

Chapter 5

Needs Assessment

INTRODUCTION

The needs assessment described in this chapter builds upon the results of the existing conditions analysis described in Chapter 4 by analyzing how well the City’s current facilities meet present and future needs within Wylie. Deficiencies and needs are identified as part of this needs assessment, which influence the creation and prioritization of recommendations and actions in order to address these needs. The needs assessment is both quantitative and qualitative as is discussed below.

ASSESSMENT METHODS

There are three methods used for assessing current and future parks, recreation, and open space needs. These three techniques follow general methodologies accepted by national, state, and regional requirements for local park master plans, including those adopted by the Texas Parks and Wildlife Department. The three types of assessment methods are:

Standard-Based

The basis for a standard-based needs assessment is the set of standards developed by the National Recreation and Park Association (NRPA) in 1995. These standards are based on park acreage (by park type) per 1,000 residents and by number of specific recreation amenities (such as playgrounds) per number of residents. These NRPA standards are used as references only in creating specific target levels of service (LOS) for Wylie, based on local trends, demand, and conditions within the community. This target LOS is then used to assess the surplus or deficit of park acreage at build-out population and various recreation amenities for the population five years out. The five year horizon used for recreation facilities is in recognition of the fact that these needs change over time due to changing trends, demographics, and so forth whereas park acreage needs remain relatively constant. 2009 population data is used throughout this analysis.

Demand-Based

Demand-based needs assessments are often closely tied to the results of public input as well as participation rates and league usage data. This portion of the assessment uses information gained through the Citizen Attitude Survey, the public meetings, and questionnaires to determine how people use parks, recreation facilities, and programs as well as what the community’s wants and needs are. The results of the demand-based assessment helps to determine land acquisition needs, facility provision priorities, and programming needs.

Resource-Based

The third manner in which needs are assessed is based on the physical resources within Wylie and what opportunities can be capitalized upon. Most often, the resources that have the greatest bearing on the needs assessment are the natural areas along the city’s creeks, streams, and lakes as well as the historic and cultural landscapes present within the community.

STANDARD-BASED NEEDS ASSESSMENT

As discussed in the previous section, national guidelines and standards (such as the NRPA standards) are based on national trends rather than specific local conditions, requiring that they be fine-tuned to be applicable to Wylie’s unique character and conditions. It is important to recognize that national standards are simply guidelines or benchmarks that are intended to serve as a starting point for park planning. Each city has its own unique geographic, demographic, and socio-economic composition, and as such, the arbitrary application of national standards, as is often done, would not necessarily meet the needs of that particular community. Standards exist and are applied in two primary ways:

- **Spatial Standards** – These define the amount of park land needed and are usually expressed as a park acreage per capita figure. For example, an acreage standard for neighborhood parks might be expressed as “*X acres per 1,000 population.*”
- **Facility Standards** – These define the number of facilities recommended to serve each particular recreation need. Facility standards are usually expressed as a ratio of units of a particular facility per population size. For example, a facility standard for soccer fields might be expressed as “*one field per X population.*”

Spatial Standards

As discussed above, spatial standards are utilized to determine the current and future need for park land of various types. The most common manner of spatial standards is acres of land per capita. In addition to this measure, a park service area analysis is also performed to identify geographically-based park land needs by identifying underserved areas of the community.

National Park Acreage Standards

The purpose of acreage standards for parks and recreation facilities is to ensure that sufficient area is allocated to allow for all the outdoor recreation needs of a community. The adoption of acreage standards (which help illustrate the City’s deficit of park acreage of different types) allows the City to plan ahead so that park land can be targeted and acquired before it becomes unavailable or too expensive. The NRPA-recommended spatial standards for cities in general are shown in Figure 5.1 below.

Figure 5.1

Park Acreage Guidelines Based on National (NRPA) Recommended Standards

NRPA Recommended Standards:	
Close to Home Parks	
• Neighborhood Parks:	1.0 to 2.0 acres / 1,000 population
• Community Parks:	5.0 to 8.0 acres / 1,000 population
Total recommended close to home parks per NRPA:	
6.0 to 10.0 acres / 1,000 population	
<hr/>	
Other City Wide Parks:	
• Special Purpose Parks:	Variable standard
• Linear Parks / Linkage Parks:	Variable standard
• Nature Preserves / Open Space:	Variable standard
• Regional Parks:	5.0 to 10.0 acres / 1,000 population

Target Park Acreage Levels of Service (LOS)

The NRPA standards as presented in Figure 5.1 were used when developing target LOS for Wylie as shown below. An overall target LOS of **20 acres of park land per 1,000 population** was developed for the City of Wylie. Additionally, specific target LOS were developed for neighborhood and community parks; both of which, as described in Chapter 4 – Existing Conditions, are considered close-to-home parks and therefore the primary park types for Wylie. No specific target LOS was developed for special purpose parks or open space and nature area preserves because the need for such park land is variable over time. Nor was a specific target LOS developed for the regional park classification for multiple reasons, including the concept that regional parks are located in an opportunity-based manner and the fact that the many regional parks in and around Wylie are owned and maintained by other agencies, including the US Army Corps of Engineers. These park land target levels of service are presented in Table 5.1 on the following page and are summarized in Figure 5.2 below.

*Figure 5.2
2010 Park Acreage Target Levels of Service for Wylie*

Close to Home Parks	
• Neighborhood Parks:	2 acres / 1,000 population
• Community Parks:	6 acres / 1,000 population
Other Park Land	
• Other Park Land*	12 acres / 1,000 population
Overall Target LOS	
20 acres / 1,000 population	
*Includes special purpose parks, open space & nature area preserves, and any other park land not considered a neighborhood or community park.	

Table 5.1 Park Land Target Levels of Service on the next page describes the acreage standards and resulting needs from 2009 until build-out conditions for each park category.

