

Parks Board

February 2, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a green comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

E. PRESENTATION

1. 2022 Christmas Parade Awards

F. STAFF/DIRECTOR REPORT

G. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or "housekeeping" items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Consider approval of minutes from the regular Parks Board meeting held on December 1, 2022.

H. REGULAR ITEM(S)

1. Consider recommending to Planning and Zoning Commission and Town Council Park requirements for Whyburn Farms residential development generally located east of Long Prairie Rd. and south of Dixon Rd.
2. Provide feedback and recommendation to Town Council on parkland and developers agreement deal points as they relate to Park Land Dedication and Park Development Fee requirements for the Furst Ranch mixed-use development generally located at the intersection of Cross Timbers Rd and U.S. Highway 377, expanding outwards from all four corners.

I. COORDINATION OF CALENDARS

1. The next regular meeting is scheduled for March 2, 2023.

J. ADJOURN

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: January 27, 2023, at 4 p.m., at least 72 hours prior to the scheduled time of said meeting.

Jade Olson, Staff Liaison

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6076. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.



PARKS BOARD AGENDA G.1. CONSENT ITEM(S)

DATE: February 2, 2023
FROM: Jade Olson, Administrative Assistant
ITEM: **Consider approval of minutes from the regular Parks Board meeting held on December 1, 2022.**

BACKGROUND: The Parks Board held a regular meeting on December 1, 2022.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES:

FISCAL IMPACT: N/A
N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Parks Board 12012022 Draft Minutes

DRAFT MOTION: Move to approve as presented in the agenda caption.

THE TOWN OF FLOWER MOUND PARKS BOARD REGULAR MEETING HELD ON THE 1st DAY OF DECEMBER 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:30 P.M.

The Parks Board met in a regular meeting with the following members present:

Scott Langley	Place 1
Teresa Thomason	Place 3 – Chair
Rick Kenyon	Place 4 – Vice-Chair
Holly Royer	Place 5
Mark Mayer	Place 6
Jennifer Romaszewski	Place 7
Dart West	Place 8 – Alternate
Susan Borella	Place 9 – Alternate

The following Board members were not in attendance:

Allen Pichon	Place 2
Ron Ruthven	Place 10 – Alternate

The following members of Town Staff were in attendance:

Chuck Jennings	Director of Parks and Recreation
John Habern	Parks, Trails, and Landscape Manager
David Powell	CAC Manager
Clayton Litton	Parks Superintendent
Brennon Peltier	Park Development Manager
Jade Olson	Administrative Assistant

- A. CALL REGULAR MEETING TO ORDER – 6:30 P.M.**
- B. INVOCATION – Dart West**
- C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG**
- D. PUBLIC COMMENTS**

N/A

E. PRESENTATIONS

Matt Chutchian, Athletics Supervisor, introduced Mark Grommesh, GLASA President, to represent GLASA. The Board was updated with GLASA's operations in regards to youth soccer and adult soccer.

Executive Director Jeff Fisher, Miracle League North Texas, provided the Board with an update regarding their inaugural season utilizing the new synthetic turf infield on field #11 at Bakersfield Park.

F. DIRECTOR'S REPORT

Chuck Jennings, Director of Parks and Recreation, David Powell, CAC Manager and Brennon Peltier, Park Development Manager provided updates.

G. CONSENT AGENDA

1. Consider approval of the minutes from a regular meeting of the Parks Board held on November 3, 2022.

Board Deliberation

Board Member Mayer moved to approve as presented in the agenda caption. Board Member Royer seconded the motion.

VOTE ON THE MOTION

AYES: Langley, West, Royer, Mayer, Romaszewski
NAYS: None
ABSTAINS: Kenyon

H. REGULAR ITEMS

2. Consider recommending approval of a list of amenities for park fee reimbursement within the Flower Mound Ranch mixed-use development generally located at the intersection of Cross Timbers Rd and U.S. Highway 377, expanding outwards from all four corners.

Staff Presentation

John Habern – Parks, Trails, and Landscape Manager

McAdams Representatives

Jameson Pinson, RLA – Director, Landscape Architecture

Board Deliberation

Board Member Mayer moved to recommend for Council consideration approval of the amenities list as revised only upon inclusion of language that allows the Parks Board review and approval in recommendation to Council of location of future parks within the Flower Mound Ranch Development. Board Member Langley seconded the motion.

VOTE ON THE MOTION

AYES: Romaszewski, Mayer, Kenyon, Royer, West, Langley
NAYS: None

I. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting is scheduled for January 5, 2023.

J. ADJOURNMENT

Board Member Royer made a motion to adjourn the meeting. Vice Chair Kenyon seconded the motion.

Chair Thomason adjourned the Regular Meeting at 8:41 pm.

TOWN OF FLOWER MOUND, TEXAS

Teresa Thomason – Chair

ATTEST:

Jade Olson, Administrative Assistant



PARKS BOARD AGENDA H.1. REGULAR ITEM(S)

DATE: February 2, 2023
FROM: John Habern, Parks Trails & Landscape Manager
ITEM: **Consider recommending to Planning and Zoning Commission and Town Council Park requirements for Whyburn Farms residential development generally located east of Long Prairie Rd. and south of Dixon Rd.**

BACKGROUND: The proposed development has two applications in with the Town: a Zoning application (ZPD21-0015) and a Master Plan Amendment (MPA21-0008) in order to develop a single-family residential development. The maximum residential density within the proposed development is 91 single-family dwelling units to be developed under Single-Family District-15 (SF-15) and Single-Family District-10 (SF-10), with certain waivers, exceptions, and modifications to the Code of Ordinances.

Park Land Dedication and Park Development Fees:

Park Land Dedication is determined as follows:

- 3.36 acres of land per 100 dwelling unit lots = 0.0336 acres/dwelling unit lot
- 0.0336 acres/dwelling unit lot X **91** dwelling unit lots = **3.0576 acres** of Park Land Dedication required

Payment of cash in lieu of the otherwise dedicated parkland is determined as follows:

- **\$180,000.00** per acre is the fair market value of land within the development as determined by the Town and the developer.
- **\$180,000.00** per acre X 3.0576 acres = **\$550,368.00** payment of cash in lieu of land to satisfy Park Land Dedication

The Park Development Fees are determined as follows:

- \$1,388.00 fee per dwelling unit lot X **91** dwelling unit lots = **\$126,308.00** in Park Development Fees

For further details of the Town's Land Development Regulations regarding Park Land Dedication and Park Development Fees, please review The Flower Mound Code of Ordinances; Subpart B - Land Development Regulations; Chapter 90 – Subdivisions; Article VI. – Standards; Division 8. - Parks and Recreational Areas; Sections 90-441 through 90-448.

Link to the Flower Mound Code of Ordinances:

<http://library.municode.com/index.aspx?clientId=13329&stateId=43&stateName=Texas>

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: The Board may wish to recommend land be dedicated for park use within the proposed development or receive cash in lieu of land.

FISCAL IMPACT: N/A

N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

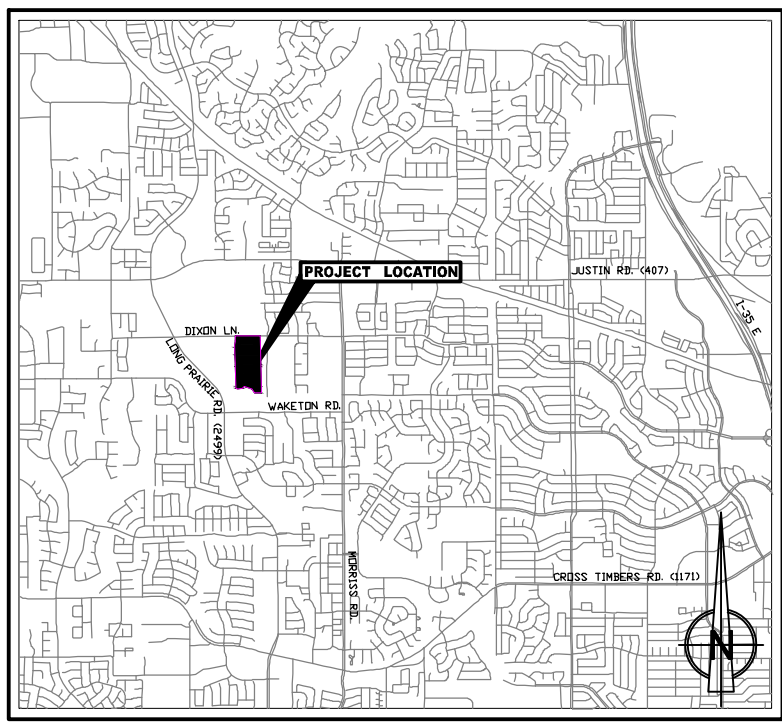
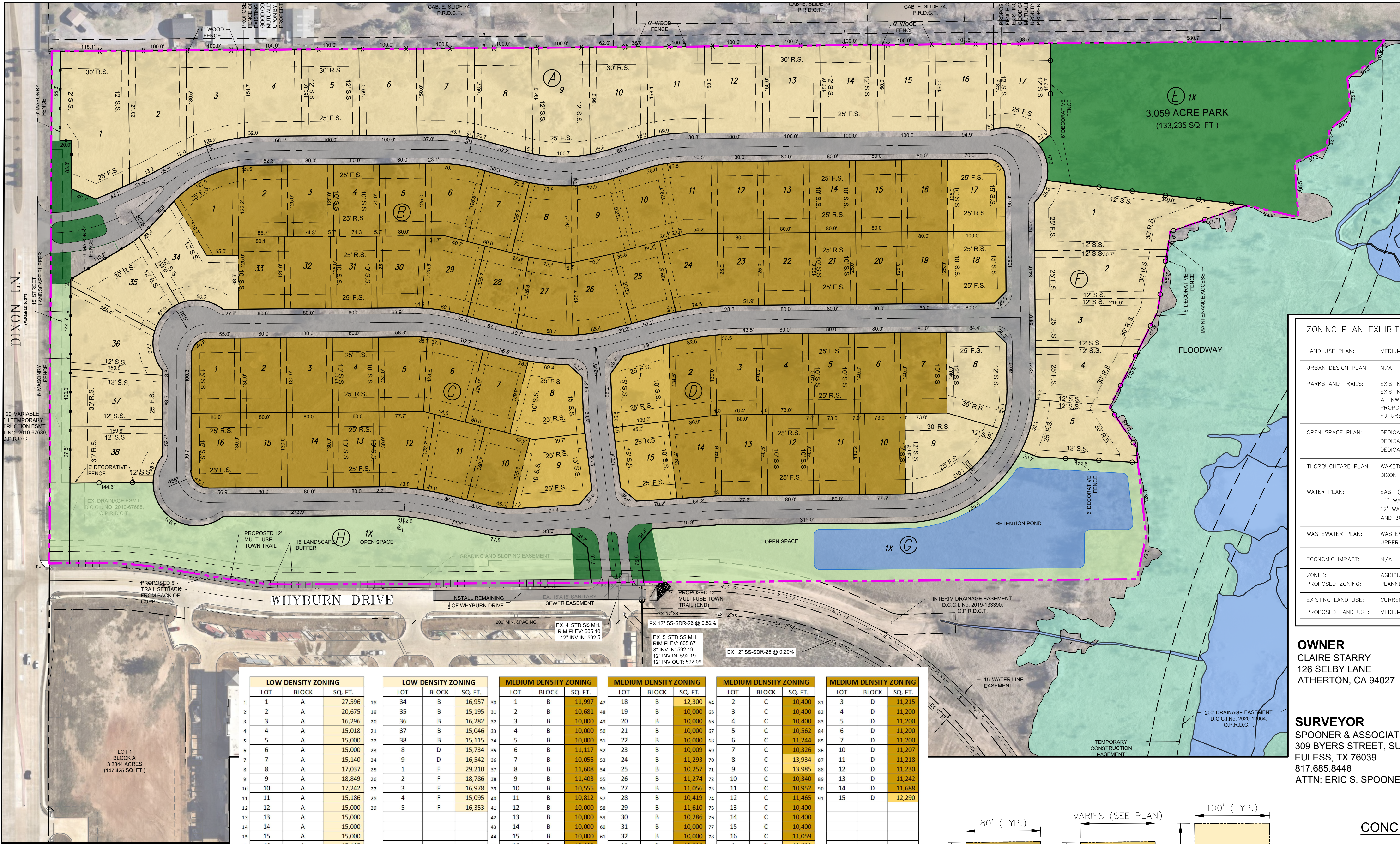
1. Conceptual Plan

