

**CITY OF FORT WORTH
PARK & RECREATION DEPARTMENT**

**PARK FACILITY STANDARDS MANUAL
2023**

**PREPARED BY:
PARK & RECREATION DEPARTMENT
PLANNING & RESOURCE MANAGEMENT DIVISION**



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SECTION 1: INTRODUCTION

HISTORY

Fort Worth grew out of a frontier military outpost established in 1849 and disbanded in 1853. By 1890, Fort Worth had a population of 23,076 contained within approximately 7.2 square miles. In the early 1890s, a movement for public parks became a topic of earnest conversation for residents and City officials in Fort Worth. Hyde Park, located downtown in the southeast corner of 9th Street and Throckmorton Street, is designated the first City park, with an established year of 1873. In 1909, the park department was formed.

Fort Worth has a rich history of challenges, support, and success in the development of playgrounds, public parks, and recreation programs leading up to current day operations. As of January 2023, the City of Fort Worth has 297 public parks totaling approximately 12,893 acres of parkland. The City of Fort Worth Park & Recreation Department is committed to providing a quality public park system that will meet the anticipated needs and demands of the residents and visitors.

MISSION STATEMENT

Recreating lives through Stewardship, Service and Innovation.

VISION STATEMENT

We aspire to improve the quality of life through diverse and inclusive opportunities.

PUPPOSE

The purpose of the City of Fort Worth Park Facility Standards Manual (Standards) is to ensure that the quality and look of park facilities are equitable throughout the City of Fort Worth. Additionally, these Standards ensure conformance to safety guidelines and accessibility requirements for all ages and abilities as found in the following publications:

- City of Fort Worth Neighborhood and Community Park Dedication Policy
- City of Fort Worth Subdivision Ordinance
- City of Fort Worth Standard Specifications for Street and Storm Drain Construction

- U.S. Consumer Product Safety Commission - Handbook for Public Playground Safety (Publication #325 – November 2010)
- Texas Accessibility Standards (TAS) of the Architectural Barriers Act (Article 9102, Texas Civil Statutes effective April 1, 1994)
- Americans with Disabilities Act

These Standards shall guide:

- Park & Recreation Department staff in the development of Fort Worth park infrastructure and facilities
- Consultants and contractors utilized by the City of Fort Worth for capital improvement projects which incorporate park infrastructure and facilities
- Developers in achieving compliance with the City of Fort Worth Neighborhood and Community Park Dedication Policy
- Citizens in regard to the development standards utilized by the City of Fort Worth in the design and construction of park infrastructure and facilities

SECTION 2: NEIGHBORHOOD PARK DEVELOPMENT

INTRODUCTION

The City of Fort Worth is the 13th largest city in the U.S. and the fastest growing among large cities. New residential development or an increase in density by redevelopment in existing neighborhoods creates the need for additional parkland and recreation facilities. The purpose of the “*Neighborhood and Community Park Dedication Policy*” is to ensure adequate public parkland and recreational facilities in the form of Neighborhood Based Parks and Community Parks are available to meet the fast pace growth and development needs in Fort Worth for both residents and visitors.

The Neighborhood and Community Park Dedication Policy was most recently updated on January 29, 2019 (M&C G-19470) and went into effect on March 1, 2019. A copy of this policy is included as **Appendix A – Neighborhood & Community Park Dedication Policy**. The information provided in this section is available to developers who want to develop and dedicate public parkland in accordance with the City’s policy.

PROPOSED PARKLAND

All proposed parkland must first be reviewed by Park & Recreation Department (PAR) staff to determine whether or not the property meets the criteria of Fort Worth public parkland. The premise is for these “local, close-to-home” parks to provide recreational and social opportunities for nearby residents that help improve quality of life and build a strong community in Fort Worth. Additionally, all public parkland shall conform to the Park, Recreation and Open Space Master Plan, updated August 2022:

- Neighborhood Based Parks - open spaces encompassing less than one (<1) to thirty (30) acres
- Community Based Parks - open spaces encompassing thirty (30) to five hundred (500) acres
- Proposed park sites shall be located, where possible, adjacent to and contiguous with other publicly accessible sites; i.e. schools, hospitals, municipal buildings, etc.
- Proposed park sites shall have reasonable access to improved street frontage for readily accessible entry
- Water bodies and waterways, existing or proposed may be considered for incorporation as parkland, pending approval of their classification and jurisdiction.

Careful consideration shall be given to the need for development of linear parks around natural drainage and wooded areas which provide potential recreational uses as outlined in the Park, Recreation and Open Space Master Plan and the Neighborhood and Community Park Dedication Policy. Refer to the Neighborhood and Community Park Dedication Policy, Section V.G., additional information.

Additional guidelines for consideration of drainage ways and swales include:

- Parkland development shall strive to preserve existing trees/tree canopy.
- Clearing of trees/vegetation for the purpose of constructing drainage ways / swales / areas shall be kept to a maximum of fifteen (15') feet width from the top of slope.
- Parkland development shall not create negative drainage conditions that affect any other property.
- If required, erosion control measures shall extend from the top of slope to toe of slope on all sides.
- All sub-surface storm water pipelines to be located within parkland boundaries shall be constructed in accordance to City of Fort Worth Transportation and Public Works (TPW) standards.
- Storm pipe headwalls/outfalls shall be placed a minimum of fifty feet (50') from any surface structure (street, building, etc.). *The PARD reserves the right to amend the minimum distance required of storm pipe headwall/outfall locations as site conditions dictate.*
- A minimum eight foot wide (8') pre-fabricated pedestrian bridge with pier/footings designed by an Engineer registered in the State of Texas, is required when access across a drainage way / swale / area is unavoidable. The bridge will need to meet all required Texas Accessibility Standards (TAS) of the Architectural Barriers Act.

Upon PARD's agreement to accept the dedication of public parkland, the developer shall be responsible for the location and installation of permanent property corner markers for all dedicated parkland property corners, in accordance with the property metes and bounds description.

NO on-site topsoil, within the proposed parkland limits, shall be excavated and hauled off-site for use elsewhere. Topsoil excavated from within existing and/or proposed parkland shall be stockpiled and used on-site as finish grade material in pre-designated areas.

PARK FACILITIES

If a developer chooses to develop a neighborhood park per the requirements of the Neighborhood and Community Park Dedication Policy, the park facilities shall be consistent with the details, specifications and requirements outlined in this Park Facility Standards Manual.

A current list of estimated costs for standard park facilities is included in **Appendix B – Neighborhood Park Facilities – Estimated Costs**. These estimated costs will be updated annually based on an average of current bid tabulations.

Additional guidelines for neighborhood park development include:

- All local, state and federal permitting requirements apply, including but not limited to compliance with the Texas Accessibility Standards.
- Vertical park improvements shall be placed out of the floodplain (i.e. playgrounds, shelters, light poles, etc.)
- Horizontal park improvements may be placed within the floodplain (i.e. trails, parking areas, sport courts and fields, etc.)
- All parkland open spaces to be used as soccer, baseball, football practice fields, shall be graded to provide slopes at one and one half percent to two percent (1.5 - 2%) to ensure positive drainage.
- All proposed trails and walkways shall be a minimum six feet (6') wide, should provide a minimum sixty feet (60') clear visual sight line in both directions, and be built in open space areas that provide appropriate access.
- All proposed pavement including trails, playground edging, parking, etc., shall maintain a five foot (5') minimum distance from the edge of vegetation and trunks of trees.
- All proposed pavement improvements shall not abut residential fences, but be offset from said fence by a minimum 36".
- All proposed parkland development projects shall be submitted to the Texas Department of Licensing and Regulation (TDLR) when the estimated construction costs exceed fifty thousand dollars (\$50,000).
- Park element to be a minimum of 60' from back of curb. If this distance is unobtainable, an ungated fence is to be installed to act as a visual barrier to separate the recreation improvements from the street. Waiving of this design requirement is subject to Director or Director's designee's approval.
- Athletic fields shall have a 30' safety zone buffer between roadway and adjacent fields.
- Playgrounds shall utilize the one of three City of Fort Worth approved prototypes included in **APPENDIX C - Playground Options (#1, #2, & #3)**.

SECTION 3: PRODUCT STANDARDS

Introduction

The City of Fort Worth utilizes the following standard products in order to ensure that the quality and look of park facilities is equitable in recreational opportunities and uniform throughout the City. Each product is reviewed by park maintenance staff in order to determine that park facilities can be properly maintained and replacement parts are readily available.

New products are evaluated periodically as new product information is available.

ATHLETIC FIELD EQUIPMENT			
Item	Model #	Vendor	Description
Soccer Goals	BSN-STSNCAA-S-F 4x4 SEMI-PORTABLE	BSN Sports 800-527-7510 https://www.bsnsports.com/	BSN Sports - 4" Classic Alumagoal
Bleachers, Angle	A205-00-024S	Sturdisteel 800-433-3116 https://www.sturdisteel.com/	Sturdisteel – 5 Row by 24 ft., Galvanize Steel
Benches, Team	TBB 15'	Sturdisteel 800-433-3116 https://www.sturdisteel.com/	Sturdisteel - 15' with Backrest Surface Mounted, Galvanize Steel
Scoreboard	Model 3650	Nevco 800-851-4040 https://nevco.com/	Nevco - Baseball/Softball/Soccer/Football/Lacrosse, Field Hockey Outdoor Scorebard (10' x 4' x 8")
Scoreboard Controller, Handheld	Model MPCX2	Nevco 800-851-4040 https://nevco.com/	Nevco - Baseball/Softball/Soccer/Football/
ATHLETIC FIELD IRRIGATION EQUIPMENT			
Remote Control watering system		Interspec 940-440-9757 https://www.interspec.com/	IRRInet Remote System Controller by Interspec (for athletic field)
Poles	LSS60A / 2B LSS60AA / 2B	KW Industries 281-240-0909 https://kwindustries.com/products/sports-lighting-series/	Galv. tube steel w/ lighting fixture racks - 65'-8" ht.

