

ALPINE CITY



PARKS MASTER PLAN

and

CAPITAL FACILITIES PLAN

adopted

23 March 2004

TABLE OF CONTENTS

Chapter 1 - Introduction	1
Chapter 2 - Inventory of Existing Parks	3
Chapter 3 - Standards for Park	6
Chapter 4 - Park Master Plan Guidelines	13
Chapter 5 - 25-Year Capital Facilities Plan	16
Chapter 6 - Park Facilities Impact Fee Calculation	23
Chapter 7 - Proportionate Share Analysis	26
Exhibit A Types of Parks	

CHAPTER 1

INTRODUCTION

Since the adoption of the 1997 Park Master Plan, Alpine City has experienced steady growth. The growth, primarily around new homes, has put added pressure on the ability of Alpine City to provide for various municipal services, including parks. To maintain the quality and availability of parks within the community, the city is developing a new Parks Master Plan. The initial objectives of the Parks Master Plan are the following:

- Assess the community's park needs through an evaluation based on national park standards;
- Assess land available within developed areas of the city could be purchased and developed as parks to meet the unmet needs of existing residents;
- Provide the city with guidelines to evaluate the value of the open space and parks proposed by new open space subdivision development proposals in relation to the overall city needs; and,
- Provide the city with a formula to assess whether property proposed as open space in new subdivision proposals should be acquired and maintained by the city or be placed in homeowner associations and maintained by the development's property owner.

In response to these objectives, this Parks Master Plan has been formatted to address the guidelines stated in the above. This Parks Master Plan has been divided into the following chapters and issues.

Chapter 1: Introduction - An overview of the purpose and objective of the Parks Master Plan

Chapter 2: Inventory of Existing Facilities - An assessment of existing park facilities within city limits, including privately held facilities and facilities at schools.

Chapter 3: Standards for Parks - A review of national standards for parks and an assessment as to their applicability to Alpine's unique circumstances.

Chapter 4: Parks Master Plan Guidelines and Recommendations - Based on the information and findings included in the previous sections, a series of Parks Master Plan guidelines and recommendations have been developed that address the relevant park issues in Alpine City, including, but not

limited to, the following:

1. Recommendations regarding the amount of parkland Alpine City should plan for based on anticipated growth and application of park standards;
2. Approximate location and design of new parks to serve existing developed areas within the city;
3. Approximate location and design of new parks to serve areas proposed for future development.

CHAPTER 2

INVENTORY OF EXISTING FACILITIES

Alpine's parks and open spaces fall into several categories. The City owns and operates Lambert Park, Burgess Park, Peterson Arboretum, City Center Park, Moyle Park, Beck's Hill/South Pointe Park, Smooth Canyon Park, Healey Park, and the park on 300 North. There are also several other parks owned by the (PRD) planned residential developments. The PRD parks are owned by the homeowners associations for the benefit of the residents of the PRD. Another important provider of parks facilities in the Alpine School District

MINI-PARKS			
Name	Acres	Facilities	Comments
Carlisle well	.5	Undeveloped	Proposed grass play area and landscaping
Total	.5		

NEIGHBORHOOD PARKS			
Name	Acres	Facilities	Comments
Silverleaf Park	1.5	Play area	
Beck's Hill Park	17.8	Play area, trails, pavilion	3.0 acres developed
300 North Park	2.0	Undeveloped	Donated by developer
Healey Park	4.5	Undeveloped	Not owned by the City to be donated by developer
Total	25.8		

SCHOOL PARKS			
Name	Acres	Facilities	Comments
Alpine Elementary	7.0	1 ballfield 2 soccer fields	Field use scheduled by Alpine City
Westfield Elementary	10.0	1 ballfield 1 soccer field	Field use scheduled by Alpine City
Timberline MiddleSchool	10.0	2 ballfields, track, 2 soccer fields	Field use scheduled by Alpine City
	27.0		

COMMUNITY PARKS			
Name	Acres	Facilities	Comments
Legacy Park	1.0	Pavilion, Gazebo, play areas	Alpine Days location
Total	1.0		

LARGE URBAN PARK			
Name	Acres	Facilities	Comments
Lambert Park	255	Rodeo Grounds, Trails & Open Space	
Total	255		

NATURAL RESOURCE AREA			
Name	Acres	Facilities	Comments
Lambert Park	255	Open Space	
Total	255		

GREENWAYS			
Name	Acres	Facilities	Comments
Willow Canyon	10.0	Open Space	
Healey Heights	10.0	Open Space	
Sunrise Drive	2.0	Open Space	
Hog Hollow water tank	20.0	Open Space	
Total	42.0 acres		