DRAFT MOTION:

Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **3.0576 acres of land** and Park Development Fees in the amount of **\$126,308.00** for the Whyburn Farms residential development generally located east of Lang Prairie Rd. and south of Dixon Rd.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **\$550,368.00**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **\$126,308.00** for the Whyburn Farms residential development generally located east of Lang Prairie Rd. and south of Dixon Rd.



VICINITY MAP
N.T.S.

ZONING PLAN EXHIBIT FEATURES

LAND USE PLAN:	MEDIUM, AND LOW DENSITY RESIDENTIAL
URBAN DESIGN PLAN:	N/A
PARKS AND TRAILS:	EXISTING WHITE LAZY DAISY TRAIL EXISTING MULTI USE - GENERAL ALONG DIXON LN. AND ENDS AT NW PROPERTY CORNER PROPOSED - TRAIL EXTENSION ALONG WHYBURN DRIVE FOR FUTURE CONNECTION TO THE SOUTH
OPEN SPACE PLAN:	DEDICATED 2.662 AC OPEN SPACE (BUFFER & PONDING) 'G' DEDICATED 2.233 AC OPEN SPACE (BUFFER & DRAINAGE) 'H' DEDICATED 3.059 AC PARK 'E'
THOROUGHFARE PLAN:	WAKETON RD: URBAN COLLECTOR (60' R.O.W.) DIXON LN: URBAN MINOR ARTERIAL (90' R.O.W.)
WATER PLAN:	EAST (LOW) PRESSURE PLANE 16" WATER LINE ALONG WAKETON RD. 12" WATER LINE ALONG LONG PRAIRIE RD. AND 30" WATER LINE ALONG DIXON LN.
WASTEWATER PLAN:	WASTEWATER SERVICE DISTRICT NO.1 UPPER TIMBER BRANCH 12" TRUNK LINE ALONG WAKETON RD.
ECONOMIC IMPACT:	N/A
ZONED:	AGRICULTURE
PROPOSED ZONING:	PLANNED DEVELOPMENT (PD)
EXISTING LAND USE:	CURRENTLY VACANT, MASTER PLANNED FOR OFFICE, RETAIL
PROPOSED LAND USE:	MEDIUM, AND LOW DENSITY RESIDENTIAL

OWNER
CLAIRE STARRY
126 SELBY LANE
ATHERTON, CA 94027

CIVIL ENGINEER
LANDDESIGN
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.785.6009
ATTN: BRIAN DENCH

SURVEYOR
SPOONER & ASSOCIATES
309 BYERS STREET, SUITE 100
EULESS, TX 76039
817.685.8448
ATTN: ERIC S. SPOONER

LANDSCAPE ARCHITECT
LANDDESIGN
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.785.6009
ATTN: HETH KENDRICK

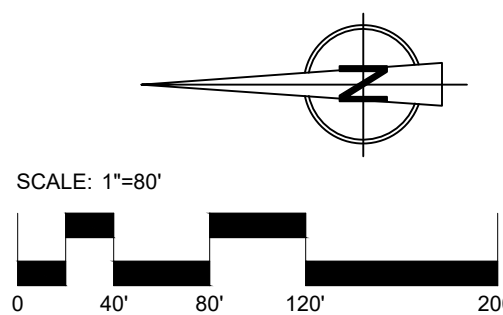
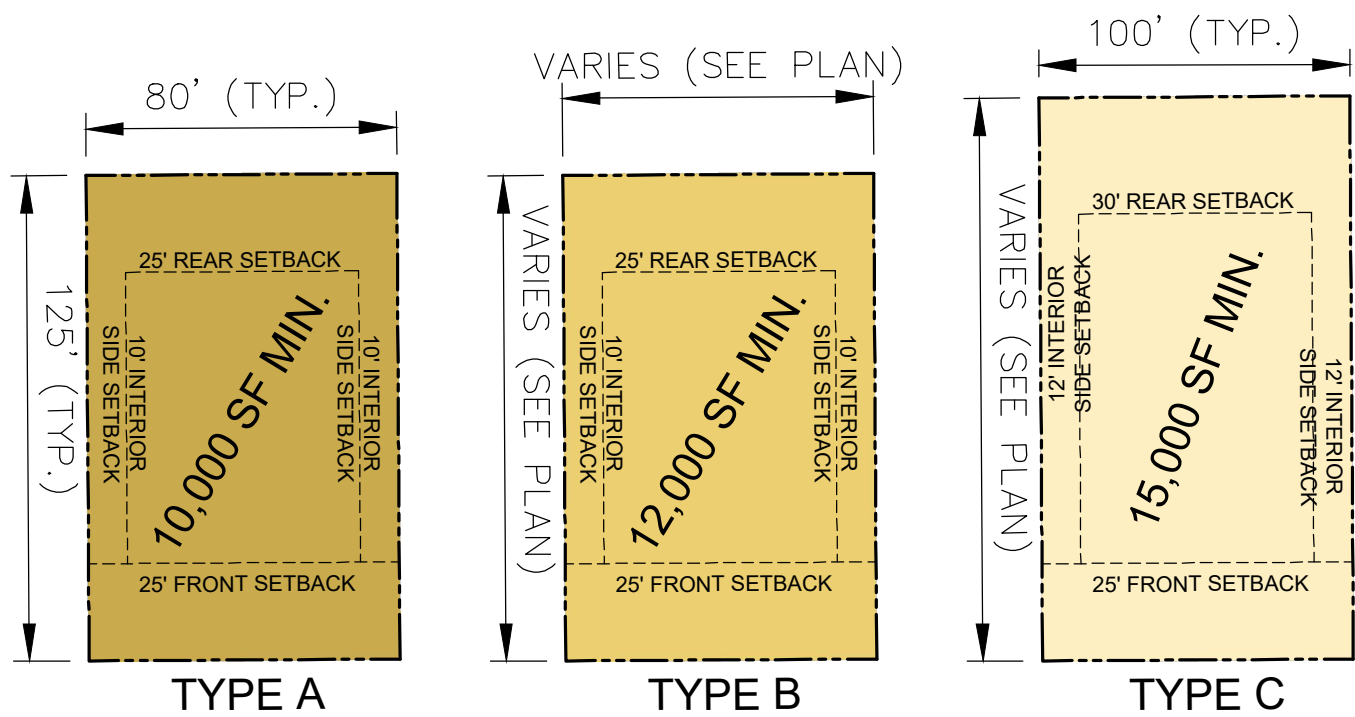
CONCEPTUAL PLAN EXHIBIT
WHYBURN

91 SINGLE FAMILY LOTS; 2 COMMON AREA LOTS;
& 1 PARK LOT

BEING 1,851,186 SQ. FT. OR 42.497 ACRES OUT OF THE
70.0823 ACRES OF LOT 1, BLOCK B, WHYBURN ADDITION

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TYPICAL LOT DETAILS
N.T.S.



SUBMITTAL DATE: 01/10/2023

ZONING DATA TABLE				
ZONING DISTRICTS				
DEVELOPMENT STANDARDS	SF-10	SF-15		
MIN. LOT SIZE	10,000 SF	15,000 SF		
MIN. LOT WIDTH	70 FT	80 FT		
MIN. FLOOR AREA PER UNIT	1,800 FT²	1,800 FT²		
MIN. FRONT YARD	25 FT	25 FT		
MIN. SIDE YARD	10 FT	12 FT		
MIN. REAR YARD	25 FT	30 FT		
MAX. LOT COVERAGE	40%	35%		
MAX. HEIGHT (STORIES/FT)	2/35	2/35		

TRACT	AREA (ACRES.)	BASE ZONING	PROPOSED ZONING	PROPOSED FLOOR AREA RATIO
1	42.497	AG	PD	1:1

LOW DENSITY ZONING				LOW DENSITY ZONING				MEDIUM DENSITY ZONING				MEDIUM DENSITY ZONING				MEDIUM DENSITY ZONING				MEDIUM DENSITY ZONING			
LOT	BLOCK	SQ. FT.		LOT	BLOCK	SQ. FT.		LOT	BLOCK	SQ. FT.		LOT	BLOCK	SQ. FT.		LOT	BLOCK	SQ. FT.		LOT	BLOCK	SQ. FT.	
1	1	A	27,596	18	34	B	16,957	30	1	B	11,997	47	18	B	12,300	64	2	C	10,400	81	3	D	11,215
2	2	A	20,675	19	35	B	15,195	31	2	B	10,681	48	19	B	10,000	65	3	C	10,400	82	4	D	11,200
3	3	A	16,296	20	36	B	16,282	32	3	B	10,000	49	20	B	10,000	66	4	C	10,400	83	5	D	11,200
4	4	A	15,018	21	37	B	15,046	33	4	B	10,000	50	21	B	10,000	67	5	C	10,562	84	6	D	11,200
5	5	A	15,000	22	38	B	15,115	34	5	B	10,000	51	22	B	10,000	68	6	C	11,244	85	7	D	11,200
6	6	A	15,000	23	8	D	15,734	35	6	B	11,117	52	23	B	10,009	69	7	C	10,326	86	10	D	11,207
7	7	A	15,140	24	9	D	16,542	36	7	B	10,055	53	24	B	11,293	70	8	C	13,934	87	11	D	11,218
8	8	A	17,037	25	1	F	29,210	37	8	B	11,608	54	25	B	10,257	71	9	C	13,985	88	12	D	11,230
9	9	A	18,849	26	2	F	18,786	38	9	B	11,403	55	26	B	11,274	72	10	C	10,340	89	13	D	11,242
10	10	A	17,242	27	3	F	16,978	39	10	B	10,555	56	27	B	11,056	73	11	C	10,952	90	14	D	11,688
11	11	A	15,186	28	4	F	15,095	40	11	B	10,812	57	28	B	10,419	74	12	C	11,465	91	15	D	12,290
12	12	A	15,000	29	5	F	16,353	41	12	B	10,000	58	29	B	11,610	75	13	C	10,400				
13	13	A	15,000					42	13	B	10,000	59	30	B	10,286	76	14	C	10,400				
14	14	A	15,000					43	14	B	10,000	60	31	B	10,009	77	15	C	10,400				
15	15	A	15,000					44	15	B	10,000	61	32	B	10,000	78	16	C	11,059				
16	16	A	15,105					45	16	B	10,000	62	33	B	10,006	79	1	D	12,603				
17	17	A	15,453					46	17	B	12,307	63	1	C	10,905	80	2	D	11,104				