ATHLETIC FIELD LIGHTING			
Electrical enclosure	Model M Type	Universal Enclosure Systems Inc. 972-298-0531 https://www.universalenclosures.com/	Model M type aluminum single door enclosure
Remote Lighting Controller		Interspec 940-440-9757 https://www.interspec.com/	IRRInet Remote System Controller (for athletic field)
TREE PLANTING			
Below Ground Safety Stake	15 BG	Tree Stake Solutions, LLC 281-778-1400 http://www.treestakesolutions.com/	RootAnchor - 10/15 gallon or 17" root ball
	30 BG		RootAnchor - 20/30 gallon or 22" root ball
	45/65 BG		RootAnchor - 45/65 gallon or 27"-30" root ball
	100 / 150 BG		RootAnchor - 95 / 100 gallon or 36" root ball
	200 / 300 BG		RootAnchor - 200 gallon or 48" root ball

SECURITY LIGHTING (LED – on grid)			
Fixture Type	SFP-T2-5-120LA-NW-240-FINISH-LF-SPR	Dealers Electrical Supply. 817-831-0054 https://www.dealerelectrical.com/	Philips GARDCO SLENDERFORM SERIES Area Lighting Fixture 2-3/8" x 4" Tenon, Type 5 Distribution, 530mA Single Array, 4000k Color Temperature, 70 CRI, In-Line Fusing, ANSI C62.41.2 Surge Protection.
Pole	RSP30-5.0-7-(F)-2-BC	Dealers Electrical Supply. 817-831-0054 https://www.dealerelectrical.com/	30' Pole, Round Non-Tapered Steel 7 Gauge, 5 inch diam., shall comply with AASHTO LTS-4-M, Individual cast anchor bolt/nut covers.

SECURITY LIGHTING (LED – off grid / solar)			
Fixture Type	1SA-ALT60-MPPT21-ST5	Dealers Electrical Supply. 817-831-0054 https://www.dealerelectrical.com/	Kim Lighting - Altitude LED - single, one piece, low copper, aluminum extrusion is mechanically secured with stainless steel fasteners to low copper aluminum die-cast electrical compartment and end cap
Solar Panel	SEPA300-QM	Dealers Electrical Supply. 817-831-0054 https://www.dealerelectrical.com/	Sepco - Solar Panel
Pole	DS210-800A280-D1	Dealers Electrical Supply. 817-831-0054 https://www.dealerelectrical.com/	28' Round Steel, Shall Comply with AASHTO LTS-4-M, for solar array-FP Kim Dark Bronze-HH-NC-AB
Battery		Dealers Electrical Supply. 817-831-0054 https://www.dealerelectrical.com/	Deka - Solar Photovoltaic Batteries - Four 112 amp hour sealed gel batteries, totaling 448 amp hours.
SECURITY LIGHTING (LED – on grid Pedestrian)			
Fixture Type	SFP-T2-5-120LA-NW-240-LF-SPR	Dealers Electrical Supply. 817-831-0054 https://www.dealerelectrical.com/	Phillips GARDCO SLENDERFORM SERIES Area Lighting Fixture, 2-3/8" x 4" Tenon, Distribution Determined by Lighting Calculation for site, 530 mA Single Array, 4000k Color Temperature, 70 CRI, In-Line Fusing, ANSI C62.41.2 Surge Protection, Post Top Mounted or Standard Arm Mounted.
Pole	RSP-15-5.0-7-(F)-2-BC	Dealers Electrical Supply. 817-831-0054 https://www.dealerelectrical.com/	15'-0" Pole, Round Non-Tapered Steel, 7 Gauge, 5 Inch Diameter, shall comply with AASHTO LTS-4-m, Individual cast anchor bolt/nut covers, KW Poles.

SECURITY LIGHTING (LED – on grid Decorative Pedestrian)			
Fixture Type	GVD-40-3K-AS-MB5N, with LMD-R5-PN-BBD-OPT-U-LESS-FINIAL-RFD153748	Dealers Electrical Supply. 817-831-0054 https://www.dealerelectrical.com/	American Electric/Holophane GVD Retro Classic Series Decorative Pedestrian Lighting Fixture, Post Top Decorative Glove, 3000k Color Temperature, 215mA Driver, Auto-Sensing Voltage, Type 5 Distribution Optics, GVDRETRO GRANVILLE II LED Retrofit, Modern Housing, Black Housing Color, LMD Marietta Prismatic Clear Top Acrylic Glob, Without Decorative Cage, Internal Uplight Shield, No Finial, Nema Twist-Off Photocontrol Receptacle W/Photocell Shorting Cap.
Pole	CLA14.6(OAL)F TJ20PO7BK-MOD, AB-31-4 RFD110737	Dealers Electrical Supply. 817-831-0054 https://www.dealerelectrical.com/	Decorative Pedestrian Pole, 14'-6" Tall Aluminum, Fluted, Tapered, 20" Diameter Base 3" O.D. x 3" High Tenon., 22" Tall Base, shall comply with AASHTO LTS-4-M, Holophane – Columbia Aluminum Pole Series

DRINKING FOUNTAINS			
Standard Fountain	MDF 440 SMSSFR / Pet Fountain SSFR	Most Dependable Fountain 800-552-6331 https://www.mostdependable.com/	Most Dependable Fountain - Outdoor Drinking Fountain / Pet Fountain with Freeze Resistant Kit (mechanical), with Pet Fountain
Trail / Athletic Field Drinking Fountain	MDF10145 SMFA	Most Dependable Fountain 800-552-6331 https://www.mostdependable.com/	Most Dependable Fountain - Outdoor Drinking Fountain / Bottle Filler with Freeze Resistant Kit (mechanical)

SKATE PARK – Surface Mounted Equipment			
Skate Park – Option 1	ARC-SOLO G2 (#2839)	American Ramp Company 417-206-6816 https://americanrampcompany.com/	American Ramp Company - ARC-SOLO G@ Skatepark Rules Sign with Park Site Name (Rules to be review by PARD Staff), to be installed on a 60' x 120' reinforced concrete slab @ 5" depth & grade beams and surrounded by a 10' Chain link fence w/ 4 rails and a 30' gap entrance.
Skate Park – Option 2	ARC-SOLO G2 (#22124)	American Ramp Company 417-206-6816 https://americanrampcompany.com/	American Ramp Company - ARC-SOLO G@ Skatepark Rules Sign with Park Site Name (Rules to be review by PARD Staff), to be install on a 60 x 120' reinforced concrete slab @ 5" depth & grade beams and surrounded by a 10' Chain link fence w/ 4 rails and a 30' gap entrance.
PICNIC SHELTER			
24'x24' Square Shelter	SQR 24MR / 9MCH / K01 / Powder Coat Frame	InSite Amenities 817-236-5439 http://www.insiteamenities.com/	Poligon Shelters - Square 24, Multi-Rib Deck, 9' Minimum Clearance Height, Pin Base, Plain Square, Powder Coat Frame.

Playground Prototype Option No. 1			
Burke	36-115661-1	Child's Play, Inc. 972-484-0600 https://www.childsplayinc.net/	Playground Prototype No. 1 2 Composite Play Structures, 3 Bay Swings and 2 Stand Along equipment piece
Gametime	FWPT1-GT	Cunningham Recreation 469-242-6313 800-438-2780 https://cunninghamrecreation.com/	Playground Prototype No. 1 2 Composite Play Structures, 3 Bay Swings and 2 Stand Along equipment piece
Miracle	714MRECFW1	Webuildfun, Inc. 972-727-0653 https://www.webuildfun.com/	Playground Prototype No. 1 2 Composite Play Structures, 3 Bay Swings and 2 Stand Along equipment piece

Playground Prototype Option No. 2			
Burke	36-115662-1	Child's Play, Inc. 972-484-0600 https://www.childsplayinc.net/	Playground Prototype No.2 2 composite Play Structures, 3 Bay Swings and 3 Stand Along equipment pieces
Gametime	FWPT1-GT	Cunningham Recreation 469-242-6313 800-438-2780 https://cunninghamrec.com/	Playground Prototype No. 1 2 Composite Play Structures, 3 Bay Swings and 2 Stand Along equipment piece
Miracle	714MRECFW2	Webuildfun, Inc. 972-727-0653 https://www.webuildfun.com/	Playground Prototype No.2 2 Composite Play Structures, 3 Bay Swings and 3 Stand Along equipment pieces
Playground Prototype Option No. 3			
Burke	36-115663-1	Child's Play, Inc. 972-484-0600 https://www.childsplayinc.net/	Playground Prototype No.3 2 Composite Play Structures, 3 Bay Swings and 2 Stand Along equipment pieces
Gametime	FWPT1-GT	Cunningham Recreation 469-242-6313 800-438-2780 https://cunninghamrec.com/	Playground Prototype No. 1 2 Composite Play Structures, 3 Bay Swings and 2 Stand Along equipment piece
Miracle	714MRECFW3	Webuildfun, Inc. 972-727-0653 https://www.webuildfun.com/	Playground Prototype No.3 2 Composite Play Structures, 3 Bay Swings and 2 Stand Along equipment pieces

Playground Surfacing			
Engineered Hardwood Fiber Surfacing	Engineered Hardwood Playground Chips	GWG Wood Group, Inc. 1-972-842-8996 https://gwgwoodgroup.com/	Random sized hardwood fibers with 85% material passing 3/8" sieve with 1" size max. as manufactured
Gametime	FWPT1-GT	Cunningham Recreation 469-242-6313 800-438-2780 https://cunninghamrec.com/	Playground Prototype No. 1 2 Composite Play Structures, 3 Bay Swings and 2 Stand Along equipment piece

