

STANDARDS BASED APPROACH

The Standards Based Approach compares acreage and level of service metrics to national standards as a starting point for parks planning. This assessment is used to understand if the current acreage and amenities are adequate or if the overall acreage needs to be increased or decreased. By comparing City of Denton data to national benchmarks, Parks staff can determine which facilities, programs, or amenities are currently under- or overused. Considering these statistics alongside estimates of projected growth, helps city staff determining where to make future investments in park infrastructure. It is important to keep in mind that national “one size fits all” standards are helpful, but are not necessarily representative of a community’s specific needs and must be fine-tuned to meet local conditions.

ACREAGE LEVEL OF SERVICE

Acreage Level-of-Service (LOS) is generally shown as a per-capita figure, such as “X acres per 1,000 population.” The National Recreation and Parks Association (NRPA) has developed averages for park acreage LOS for different types of parks. **Table 4.9** shows the NRPA LOS range for neighborhood parks, community parks, and the entire park system. These level of service benchmarks are used to determine Denton’s acreage surplus or deficit based on each park type category.

Table 4.9 Park Type LOS Range

PARK TYPE	LEVEL OF SERVICE RANGE
NEIGHBORHOOD PARK	1-2 acres per 1,000 residents
COMMUNITY PARK	5-8 acres per 1,000 residents
OVERALL PARK SYSTEM (FOR COMMUNITIES WITH 100K-250K POPULATION)	9.9 acres per 1,000 residents
NATIONAL MEDIAN	8.9 acres per 1,000 residents

PARK SERVICE AREA

A park’s service area refers to the typical driving distance a patron is willing to travel to reach a particular park. In addition to the defined driving service areas, the City of Denton also uses an additional standard defined by the Trust for Public Land (TPL), a nonprofit organization focused on land conservation, that suggests everyone should ideally be within a ten minute walk to a park or open space. Together, these standards help the city determine gaps in park access and where to locate future parks. The City of Denton has established park driving service areas, as shown in **Table 4.10**. Some park types have varied service areas, based on how large the park is and its function.

Table 4.10 Park Type Service Area

PARK TYPE	DRIVING SERVICE AREA
CITY PARK	0-10 miles
COMMUNITY PARK	0-5 miles
NEIGHBORHOOD PARK	0-1 miles
POCKET PARK	0-0.5 miles
PRESERVES	City-Wide
LINEAR PARK	City-Wide
SPECIAL USE PARK	City-Wide
CEMETERIES	City-Wide