Park Service Area

While these target LOS figures provide benchmarks for the City, it is important to recognize that acreage per capita alone is not a sufficient tool for determining current and future park land needs. An additional consideration, specifically for neighborhood and community parks, is the **service area** of parks and whether or not all residential areas are within ½ mile of at least one neighborhood park and 1 mile of at least one community park. Park service area deficit, as well as acreage deficit, is described in the following sections for both of these park types.

2010 Parks, Recreation & Open Space Master Plan





Table 5.1
Park Land Target Levels of Service
 City of Wylie Parks, Recreation and Open Space Master Plan



Facility Type	N.R.P.A. Size/ Acres	Total 2002 Existing Acres	2002 LOS Pop: 18,350	Total 2009 Existing Acres	Current Level of Service	NRPA Target Standard (2)	2002 Target LOS (3)	Wylie 2009 Target LOS	2009 ~ 41,300 pop. (4)	2014 ~ 48,100 pop. (5)	Build-out ~ 52,709 pop. (6)
Neighborhood Parks	5 - 10 acres	71.22 acres(1)	3.88 Acres/ 1,000 pop.	101.7 acres	2.46 Acres/ 1,000 pop.	1 - 2 Acres/ 1,000 pop.	2.5 Acres/ 1,000 pop.	2 Acres/ 1,000 pop.	83 Acres (surplus of 19 acres)	96 Acres (surplus of 6 acres)	105 Acres (deficit of 3 acres)
Community Parks	According to function; usually 30 - 50 acres	160.5 acres(1)	8.75 Acres/ 1,000 pop.	104.7 acres	2.54 Acres/ 1,000 pop.	5 - 8 Acres/ 1,000 pop.	2 Acres/ 1,000 pop.	6 Acres/ 1,000 pop.	248 Acres (deficit of 143 acres)	289 Acres (deficit of 184 acres)	316 Acres (deficit of 211 acres)
Subtotal		232 acres	13 Acres / 1,000 pop.	206 acres	5 Acres / 1,000 pop.	6 - 10 Acres / 1,000 pop.	4.5 Acres / 1,000 pop.	8 Acres / 1,000 pop.	331 Acres (deficit of 125 acres)	385 Acres (deficit of 179 acres)	421 Acres (deficit of 215 acres)
Other Park Land (7)	Varies by function protection & opportunity	37.7 acres(1)	2.05 Acres/ 1,000 pop.	456.9 acres	11.06 Acres/ 1,000 pop.	Variable	8 Acres/ (8) 1,000 pop.	12 Acres/ 1,000 pop.	496 Acres (deficit of 39 acres)	577 Acres (deficit of 120 acres)	633 Acres (deficit of 176 acres)
Subtotal		38 acres	2 Acres / 1,000 pop.	457 acres	11 Acres / 1,000 pop.		8 Acres / 1,000 pop.	12.0 Acres / 1,000 pop.	496 Acres (deficit of 39 acres)	577 Acres (deficit of 120 acres)	633 Acres (deficit of 176 acres)
TOTAL		270 acres	15 Acres / 1,000 pop.	663 acres	16 Acres / 1,000 pop.	Variable	12.5 Acres / 1,000 pop.	20 Acres / 1,000 pop.	827 Acres (deficit of 164 acres)	962 Acres (deficit of 299 acres)	1054 Acres (deficit of 391 acres)

Comparable adopted park land standards in other nearby cities.

Waxahachie's adopted park land standards = 20 acres *** per 1,000 residents.

Prosper's adopted park land standards = 20 acres *** per 1,000 residents.

Lancaster's adopted park land standards = 18 acres *** per 1,000 residents.

Frisco's adopted park land standards = 13-19 acres per 1,000 residents.

Keller's adopted park land standards = 18 acres *** per 1,000 residents.

Rowlett's adopted park land standards = 17-25.5 acres per 1,000 residents.

Mansfield's adopted park land standards = 18 acres per 1,000 residents.

McKinney's adopted park land standards = 25 acres per 1,000 residents.

*** Excluding Regional Parks

Adopted park land standard for Collin County = 25 acres per 1,000 residents.

(1) Developed and undeveloped park land

(2) 1995 NRPA standards.

(3) City of Wylie Adopted Standards.

(4) All population estimates rounded; Source: City of Wylie; December 2009 Population Forecast

(5) All population estimates rounded; Source: City of Wylie; January 2015 Population Forecast

(6) All population estimates rounded; Source: City of Wylie Planning Department

(7) Including Special Purpose Parks, Linear Parks, Open Space Preserves/Nature Areas, Hike & Bike/Equestrian Trails, and Recreation and Other Park Facilities.

(8) This was the 2002 target for Regional Parks (8 acres/1,000); A variable standard was established for mini parks, open space/linear parks, and special purpose parks

(9) Source: Inside City Parks, Peter Harnik, 2000.

Population per city area

Population (41,300 / city acreage 27,061) = 1.52 persons per acre

City wide park area

Current City of Wylie park acreage = 663 acres.

Build-out target park acreage = 1,054 acres.

Wylie's current level of service (LOS) = 663 acres for 41,300 residents or 16 acres per 1,000 residents.

Wylie's target build-out LOS is 20 acres / 1,000 residents (total: 1,054 acres / 52,709 res.) yielding a deficit total of 391 park acres

Park area as a percentage of City area

Current city limits acreage for Wylie is 23,124 acres; ETJ is 3,937 acres; Total city acreage = 27,061 acres.

Current park area in the city limits area is 2.9% (calculated as 663 total park acres / 23,124 city total acres)

Current park area in Wylie and ETJ together is 2.5% of total land area (calculated as 663 total park acres / 27,061 city total acres)

Metroplex average = 4.8% (translated to the City of Wylie = 1,299 acres at build out).

National average = 8.1% ⁽⁹⁾ (translated to the City of Wylie = 2,192 at build out).