Site Furnishings			
Picnic Table - 6'	238-P6	Cunningham Recreation 469-242-6313 800-438-2780 https://cunninghamrec.com/	Ultra Site - 6' Picnic Table, top and painted frame - color TBD
Picnic Table - 6'	238-P6	Child's Play, Inc. 972-484-0600 https://www.childsplayinc.net/	Ultra Site - 6' Picnic Table, top and painted frame - color TBD
Picnic Table (ADA) - 8', Double Sided	238H-P8	Cunningham Recreation 469-242-6313 800-438-2780 https://cunninghamrec.com/	Ultra Site - 8' Handicap Picnic Table, top and painted frame - color TBD (ADA Double-Sided)
		Child's Play, Inc. 972-484-0600 https://www.childsplayinc.net/	
Game Table	358-P-GT	Cunningham Recreation 469-242-6313 800-438-2780 https://cunninghamrec.com/	Ultra Site - 46" S. pedestal square table, Surf. M. perforated with game top
		Child's Play, Inc. 972-484-0600 https://www.childsplayinc.net/	
Game Table (ADA)	338SMH3-P-GT	Child's Play, Inc. 972-484-0600 https://www.childsplayinc.net/ ---	Ultra Site - 46", 3 seat single pedestal game table

Site Furnishings (continued)			
6' Bench	954-PL6	Cunningham Recreation 469-242-6313 800-438-2780 https://cunninghamrec.com/	Ultra Play - 6' Lex. bench - with CFW Molly logo & letters (surface mount)
		Child's Play, Inc. 972-484-0600 https://www.childsplayinc.net/	
PARD 6' Memorial Bench Program	281-6XR	Lea Park & Play Inc. 800-237-4739	Iron Mountain Forge - In-ground 6' with Black Powder coated Frame
Cooker	51	Cunningham Recreation 469-242-6313 800-438-2780 https://cunninghamrec.com/	Gametime - Standard Stove.
	580-0098	Child's Play, Inc. 972-484-0600 https://www.childsplayinc.net/	Burke - Single Grill.
Standard 55 Gallon Trash Receptacle	PR-55, RBR-55-08, Cable, PL-55 Liner	Cunningham Recreation 469-242-6313 800-438-2780 https://cunninghamrec.com/	Ultra Site - 55 Gal. Trash Receptacle, W/Rain Bonnet Top, Two 8" Cable Attachment & Trash Can Liner.
		Child's Play, Inc. 972-484-0600 https://www.childsplayinc.net/	
Compacting Trash Receptacle (Community Parks)	HC5	Adrite 817-946-3107	BigBelly High Capacity Solar Trash Compactor
	SC5.5	No Website	SmartBelly Solar Bottles/Cans
Standard 55 Gallon <u>Recycle</u> Trash Receptacle	PR-55-CL W/Logo RBR-55-08, Cable, PL-55 Liner.	Cunningham Recreation 469-242-6313 800-438-2780 https://cunninghamrec.com/	Ultra Site - 55 Gal. Recycle Trash Receptacle, W/Rain Bonnet Top, Two 8" Cable Attachment & Trash Can Liner.
		Child's Play, Inc. 972-484-0600 https://www.childsplayinc.net/	

Site Furnishings (continued)			
Basketball Goal	590-0040	Child's Play, Inc. 972-484-0600 https://www.childsplayinc.net/	Burke - 4 1/2" O.D. Heavy Duty Bent Post w/ Backstop Steel Fan and Nylon Net or approved equal
Bike Rack	5821SM	Cunningham Recreation 469-242-6313 800-438-2780 https://cunninghamrec.com/	Ultra Play - Contemporary Double Sided Bike Rack - Surface Mount - color TBD
		Child's Play, Inc. 972-484-0600 https://www.childsplayinc.net/	

SECTION 4: TREE AND PLANT SELECTION

PLANT SELECTION FOR PUBLIC PARKS

Trees and plants provide many benefits to public parks, including shade, wildlife habitat and beautification. All proposed plant species shall be reviewed and are subject to approval by Park & Recreation Department staff. Additionally, the City of Fort Worth prohibits any species of tree, shrub, vine or grasses listed in the Nonnative Invasive Plants of Southern Forests published by the United States Department of Agriculture Forest Service.

The following species are prohibited for planting*

<u>Common Name</u>	<u>Scientific Name</u>
Ash	<i>Fraxinus</i> sp.
Cottonwood	<i>Populus deltoides</i>
Hackberry	<i>Celtis laevigata</i>
Mimosa	<i>Albizia julibrissin</i>
Mulberry	<i>Morus alba</i>
Callery Pear	<i>Pyrus</i> sp.
Siberian elm	<i>Ulmus pumila</i>
Silver maple	<i>Acer saccharinum</i>
Sycamore	<i>Platanus occidentalis</i>
Willow	<i>Salix</i> sp.

The following criteria shall be followed for the selection and planting of trees on parkland:

- A permit is required from the Park & Recreation Department Forestry Section for planting, pruning or removal of trees on city-owned property.
- Balled and burlapped trees shall only be planted during the dormant season after leaf fall in the autumn and before bud break in the spring, unless properly hardened off and permitted by the City Forester.
- Container grown trees and shrubs may be planted at any time except between July 1 and August 31.
- Unless approved by the City Forester, plants shall have been grown in a latitude not more than 200 miles north or south of the latitude of the project unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location.
- Trees to be held on site longer than 24 hours before planting should be held in the shade or with enough mulch to cover the root ball. The root ball shall be sufficiently watered to prevent drying.
- Trees provided by the City shall be planted within 24 hours of delivery or pick-up.

RECOMMENDED TREES FOR PLANTING

Trees planted along public street rights of way and park roadways shall meet the City's "Guidelines for Landscaping in Parkway". A copy of these guidelines are included as **Appendix F** to these Standards. The following tree species are recommended for tree planting.

Small Tress (less than 25 feet tall or 10 inches in diameter)

<u>Common Name</u>	<u>Scientific Name</u>
American smoketree	<i>Cotinus obovatus</i>
Cherry-laurel	<i>Prunus caroliniana</i>
Crapemyrtle	<i>Lagerstroemia indica</i>
Desert willow	<i>Chilopsis linearis</i>
Eve's necklace	<i>Styphnolobium affine</i>
Indian cherry	<i>Frangula caroliniana</i>
Japanese maple	<i>Acer palmatum</i>
Mexican buckeye	<i>Ungnadia speciosa</i>
Mexican plum	<i>Prunus mexicana</i>
Possumhaw holly	<i>Ilex decidua</i>
Rusty blackhaw	<i>Viburnum rufidulum</i>
Texas persimmon	<i>Diospyros texana</i>
Texas redbud	<i>Cercis canadensis var. texensis</i>
Waxmyrtle	<i>Myrica cerifera</i>
Yaupon holly	<i>Ilex vomitoria</i>

Medium Trees (25 to 50 feet tall, 10 to 20 inches in diameter)

<u>Common Name</u>	<u>Scientific Name</u>
Afghan pine	<i>Pinus elderica</i>
Arizona cypress	<i>Hesperocyparis arizonica</i>
Bigtooth maple	<i>Acer grandidentatum</i>
'Caddo' maple	<i>Acer saccharum 'Caddo'</i>
Chinese pistache	<i>chinensis</i>
Eastern redcedar	<i>Juniperus virginiana</i>
Ginkgo	<i>Ginkgo biloba</i>
Golden raintree	<i>Koelreuteria paniculata</i>
Japanese Black Pine	<i>Pinus thunbergiana</i>
Lacey oak	<i>Quercus laceyi</i>
Monterrey oak	<i>Quercus polymorpha</i>
Texas red oak	<i>Quercus buckleyi</i>
Trident maple	<i>Acer buergerianum</i>
Western soapberry	<i>Sapindus saponaria</i>

Large Trees (over 40 feet and 20 inches or more in diameter)

<u>Common Name</u>	<u>Scientific Name</u>
Baldcypress	<i>Taxodium distichum</i>
Black walnut	<i>Juglans nigra</i>
Bur oak	<i>Quercus macrocarpa</i>
Cedar elm	<i>Ulmus crassifolia</i>
Chinquapin oak	<i>Quercus muhlenbergii</i>
Lacebark elm	<i>Ulmus parvifolia</i>
Live oak	<i>Quercus virginiana</i>
Pecan	<i>Carya illinoensis</i>
Pond cypress	<i>Taxodium ascendens</i>
Shumard red oak	<i>Quercus shumardii</i>

*Or any species of tree, shrub, vine or grasses listed in the Nonnative Invasive Plants of Southern Forests published by the United States Department of Agriculture Forest Service.

SECTION 5: CONSTRUCTION PLAN SET REQUIREMENTS

INTRODUCTION

City of Fort Worth public parks and recreation areas create valuable locations that allow people to play, exercise, socialize, relax, and connect with one another that is vital to the health and prosperity of the community. To achieve this, the Park & Recreation Department has established policies and guidelines that ensure public parks are designed and constructed to City standards to enhance quality of life in the community.

PARK DEVELOPMENT

Where Developer's dedicate parkland and park facilities, the Developer shall follow the Park & Recreation Department's construction plan set requirements for plan submittals. The construction plan set requirements are intended to aid the Developer in submittal of a complete park plan set for City staff review and acceptance under the Park Dedication Policy. In addition, the organized structure of the plan set allows for a more efficient City staff review and timely response to the Developer.