SPORTS COMPLEX			
Name	Acres	Facilities	Comments
Burgess Park	10.0	6 ball fields, sand volleyball, basketball court, 2 pavilions 2 tennis courts	
Smooth Canyon Park	6 acres	2 soccer fields	
Total	16 acres		

SPECIAL USE PARKS			
Name	Acres	Facilities	Comments
Moyle Historic Park	2.0	Museum, picnic area	
Rodeo Grounds	5.0	Rodeo Arena	The Rodeo grounds were reconstructed in 2003
Arboretum	10.0	Walking paths, variety of trees	
Total	17.0		

PRIVATE PARK/RECREATION FACILITY			
Name	Acres	Facilities	Comments
Mountainville	1.5		
Stonehedge	1.5		
Alpine Cottage	1.5		
Stake Center	5.0	2 ballfields	
Total	9.5		

CHAPTER 3

STANDARDS FOR PARKS

Every community in the United States is unique. Each is comprised of different factors regarding population, land area and similar factors that make the application of a national standard for anything a subjective decision. However, there is a value in reviewing and understanding universally accepted national standards for parks because they establish a benchmark based upon analysis of the park needs of a wide variety of communities, many of which are very much like Alpine City, Utah. It is the responsibility of the city leaders to determine the applicability of the national standards based on Alpine's unique needs and desires.

The 1996 manual "*Park, Recreation, Open Space and Greenway Guidelines*" written by James D Mertes and James R. Hall (published by the National Recreation and Park Association and the American Academy for Park and Recreation Administration) is the universally accepted guideline for park standards nationally. The manual outlines several important features in park planning including sections regarding a systematic approach to and framework for park, recreation, open space and greenway planning. The approach and framework outlined in the manual have been used as a guideline for preparing this master plan.

In addition, Section 3 of the manual discusses "Level of Service Guideline of System Planning" associated with determining appropriate levels of service for park planning based on typical local communities. Section 4 discusses classifications of parks, open spaces and greenways. Section 5 discusses facility space standards for parks, particularly as they relate to the impact of the Americans with Disabilities Act (ADA) and park planning for accessibility.

The following is a brief summary of the relevant information contained in Sections 3, 4 and 5 of the manual. It should be used by city leaders as a guideline for determining appropriate park improvements in so much as it is relevant to Alpine City's unique community profile.

Levels of Service

Level of service is a standard established by a municipality that is used to determine the amount of parklands and facilities that should be provided by the city based on the perceived needs. Its main function is to serve as a guideline for insuring that the provision of parks does not fall behind the degree and rate of future city growth. Many communities use a level of service - - normally expressed as a number of acres of parkland per certain population number, i.e. 10 acres of parkland for every 1,000 city residents - - to determine park fees or require park dedications of new development projects.

A section of the discussion of level of service addresses the unique small communities such as Alpine City. Within this section it states that a standard of level service is

nothing more than a benchmark of acceptable measure of performance or delivery that has been agreed on by the parties involved. Issues that a small community like Alpine City should take into consideration when determining whether to adopt a level of service include the following:

- A community may choose to adopt a level of service standard if it senses that growth of its park system has not or may not keep up with the amount of current and anticipated growth and changing demographic patterns of the community.
- Is there state enabling legislation that requires a service or similar standard on which to base a park dedication fee or dedication requirement as part of subdivision or plat approval?

As part of this Park Master Plan discussion, it is believed that it would be in Alpine City's best interest to establish a level of standard that can be used to assess the impact of a new subdivision and establish the continuing basis for having a park dedication fee. Some of the factors that should be considered when determining an appropriate level of service for Alpine City include the following:

- Alpine City is comprised almost exclusively of single-family detached lots. Park level of service need not consider the typically higher park needs of residents of multiple family dwellings.
- The vast majority of single-family detached lots in Alpine City are larger lots, ranging from a general minimum of 10,000 square feet up to an acre or larger. Larger lots allow for private recreation areas and private recreation facilities. The amount of parklands and the type of park facilities should take into consideration the number of larger lots and the amount of private recreation facilities.
- Alpine City is a family-oriented community where many of the lots are inhabited by families with children, often more children than national averages. The park needs of families and especially children should take greater considerations in the determination of level of service.

It is recommended that Alpine City adopt a park acreage per population level of service not as part of the master plan, but as a part of an ordinance that can be reviewed on a periodic basis and updated as needed.