City of Dallas = 10% (translated to the City of Wylie = 2,706 acres at build out).

At a build-out goal of 20 acres/1,000 the park area per city area will be 3.9% (1,054 / 27,061).

(this page intentionally left blank)

Neighborhood Parks Current & Target LOS and Service Area

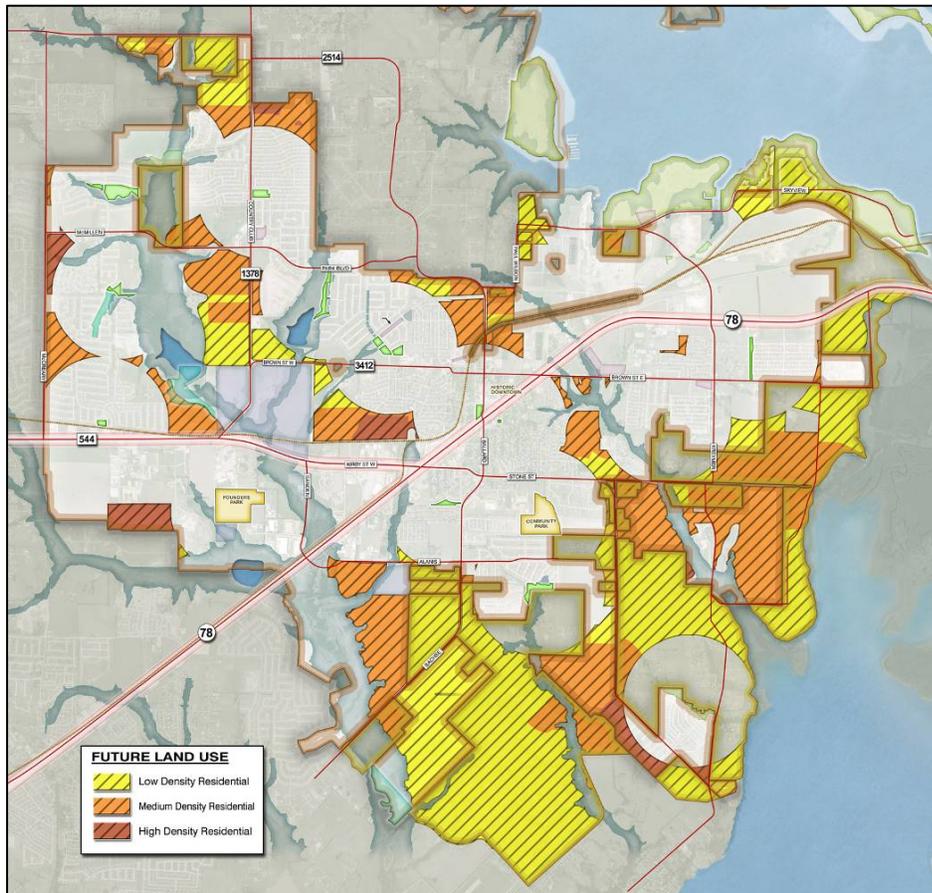
Currently, Wylie has approximately 97% of the acreage for neighborhood parks required at build-out based upon the 2010 Target LOS for neighborhood parks (see Figure 5.3). However, based upon projected growth trends and future land use (as described in Chapter 2 – Context), there is a service area deficit of neighborhood parks in Wylie (see Figure 5.4). This service area deficit illustrates a need for approximately 10 to 12 new neighborhood park sites. So even though 10 to 12 new neighborhood parks would provide more than 18 additional acres, these park sites are necessary in order to provide adequate service area coverage for the community.

Figure 5.3
Current & Target Level of Service – Neighborhood Parks

Existing Acreage	101.7 acres
Current LOS	2.46 acres /1,000 population
Target LOS	2 acres / 1,000 population
Target Acreage at Build-Out*	105 acres
Acreage to Acquire to meet Target	3 acres

Existing acreage is 97% of the target for build-out conditions
*Population of 52,709

Figure 5.4
Neighborhood Parks Service Area Deficit



The yellow, orange, and red areas shown on this map illustrate areas which are current and future residential areas (according to the City's Comprehensive Plan) which are not within 1/2 mile of a neighborhood or community park.