CONSTRUCTION PLAN SET REQUIREMENTS

- Cover Sheet
- General Notes Sheet(s)
- Overall Project Site Map, to include North Arrow, Scale, & Summary Table List of Park Acreage, Assets, Quantity, and Costs
- Plan Sheets
 - Demolition Sheet
 - Erosion Control Sheet
 - Grading Sheet
 - Site Layout Materials Plan Sheet(s)
 - Grading Plan Sheet(s)
 - Planting Plan Sheet(s)
 - Irrigation Plan Sheet(s)
- Drainage Area Map
- Detail Sheets
- Other: _____

NOTE: If a select requirement listed above is not applicable to the project, state "N/A" adjacent to the item and provide a reason to why not applicable.

APPENDIX A

**NEIGHBORHOOD AND COMMUNITY PARK
DEDICATION POLICY**

APPENDIX A: NEIGHBORHOOD AND COMMUNITY PARK DEDICATION POLICY

I. PREMISE

The premise of the Neighborhood and Community Park Dedication Policy is that these “local, close-to-home” park facilities are integral City infrastructure that are needed in residential neighborhoods to ensure the health, safety, welfare and quality of life of the citizens of Fort Worth.

II. PURPOSE

This policy shall ensure the provision of adequate park and recreational areas with needed facilities in the form of Neighborhood Based Parks and Community Parks. New residential development or an increase in density by redevelopment in existing neighborhoods creates the need for additional park and recreation facilities. This Policy shall govern all park dedication and improvement requirements within the corporate limits of the City of Fort Worth. The implementation of the policy shall furnish developed Neighborhood Based Parks that are in place when neighborhoods are built. The policy also shall provide for needed land acquisition for Community Parks that serve new residential development or an increase in density by redevelopment in existing neighborhoods. The City has developed and adopted standards for Neighborhood Based and Community Parks that are included in the Park, Recreation and Open Space Master Plan adopted in Resolution 4399-01-2015 by the City Council on January 27, 2015. These standards are the basis for the adoption and application of amendments to this existing policy.

III. DEFINITION OF TERMS

A. For purposes of this policy, the following terms shall be defined as follows:

1. Central City (PPD4) – will be defined as the area within I-820.
2. City Council – The City Council of the City of Fort Worth, Texas
3. Community Park – Open space area encompassing 30 to 500 acres within a one and a half (1 1/2) mile service radius serving approximately 18,000 to 36,000 in population and six Neighborhood Park Units for the purpose of providing both

preservation of natural features within the urban environment and programmed recreational needs on a community-wide basis. (Refer to the Park, Recreation and Open Space Master Plan for a more detailed description, recreation activity menu and an example of a typical Community Park.)

4. Community Park Unit – A Community Park Unit consists of a minimum of six Neighborhood Park Units and is the designated service area of one Community Park. Community Park Units are defined by the Park & Recreation Department and result from the service area definition included in the Park, Recreation and Open Space Master Plan.
5. Consumer Price Index – The published price index of the United States Department of Labor that indicates increases or decreases in prices of goods and services.
6. Developer or Owner – Individual, firm, association, corporation or any other organization dividing or proposing to divide land for the purpose of developing or making improvements to such land.
7. Director – The ranking official of the Park & Recreation Department, or any successor department of the City of Fort Worth charged with the management of the City parks system.
8. Dwelling Unit – A building, or any portion thereof, containing a complete set of independent living facilities for occupancy and use by one family, including permanent provisions for living, sleeping, eating, sanitation and cooking within a kitchen for the exclusive use of the occupants whose intent is to live in the dwelling unit.
9. Family – Any individual or two or more persons related by blood, adoption, marriage or guardianship, or not more than five unrelated persons operating as a single housekeeping unit and expressly excluding lodging, boarding, fraternity, and sorority houses.
10. Neighborhood Based Park – A classification of parks that include Neighborhood Parks, Pocket Parks and Urban Parks, which are easily accessible by park users and are typically within walking distance of homes in the adjacent neighborhoods.

11. Neighborhood Park – Open space area generally encompassing five (5) to thirty (30) acres. Neighborhood Based Parks should provide a one-quarter (1/4) to one-half (1/2) mile service radius serving approximately 3,000 to 6,000 in population for the purpose of providing daily unprogrammed recreational needs of residential areas within the Neighborhood Unit. (Refer to the Park, Recreation and Open Space Master Plan for a more detailed description, recreation activity menu and an example of a typical Neighborhood Based Park).
12. Neighborhood Based Park Development Concept Plan – A park site plan drawn at an appropriate scale that indicates the required park facilities and the relationship of those facilities to the proposed park development. The Neighborhood Based Park Development Concept Plan must indicate the following: (1) Scale, (2) North arrow, (3) Topography indicating existing one foot (1') contours and any proposed grading with appropriate spot elevations, (4) Location of required facilities proposed for the Neighborhood Based Park. The plan must identify existing and proposed easements, existing vegetation, and indicate if the vegetation will remain or be removed. The plan must indicate the 100 year floodplain, the 100 year floodway and the course of any stream, river, creek, or drainage channel in the proposed Neighborhood Based Park.
13. Neighborhood Park Unit – A residential area bounded by major thoroughfares and geographical boundaries which generally encompasses approximately one square mile and serves approximately 3,000 to 6,000 in population. The Neighborhood Park Unit is defined in the Park, Recreation and Open Space Master Plan.
14. Park & Recreation Department (PARC) – the department of the City of Fort Worth charged with design, construction and management of the City's park system.
15. Park Planning Districts (PPD's) – geographic areas defined by the Park & Recreation Department and derived from the physical characteristics of the City, based on population size, roadways, rivers, creeks, topographic features and/or defined political boundaries.
16. Pocket Parks – are a subset of Neighborhood Based Parks that are less than five (5) acres. Dedication of land for use as a public Pocket Park shall be considered for sites 1.0 acres and greater, at the discretion of the Park & Recreation Department.

17. Subdivision of Land - Division of any lot, tract, or parcel of land into a minimum of five (5) or more lots for the purpose of developing residential dwelling units or the submission of a Multi-Family Development Site Plan whether immediate or future.
18. Urban Park – are a subset of Neighborhood Based Parks and are less than one (1) acre. Dedication of land for use as an Urban Park shall be considered for sites less than 1.0 acres, at the discretion of the Park & Recreation Department.

IV. PLANNING

- A. The overall program and full implementation of the Fort Worth Neighborhood and Community Park Dedication Policy shall generally follow the City of Fort Worth's Comprehensive Plan and the officially adopted Park, Recreation and Open Space Master Plan. The Park & Recreation Department may develop implementation guidelines to ensure the fair and objective application of this park policy.
- B. There should be a minimum of one Neighborhood Based Park within each designated "Neighborhood Unit" as defined by the Park, Recreation and Open Space Master Plan and delineated by the Park & Recreation Department. The park should include needed recreational facilities to service the recreation needs of the neighborhood unit.
- C. The City of Fort Worth shall require residential developers to dedicate subdivision land and recreation improvements for parks to meet the recreational needs as a condition of the platting process and/or the submission of a Multi-Family Development Site Plan, just as land for streets, alleys, utility easements and other improvements directly attributable to the development of a new residential neighborhood is dedicated. A combination of fees and parkland dedication shall be considered at the sole discretion of the Park & Recreation Department.
- D. Where private recreation facilities are built for the residents of a subdivision development, a credit may be given to the Developer/Owner for Neighborhood Based Park Development Fee, neighborhood land dedication or fee-in-lieu thereof, based on the value of such neighborhood park recreational facility development. If the proposed development falls outside the Central City, at the discretion of PARD Director or his/her designee, credit may be issued for up to 50% of the total amount of Neighborhood Based Park Development Fee, and up to 50% of the fair market value

of the required land dedication or fee-in-lieu thereof from such development. Credits exceeding 50%, and up to 75%, will require prior written approval from the Director. Credits greater than 75% will require City Council approval before they can be issued on any development. Credit will be granted for those recreation facilities that are listed as part of the minimum neighborhood park configuration. (See Section IV. G.) Credit may also be given for recreation facilities that address the specific neighborhood recreational needs of the development. The developer must provide sufficient documentation to the Park & Recreation Department demonstrating that the recreational needs of the proposed neighborhood are different than the needs of a typical Neighborhood Park Unit. The Park & Recreation Department may at the discretion of the Director or his/her designee award credit for those recreational facilities that are deemed to meet the neighborhood recreational needs of a new community. If the proposed residential development falls within the Central City (Park Planning District 4), the PARD Director may issue up to 100% credit for qualifying private plazas and recreational facilities that are publicly accessible.

- E. Should a submitted subdivision development be located within a previous development concept or preliminary plat in which park dedication requirements have been met and the submitted development does not increase the overall population density, then additional park dedication requirements shall not be required. However, if the submitted subdivision development reflects an increased population density, then additional park dedication requirements will be required for the increase in population. New preliminary plats within an existing concept plan shall require community park dedication and will also be subject to the application of the Neighborhood Based Park Development Fee based on the portion of the neighborhood park dedication that can be attributed to that preliminary plat. The requirements of this paragraph do not apply to Park Planning District 4.
- F. Neighborhood Park Infrastructure - The Developer shall bear the cost of all improvements, including streets, water, sewer, storm drainage and street frontage directly related to the Neighborhood Based Park site.
 - 1. Required Street Frontage – The Developer shall provide street frontage that is equal to thirty five percent (35%) of the linear measurement of a square area equal to the required Neighborhood Based Park dedication. In the event the subdivision requires the payment of a fee in lieu of park dedication, a fee must also be submitted for Neighborhood Based Park Infrastructure. The Park & Recreation Department may

participate in a Community Facilities Agreement for additional street frontage and infrastructure when there is a need determined by the Park & Recreation Department or it is in the interest of the City of Fort Worth to provide additional street frontage. The determination of the need for additional frontage is at the sole discretion of the Park & Recreation Department.