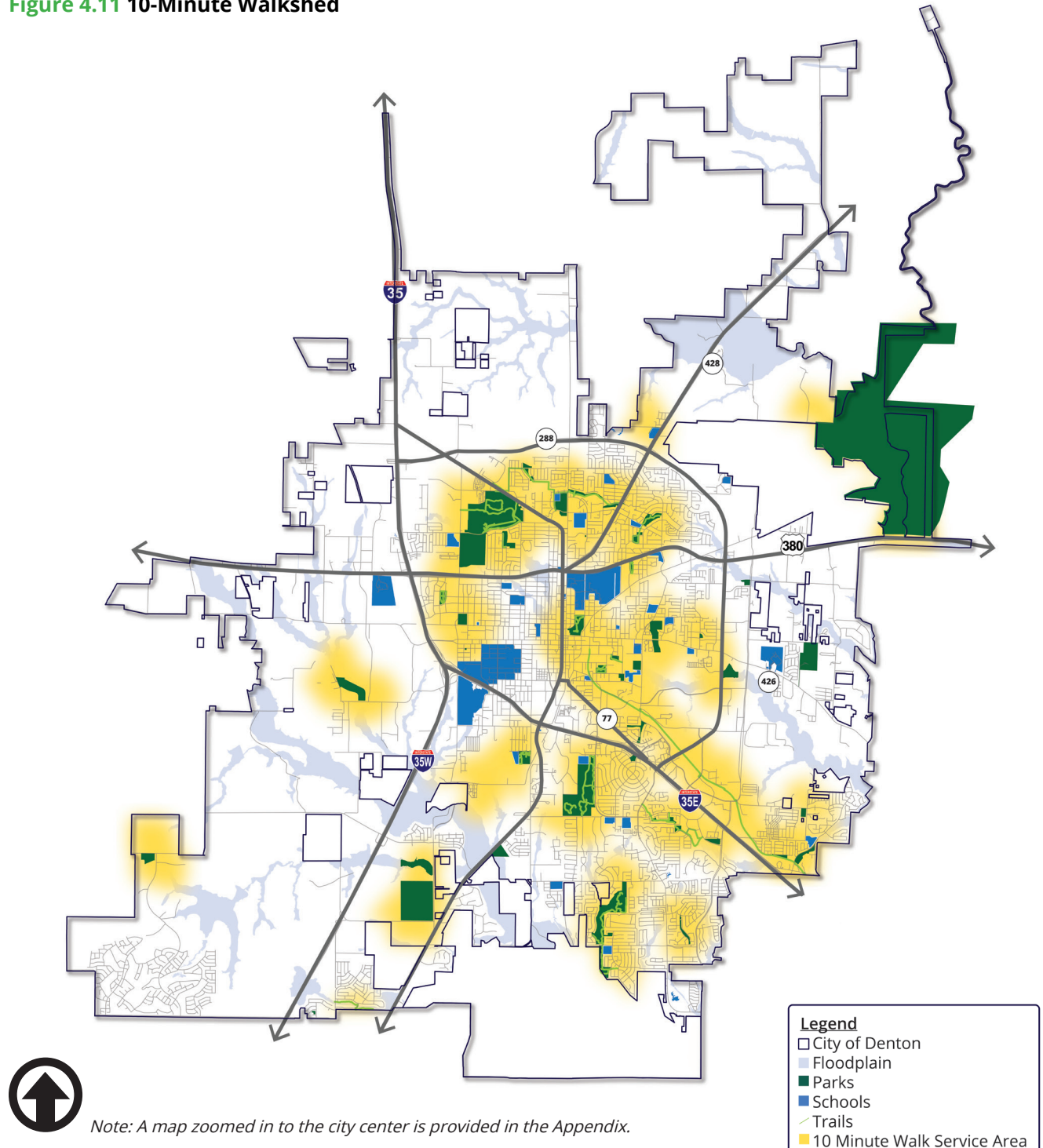


McKenna Park

10-MINUTE WALKSHED ANALYSIS

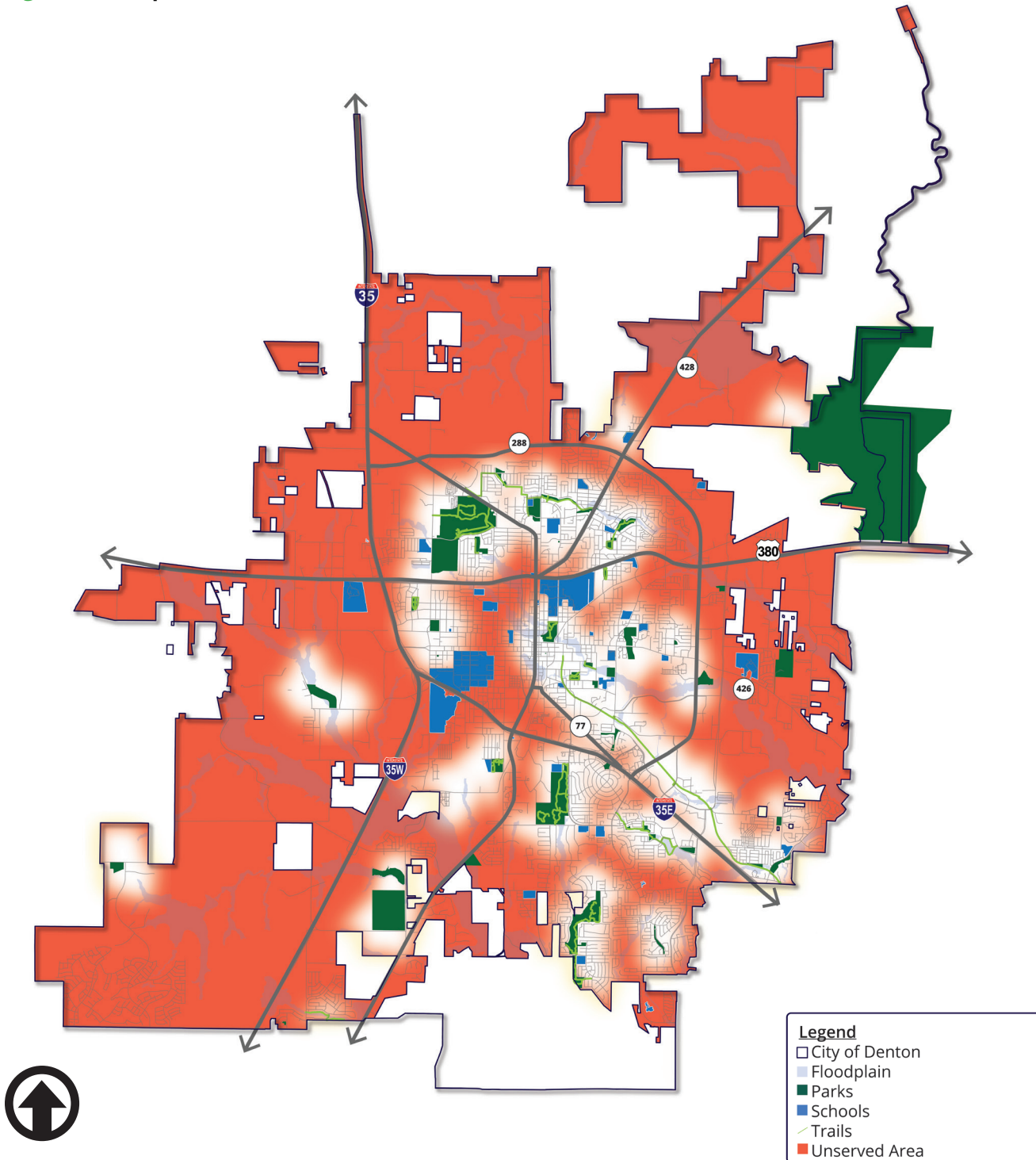
The City of Denton is partnering with the Trust for Public Land (TPL) to ensure that all Americans have access to a quality park within a 10-minute walk from home. According to the TPL database, only 48% of Denton residents (around 64,000 people) currently have a park or trail within a 10-minute accessible walk of where they live. This means that approximately 72,000 Denton residents do not have a park or trail within walking distance of where they live. As of 2021, Denton is below the national average of 54%. In March 2019, the Denton City Council unanimously passed a resolution adopting the 10-Minute Walk to a Park as a goal and standard for parks and recreation. When determining the service area for the parks in Denton, a 10-minute walkshed will be used to show where gaps in the system currently exist. **Figure 4.11** depicts the areas of the City that are within a 10-minute walk to a park in yellow. The 10-minute walkshed metric takes into account major barriers to park access such as railways, highways, and waterways.

Figure 4.11 10-Minute Walkshed



Major gaps in the park service area are generally located in the less densely developed portions of the City, including natural systems, like the floodways and greenways, and future master planned communities. Some of these gaps will be filled in the future with the development of the master planned communities. There are also smaller gaps in the 10-minute walkshed in the central city where no parks currently exist. **Figure 4.12** depicts the areas outside of the 10-minute walkshed area in red.

Figure 4.12 Gaps in 10-Minute Walkshed Service Area



NEIGHBORHOOD PARK LEVEL OF SERVICE

Denton has 17 developed Neighborhood Parks which are located mainly east of I-35E; there are also three undeveloped parks and eight future parks. Based on current park acreages, there is a 98-acre deficit within the City of Denton to meet the high-end benchmark LOS of two acres per 1,000 residents. **Table 4.11** provides additional information about the Neighborhood Park Level of Service.

Figure 4.13 shows the service area for Neighborhood Parks, including a 10-minute walk and a 1-mile drive service area. Less than a third of the City lies within the defined service area for Neighborhood Parks (see **Table 4.10** for defined park service areas).