ZONING	LOTS	SQ. FT.	%
LOW	29	490,890	42%
MEDIUM	62	674,814	58%
TOTAL	91	1,165,704	

OPEN SPACE	SQ. FT.
E (PARK)	133,235
G	115,962
H	97,265
TOTAL	346,462

LOTS 15,000 S.F. OR GREATER	29
LOTS 12,000 S.F. TO 14,999 S.F.	9
LOTS 10,000 TO 11,999 S.F.	53

TOTAL DEVELOPMENT AREA	1,851,186	Sq. Ft.
AVERAGE LOT SIZE	12,810	Sq. Ft.
LOW DENSITY ZONING AREA	700,297	Sq. Ft.
MEDIUM DENSITY ZONING AREA	1,017,654	Sq. Ft.
PARK AREA	133,235	Sq. Ft.
REQUIRED PARK AREA	133,189	Sq. Ft.
PRIVATE OPEN SPACE	213,227	Sq. Ft.
GROSS DENSITY	2.14	Units Per Acre
NET AREA (Total-Park-Open Space)	1,504,724	Sq. Ft.
NET DENSITY	2.63	Units Per Acre



PARKS BOARD AGENDA H.2. REGULAR ITEM(S)

DATE: February 2, 2023
FROM: John Habern, Parks Trails & Landscape Manager
ITEM: **Provide feedback and recommendations to Town Council on parkland and developers agreement deal points as they relate to Park Land Dedication and Park Development Fee requirements for the Furst Ranch mixed-use development generally located at the intersection of Cross Timbers Rd and U.S. Highway 377, expanding outwards from all four corners.**

BACKGROUND: On October 3, 2022, the Town Council of the Town of Flower Mound approved an ordinance for zoning (MU21-0002 – Furst Ranch) on approximately 1,066 acres of land from Agricultural District (A) and interim Holding (IH) uses to Mixed Use District-2 (MU-2) uses, and with certain other waivers, exceptions, and modifications to the Code of Ordinances. The property is generally located at the intersection of Cross Timbers Rd and U.S. Highway 377, expanding outwards from all four corners.

The approval by Town Council for the zoning of Furst Ranch did not include Parkland dedication and Park development fee requirements. Staff is currently working with the Furst Ranch Development team on a developer's agreement that will outline the details of the Parkland dedication and fee requirements along with other infrastructure deal points. Furst Ranch will be utilizing Sec. 90-449 – Park Credit Option for the Parkland dedication and Park development fee requirements as the property is developed in multiple phases.

On December 1, 2022, Furst Ranch came before the Parks Board for a recommendation on a pre-approved "amenities list". The Parks Board revised the amenities list as presented and added a recommendation that language be included in the developer's agreement that Furst Ranch parks come before the Parks Board for review and recommendation. The motion passed 6 – 0.

This item is coming back to the Parks Board at the request of Town Council for further feedback and review of the overall parks system planned for Furst Ranch.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: The Board may provide feedback and a recommendations on the Furst Ranch parks system and the previously recommended "amenities list".

FISCAL IMPACT: N/A
N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Applicants Parks Board Presentation

2. Amenities List

DRAFT MOTION: Move to recommend to Town Council, feedback on overall parks system and “amenities list” for the Furst Ranch mixed-use development generally located at the intersection of Cross Timbers Rd and U.S. Highway 377, expanding outwards from all four corners.

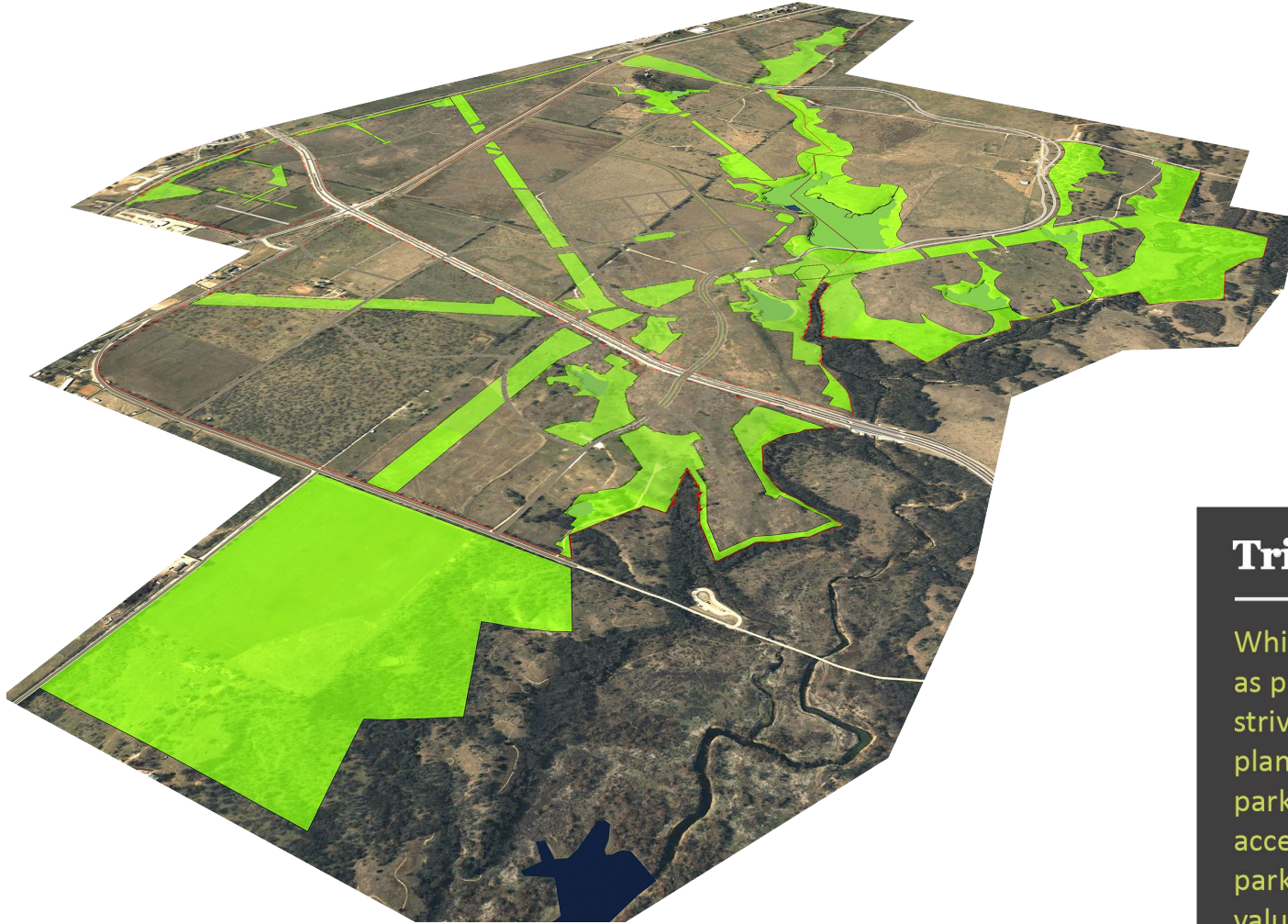


FURST RANCH

PARKS + OPEN SPACE CONCEPTS

Disclaimer: These exhibits and numbers are conceptual and based on the information available at the time this presentation was prepared. The information provided on this exhibit is intended to be preliminary, and will be supplemented as the property is platted and developed in phases over time. These exhibits are non-regulatory and non-binding, and shall only be used as an example.

FURST RANCH | PARK NETWORK

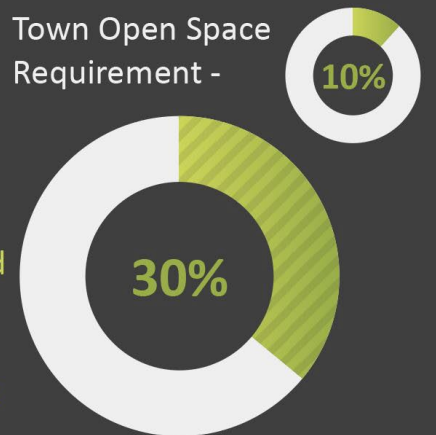


- 97-acre Park
- 20-acre CAC in the Prairie Vista
- Minimum 10% open space in each MU component area

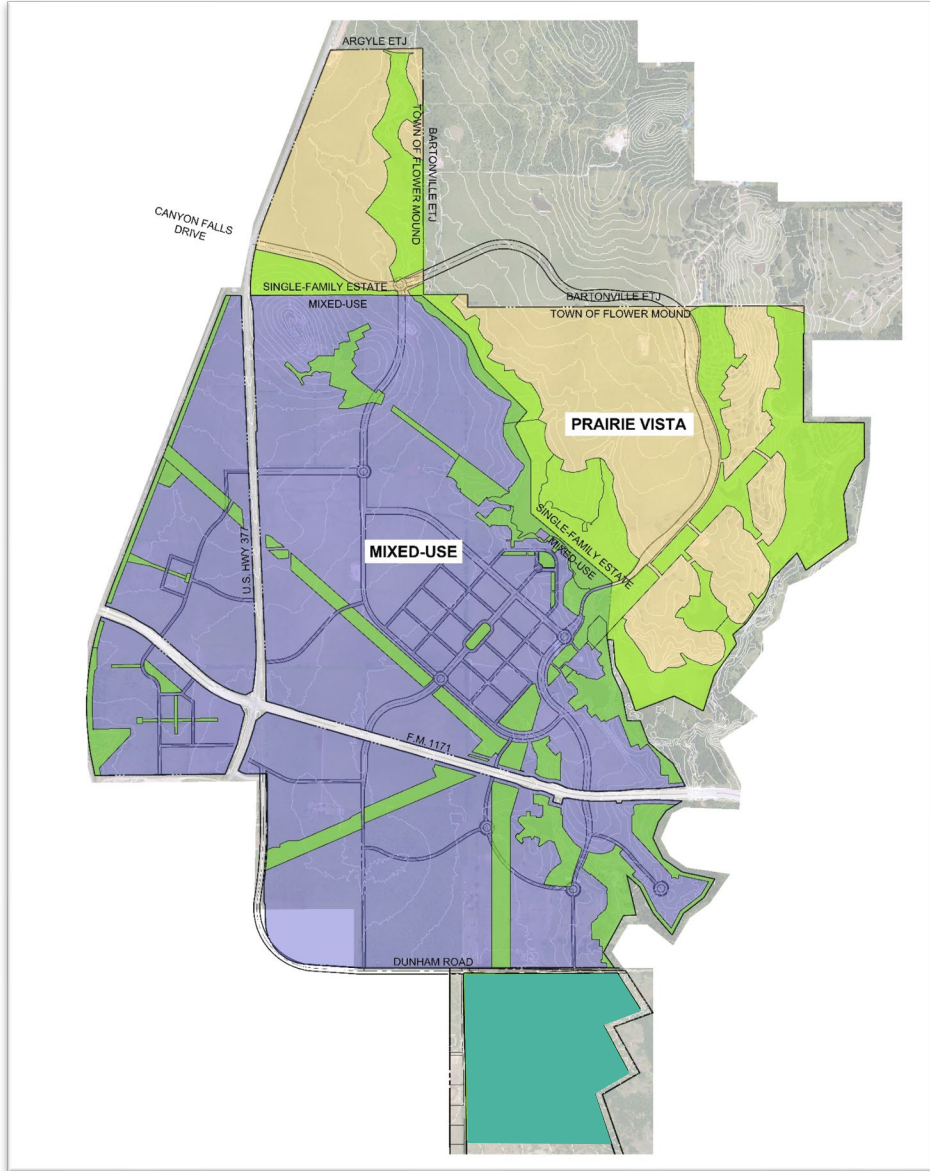
Triple Parks/Open Space

While one-third of Furst Ranch is planned as parks and open space, Furst Ranch strives to provide an innovative master plan with 30% of natural and programmed parks and open space, provide residents access to nature through a vast trail and park system, and protect the ranch's most valuable natural resource.