Community Parks Current & Target LOS and Service Area

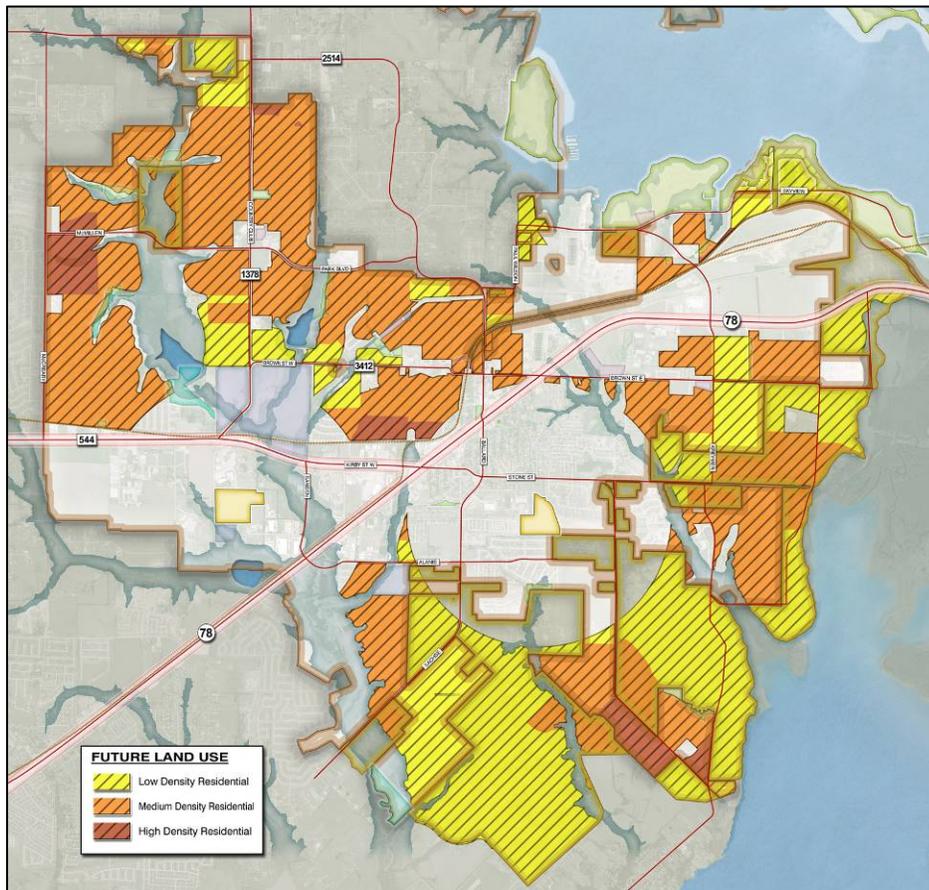
Wylie currently has approximately 33% of the acreage for community parks required at build-out based upon the 2010 Target LOS for community parks. This results in a deficit (at build-out) of about 211 acres of community parks (illustrating a need to acquire 211 acres of land for future community parks; see Figure 5.5). In addition, based upon projected growth trends and future land use, there is a service area deficit of community parks in Wylie (see figure 5.6). This service area deficit illustrates a need for approximately four (4) new community park sites (which, at an average size of 50 to 55 acres, corresponds to the need for 211 additional community park acres).

Figure 5.5
Current & Target Level of Service – Community Parks

Existing Acreage	104.7 acres
Current LOS	2.54 acres /1,000 population
Target LOS	6 acres / 1,000 population
Target Acreage at Build-Out*	316 acres
Acreage to Acquire to meet Target	211 acres

Existing acreage is 33% of the target for build-out conditions
*Population of 52,709

Figure 5.6
Community Parks Service Area Deficit



The yellow, orange, and red areas shown on this map illustrate areas which are current and future residential areas (according to the City's Comprehensive Plan) which are not within 1 mile of a community park.

Other Parks Current & Target LOS

Wylie currently has approximately 72% of the acreage for other parks (special purpose parks, open space and nature areas preserves, and all other parks except neighborhood and community parks) required at build-out based upon the 2010 Target LOS for other parks (see Figure 5.7). This results in a deficit of about 176 acres of other park land. As park service area is not a significant consideration for other park types, there is not a need to perform a service area deficit analysis such as was done for neighborhood & community parks.

Figure 5.7
Current & Target Level of Service – Other Parks

Existing Acreage	456.9 acres
Current LOS	11.06 acres /1,000 population
Target LOS	12 acres / 1,000 population
Target Acreage at Build-Out*	633 acres
Acreage to Acquire to meet Target	176 acres

Existing acreage is 72% of the target for build-out conditions
*Population of 52,709

Summary of Park Land Needs

As illustrated previously in Table 5.1 and in Table 5.2 below, there is a need in Wylie for 387 additional acres of park land (acquired by the City or dedicated during development) to meet the needs of the assumed build-out population (52,709) and to meet the target LOS established in this Master Plan of 20 acres of park land per 1,000 population. Additionally, as illustrated in Figures 5.4 and 5.6, there is a need for 10 to 12 new neighborhood park and four (4) new community park sites. As such, the small deficit at build-out for neighborhood parks (eighteen acres) should not be interpreted as there being no future need for additional neighborhood parks.

Table 5.2 Summary of Acreage Needs			
Park Category	Target Standard	2009 Acreage Needs (41,300 population)	Build-Out Needs (52,709 population)
Neighborhood Parks	2 Acres / 1,000	83 Acres (surplus of 19 acres)	105 Acres (deficit of 3 acres)
Community Parks	6 Acres / 1,000	248 Acres (deficit of 143 acres)	316 Acres (deficit of 211 acres)
Subtotal (Close-to-home)	8 Acres / 1,000	331 Acres (deficit of 125 acres)	421 Acres (deficit of 215 acres)
Other Parks	12 Acres / 1,000	496 Acres (deficit of 39 acres)	633 Acres (deficit of 176 acres)
Grand Total	20 Acres / 1,000	827 Acres (deficit of 164 acres)	1,054 Acres (deficit of 391 acres)

Facility Standards

As with spatial standards, facility standards are used to determine the current and future needs of the community for various recreation facilities and amenities. Most often, facility standards are applied to a city by creating a target LOS which expresses needs as a ratio of units of a particular facility per population size (such as one tennis court per 5,000 population). Sometimes, however, it is beneficial to use a different target LOS – one which expresses needs as square footage of facility per capita. This type of target LOS is most applicable to recreation centers, senior centers, and other indoor facilities.

National Facility Standards

In addition to creating standards for park land acreage, the NRPA also has an adopted set of facility standards that are considered to be the national benchmark for recreation amenities and facilities. As with the acreage standards, these facility standards are intended to serve as a starting point for cities in determining their own unique, individual target LOS. One consideration is that NRPA standards do not exist for all facility types – they exist for only ten of the twenty five recreation facility categories analyzed in this Master Plan.

Target Facility Levels of Service (LOS)

Many factors determine the specific target LOS developed for this Master Plan, including demographics, regional and statewide trends, City goals, and Wylie’s own unique “culture of use” – the manner in which leagues, teams, and the City operate and use facilities. The recommended target LOS for recreation facilities are specifically based on demonstrated needs, the actual number of facilities in the City, and the amount of use each facility receives. Table 5.3 on the following page illustrates both the NRPA standards and Wylie’s target LOS (as established in this Master Plan) for twenty five (25) different recreation facility categories. The target LOS timeframe for each facility is five years (2009 to 2014). Facility LOS is viewed in this timeframe, as opposed to build-out conditions, because recreation trends change and require regular reassessment of goals and needs.