2. In the event that additional land is donated to the City of Fort Worth for park purposes at the same time as a required park dedication the Park & Recreation Department may elect to participate in park infrastructure development. Any additional street, utility and storm drainage frontage participation is contingent on the availability of capital improvement funds for additional street frontage and City Council approval. The Park & Recreation Department may participate in up to fifty percent (50%) of the cost of additional street frontage, water and sewer front foot charges generated by the additional donation of parkland. When the street frontage is related to a Neighborhood Based Park the 50% participation cap applies to only a residential street section. The Park & Recreation Department will only participate in up to fifty percent (50%) of storm drainage improvements that are directly related to storm water run-off generated by park development. Costs for the required extension of neighborhood storm drainage systems to the cut bank of any existing channels, streams, creeks, rivers or other park water bodies are the responsibility of the developer. Any participation in additional infrastructure is at the sole discretion of the Park & Recreation Department.

G. Neighborhood Park Development

1. The Developer shall bear a proportional cost of improvements of a Neighborhood Based Park which shall include the following recreational facilities as a minimum Neighborhood Based Park configuration:
 - i. Playground;
 - ii. Picnic shelter;
 - iii. Practice field with backstop;
 - iv. Walking trail;

- v. Multi-Use Slab with basketball backboard and goal;
 - vi. Site grading and preparation; and
 - vii. Turf and vegetation
2. The Developer shall pay a Neighborhood Based Park Development Fee for each acre of land required to be dedicated for the subdivision plat which shall be calculated in accordance with section VI(B)(ii) of this Policy. The Per Acre Rate for the Neighborhood Based Park Development Fee shall be as follows:

Calendar Year	Per Acre Rate for the Neighborhood Based Park Development Fee
2018	\$30,000.00
2019	\$47,000.00
2020	\$64,000.00
2021	\$81,000.00
2022	\$98,000.00
2023	\$115,000.00

The Neighborhood Based Park Development Fee is based on the current construction costs of recreational facilities and may be adjusted administratively by the Park & Recreation Department Director or their designee up to the annual amount of the change in the Consumer Price Index. Any fee adjustment greater than the annual amount of change in the Consumer Price Index shall require City Council approval. The acreage of required Neighborhood Based Park dedication will be determined at the time of the preliminary plat. This fee shall be in addition to the amount needed for the developer to provide the Neighborhood Based Park infrastructure development.

3. Development Options and Offsets - If mutually agreed between the Developer and the Park & Recreation Department, the Developer may choose to develop the park site prior to final plat approval in lieu of submitting the Neighborhood Based Park

Development Fee. The cost of the Developer to provide the Neighborhood Based Park and recreation facilities shall offset the required Neighborhood Based Park Development Fee by the amount of the estimated cost of the Developer to design and construct the Neighborhood Based Park recreational facilities based on Park & Recreation Department Facility Standards. The estimated costs for recreational facilities shall be based on current bid prices for similar recreational facilities and be annually updated by January 1 by the Park & Recreation Department. Prior to approval of a Neighborhood Based Park development agreement, the Developer must submit a Neighborhood Based Park Concept Plan to the City indicating the proposed Neighborhood Based Park facilities and their locations. Upon approval of the proposed Neighborhood Based Park Development Concept Plan the Developer may authorize preparation of construction documents for neighborhood park development.

In the event that the Park & Recreation Department and the Developer reach a development agreement for park development prior to final plat approval, the developer shall be required to submit Neighborhood Based Park development construction plans that conform to Park & Recreation Department design, construction and specification standards. The Park & Recreation Department will review the construction documents for compliance with City park construction requirements. The Developer must agree to standard City construction inspections of Neighborhood Based Park improvements. Neighborhood Based Park construction must be approved and accepted by the City of Fort Worth before Neighborhood Based Park fees that have been paid by the Developer are reimbursed to the developer.

V. SITE SELECTION/CHARACTERISTICS OF PARK

- A. In selecting a site for a park, the City shall avoid an accumulation of unrelated parcels of land or an accumulation of land unsuitable for park purposes.
- B. Parks sites shall be selected on the basis of obtaining natural, park-like settings where available and shall consist of diverse topography and open space suitable for the development of recreational facilities.
- C. Neighborhood Park size should generally be a minimum of five (5) acres and obtained as one complete parcel. If a Developer cannot provide the minimum five acre (5) parcel

or a smaller parcel which can potentially be contiguous to existing or future park parcels, then a fee in lieu of parkland or a combination of a fee in lieu of parkland and parkland dedication shall be required at the discretion of the Park & Recreation Department.

- D. Parcels less than five (5) acres outside of Park Planning District 4 will only be considered for a park if they are contiguous with an existing park or school property, unless approved by the Director. Credits for publicly accessible private open spaces less than 1.0 acre will be considered on a case-by-case basis. (See Section IV. D.)
- E. Neighborhood Based Parks to be dedicated as public parkland must meet the following criteria:
 - 1. Park sites to be dedicated to the City as public parkland shall be the appropriate size for the classification;
 - 2. Over 50% of the neighborhood must not be served by existing public or private parkland;
 - 3. Property should meet the needs of the neighborhood;
 - 4. Site should be easily accessible from the neighborhood;
 - 5. No drainage structures shall cut through or drain onto the public park site without the approval of the Director or the Director's designee;
 - 6. Topographically the site shall be suitable for Neighborhood Based Park uses as further defined in the Park, Recreation and Open Space Master Plan, Section V;
 - 7. Land must be out of the floodway and be accessible by maintenance and emergency vehicles;
 - 8. Funding must be identified for maintenance; and
 - 9. Permanent or ongoing maintenance operations must be addressed.

The Director of the PARD or the Director's designee shall have the discretion to allow

Neighborhood Based Parks that do not meet all of the criteria outlined above.

- F. Both Neighborhood Based and Community Park sites shall be located, whenever possible, adjacent to and contiguous with school sites and other public or non-profit agency sites in order to make maximum use of common facilities and grounds.
- G. Careful consideration shall be given to the need for development of linear parks around natural drainage and wooded areas which provide potential recreational uses. Criteria for floodplain area (based upon 100 year floodplain) usage is as follows:
 - 1. Floodplain and natural drainage areas shall generally not exceed seventy five (75%) percent of the total park site.
 - 2. Additional floodplain acreage may be acquired at a ratio of three acres of floodplain for each acre of non-floodplain property required to be dedicated. Any such consideration of additional floodplain acreage shall be as agreed upon between the Park & Recreation Department and the Developer/ Owner.
- H. Proposed parkland boundaries of Community Park dedications shall provide reasonable access to improved street frontage for readily accessible entry into the park area by the public. The minimum size for a Community Park dedication is thirty (30) acres. When the subdivision development is not of sufficient size to generate a thirty (30) acre Community Park, a dedication fee in lieu of park dedication will be assessed or a combination of a fee in lieu of park dedication and park dedication may occur at the discretion of the Park & Recreation Department. The Park & Recreation Department at its sole discretion may determine that land in an amount less than the minimum dedication for a community park is needed: (1) when the property adjoins unplatted land that is zoned residential; (2) when the proposed land use according to the City's Comprehensive plan is residential; (3) when market and development patterns in the area indicate that the property is likely to be rezoned as a residential use; or (4) when there is a larger park system need that will be met by the dedication of Community Park land in an amount less than the minimum size.

VI. LAND DEDICATION AND DEVELOPMENT FEE

- A. If the proposed residential development falls within the Central City (Park Planning District 4), the Developer shall pay a Central City Flat Fee per each additional

residential dwelling unit in lieu of a land dedication and associated fees. Fees will be assessed at the time of building permitting. Fees must be paid before a building permit will be issued. If mutually agreed between the Developer and the Park & Recreation Department, credits against this fee may be granted when there is public or private parkland proposed for the site and/or when park facility development is proposed. Agreements concerning parkland classification and acceptability, and determinations of allowable fee credits, must be formalized prior to release of the first building permit. The Central City Flat Fee is based on current costs for land acquisition and park development and may be adjusted administratively on an annual basis up to the annual amount of change in the Consumer Price Index (CPI). Any fee increase or decrease greater than the CPI shall require the approval of the City Council. The Central City Flat Fee shall be:

Calendar Year	Central City Flat Fee Per Each Additional Residential Dwelling Unit
2018	\$500.00
2019	\$660.00
2020	\$820.00
2021	\$980.00
2022	\$1,140.00
2023	\$1,300.00

B. For all areas outside of Central City (Park Planning District 4), this policy requires 3.25 acres of Neighborhood Based Park dedication and 3.75 acres of Community Park dedication per 1,000 population. For each submitted residential preliminary plat subdivision or Multi-Family Development Site Plan, the following formula shall apply for the calculation of parkland needs.

1. Neighborhood Based Park Dedication Formula:

$$\frac{3.25 \text{ Acres} \times (\text{No. of Dwelling Units}) \times (\text{Persons/Unit})}{1,000 \text{ population}} = \text{Acres to be dedicated}$$

2. Neighborhood Based Park Development Fee Calculation:

Neighborhood Based Park Acres to be dedicated X Per Acre Neighborhood Based Park Development Fee Rate (see Section IV.G.2.) = Neighborhood Park Development Fee

3. Community Park Dedication Formula:

$$\frac{3.75 \text{ Acres} \times (\text{No. of Dwelling Units}) \times (\text{Persons/Unit})}{1,000 \text{ population}} = \text{Acres to be dedicated}$$

C. The number of persons per dwelling unit shall be based on both current U.S. Census information and population data compiled by the City and shall be reviewed and adjusted administratively by the Director of the Park & Recreation Department or their designee as necessary to fairly and accurately reflect trends in household size. The following figures represent the average number of persons per unit by current density categories, and shall be used to calculate parkland dedication.