Town Open Space Requirement -



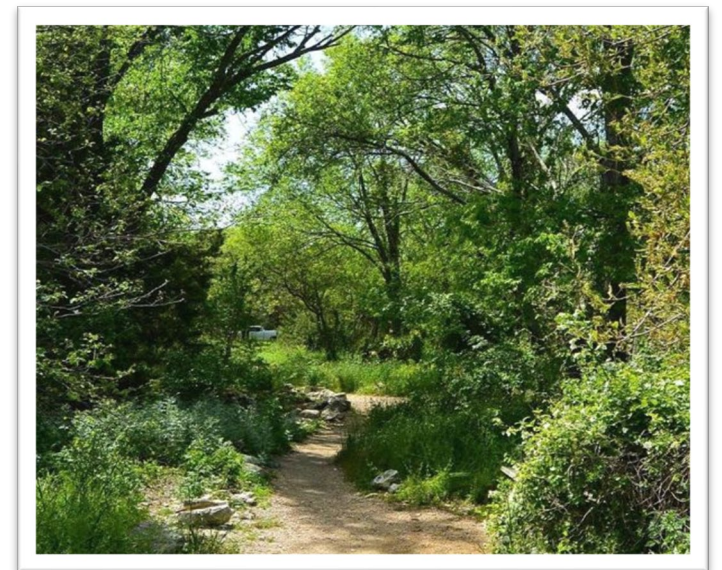
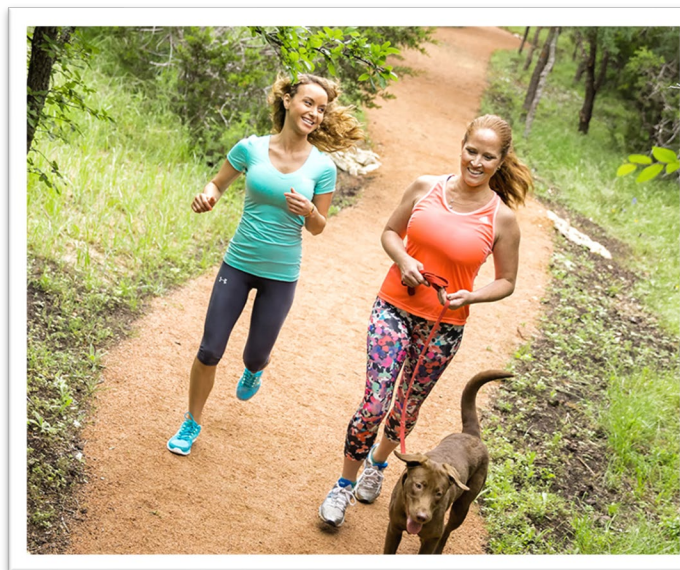
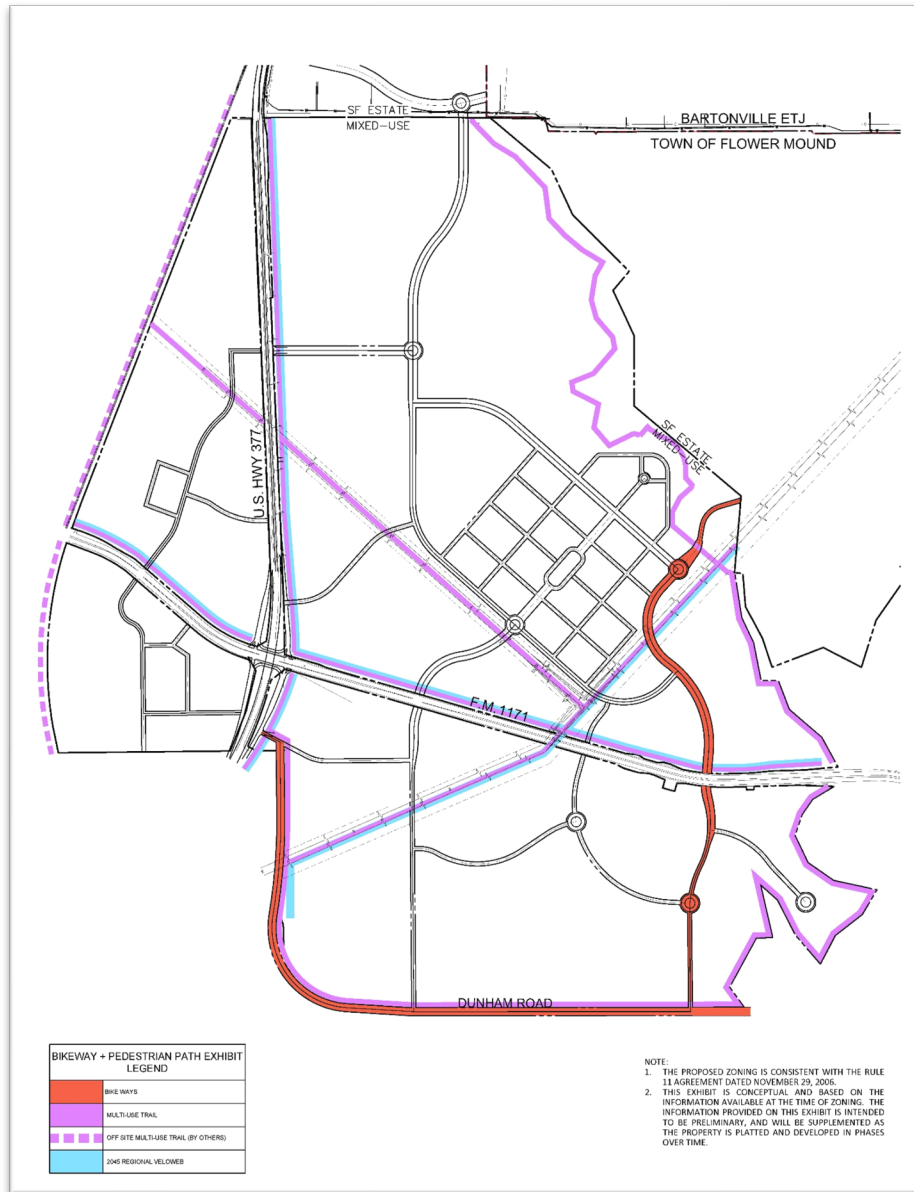
FURST RANCH | POTENTIAL PARK LAND & OPEN SPACE



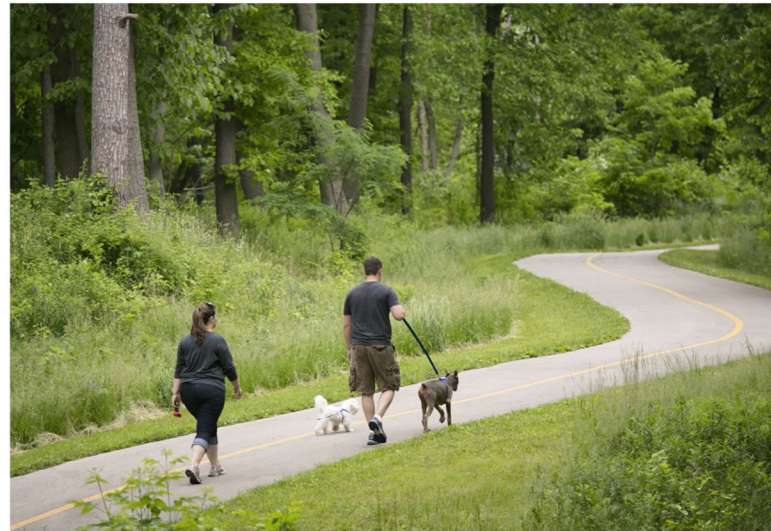
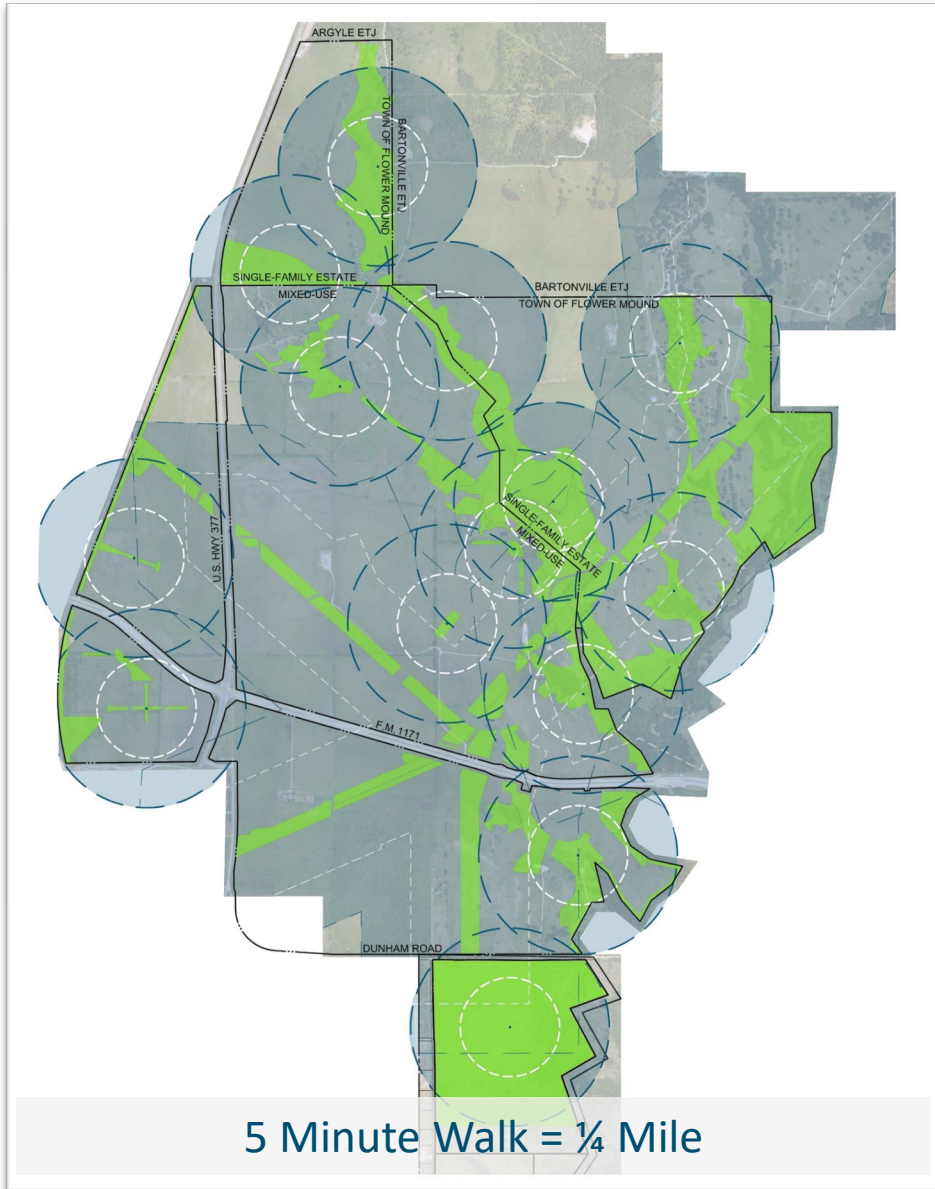
Potential Park Land & Open Space Shown		
	Prairie Vista + CAC Site*	206
		20
	Mixed-Use	173
	Oncor Property	97
	Total	± 496