Standard Classification of Parks, Open Space and Greenways

Parks, open spaces and greenways are classified in several different categories. The importance of this area of standardization of Alpine City is in regard to both creating a standardization of park terms and what types of parks the City wants to provide and what service different classes of parks provide its residents. Table 6 illustrates the standard classification with summary information provided on each type of park facility.

Table 6

Standard Classification of Parks, Open Space and Greenways

Parks and Open Space Classifications			
Classification	General Description	Location Criteria	Size Criteria
Mini-park	Used to address limited, isolated or unique recreational needs.	Less than a 1/4 mile distance in residential setting	Between 2,500 sq. ft. and one acre in size
School Park	Depending on circumstances, combining parks with school sites can fulfill the space requirements for other classes of parks such as neighborhood, community, sport complex, and special use.	Determined by location of school district property	Variable - depends on function.
Community Park	Serves broader purposes than neighborhood park. Focus is on meeting community-based recreation needs as well as preserving unique landscapes and open space.	Determined by the quality and suitability of the site. Usually serves two or more neighborhood and 1/2 to 3 mile distance.	As need to accommodate desired uses. Usually between 30 and 50 acres.
Large Urban Park	Large urban parks serve a broader purpose than community parks and are used when community and neighborhood parks are not adequate to serve the needs of the community. Focus is on meeting community-based recreational needs as well as preserving unique landscapes and open spaces.	Determined by the quality and suitability of the site. Usually serves the entire community.	As needed to accommodate desired uses. Usually a minimum of 50 acres with 75 or more acres being optimal.
Natural Resource Areas	Lands set aside for preservation of significant natural resources, remnant landscapes, open spaces and visual aesthetics/buffering	Resource availability and opportunity	Variable
Greenways	Effectively tie park system components together to form a continuous park environment	Resource availability and opportunity	Variable
Sports Complex	Consolidates heavily programmed athletic fields and associated facilities to larger and fewer sites strategically located throughout the community.	Strategically located community-wide facilities	Determined by projected demand. Usually a minimum of 25 acres with 40 to 80 acres being optimal.
Special Use	Covers a broad range of parks and recreation facilities oriented toward single-purpose use.	Variable - dependent on specific use.	Variable
Private Park/Recreation Facility	Parks and recreation facilities that are privately owned yet contribute to the public park and recreation system.	Variable - dependent on specific use.	Variable

Pathway Classifications		
Classification	General Description	Description of Each Type
Park Trail	Multipurpose trails located within greenways, parks and natural resource areas. Focus is on recreational value and harmony with natural environment.	Type I: Separate/single-purpose hard-surfaced trails for pedestrians, bicyclists, in-line skaters. Type II: Nature trails for pedestrians. May be hard or soft-surfaced.
Connector Trails	Multipurpose trails that emphasize safe travel for pedestrians to and from parks and around the community. Focus is as much on transportation as it is on recreation.	Type I: Separate/ single-purpose hard-surfaced trails for pedestrians, bicyclists, in-line skater located in independent right-of-way. (e.g. old railroad right-of-way) Type II: Separate/single purpose hard-surfaced trails for pedestrians, bicyclists, in-line skaters, typically located within road right-of-way.
On-Street Bikeways	Paved segments of roadways that serve as a means to safety separate bicyclists from vehicular traffic.	Bike Route: Designated portions of the roadway for the preferential or exclusive use of bicyclists.
All-Terrain Bike Trail	Off-road trail for all-terrain (mountain) bikes.	Single-purpose loop trails usually located in larger parks and natural resource areas.
Cross-Country Ski Trail	Trails developed for traditional and skate-style cross-country skiing.	Loop trails usually located in larger parks and natural resource areas.
Equestrian Trail	Trails developed for horseback riding.	Loop trails usually located in larger parks and natural resource areas. Sometimes developed as multipurpose with hiking and all-terrain biking where conflicts can be controlled.

The various general descriptions for each park and pathway illustrate the type of park need served. Alpine City should use these descriptions to determine which type of parks best serve the needs of Alpine residents.

Size and Design Requirements for Outdoor Park Facilities and Fields

Similar to the standardization of park types, outdoor park facilities are also standardized as a result of league or sport rules of play. It is important for Alpine City to understand and recognize the size of design requirements of outdoor park facilities as decisions are made on park size, location and facilities to be constructed as part of the city's budgeting process or as part of the review of subdivision applications wishing to dedicate municipal park facilities. Standardization of outdoor park facilities as a part of the city's Park Master Plan will establish uniform requirements thus insuring that facilities are provided in a uniform design.

Table 7 outlines the recommended size and design requirements for Alpine City outdoor park facilities.

