1,000	Varies	17 ac	N/A				Citizens may access natural area - must be combined w/ active recreation components				
Nature Preservation "Viewshed"	10 ac/ 1,000	Varies	34 ac	N/A				Rural land, creek corridors, private viewsheds				
Concession/ Restroom	1 Concession Building/ 4 Contiguous Fields			Restroom & concessions								
Subtotal Open Space			33.5 ac									
Preserved Open Space			34 ac									

Figure 9. Park Standards based on Argyle's Buildout Population.