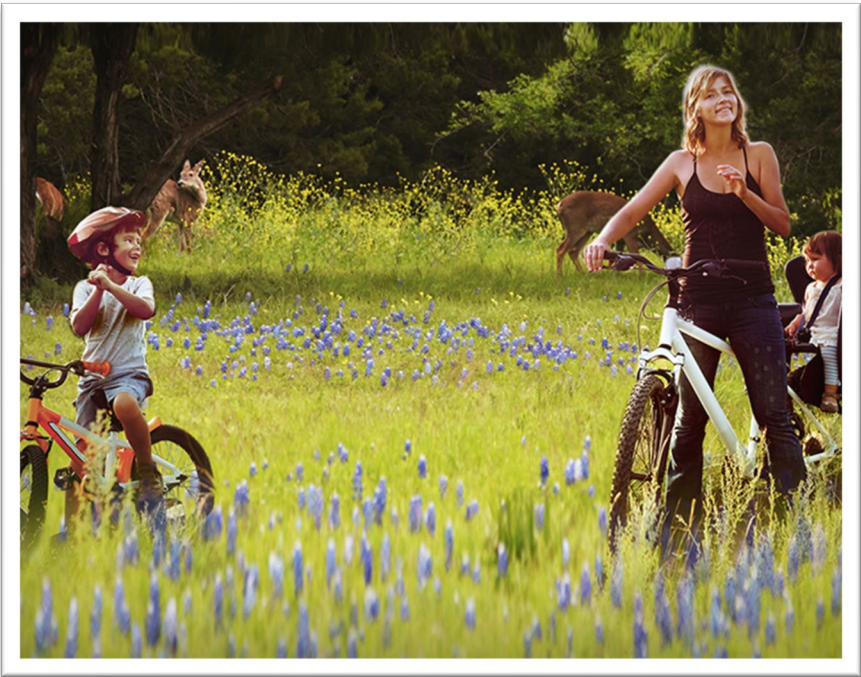
FURST RANCH | MU TRAIL NETWORK



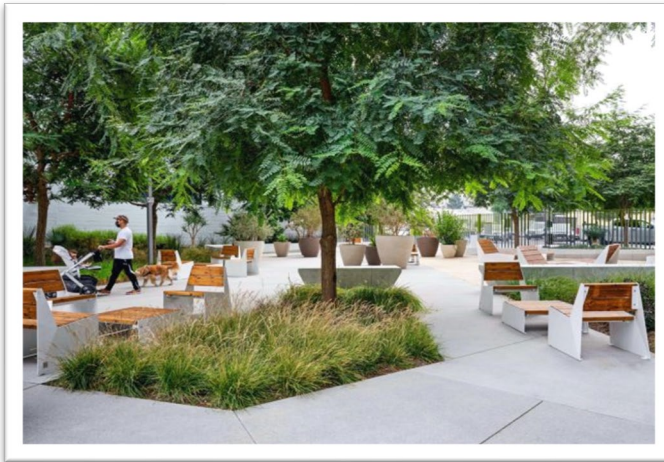
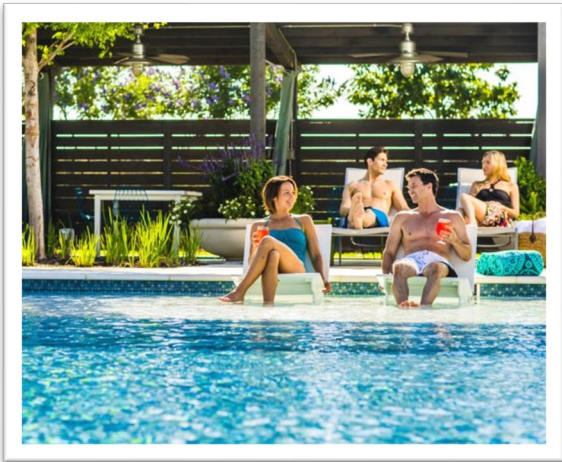
FURST RANCH | WALKABILITY MAP



FURST RANCH | FURST RANCH PARK COMPARISON



		10 Largest Parks	Total Park Acreage	Flood Plain (Acres)	% Total Flood Plain	Floodway (Acres)	% Total Floodway	Water Impoundments (Acres)	% Total Water impoundments
TOWN OF FLOWER MOUND	1	Twin Coves Park	243.00	152.18	63%	0	0%	0.5	0%
	2	Heritage Park	74.00	8.14	11%	5.00	7%	0.4	1%
	3	Bakersfield Park	62.02	0	0%	0	0%	0	0%
	4	Wilkerson Park	53.46	30.70	57%	17.40	33%	0.94	2%
	5	Leonard and Helen Johns Community Park	38.58	34.50	89%	25.60	66%	1.7	4%
	6	Gerault Park	35.00	0	0%	0	0%	0	0%
	7	Stone Creek Park	29.14	23.60	81%	13.00	45%	0	0%
	8	Timber Creek Park	24.81	9.70	39%	5.70	23%	0	0%
	9	Rustic Timbers Park	19.97	19.40	97%	7.90	40%	0	0%
	10	Morriss Road Park	19.17	14.00	73%	3.80	20%	0	0%
		Total	599.15	292.22	49%	78.40	13%	3.54	1%
FURST RANCH	1	97-Acre Park	97	0	0%	0	0%	0	0%
	2	Road Runner Trail	81.22	4.11	5%	2.02	2%	1.31	2%
	3	Fossil Creek Nature Area	75.76	56.69	75%	29.27	37%	0	0%
	4	Residential Lake District	56.62	38.12	67%	26.28	26%	25.19	44%
	5	Heron Marsh	28.45	11.62	41%	3.88	14%	0	0%
	6	Broomsedge	17.62	14.37	82%	6.45	37%	0	0%
	7	Furst Trailhead	14.97	1.84	12%	0	0%	2.97	20%
	8	The Grove	14.10	0	0%	0	0%	0	0%
	9	Larkspur	11.64	0	0%	0	0%	1.27	11%
	10	The Wren House	6.82	0	0%	0	0%	2.84	42%
		Total	404.2	126.75	31%	67.90	17%	33.58	8%



FURST RANCH | OPEN SPACE AND PARK CALCULATIONS

	LIST #	Name	MU/PV	Open Space Type	Acreage	floodplain	PV Floodway	Water Impoundments	OHP Easements	Unencumbered
MAGNET PARKS	1	HERON MARSH	PV	Natural Area & Park	28.45	11.62	3.88	0	0	16.83
	2a	BROOMSEDGE	PV	Natural Area	11.14	7.89	2.95	0	0	3.25
	2b	BROOMSEDGE	MU	Natural Area	6.45	6.45		0	0	0.00
	3	THE GROVE	PV	Park	14.10	0	0	0	0	14.10
	4	FOSSIL CREEK NATURE AREA	PV	Natural Area & Park	75.76	56.69	29.27	0	2.27	16.80
	5	LARKSPUR	MU	Natural Area & Park	11.64	0		1.27	0	10.37
	6a	RESIDENTIAL LAKE DISTRICT	PV	Natural Area & Park	36.33	24.05	14.98	0	0	12.28
	6b	RESIDENTIAL LAKE DISTRICT	MU	Natural Area & Park	20.29	14.07		0	0	6.22
	7	COMMERCIAL LAKE DISTRICT	MU	Plaza & Park	3.54	1.77		0	0	1.77
	8	THE WREN HOUSE	PV	Natural Area & Green	6.82	0		2.84	0	3.98
	9	FURST TRAILHEAD	MU	Natural Area, Park, Green, & Plaza	14.97	1.84		2.97	1.44	8.72
	10a	ROAD RUNNER TRAIL	PV	Natural Area & Park	19.27	1.95	0.80	1.28	14.42	1.62
	10b	ROAD RUNNER TRAIL	MU	Natural Area & Park	61.95	2.16		0	57.66	2.13
	11	THE COMMONS	MU	Square	1.25	0		0	0	1.25
ADDITIONAL PARKS	12	ARROWHEAD PARK	MU	Green	1.82	0		0	0	1.82
	13	CARDINAL CROSSING	MU	Plaza	1.43	0		0	0	1.43
	14	BLUEBIRD PLAZA	MU	Plaza	1.13	0		0	0	1.13
					316.34	128.49	51.88	8.36	75.79	103.70
		NATURAL CORRIDORS	MU/PV	Natural Area	32.61 + TBD	1.03		1.58	0	30.00
		GENERAL OPEN SPACE	MU/PV	General Open Space	30.55 + TBD	0		0.63	0	29.92
					379.50 + TBD	129.52		10.57	75.79	163.62
		NEIGHBORHOOD & URBAN	MU/PV	TBD	TBD					
		20-ACRE CAC	PV	Community Park & Sports Complex	20*	*This calculation currently shows the 20-acres to be in addition to the 206 acres in the PV, but could be within the 206 acres displayed.				
		97-ACRE PARK	PV	Community Park & Sports Complex	74 + 23					
					496.50 + TBD					

Disclaimer: These exhibits and numbers are conceptual and based on the information available at the time this presentation was prepared. The information provided on this exhibit is intended to be preliminary, and will be supplemented as the property is platted and developed in phases over time. These exhibits are non-regulatory and non-binding, and shall only be used as an example.