- | | |
|----------------------------------|------------------|
| 1. Single Family Detached/Duplex | 3.0 Persons/unit |
| 2. Multi-Family | 2.0 Persons/Unit |

D. Where a subdivision plat is submitted indicating multi-family residential development, and a table of information is not provided indicating the number of dwelling units, the City shall assume the highest density allowed in the zoning classification to be applied to the property by which to determine projected population in order to determine park dedication policy requirements.

E. All determinations of required land dedication shall be based upon review of all preliminary subdivision plats submitted through the City of Fort Worth's Planning and Development Department to the Park & Recreation Department. Failure to indicate proposed park dedications on the submitted preliminary plat shall be sufficient grounds for the Plan Commission to deny a concept plan or preliminary plat. Upon final agreement between the Park & Recreation Department and the Developer/Owner regarding mutually acceptable parkland, such land shall be indicated on the revised preliminary plat and final plat. Such park property shall be conveyed by General Warranty Deed before the Neighborhood Based Park fees are reimbursed to the

Developer. Submission of park dedication documents is required for final plat and Multi-Family Development Site Plan release. Park dedication documents include: (1) a general warranty deed; (2) a metes and bounds description of the park dedication property; (3) a survey plat of the park property only; (4) an abstractors certificate that indicates that the Developer has clear title to the property and the legal ability to deliver the title to the City of Fort Worth; and (5) an environmental statement that indicates that the park site is free of environmental contamination or hazards. The Park & Recreation Department can provide Developers with example documents for use in meeting this submission requirement.

- F. The land required to be conveyed for Neighborhood Based Park dedications may be located inside or outside the subdivision development so long as the land is so located within the Neighborhood Unit and is of such proximity to the development so as to serve or benefit the neighborhood residents. Land required to be conveyed for Community Park dedications may be located within the Park Planning District of the subdivision.
- G. If a replat is filed, the dedication requirements shall be controlled by the policy in effect at the time of replat. Additional land dedication (or fee in lieu of) shall be required if the actual density of structures constructed on the property is greater than the former assumed density.
- H. Prior to dedication of land and/or improvements, the Developer/Owner shall make full disclosure of the presence of any hazardous substances and/or underground storage tanks (U.S.T.'s) and all construction processes affecting the site of which the Developer/Owner has knowledge. The City, at its discretion, may proceed to conduct such initial construction inspections, environmental tests and surveys on the land and improvements as it may deem appropriate, and the Developer/Owner shall grant to the City and its agents and employees such reasonable access to the land as is necessary to conduct such construction inspections, surveys, and tests.

If the results of such construction inspections, surveys and tests indicate a reasonable possibility of construction failure, construction dumping, flawed construction, environmental contamination or the presence of U.S.T.s, or other environmental hazards the City may require further surveys and tests to be performed at the Developer/Owner's expense as the City may deem necessary prior to its acceptance of the dedication and improvements, or in the alternative, the Developer/Owner may be

required to identify alternative property or pay the Neighborhood Based Park Fee in lieu of dedicating parkland.

- I. In areas where the residential density is lower than one unit per acre or it is in the interests of the City, the Park & Recreation Department may combine the Neighborhood and Community Park dedication and development requirements to create an adjoining neighborhood and community park facility that meets the recreational needs of these suburban and rural neighborhoods.

VII. PAYMENT OF FEES IN LIEU OF PARKLAND DEDICATION

- A. If the proposed residential development falls within the Central City (Park Planning District 4), see Section VI(A).
- B. If the calculation for required Neighborhood Based Park dedication within the proposed subdivision development that falls outside Park Planning District 4 results in less than five (5) acres and/or the calculation for required Community Park dedication does not result in thirty (30) acres and/or does not meet site selection criteria as per Section V. of this policy, the Park & Recreation Department may recommend that a fee-in-lieu of Neighborhood Based and/or Community Park land dedication be required.
- C. All fees received for Neighborhood Based Park acquisition and development and Community Park acquisition will be dedicated for the purpose of acquiring and developing parkland within the proposed subdivision development. However, if acquisition and development of a Neighborhood Based or Community Park is not achievable within the proposed subdivision development, then the Park & Recreation Department shall:
 1. Have the discretion of determining if park and recreational needs of the proposed subdivision development would be served by the expansion of existing park sites located within the same Neighborhood Unit where the proposed subdivision development is located.
 2. If such acquisition opportunities are not available within the Neighborhood Unit, then areas within the adjacent contiguous Neighborhood Unit(s) may be considered for acquisition if it will beneficially serve the residents of the proposed subdivision development.

3. If such acquisition opportunities are not available within the adjacent contiguous Neighborhood Unit(s), then areas within the adjacent contiguous Community Park Unit(s) or within the Park Planning District may be considered for acquisition if it will beneficially serve the residents of the proposed subdivision development. Additionally, funding for Community Park acquisition may be accumulated from Community Park Units with the Park Planning District, adjacent contiguous Community Park Units or adjacent Park Planning District equal to the percentage of service radius (1.5 mile) within the adjacent Park Planning District.
 4. Notwithstanding subsections (1) through (3) above, for the Central Business District Community Park Unit and the Near Southside Community Park Unit, as those units are identified in Exhibit A to this Policy, the following rules shall apply:
 - i. All Central City Flat Fees collected within the Central Business District Community Park Unit shall only be spent within the Central Business District Community Park Unit;
 - ii. Central City Flat Fees collected outside the Central Business District Community Park Unit shall not be spent within the Central Business District Community Park Unit;
 - iii. All Central City Flat Fees collected within the Near Southside Community Park Unit shall only be spent within the Near Southside Community Park Unit;
 - iv. Central City Flat Fees collected outside the Near Southside Community Park Unit shall not be spent within the Near Southside Community Park Unit;
- D. The amount of the fee in lieu of parkland dedication shall be determined by the following method:
1. The amount equal to the Fair Market Value of the required land dedication, and, if applicable, less a credit for the value of the land actually dedicated for park

and recreational purposes. The Fair Market Value will be determined by the City of Fort Worth.

2. The Developer/Owner, at their own expense, may obtain an appraisal of the property by a State of Texas certified real estate appraiser, mutually agreed upon by the City and the Developer/Owner, which may be considered by the City in determining fair market value.
 3. If the property was acquired by the developer within the last year the developer may submit the contract for sale or appraisal documents related to the acquisition of the property to be considered by the City in determining Fair Market Value.
- E. Submission of fees related to final plats, which are part of larger preliminary plats.
1. All fee payments made in lieu of land dedication in accordance with this policy shall be pro-rated on a per dwelling unit charge based on the Fair Market Value of the required dedication of the land and relative to the number of dwelling units included in the final plat submittal or the Multi-Family Development Site Plan.
 2. Fees for Neighborhood Based Park development will be pro-rated on a per dwelling unit rate based on the required dedication for that portion of the preliminary plat being submitted as a final plat or a Multi-Family Development Plan.
 3. Time of Payment/Calculation
 - i. Outside Central City (Park Planning District 4)- Fees established at the time of preliminary plat submittal shall apply to subsequent final plats submitted on any or all portions thereof for a period of two years from the date of preliminary plat approval by the Plan Commission. Subsequent Final plat submittals after such two year period shall be reassessed new fee values per dwelling unit as per current Fair Market Value of the land and the current Neighborhood Park Development Fee at time of Final plat submittal.
 - ii. Inside the Central City (Park Planning District 4) - Applicable fees will be assessed and should be paid prior to issuance of a building permit.

- F. For residential developments occurring outside Park Planning District 4, all required fees shall be paid and received before release of the final plat on any or all portions of the subdivision indicated on the original preliminary plat thereof by the City for filing in the County plat record. For residential developments occurring within Park Planning District 4, all fees will be due prior to issuance of a building permit.
- G. All payments made in accordance with this policy shall be deposited in a designated Neighborhood Park Unit Acquisition and Development Fund and/or a Community Park Unit Acquisition Fund. The City shall account for all such funds paid with reference to each subdivision development, neighborhood unit and community park unit.
- H. Interest earned on accumulated park acquisition and development fees designated for a specific subdivision development shall be used for additional acquisition and development as described in this policy.
- I. All fees received must be expended within five years from date of receipt of the last fee paid on the original preliminary plat. If such fees are not expended, the Developer/Owner shall be entitled to a refund on interest earned, less inflation as determined by the Consumer Price Index as published by the U.S. Department of Labor, with the principal held by the City. The Developer/Owner must request such refund in writing within ninety (90) days of entitlement or such right shall be waived.