Figure 4.13 Neighborhood Park Service Area

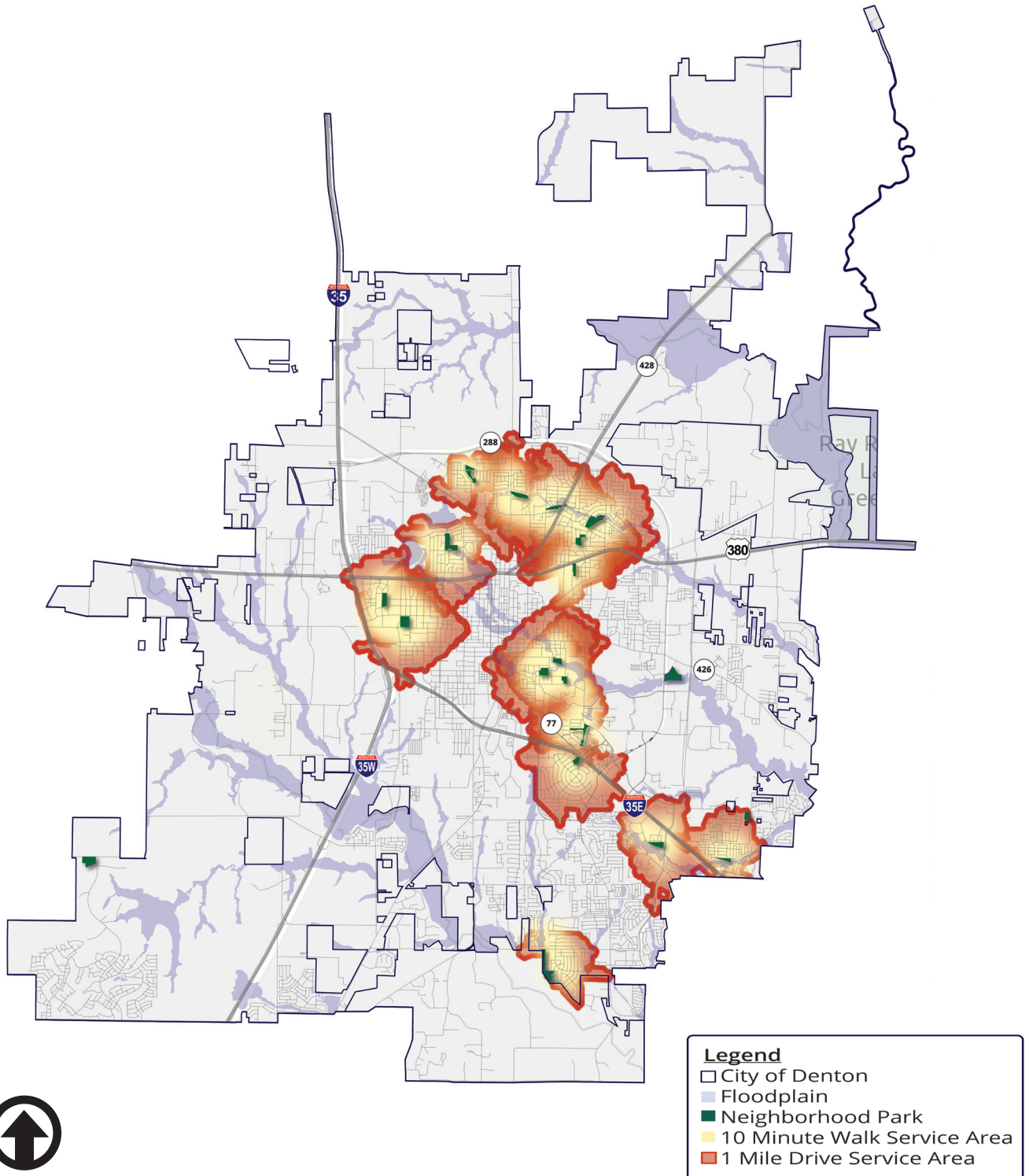


Table 4.11 Current and Benchmark LOS for Neighborhood Parks

	2021 (DEVELOPED PARKS)	2021 (ALL PARKS)*	2040 (DEVELOPED PARKS)	2040 (ALL PARKS)**
Population	139,869	139,869	229,192	229,192
Acreage	181.67 acres	243.79 acres	181.67 acres	337.34 acres
Current LOS	1.30 acres per 1,000 population	1.74 acres per 1,000 population	0.79 acres per 1,000 population	1.47 acres per 1,000 population
Benchmark LOS (Low range)	1 acre per 1,000 population			
Acreage to acquire to meet Benchmark LOS	41.8 acre surplus	103.9 acre surplus	47.5 acre deficit	108.1 acre surplus
Benchmark LOS (High range)	2 acres per 1,000 population			
Acreage to acquire to meet Benchmark LOS	98.1 acre deficit	35.9 acre deficit	267.7 acre deficit	121.0 acre deficit

*Includes developed and undeveloped park acreage
 **Includes developed, undeveloped, and future park acreage



COMMUNITY PARK LEVEL OF SERVICE

For the purposes of the Level of Service Analysis, Community Parks and City Parks were considered together because they offer similar amenities to Denton residents. As shown in **Table 4.12**, in 2021 there is currently a surplus to meet the five-acre per 1,000 residents low-end benchmark and a deficit of land needed to meet the eight-acre per 1,000 higher benchmark.

Figure 4.14 shows the service area for Community Parks. Around 60% of Denton's residents are within a 5-mile drive service area of a Community Park, gaps are mainly in the undeveloped lands to the southwest and northeast, which will eventually be served with parks included within future Master Planned developments (see **Table 4.10** for defined park service areas).