FURST RANCH | PARK AMENITIES

MU21-0002 Ordinance - Table 9.3

The Trailhead

Item	Standard	Required	Optional
1 Park Description	The Trailhead is a unique location found within the development, connecting people through trails, activities, and other special elements.		
2 Classification	Natural Area/Park		
3 Minimum Size	631 acres		
5 Landscape	The Natural Area/Park may consist of natural grasses, groupings of new and existing trees that are only manicured when affecting the users experience, manicured lawns, and may incorporate a planting scheme that will be maintained and irrigated regularly. Entryways and structures within the natural area may have manicured landscape.	X	
6 Hardscape	May include: Minimum 4 ft wide Sidewalks, Enhanced Paving, Pedestrian Bridges, Boardwalks, Piers, Railing, and Fencing.	X	
7 Trails	Paved and natural pedestrian trails, at a minimum of 8 ft wide, may be provided throughout the Park that give users access to any structures, and will connect to the Multi-Use, Veloweb, and Off-Site Equestrian trail as shown on the Trails Map.	X	
8 Structures	May include: Shade Structures, Pavilions, Fire-pits, Playgrounds, and Dog-Play equipment.		X
9 Site Furnishings	May include: Benches, Picnic Tables, Detachable Tables and Chairs, Trash Receptacles, Bollards, Pet Waste Stations, Bike Racks, and other seating structures.	X	
10 Lighting	Low voltage, pedestrian lighting may be provided to ensure user safety. Additional accent lighting may be used in higher traffic areas.	X	
11 Signage	May include: Monument, Educational, Wayfinding, and User Safety signage.	X	
12 Other features	May include: Dog Park, Wildlife Viewing areas, and Water Bodies.		X



The Commons

Item	Standard	Required	Optional
1 Park Description	The Commons is a unique park located in the center of the Village Core and resembles a sculpture garden. This space gives pedestrians a connection with nature in an urban surrounding.		
2 Classification	Square		
3 Minimum Size	094 acres		
5 Landscape	The Square may consist of manicured lawns, new canopy and ornamental trees, existing trees, and incorporate a planting scheme that will be maintained and irrigated regularly.	X	
6 Hardscape	May include: Minimum 4 ft wide Sidewalks, Enhanced Paving, Railing, and Fencing.	X	
7 Trails	Paved and natural pedestrian trails, at a minimum of 8 ft wide, may be provided throughout the Square that give users access to any structures.		X
8 Structures	May include: Shade Structures, Pavilion, Playground, and Sculptures.	X	
9 Site Furnishings	May include: Benches, Picnic Tables, Trash Receptacles, Bollards, Pet Waste Stations, Bike Racks, and other seating structures.	X	
10 Lighting	Low voltage, pedestrian lighting may be provided to ensure user safety. Additional accent lighting may be used around sculptures.	X	
11 Signage	May include: Monument, Educational, and Wayfinding signage.	X	
12 Other features	May include: Water features		X

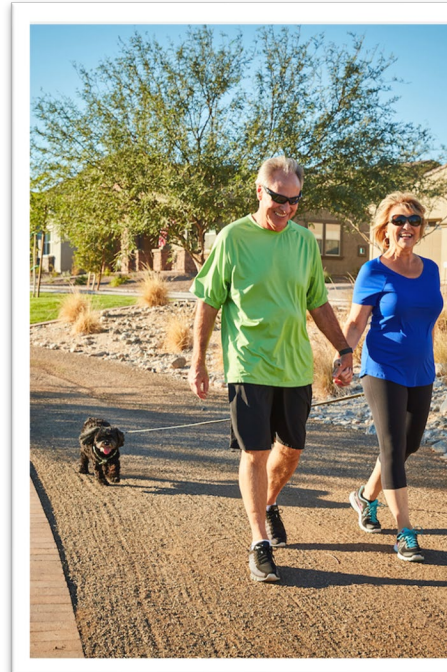
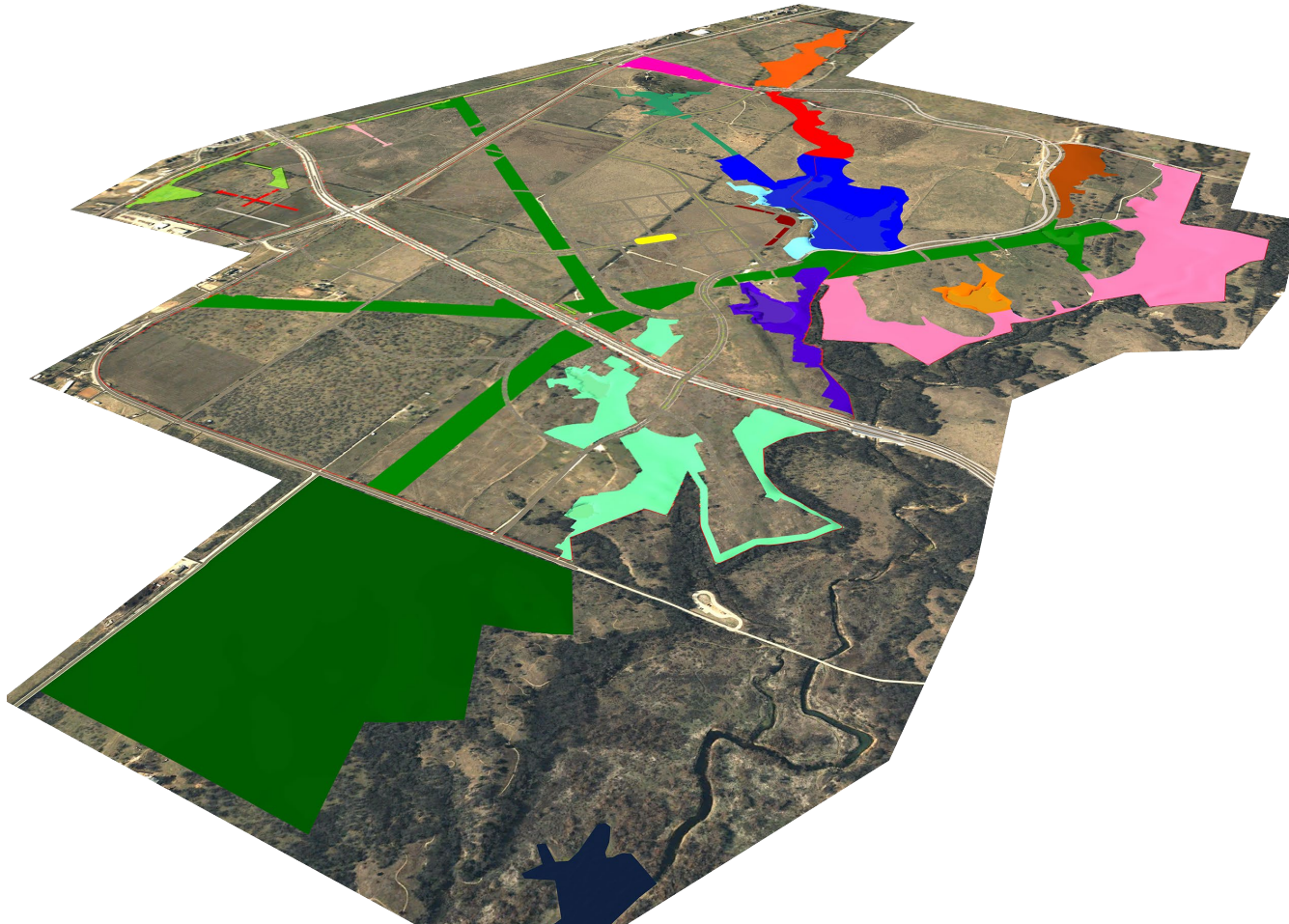


Residential Lake District

Item	Standard	Required	Optional
1 Park Description	Located at the heart of the Property the residential side of the Lake District offers various amenities to residents and visitors. Facilities and other one-of-a-kind lakeside features give this park numerous opportunities for the community to experience, while incorporating natural surroundings.		
2 Classification	Natural Area/Park		
3 Minimum Size	1601 acres		
5 Landscape	This Natural Area/Park may consist of natural grasses, groupings of new and existing trees that are only manicured when affecting the users experience, Entryways and structures within the preserve may have manicured landscape.	X	
6 Hardscape	May include: Minimum 4 ft wide Sidewalks, Enhanced Paving, Pedestrian Bridges, Boardwalks, Piers, Bollards, Railing and Fencing.	X	
7 Trails	Paved and natural pedestrian trails, at a minimum of 8 ft wide, may be provided throughout that give users access to any structures, and will connect to the Multi-Use trail as shown on the Trails Map.	X	
8 Structures	May include: Shade Structures, Pavilions, Fire-pits, Playgrounds, Pools, other Aquatic elements, and a constructed waterfall.		X
9 Site Furnishings	May include: Benches, Picnic Tables, Detachable Tables and Chairs, Trash Receptacles, Bollards, Pet Waste Stations, Bike Racks, and other seating structures.	X	
10 Lighting	Pedestrian Lighting may be provided to ensure user safety. Low voltage accent lighting may be provided where appropriate.	X	
11 Signage	May include: Monument, Educational, Wayfinding, and User Safety signage.	X	
12 Other features	May include: Water features, Educational areas, and Wildlife Viewing areas.		X