Table 5.3 Recreation Facility Levels of Service on the next page illustrates NRPA standards, the adopted LOS, and five year deficits for various recreation facilities.



Table 5.3

Recreation Facility Levels of Service (LOS)

City of Wylie Parks, Recreation and Open Space Master Plan



Facility Type	Existing City & School	NRPA Target Strd (1)	2002 LOS for 18,350	2002 Target LOS	2009 LOS for 41,300	2009 Target LOS	Five Year (2014) Required addition at (~ 48,100 pop.) (2)
Competitive Facilities*							
Baseball	8 fields	1 / 5,000 pop.	1 / 2039 pop.	1 / 4000 pop.	1 / 5163 pop.	1 / 4000 pop.	12.03 ~ 12 (need for 4) Fields**
Softball	4 fields	1 / 5,000 pop.	1 / 2039 pop.	1 / 4000 pop.	1 / 10325 pop.	1 / 6000 pop.	8.02 ~ 8 (need for 4) Fields
Soccer	16 fields	1 / 10,000 pop.	1 / 1311 pop.	1 / 4300 pop.	1 / 2581 pop.	1 / 4000 pop.	12.03 ~ 12 (surplus of 4) Fields
Football	2 fields	1 / 20,000 pop.	1 / 18350 pop.	1 / 20000 pop.	1 / 20650 pop.	1 / 15000 pop.	3.21 ~ 3 (need for 1) Fields
Practice Facilities***							
Baseball/Softball	8 backstops	n/a	1 / 2039 pop.	1 / 3000 pop.	1 / 5163 pop.	1 / 3000 pop.	16.03 ~ 16 (need for 8) Backstops
Multi-purpose Practice Fields (Soccer/football goals)	26 fields (18 are ISD facilities)	n/a	1 / 9175 pop.	1 / 6450 pop.	1 / 1588 pop.	1 / 3000 pop.	16.03 ~ 16 (surplus of 10) Fields
Other Athletic Facilities							
Basketball Goals (Outdoor)	16 goals	1 / 2,500 pop.	1 / 9175 pop.	1 / 2500 pop.	1 / 2581 pop.	1 / 3000 pop.	16.03 ~ 16 (need for 0) Goals
Tennis Courts	10 courts (10 are ISD facilities)	1 / 2,000 pop.	0	1 / 2500 pop.	1 / 4130 pop.	1 / 4000 pop.	12.03 ~ 12 (need for 2) Courts
Sand Volleyball (Outdoor)	2 court	1 / 5,000 pop.	1 / 18350	1 / 5000 pop.	1 / 20650 pop.	1 / 10000 pop.	4.81 ~ 5 (need for 3) Courts
Gymnasium (Indoor basketball, volleyball, etc.)	1 gyms	1 / 20,000 pop.	0	n/a	1 / 41300 pop.	1 / 40000 pop.	1.20 ~ 1 (need for 0) Gyms
Non-Athletic Facilities							
Paved Hike and Bike Trails	8.3 miles	1 / 10,000 pop.	0	1 / 10000 to 20000 pop.	1 m / 4976 pop.	1 m / 3000 pop.	16.03 ~ 16 (need for 8) Miles
Natural Surface Trails	0 miles	n/a	0	n/a	0	1 m / 6000 pop.	8.02 ~ 8 (need for 8) Miles
Equestrian Trails	5 miles	n/a	0	n/a	1 m / 8260 pop.	1 m / 10000 pop.	4.81 ~ 5 (need for 0) Miles
Playgrounds	12 playgrounds	1 / 1,000 pop.	1 / 3670 pop.	1 / 4000 pop.	1 / 3442 pop.	1 / 2500 pop.	19.24 ~ 19 (need for 7) Units
Family Aquatic Center	0 centers	1 / 20,000 pop.	0	1 / 20000 pop.	0	1 / 40000 pop.	1.20 ~ 1 (need for 1) Center
Water Spray Park	0 parks	n/a	0	n/a	0	1 / 20000 pop.	2.41 ~ 2 (need for 2) Parks
Skate Park	1 skate park	n/a	0	indefinite	1 / 41300 pop.	1 / 20000 pop.	2.41 ~ 2 (need for 1) Park
Disc Golf Course Holes (Frisbee)	0 holes	n/a	0	n/a	0	1 / 3000 pop.	16.03 ~ 16 (need for 16) Holes
Dog Parks	0 dog parks	n/a	0	n/a	0	1 / 40000 pop.	1.20 ~ 1 (need for 1) Park
Support Facilities							
Pavilions	12 units	1 / 2,000 pop.	0	1 / 2000 pop.	1 / 3442 pop.	1 / 2500 pop.	19.24 ~ 19 (need for 7) Units
Community Center	1 center	n/a	0	n/a	1 / 41300 pop.	1 / 50000 pop.	0.96 ~ 1 (need for 0) Center
Recreation Center **** (50,000 to 55,000 sqft)	0 centers	1 / 20,000 pop.	0	1 / 25000 pop.	0	1 / 50000 pop.	0.96 ~ 1 (need for 1) Center
Senior Center **** (7,000 to 7,500 sqft)	0 centers	n/a	0	n/a	0	1 / 50000 pop.	0.96 ~ 1 (need for 1) Center
Environmental Learning Center (Nature Center)	0 centers	n/a pop.	0	n/a	0	1 / 50000 pop.	0.96 ~ 1 (need for 1) Centers
Amphitheater	0 units	1 / 20,000 pop.	0	n/a	0	1 / 40000 pop.	1.20 ~ 1 (need for 1) Center

*Seven fields at at Community Park - Seven used for soccer spring play up to 2 used for football in the fall

** A decimal need of 0.8 and higher is rounded to the next whole number.

*** Wylie's competitive facilities are also used as practice facilities. This section only accounts for facilities NOT used for competition

**** Refer to benchmarking information for square footage comparison page 5-14

(1) 1995 NRPA standards

(2) All population estimates rounded; Source: City of Wylie

(this page intentionally left blank)

Key Competitive Facility Needs

Within the next five years, there will be deficiencies in three of the four competitive facility areas: baseball, softball, and football. In total, nine (9) additional competitive facilities are needed (see Figure 5.8). The needs assessment does not reveal a need for additional competitive soccer facilities within the next five years. In fact, based on the LOS analysis, there will be a surplus of five fields.