Figure 4.14 Community Park Service Area

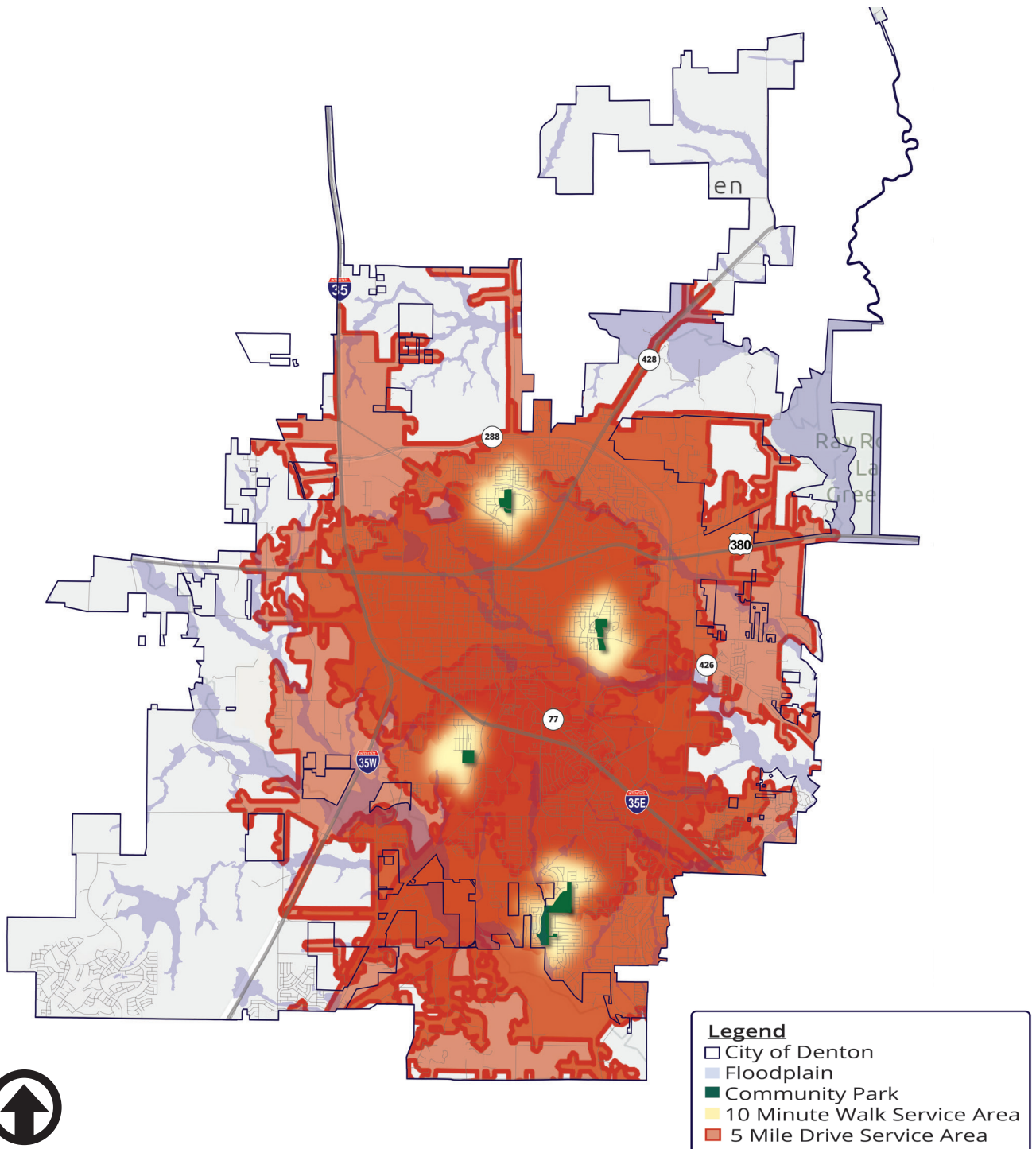


Table 4.12 Current and Benchmark LOS for Community Parks*

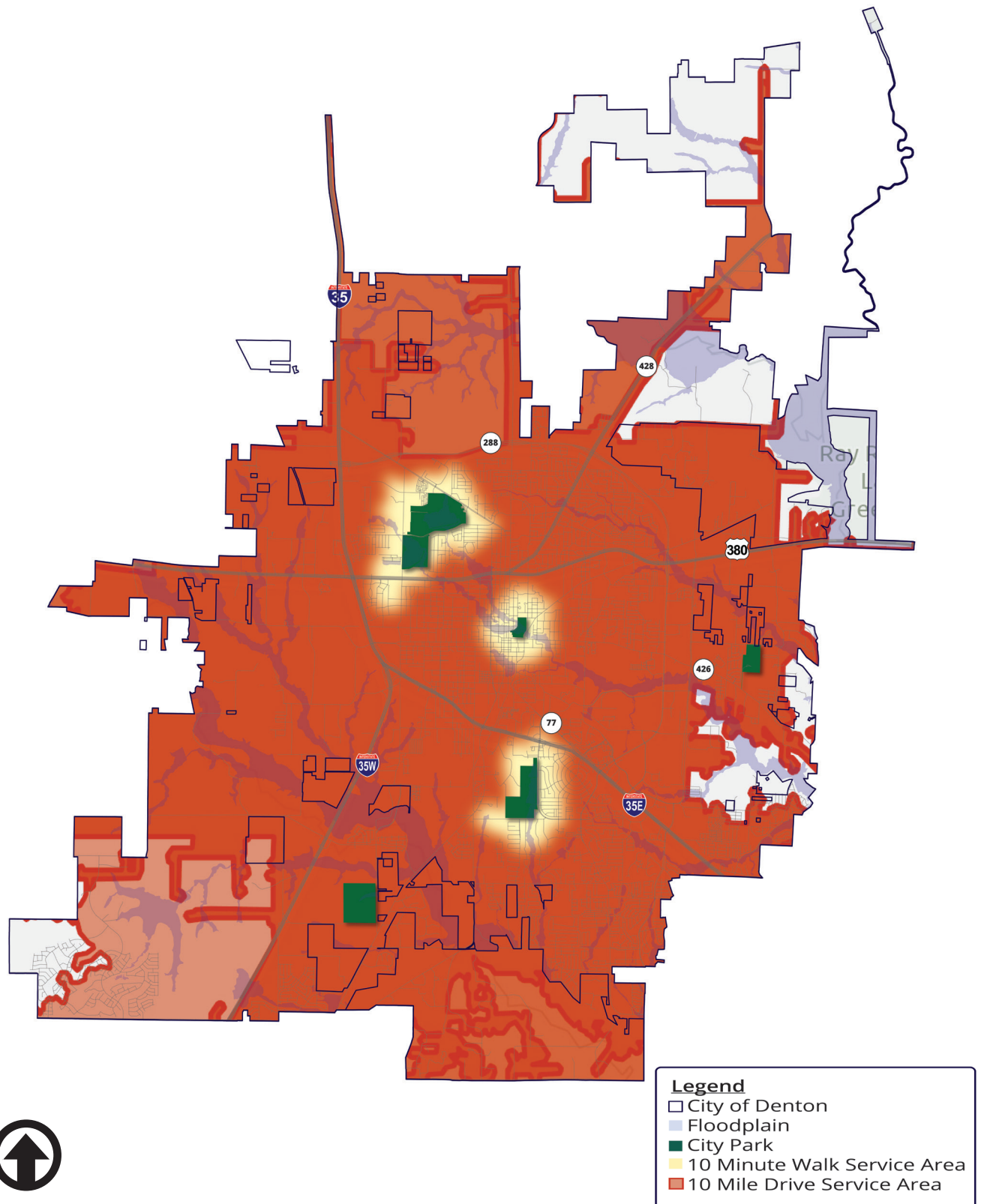
	2021 (DEVELOPED PARKS)	2021 (ALL PARKS)**	2040 (DEVELOPED PARKS)	2040 (ALL PARKS)***
Population	139,869	139,869	229,192	229,192
Acreage	810.11 acres	1,080.42 acres	810.11 acres	1,223.72 acres
Current LOS	5.79 acres per 1,000 population	7.72 acres per 1,000 population	3.53 acres per 1,000 population	5.34 acres per 1,000 population
Benchmark LOS (Low range)	5 acres per 1,000 population			
Acreage to acquire to meet Benchmark LOS	110.8 acre surplus	381.1 acre surplus	335.9 acre deficit	77.8 acre surplus
Benchmark LOS (High range)	8 acres per 1,000 population			
Acreage to acquire to meet Benchmark LOS	308.8 acre deficit	38.5 acre deficit	1,023.4 acre deficit	609.8 acre deficit