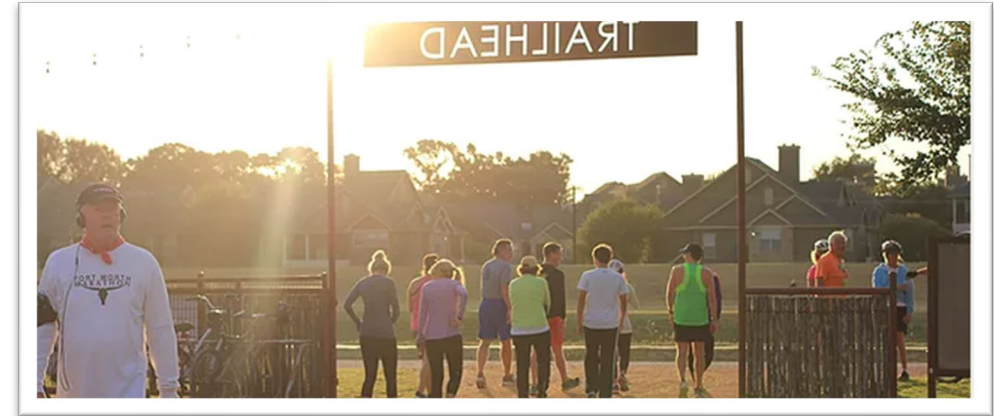
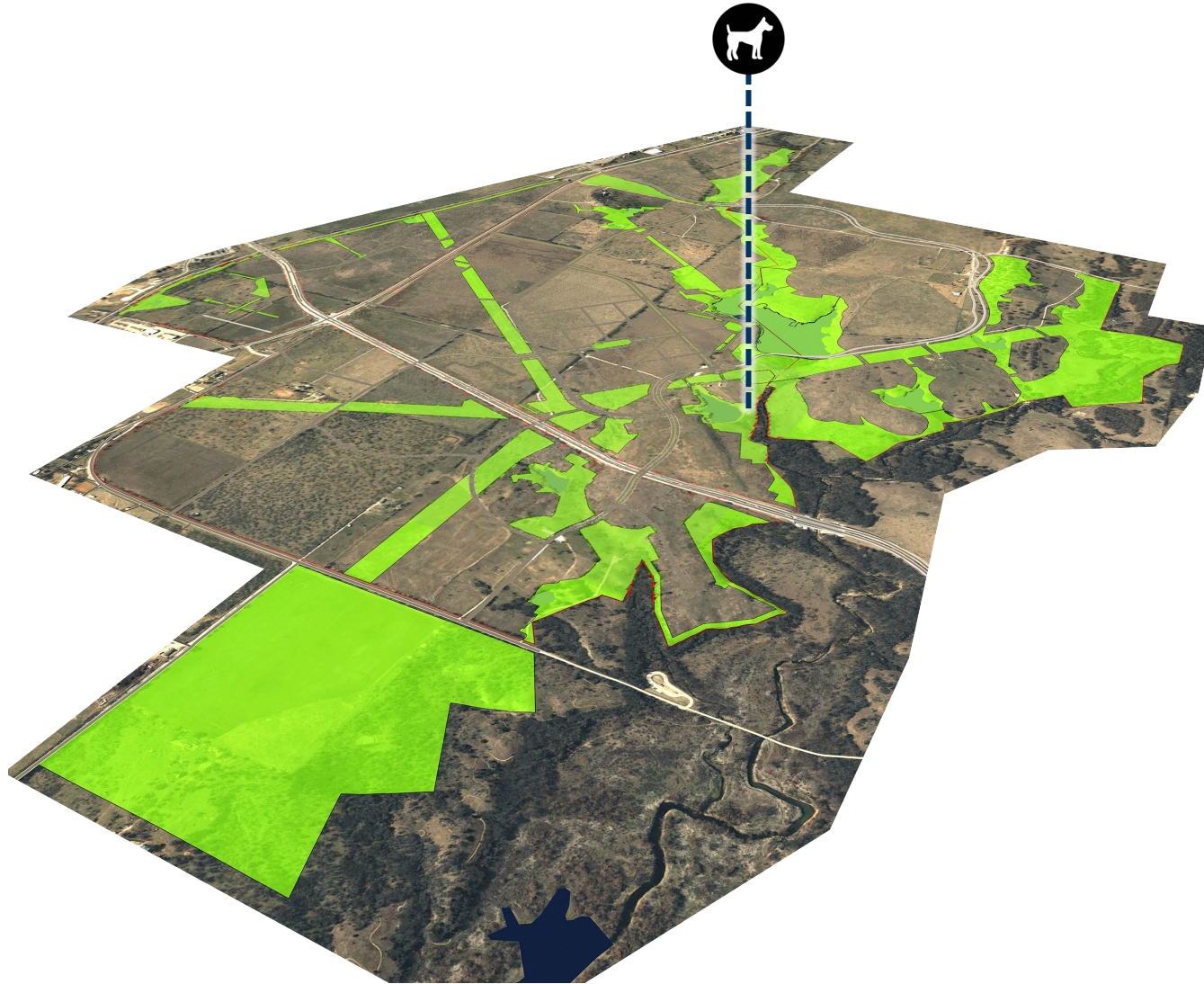
MAGNET PARKS | PARK INTRODUCTION



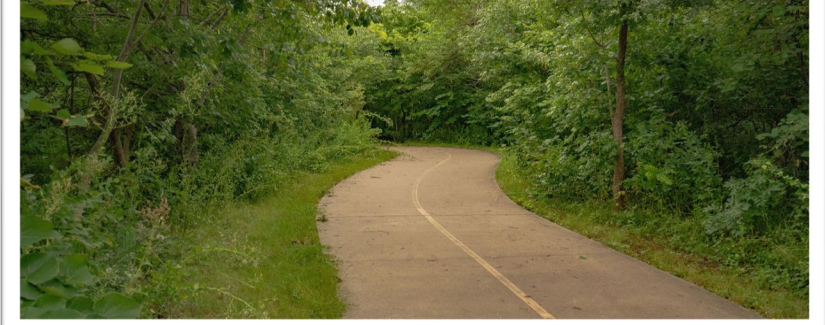
Furst Trail Head - MU
The Commons – MU
Arrowhead Park – MU
Larkspur Park – MU
Cardinal Crossing – MU
Blue Bird Plaza – MU
Commercial Lake District – MU
Residential Lake District – MU/PV
Broomsedge Park – MU/PV
Road Runner Trail – MU/PV
Heron Marsh – PV
The Grove – PV
The Wren House – PV
Fossil Creek Nature Area - PV



MAGNET PARKS | FURST TRAILHEAD



MAGNET PARKS | FURST TRAILHEAD



Required Park Amenities: Landscaping, Hardscape Elements, Trails, Site Furnishings, Lighting, Signage, and Other Features such as a Dog Park and Wildlife Viewing areas.

Not Required, yet can still be included:
Structures

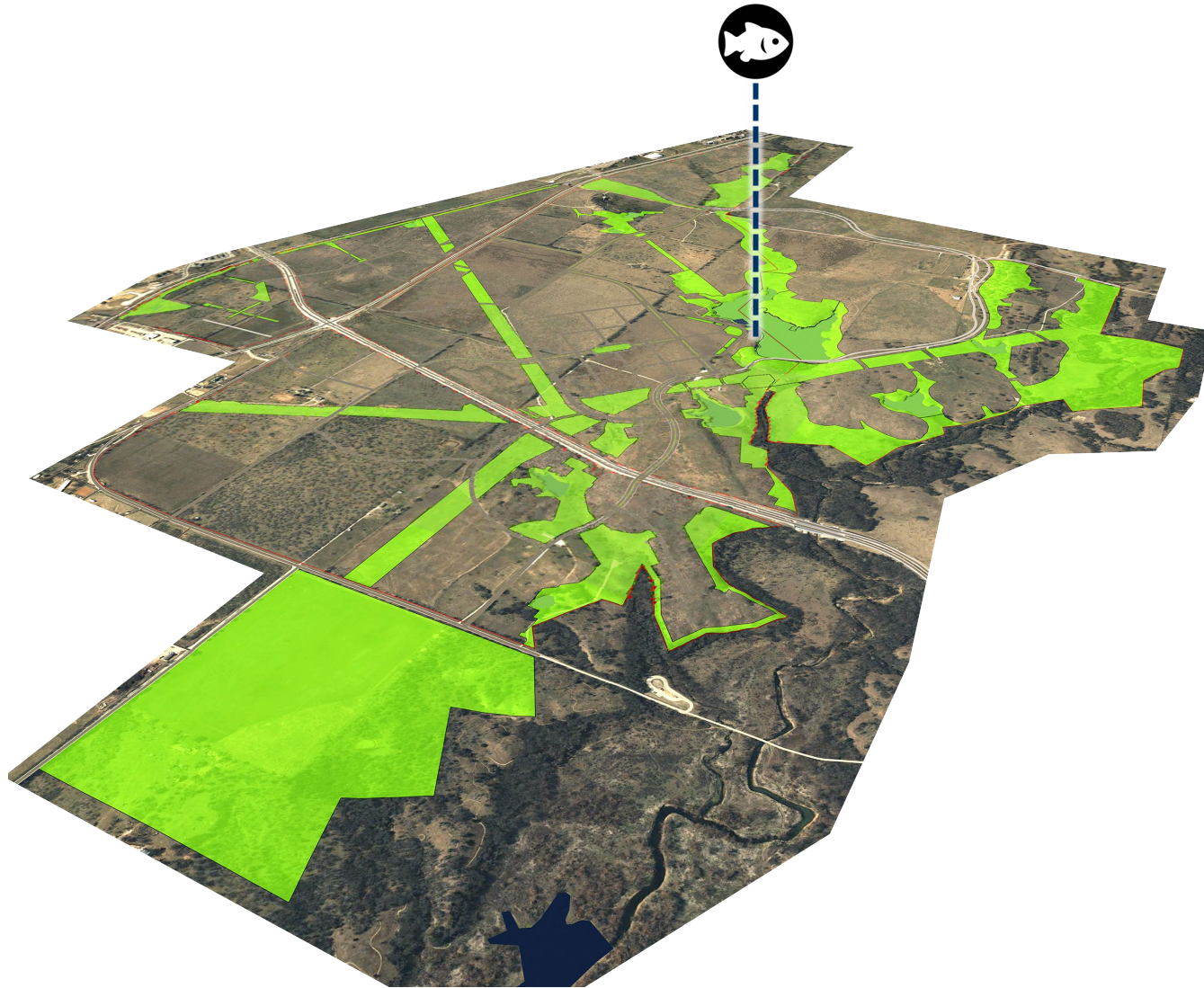
Total Park Acreage	14.97 acres
Floodplain	1.84
Water Impoundments	2.97
OHP Easements	1.44
Unencumbered	8.72
Open Space Type	Natural Area & Park



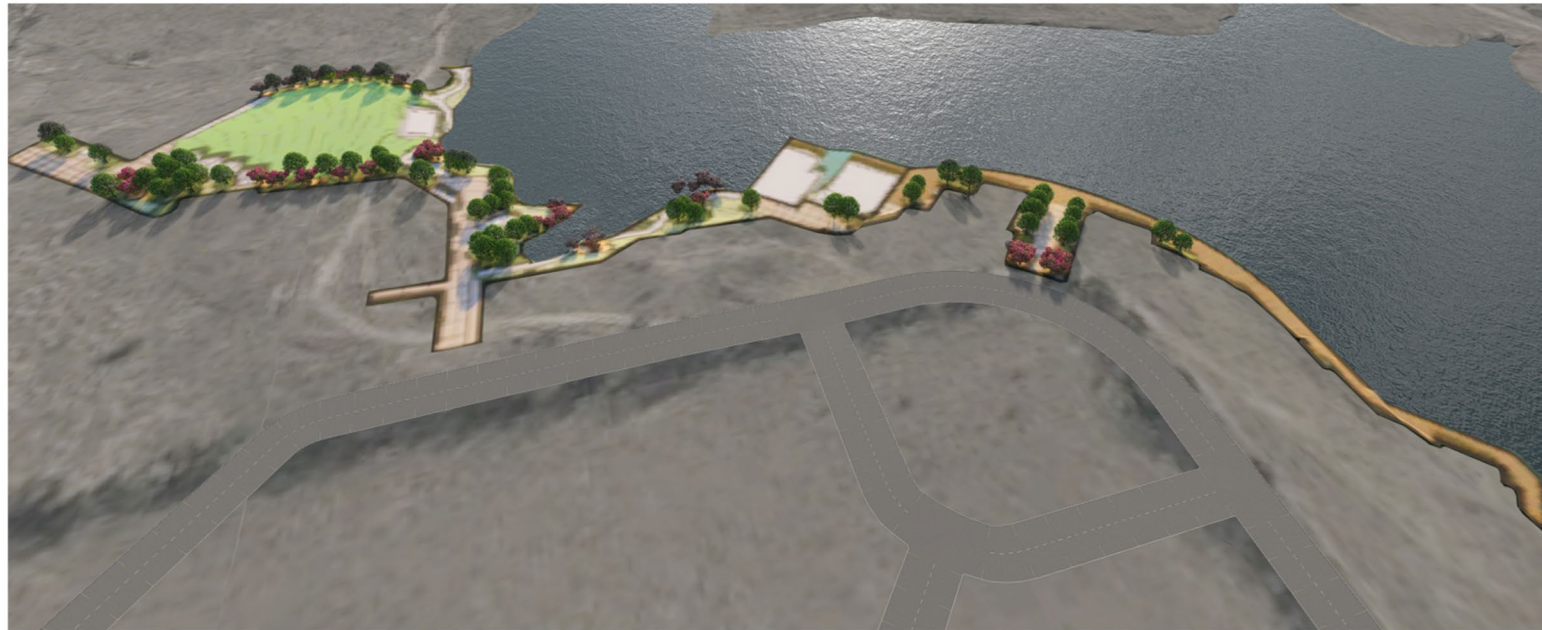
The Trailhead

The Trailhead, a programmed open space area, will offer structured recreation and serve as a transition zone between the vast trail network and the built environment.