Figure 5.8
Key Competitive Facility Needs

Competitive Facility Needs (2014 or 5 Year Target)*	
• Baseball Fields	4 Fields**
• Softball Fields	4 Fields**
• Football Fields	1 Field**
*Deficiencies based on a projected 2014 population of 48,100	
**This need is in addition to the new fields being provided as part of the Founders Park expansion.	

Key Practice Facility Needs

As with competitive athletic facilities, there is a city-wide need over the next 5 years for additional practice facilities. Specifically, there is a need for eight (8) additional backstops for baseball & softball practice (see Figure 5.9). There is not currently a need for additional multi-purpose practice fields as there are eighteen (18) such fields provided by Wylie ISD that are available for public use. A multi-purpose practice field can vary in size, but should be large enough to accommodate at least one team of any age group and often include combination soccer goals, football goals, or combination soccer/football goals at each end.

Figure 5.9
Key Practice Facility Needs

Practice Facility Needs (2014 or 5 Year Target)*	
• Baseball/Softball Backstops	8 Backstops**
*Deficiencies based on a projected 2014 population of 48,100	
**This need is in addition to the new fields being provided as part of the Founders Park expansion.	
***Open fields designed or usable for football and soccer practice	

Key Other Athletic Facility Needs

Additional tennis courts and sand volleyball courts are needed within the next five years, as shown in Figure 5.10. The needs assessment does not reveal a need for additional outdoor basketball goals or indoor gymnasiums within the next five years.

Figure 5.10
Key Other Athletic Facility Needs

Other Athletic Facility Needs (2014 or 5 Year Target)*	
• Tennis Courts	2 Courts
• Sand Volleyball (Outdoor)	3 Courts

*Deficiencies based on a projected 2014 population of 48,100

Key Non-Athletic Facility Needs

There are several areas of deficiency in the non-athletic facility category that should be addressed over the next five years (see Figure 5.11). Many of these facilities (such as playgrounds, water spray parks, skate parks, disc golf courses, and dog parks) can theoretically be provided as part of an existing or planned park. A family aquatic center (which typically includes recreational swimming pools, water slides, wading pools, and lazy rivers) often is a stand-alone facility but can also be collocated with other park facilities, such as a recreation center. Trails generally connect parks and run along creek corridors and through natural areas. Paved hike and bike trails are typically higher-traffic facilities than are natural surface trails, which are well suited to be located in more environmentally-sensitive areas.

Figure 5.11
Key Non-Athletic Facility Needs

General Recreation Facility Needs (2014 or 5 Year Target)*	
• Paved Hike & Bike Trails	8 Miles
• Natural Surface Trails	8 Miles
• Playgrounds	7 Units
• Family Aquatic Center	1 Center
• Water Spray Park	2 Parks
• Skate Park	1 Park
• Disc Golf Course Holes (Frisbee)	16 Holes**
• Dog Parks	1 Park

*Deficiencies based on a projected 2014 population of 48,100
 **Disc golf courses are built in increments of 9 holes. A deficit of 16 holes implies the need for a single 18-hole disc golf course.

Key Support Facility Needs

In addition to all of the recreation amenities and facilities discussed thus far, support facilities play a large role in maintaining the quality and usability of Wylie’s parks and open spaces. Within the next five years, there is a need for one environmental learning center (also known as a nature center), one outdoor amphitheater, and seven pavilions (many of which can be placed in existing parks; see Figure 5.12).

Figure 5.12
Key Support Facility Needs

Support Amenities Needs (2014 or 5 Year Target)*	
• Pavilions	7 units
• Environmental Learning Center**	1 Center
• Amphitheater	1 Amphitheater
*Deficiencies based on a projected 2014 population of 48,100	
**Also known as a Nature Center	

Recreation & Senior Centers

The target LOS for recreation and senior centers are based upon regional benchmarks that reflect square footage per capita for a set of benchmark cities, which included Arlington, Richardson, Irving, Grand Prairie, Keller, Frisco, Flower Mound, and Burleson.¹ Of the comparison facilities, approximately 66% of recreation centers included indoor aquatics. Comparison numbers included both built and planned facilities for actual and projected populations. The following target LOS were developed based upon the benchmark city analysis:

- **Recreation Centers** – 0.94 square feet per person
- **Senior Centers** – 0.14 square feet per person

In addition to these benchmarks, the recommended size for a recreation center is 50,000 to 60,000 square feet, depending on included amenities. Based on Wylie’s projected build-out population of 52,709, it is rational to project the need for one 50,000 to 55,000 square foot recreation center at the time of build-out. Because Wylie is so close to this population level, the construction of such a center is recommended within the next five years. Similarly, Wylie’s five-year and build-out populations also illustrate a need for a 7,000 to 7,500 square foot senior center.

Figure 5.13
Key Support Facility Needs – Recreation & Senior Centers

Support Amenities Needs (2014 or 5 Year Target)*	
• Recreation Center	1 Center**
• Senior Center	1 Center***
*Deficiencies based on a projected 2014 population of 48,100	
**50,000 to 55,000 square feet	
***7,000 to 7,500 square feet	

¹ These cities were used for comparison because of available data on recreation center square footage and are not all considered to be cities comparable to Wylie.