*Includes parks classified as Community and City Parks
 **Includes developed and undeveloped park acreage
 ***Includes developed, undeveloped, and future park acreage



Figure 4.15 shows the service area for city parks, this includes a 10-minute walk and a 10-mile drive service areas. Around 95% of Denton is within a 10-mile drive of a developed city park. Areas that are not within a 10-mile drive include the far southwest corner and far north Denton (reference **Table 4.10** for defined park service areas).

Figure 4.15 City Park Service Area



OVERALL PARK SYSTEM LEVEL OF SERVICE

Denton's parks currently provide **8.15 acres of parkland per 1,000 residents**, which does not include the preserve park classification in the overall calculation. This is less than the national average of 9.9 acres per 1,000 residents and less than the national median of 8.9 acres per 1,000 residents for communities of similar size. Denton has approximately 5,004 acres of developed and undeveloped parks, and an additional 1,000 acres of future parks. Future parks are parks required through development agreements in planned communities or park land that is currently being donated or purchased. Of the existing 5,020 acres, 58%, or 2,912 acres, is designated as Preserve. For the purpose of establishing the overall park system LOS, the Preserve designation has been removed from the calculations because of the few amenities that exist within Preserves.

The recommended benchmark LOS goal for the overall park system is between 9.9 and 17.5 per 1,000 residents. The 17.5 acres per 1,000 figure represents the community-established target for long-term growth and development. As shown in **Table 4.13**, in 2021 there is a deficit of overall developed parkland to reach the desired LOS for the benchmarks, there is a surplus of acreage when undeveloped and future parkland is included based on the low range benchmark. In 2040, if no additional parkland is developed and no additional land is acquired for parks, there will be a deficit of both the low and high end benchmarks.