MAGNET PARKS | COMMERCIAL LAKE DISTRICT



MAGNET PARKS | COMMERCIAL LAKE DISTRICT

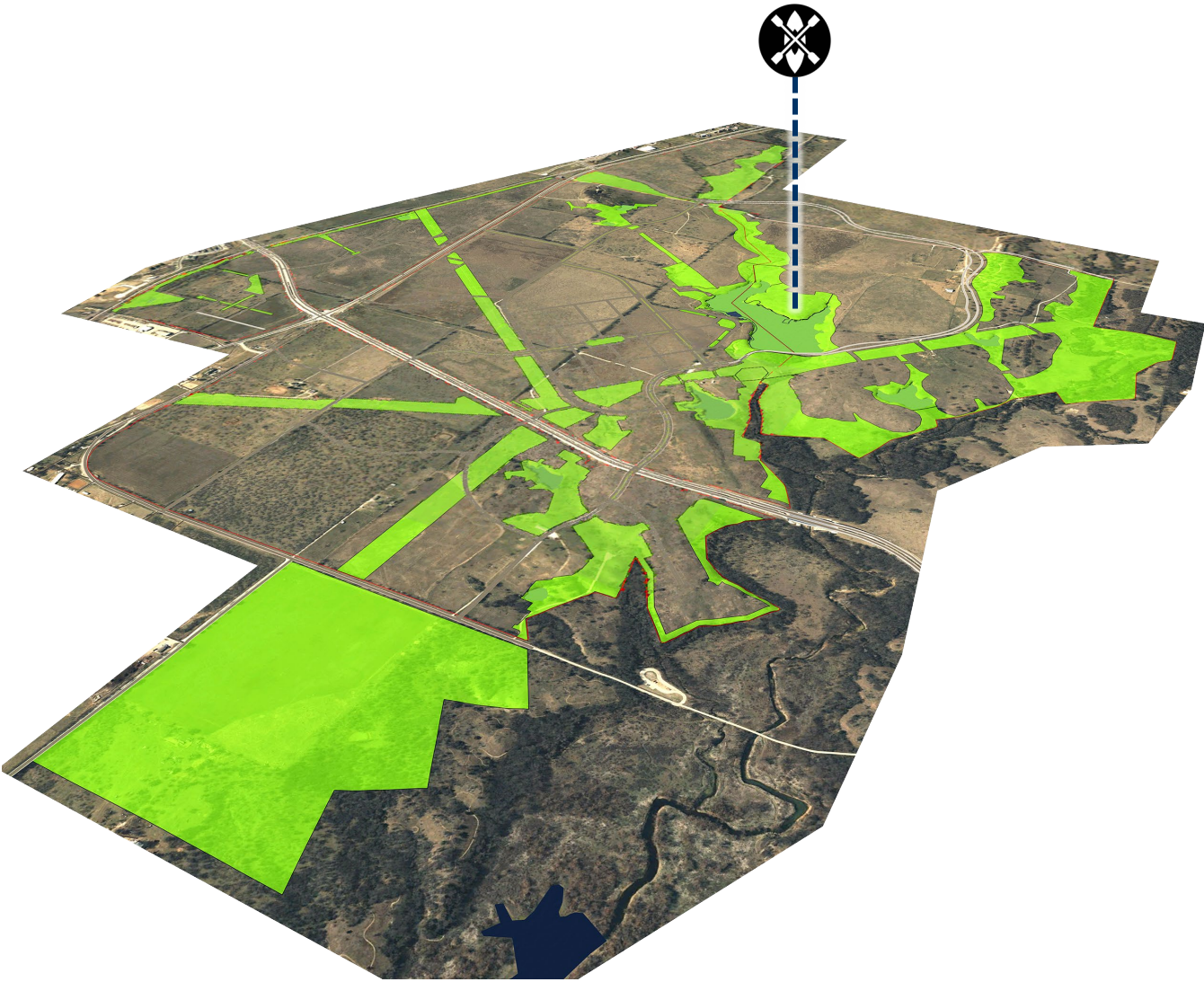


Required Park Amenities: Landscaping, Hardscape Elements, Trails, Structures, Site Furnishings, Lighting, and Signage.

Not Required, yet can still be included: Other Features such Wildlife Viewing Areas and Water Features.

Total Park Acreage	3.54 acres
Floodplain	1.77
Water Impoundments	0
OHP Easements	0
Unencumbered	1.77
Open Space Type	Plaza & Park

MAGNET PARKS | RESIDENTIAL LAKE DISTRICT



MAGNET PARKS | RESIDENTIAL LAKE DISTRICT



Required Park Amenities: Landscaping, Hardscape Elements, Trails, Site Furnishings, Lighting, and Signage.

Not Required, yet can still be included: Structures and Other Features such Wildlife Viewing Areas, Educational Areas, and Water Features.



Total Park Acreage	56.62 acres
Prairie Vista	36.33
Mixed-Use	20.29
Floodplain	38.12
Water Impoundments	0
OHP Easements	0
Unencumbered	18.50
Open Space Type	Natural Area & Park

Community Trails

Natural open space and habitat corridors connect the entire site and create the framework of the vast trail network within Furst Ranch, providing access to natural amenities for all residents and visitors.

Low-impact
development

Environmentally
friendly water
recreation

Storm water
quality BMPs

Riparian
preservation and
restoration

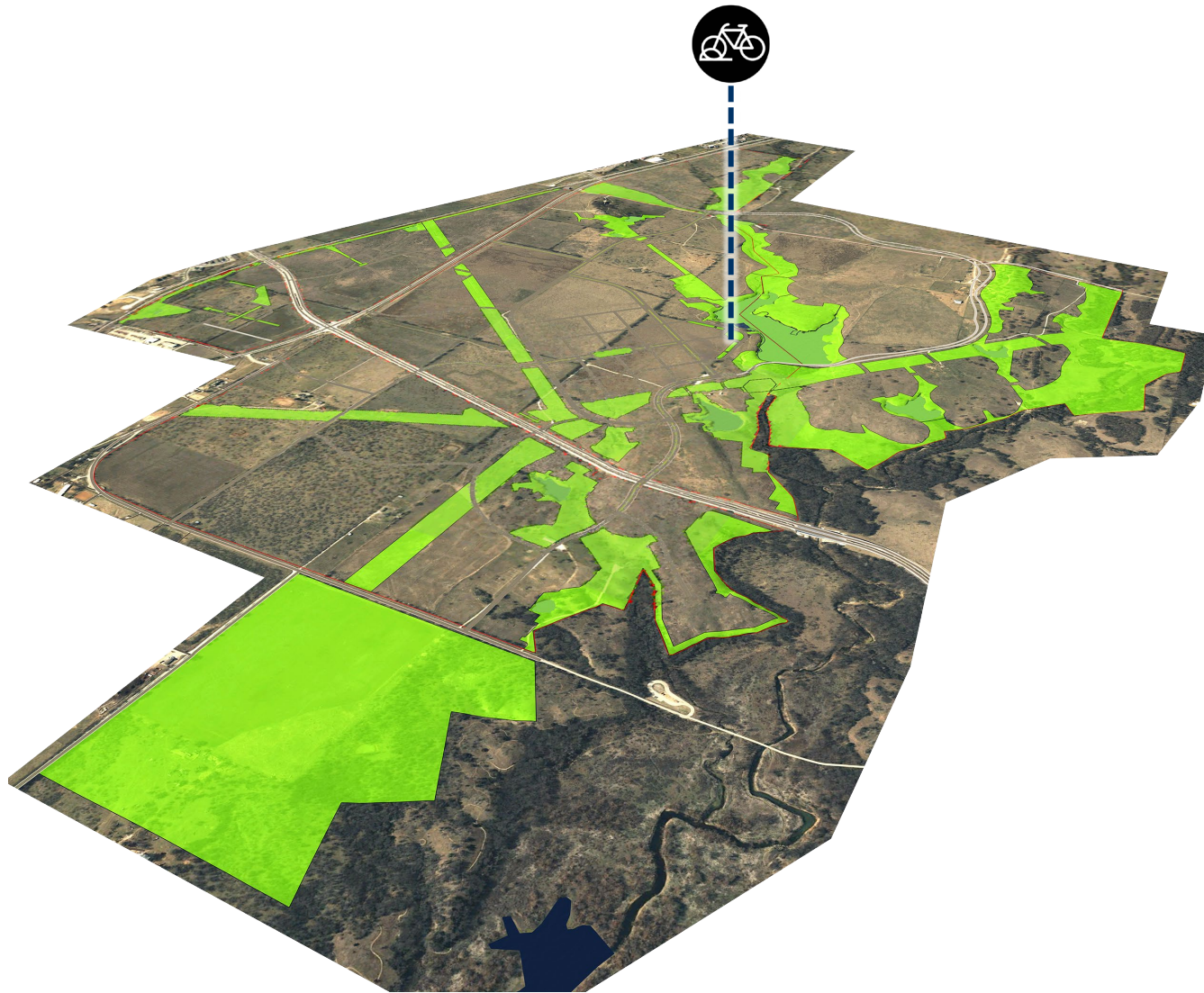
Trail network
connection



The Lakefront

The Lakefront will serve as the anchor to the central park running through the site. The lake will offer explorers the chance to actively engage with nature and promote an activated scene that will link the built environment of the lake shore.

MAGNET PARKS | ARROWHEAD PARK



MAGNET PARKS | ARROWHEAD PARK



Required Park Amenities: Landscaping, Hardscape Elements, Site Furnishings, Lighting, and Signage.

Not Required yet can still be included: Trails, Structures, and Other Features such as a Water Feature.

Total Park Acreage	1.82 acres
Floodplain	0
Water Impoundments	0
OHP Easements	0
Unencumbered	1.82
Open Space Type	Green



QUESTIONS

Parks Board recommended amenities list:

PLAY STRUCTURES/SPORTS	HARDSCAPE	AMENITIES	LANDSCAPE
Playground Equipment	Safety Surfacing (Play Structures)	Benches	Additional Trees (non required)
Splash Pads	Trail Extensions	Pavilions	Enhanced Landscape Design
Sports Courts and Required Equipment	Park Sidewalks and Plazas	Pet Waste Stations	Wildflower Meadows
Dog Park Equipment/Fencing		Bike Repair Stations	
Nature Play		Bike Racks	
Skate Park		Trail Markers	
Disc Golf Equipment		Trail Signage	
		Trash Cans	
		Picnic Tables	
		Drinking Fountains	
		BBQ Grills	
		Educational Signage	
		Shade Structures	
		Public Restrooms	
		Piers or Docks	
		Park Lighting	

* Items in red recommended for removal