DEMAND-BASED NEEDS ASSESSMENT

The demand-based needs assessment is primarily based on the results of the public involvement process and illustrates the needs, wants, and desires of Wylie's citizens. As with the other needs assessment types, the demand-based needs assessment is one tool by which recommendations for this Master Plan are developed. Each of the items discussed below reflect the common themes that arose throughout all aspects of the public involvement process and summarize the overall recreation goals of Wylie's citizens.

Develop Indoor & Outdoor Aquatic Facilities

When asked during the Citizen Attitude Survey (telephone survey) what one facility was most lacking in their part of the city, 44% of respondents said public/community pool, natatorium, or aquatic center/water park. Similarly, during the focus group meetings, people said that having indoor and outdoor aquatics is an important goal for Wylie in order for the city to achieve self-sufficiency and to meet the needs of a multi-generational population.

Develop a Recreation Center

After aquatics, recreation center was cited as the most lacking facility by respondents in the Citizen Attitude Survey. Similar response was received during the focus group meetings in which people said that a recreation center is important in developing a sense of pride in Wylie and providing opportunities for all of its citizens.

Improve Access to the Lakes

Wylie is uniquely situated between two major lakes which both provide many recreation opportunities, beautiful shorelines, and animal habitat. While these two lakes abut Wylie, they have limited visibility from the city and are difficult to access. Participants in each component of the public involvement process cited providing better access to the lakes, enhanced recreation opportunities, and capitalizing on the lakes as identity-giving features for Wylie as very important goals for the City. Ninety four percent (94%) of survey respondents think better access to Lake Ray Hubbard and Lavon Lake should be provided.

Expand the Trails System

In the Citizen Attitude Survey, 73% of the respondents said they regularly like to walk, hike or jog. Additionally, 19% of respondents said they go to *another* city to use their hike and bike trails. The importance of trails is closely reflected by survey respondents' ranking of trails as the second most important facility to provide or expand out of a list of thirty one (31) facilities. Similarly, during the focus group meetings expanding the hike and bike trail system came up as a very important goal for the City in order to connect schools, neighborhoods, and parks and to achieve the citizens' vision of being self-sufficient, unique, and bike- and pedestrian-friendly.

Enhance & Renovate Close-to-Home Parks

The Citizen Attitude Survey revealed that family events is the favorite type of recreation activity in Wylie. Furthermore, the two most common park activities are taking kids to play and appreciating the view. Eighteen percent (18%) of survey respondents said they take their kids to

another city to use a playground. Overall, these types of close-to-home park² activities are seen as very important to Wylie’s citizens. The number one most important item for the City to expand or provide is playgrounds (94% of survey respondents said this was very important or important). The results of the focus group closely mirror the importance of the passive recreation activities that occur at close-to-home parks. The general need identified is to ensure a city-wide level of service for these types of parks by renovating certain neighborhood and community parks and constructing new neighborhood and community parks in areas that are not well served. Overall, ninety two percent (92%) of survey respondents feel that the City should renovate and expand its existing parks.

Preserve & Provide Access to Natural Areas

Eighty nine percent (89%) of survey respondents feel it is important to be able to access natural areas in Wylie. Similarly, eighty nine percent (89%) of respondents also supported acquiring land to preserve environmentally sensitive areas such as natural creek corridors. Furthermore, the importance of preserving natural areas as a way to be unique and maintain Wylie’s small town character were major topics of discussion during the focus group meetings.

Develop Additional Athletic Facilities

Further supporting the results of the standard-based needs assessment, which illustrates a need for additional athletic facilities, the Citizen Attitude Survey reveals youth baseball, basketball, youth soccer, and youth softball as all being important athletic activities to provide or expand. While the majority of respondents feel that the overall quality and maintenance of athletic fields in Wylie is excellent or good, half of the respondents feel that there are not enough athletic fields and that they are not conveniently located.

Acquire Land for Future Parks and Facilities

One of the strongest pieces of input from the focus group meetings was the need for the City to proactively plan for the future and to meet the needs of a growing community. Both of these require acquiring or otherwise setting aside land for future parks and facilities. Further supporting this argument, survey respondents firmly agree that the City should acquire land for future park and open space development (89% of respondents).

Expand Recreation Programming

Finally, the importance of providing adequate programming for all of Wylie’s citizens (particularly seniors and youth) was cited as an important goal for the City. While the Citizen Attitude Survey was designed to assess physical needs and not programming needs, the results of the focus group meeting strongly exhibit a need to ensure the provision of such programming to ensure the self-sustainability of Wylie, to build Wylie as an involved community, and to retain youth in the city.

² “Close-to-home” parks are defined on page 4-1 and typically take the shape of a neighborhood or community park.