VIII. INSTALLATION OF PARK IMPROVEMENTS

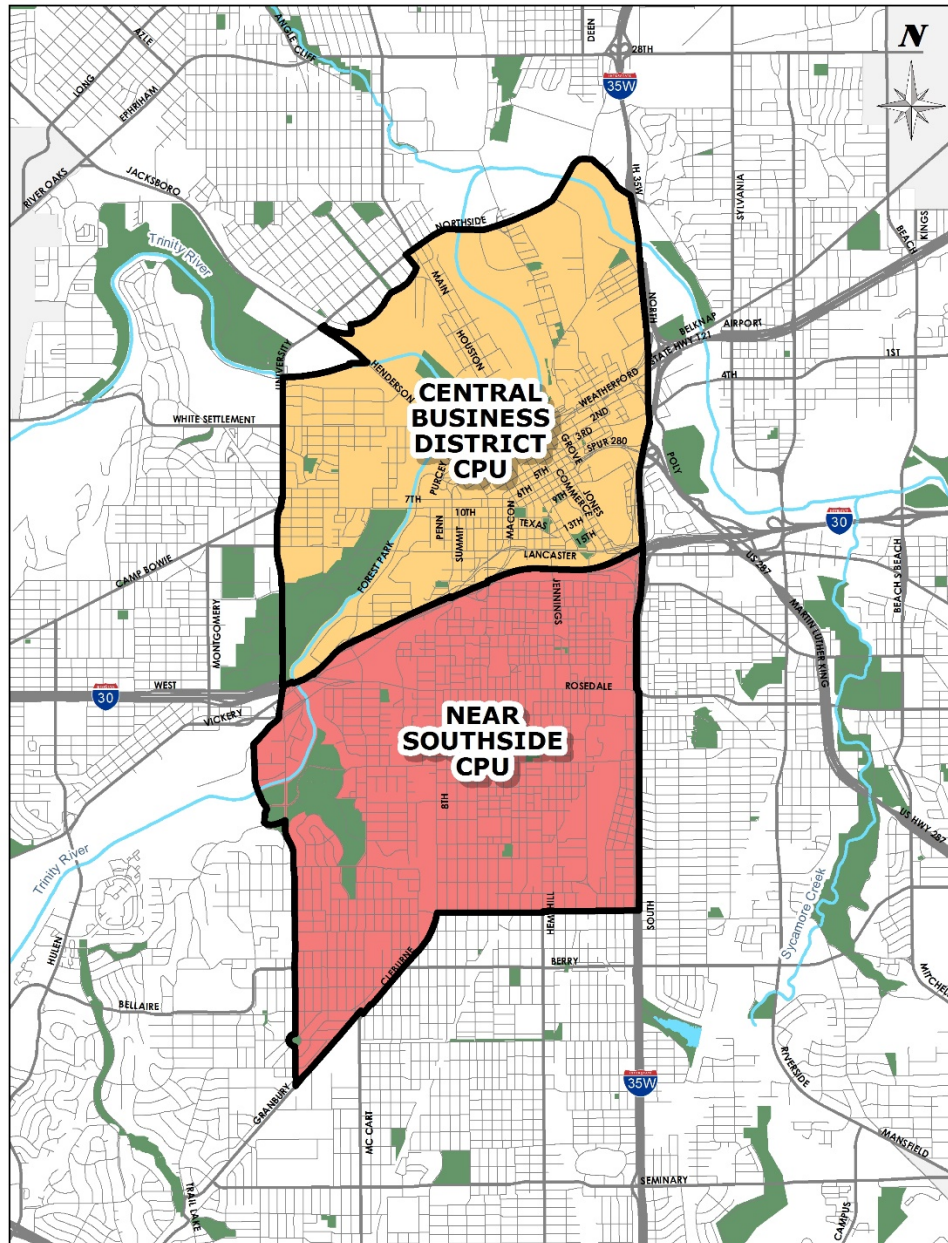
- A. Installation of Neighborhood Based Park improvements by the City generally will occur when there is:
 1. A minimum population of 2,000 or, at the City's discretion, a minimum fifty (50%) percent build out within the Neighborhood Park Unit;
 2. Availability of funds for such improvement; and
 3. Appropriation of maintenance funds for ongoing maintenance operations.
- B. Installation of Community Park improvements by the City generally will occur when there is:

1. A minimum population of 8,000 or, at the City's discretion, a minimum fifty (50%) percent build out within the Community Park Unit, and
2. Availability of funds for such improvement; and
3. Appropriation of maintenance funds for ongoing Community Park maintenance and operations.

IX. DECISION MAKING; APPEALS

- A. Unless otherwise provided in this policy, any decision shall initially be made by the Park & Recreation Department Director or their designee in the exercise of his/her reasonable discretion. In the event that the determination is made by the Director's designee the first recourse of the Developer is an appeal of the decision to the Director.
- B. Decisions of the Park & Recreation Department Director with regard to this policy may be appealed to the City Council in accordance with State law.

EXHIBIT A



APPENDIX B
NEIGHBORHOOD PARK FACILITIES
ESTIMATED COSTS

APPENDIX B: NEIGHBORHOOD PARK FACILITIES – ESTIMATED COSTS

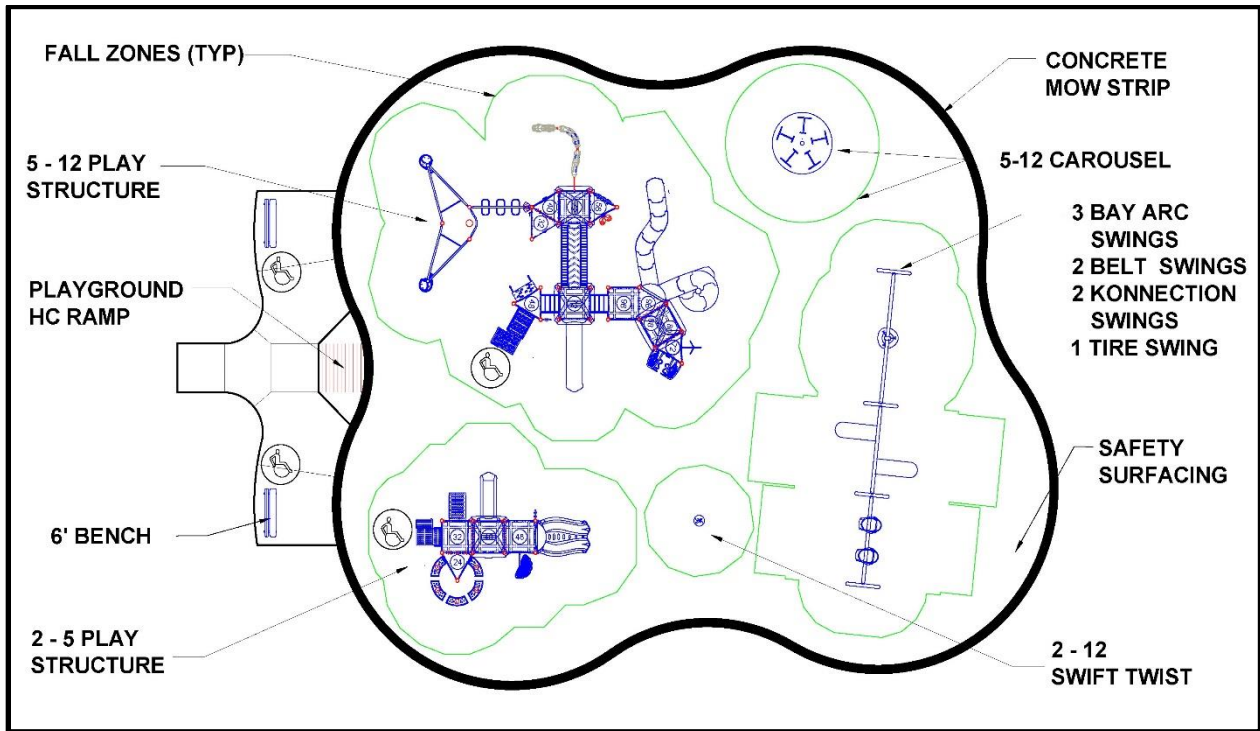
The following estimated costs are provided for developers who wish to develop and dedicate a neighborhood park through the Neighborhood & Community Park Dedication Policy. These estimated costs are updated annually, and will be used as the basis for determining the credit given for Neighborhood Park Development.

Facility	Estimated Cost
Site Preparation/Grading	\$10,000 per acre
Turf (hydro seeding with temporary irrigation)	\$5,000 per acre
Concrete Walk / Trail	\$7.75 per square foot
6' Bench with concrete slab	\$2,500 each
8' Picnic Table with concrete slab	\$3,000 each
8' Picnic Table (ADA compliant) with concrete slab	\$3,600 each
Multi-use Court (30' x 30') with basketball goal	\$18,000
Practice Field Backstop	\$5,000
Security lights (on-grid or solar)	\$19,000 each
Playground (CFW Option #1, #2, or #3, to include concrete edge, ADA ramp, and drainage system)	\$300,000 complete
32' Picnic Shelter with reinforced concrete slab and picnic tables	\$90,000 each
24' Picnic Shelter with reinforced concrete slab and picnic tables/benches	\$65,000 each
Trees (large)	\$1,000
Trees (ornamental)	\$750