Table 4.13 Current and Benchmark LOS for All Parks

	2021 (DEVELOPED PARKS)	2021 (ALL PARKS)*	2040 (DEVELOPED PARKS)	2040 (ALL PARKS)**
Population	139,869	139,869	229,192	229,192
Acreage	1,035.41 acres	2,107.63 acres	1,035.41 acres	2,781.47 acres
Current LOS	8.15 acres per 1,000 population	15.35 acres per 1,000 population	5.07 acres per 1,000 population	12.14 acres per 1,000 population
Benchmark LOS (Low range)	9.9 acres per 1,000 population			
Acreage to acquire to meet Benchmark LOS	77.26 acre deficit	704.41 acre surplus	963.59 acre deficit	512.47 acre surplus
Benchmark LOS (High range)	17.5 acres per 1,000 population			
Acreage to acquire to meet Benchmark LOS	1,113.04 acre deficit	331.37 acre deficit	2,705.45 acre deficit	1,229.39 acre deficit

*Includes developed and undeveloped park acreage

**Includes developed, undeveloped, and future park acreage

REGIONAL BENCHMARKS

The Level of Service metric (acres per 1,000 residents) provides a useful measure to compare Denton Parks to other similar communities in our region. When comparing park acreage, the overall park system was used, less any natural/preserve lands. Preserve lands are not included due to the limited amenities they offer. Denton has a LOS that is average when compared to five similar communities in the region.

Denton Current Parks LOS: 8.15 acres per 1,000 Residents 58% of parkland is preserve/natural area	Plano Parks LOS: 15.0 acres per 1,000 Residents 30% of parkland is preserve/natural area	Frisco Parks LOS: 7.2 acres per 1,000 Residents 20% of parkland is preserve/natural area
McKinney Parks LOS: 8.1 acres per 1,000 Residents 38% of parkland is preserve/natural area	Lewisville* Parks LOS: 12.8 acres per 1,000 Residents 68% of parkland is preserve/natural area	Arlington Parks LOS: 11.3 acres per 1,000 Residents 51% of parkland is preserve/natural area

*Does not include LLELA

Source: Trust for Public Lands, Community Master Plans

AMENITY LEVEL OF SERVICE

The NRPA provides standards for levels of service for facilities and park amenities as well as overall park acreage. For facilities and amenities the Level of Service for a particular amenity or facility type is defined as the total population figure divided by the number of that particular amenity or facility found in the City. **Table 4.14** below shows current and future needs to achieve LOS targets. The target LOS is based on the NRPA 2021 Agency Performance Review for communities with a population between 100,000 to 250,000.

The NRPA provides benchmarks for park acreage and amenities based on the population size of the community. Beyond 2040, Denton will likely exceed 250,000 in population, therefore moving to another classification for population size according to the NRPA. Within NRPA guidelines, as a city's population increases so too will the number of residents served by each facility, meaning there are fewer facilities per resident. Based on NRPA standards, if the City builds the amenities needed to satisfy the NRPA standards for cities between 100,000 - 250,000 residents, the City will exceed the 250,000 amenity targets.

Table 4.14 Current and Target LOS for Park Amenities

AMENITY	CURRENT NO.	CURRENT LOS	FUTURE LOS	TARGET LOS	CURRENT NEED	FUTURE NEED
Baseball Fields (Youth)	14	1 per 9,991	1 per 14,810	1 per 12,914	0	4
Softball Fields (Youth)	11	1 per 12,715	1 per 18,849	1 per 26,073	0	0
Basketball Courts*	11	1 per 12,715	1 per 18,849	1 per 8,477	6	17
Soccer Fields (Youth)	14	1 per 9,991	1 per 14,810	1 per 12,646	0	5
Football Fields	3	1 per 46,623	1 per 69,111	1 per 51,719	0	2
Multi-purpose Fields	9	1 per 15,541	1 per 23,037	1 per 10,792	4	13
Tennis Courts (Outdoor)	17	1 per 8,228	1 per 12,196	1 per 5,818	8	23
Multi-Purpose Courts	12	1 per 11,656	1 per 17,278	1 per 36,979	0	0
Playground Units	26	1 per 5,180	1 per 6,911	1 per 4,804	3	21
Cricket Fields	0	1 per 0	1 per 0	1 per 110,936	2	3
Skate Park	1	1 per 139,869	1 per 207,334	1 per 109,798	1	2
Swimming Pools (Outdoor)	2	1 per 69,935	1 per 103,667	1 per 67,004	1	2
Dog Parks	2	1 per 69,935	1 per 69,111	1 per 76,610	0	1

*Does not include half courts