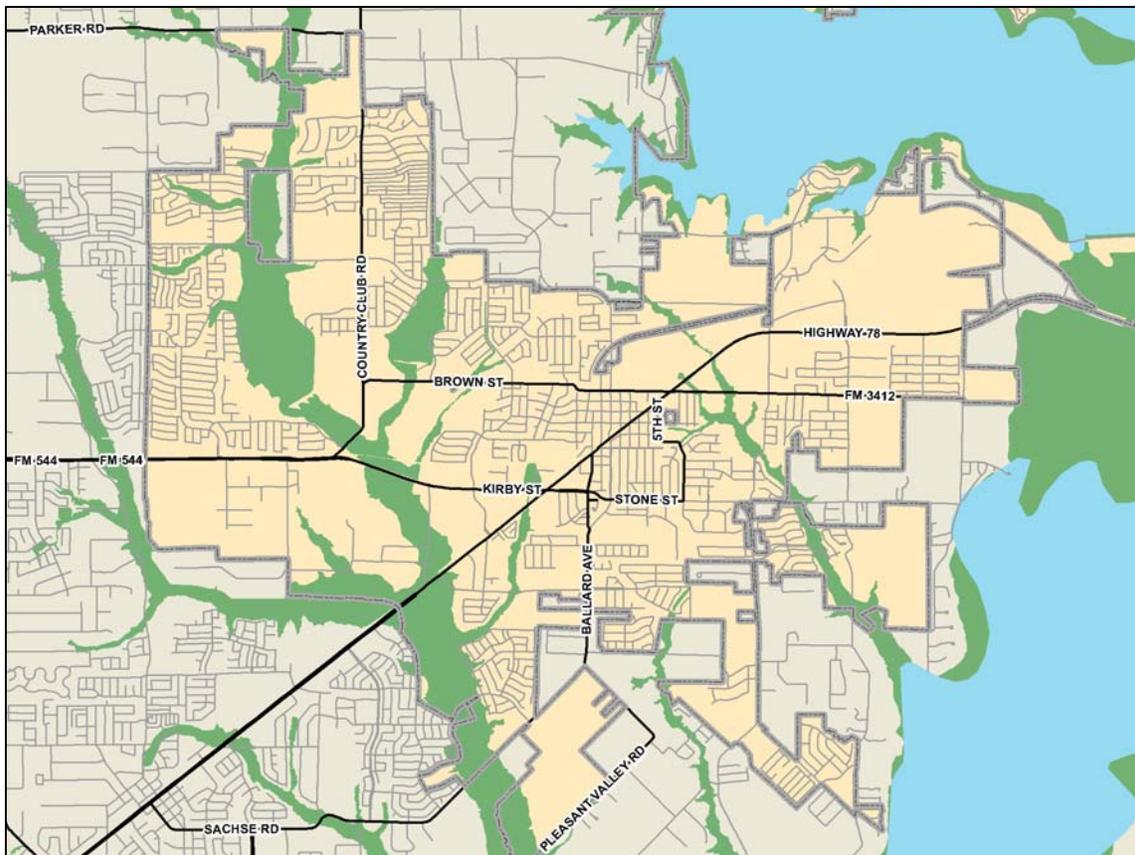
Table 5.4 Prioritized Demand-Based Needs	
	Rank
Develop Indoor & Outdoor Aquatic Facilities	1
Develop a Recreation Center	2
Improve Access to the Lakes	3
Expand the Trails System	4
Renovate & Enhance Close-to-Home Parks	5
Preserve & Provide Access to Natural Areas	6
Develop Additional Athletic Facilities	7
Acquire Land for Future Parks and Facilities	8
Expand Recreation Programming	9

RESOURCE-BASED NEEDS ASSESSMENT

The final component of the needs assessment – in addition to analyzing standards, benchmarks, and citizen demand – consists of identifying the key physical resources within Wylie and what challenges and opportunities they present related to parks, recreation, and open space. This section examines three of Wylie’s most valuable natural resources: extensive floodplains, Lake Ray Hubbard and Lavon Lake, and rural and agricultural landscapes.

Muddy Creek, Rush Creek & Other Floodplains

Wylie has a large amount of floodplain within its city limits. In total, floodplain constitutes about 21% of Wylie or about 3,600 acres. The majority of floodplain within the city is located along Muddy Creek, Rush Creek, and the shores of Lake Ray Hubbard and Lavon Lake. All of these areas provide unique recreation opportunities, aesthetic benefits, and invaluable environmental services to Wylie. These environmental services include wildlife habitat, flood protection, water quality enhancement, and physical connections and linkages throughout the city. An additional value of the floodplains in Wylie is the natural gateways they provide along FM 544 and SH 78 as people travel in and out of Wylie. To date, the City’s Engineering Department has made good progress toward protecting these resources through the provisions made in the floodplain ordinance. It is important, however, to also ensure access is available through these areas by means of trail connections and that the very nature of these areas remains fully protected by means of limiting or disallowing floodplain reclamation. Additional information on floodplain protection can be found in Appendix D.





Lake Ray Hubbard & Lavon Lake

As mentioned throughout this Master Plan, Wylie is uniquely situated between two major lakes. These lakes provide many opportunities to the community, including recreation, drinking water, open space, wildlife habitat, and aesthetic character. Recreation opportunities possible or available at these lakes include shoreline activities (such as trails, bird watching, picnicking, camping, and environmental education) and water-based activities (such as skiing, sailing, kayaking, canoeing, and motor boating). Current issues relative to the lakes is that there is a lack of visibility of them from the city, access to the lakes is confusing and indirect, and in some instances, the shoreline is generally inaccessible for the general public. These lakes are a valuable resource for Wylie and should be protected and celebrated as a major and unique component of the character and marketability of the City.



Rural/Agricultural Landscapes

Wylie is at a turning point in its history where it is quickly changing from a rural community into a suburb. All suburbs have passed this turning point at some time in their past, but most have not taken the necessary steps to preserve the rural, small-town character of their city. Protecting rural/agricultural landscapes (including crop land, farm houses, barns, silos, and other pieces that can be considered “Americana”) is crucial for the City of Wylie in order to maintain the level of attraction that encouraged people to move to Wylie in the first place. Protecting Wylie’s rural character does not mean turning away all development. Rather, view corridors and key pieces of this landscape need to be protected so that future generations can share in Wylie’s rich natural and agricultural history. It is important to consider that low density residential developments (one or two acre lots) do not protect rural landscapes. Rather, it is important to preserve rural landscapes in intact pieces of 20 to 100+ acres within the city. The result of low density residential development is a landscape with all of its variables and unique characteristics divided into a uniform patchwork of residential lots, which are typically mowed, and the loss of natural corridors and intact communities of vegetation.



(this page intentionally left blank)