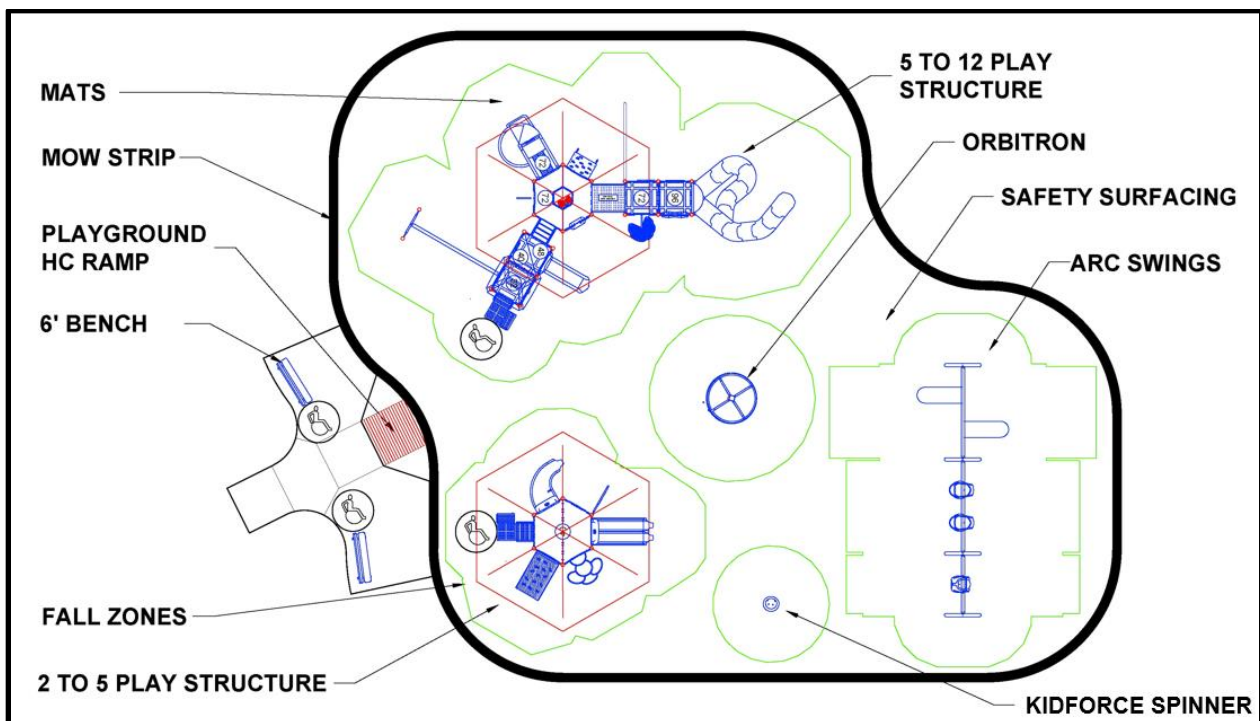
APPENDIX C
PLAYGROUND OPTIONS

APPENDIX C: PLAYGROUND OPTIONS

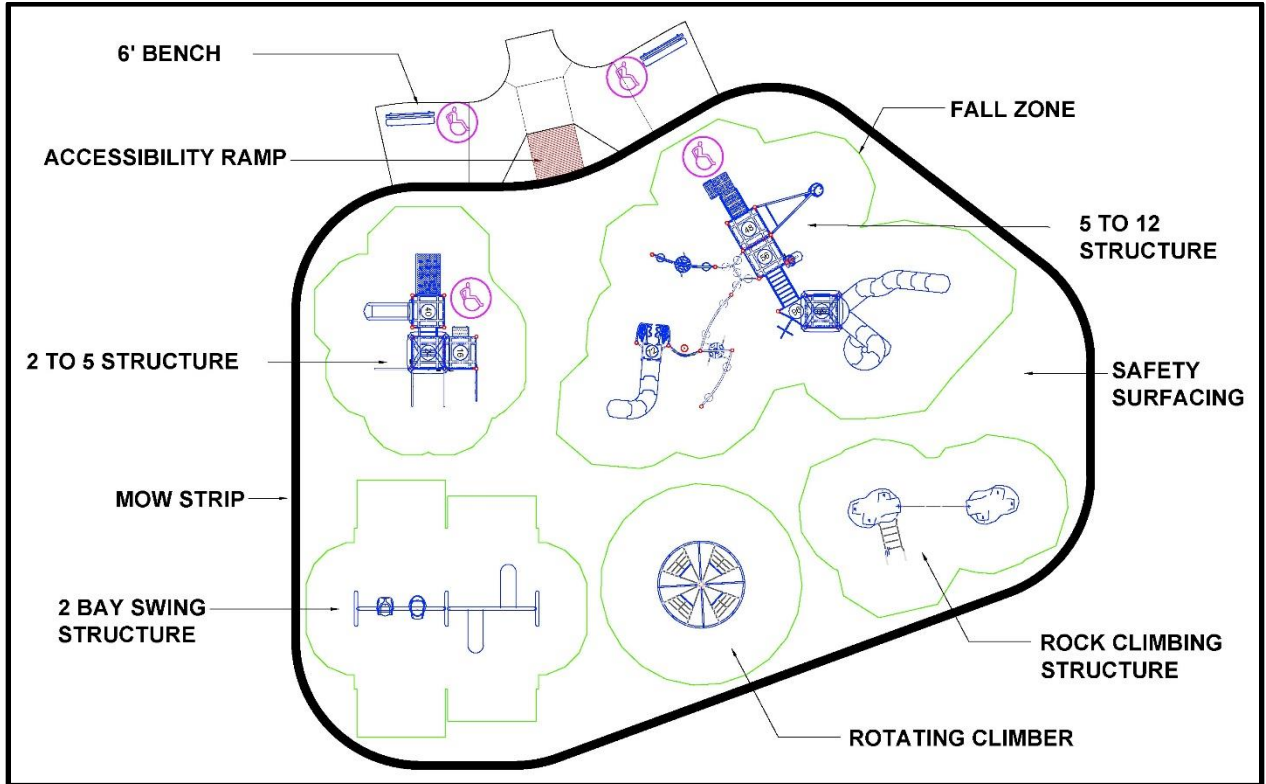
Playground Option #1



Playground Option #2



Playground Option #3



APPENDIX D

STANDARD CONSTRUCTION DETAILS

The latest construction detail sheets are available at the City of Fort Worth's "Project Resources" website: <https://apps.fortworthtexas.gov/ProjectResources/>

- 02 – Construction Documents
 - ↳ Construction Plans
 - ↳ Construction Details

APPENDIX E

CONSTRUCTION SPECIFICATIONS

The latest construction specifications are available at the City of Fort Worth's "Specifications" website: <https://apps.fortworthtexas.gov/ProjectResources/>

02 – Construction Documents

↳ Specifications

↳ Specifications PAR

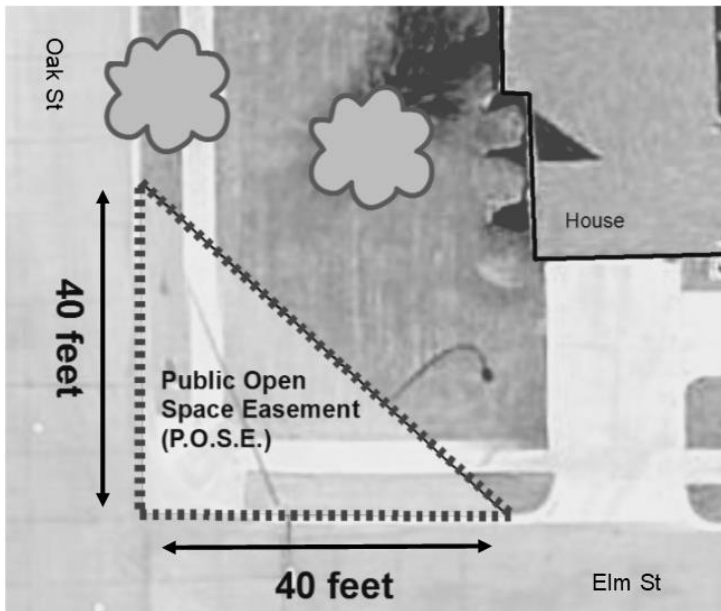
APPENDIX F

GUIDELINES FOR LANDSCAPING IN PARKWAY

Revised August 2020

Guidelines for Landscaping in Parkway

Public Open Space Easement (P.O.S.E.)



A 40-foot by 40-foot triangular public open space easement is required on corner lots at the intersection of two streets. A 15-foot by 15-foot triangular public open space of easement is required on corner lots at the intersection of an alley and a street. In addition, at the intersection of a driveway or turnout section and a dedicated alley, a 10-foot by 10-foot triangular open space easement is to be provided on each side at the driveway or turnout at the time the driveway and/or alley is constructed. Measurements are made from the face of curb or equivalent area.

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11 feet above the top of the curb, including, but not limited to buildings, fences,

walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the illustration.

- A medium or large tree shall be planted a minimum of 2 feet from the face of the curb, sidewalk, or other structure.
- A small tree or shrub shall be planted a minimum of 1.5 feet from the face of the curb, sidewalk, or other structure.
- A minimum planting area of 3 feet must be available between back of curb and sidewalk to plant any small tree or large shrub and a minimum of 4 feet to plant large trees.
- Trees must be placed a minimum of 10' from street lights and storm drains.
- Small trees must be planted a minimum of 5' from underground utility boxes.
- Large trees must be planted a minimum of 10' from underground utility boxes.
- Projects involving 21 or more trees proposed in the parkway must have no more than 30% of the trees from the same subgenus (e.g., red oaks or white oaks).
- Projects involving between 5 and 21 proposed trees in the parkway must have no more than 50% of the trees in the same subgenus (e.g., red oaks or white oaks).
- In residential areas a minimum spacing of twenty-five feet is recommended between shade trees planted on parkways and is required in commercial districts or major arterial streets.
- All landscaping shall be located so that pedestrians can walk parallel to the street within the parkway, whether a paved sidewalk is or is not provided.
- No tree or shrub shall obstruct the view of any traffic signal, sign, or other public sign.
- Trees planted under power lines shall be a species that reaches a height of 25' or less upon maturity.
- Any tree or shrub planted in the parkway is the property of the City and the City reserves the right to prune or remove such tree or shrub if it becomes a traffic hazard or poses risk.
- Planting trees or shrubs on any public property requires a permit from the Park & Recreation Department can be obtained by calling the City Forester at 817-392-5738 or visiting fortworthtexas.gov/forestry.
- The following trees are prohibited on City parkways: ash (*Fraxinus sp.*), callery pear (*Pyrus calleryana*), cottonwood (*Populus deltoides*), hackberry (*Celtis sp.*), mulberry (*Morus sp.*), Siberian elm (*Ulmus pumila*), silver maple (*Acer saccharinum*), sycamore (*Platanus sp.*), willow (*Salix sp.*), or any species of tree, shrub, vine or grass listed in the Nonnative Invasive Plants of Southern Forests published by the United States Department of Agriculture Forest Service.