Table 7

Recommended Outdoor Facility Development Standards				
Activity	Recommended Size and Dimensions	Recommended Space Requirements	Recommended Location	Service Radius and Location Notes
Basketball 1. Youth 2. High School	46' - 50' x 84 50' x 84"	2400-3036 sq. ft. 5040-7280 sq. ft.	Long axis north-south	1/4-1/2 mile. Outdoor courts in neighborhood/community parks, plus active recreation areas in other park settings.
Handball	20' x 40' with a minimum of 10' to rear of 3-wall court. Minimum 20' overhead clearance	800 sq. ft. for 4-wall, 1000 sq. ft. for 3-wall.	Long axis is north-south. Front wall at north end.	15-30 minute travel time 4-wall usually indoor as part of multipurpose building. 3-2 wall usually in park or school setting
Tennis	36' x 78', 12 ft. clearance on both ends	Minimum of 7200 sq. ft single court area (2 acres per complex)	Long axis north-south	1/4-1/2 mile. Best is batteries of 2-4. Located in neighborhood/community park or near school site.
Volleyball	3-' x 60' Minimum of 6' clearance on all sides	Minimum 4,000 sq. ft.	Long axis north-south	1/2 - 1 mile
Little League baseball	Baselines - 60' Pitching distance - 46' Foul lines - min.200' Centerfield 200'-250'	1.2 acre minimum	Locate home plate so pitcher is not throwing across sun and batter not facing it. Line from home plate through pitchers mound to run east-northeast	1/4 - 1/2. Part of neighborhood complex. Lighted fields part of community complex
Football	160' x 360' with a minimum of 6' clearance on all sides	Minimum 1.5 acre	Fall season - long axis northwest or southeast. For longer periods, north/south	15-30 minutes travel time. Usually part of baseball, football, soccer complex in community complex
Soccer	195' to 225' x 330' with 10' minimum clearance on all sides	1.7 - 2.1 acre	Fall season - long axis northwest or southeast For longer periods, north/south	1-2 miles. Number of units depends on popularity. Youth soccer on smaller fields adjacent to fields or neighborhood parks.
Softball	Baselines - 60' Pitching distance - 45' men, 40' women Fast pitch field radius from plate - 225' Slow pitch - 275' men, 250' women	1.5 - 2.0 acre	Same as baseball. In dimensions for 16"	1/4 - 1/2 mile. Slight difference. May also be used for youth baseball.

Table 7 (continued)

Recommended Outdoor Facility Development Standards				
Activity	Recommended Size and Dimensions	Recommended Space Requirements	Recommended Orientation	Service Radius and Location Notes
Multiple use court (basketball tennis, etc.)	120' x 80'	9,840 sq. ft.	Long axis of court with primary use north and south	1-2 miles, in neighborhood or community park
Swimming pools	Teaching - min. 25 yards x 45' even depth of 3-4 ft. Competitive - min 25m x 16 m. Min. 25 sq. ft. water surface per swimmer. Ration of 2 to 1 deck to water	Varies on size of pool and amenities. Usually 1-2 sites.	None, but care must be taken in sitting lifeguard stations in relation to afternoon sun	15-30 minutes travel time. Pools for general community use should be planned for teaching competitive and recreational purposes with enough to accommodate 1 m to 3 m diving boards. Located in community park or school site.

Impact of the Americans With Disabilities Act (ADA) on Facilities Design

An equally important aspect of developing a quality park system lies in how well it serves the needs of the disabled. Now more than ever before, the municipalities have a responsibility to provide a reasonable level of park accessibility for individuals with varying levels of ability.

To help insure that this fact happens, Congress enacted The American With Disabilities Act (ADA) of 1992 - provides for equal access to all users of public facilities and programs. Although still largely untested, the basic intent of the act is clear; reasonable equal access opportunities must be provided to those with disabilities.

There are no requirements within the ADA which mandate any spatial requirements relative to the size of any particular type of park and recreation facility. The act does, however mandate that park areas and facilities be reasonably accessible and usable to all populations. The extent to which compliance with the act will impact the size or configuration of a particular facility is likely to be inconsequential in terms of a particular facilities size. It may, however, dictate some changes to specific design guidelines in response to the act. It is recommended that each proposed Alpine City park incorporate a reasonable level of park accessibility in the final determination of spatial and facility design guidelines for all units of the park, recreation and open space system. These accessibility guidelines are further complicated by the materials available on the concept of universal access.

The National Park and Recreation Association has also produced recommended guidelines on the subject of parks and recreation standards. Yet, local needs differ due to the environment and life styles in which we live. For this reason, Alpine's standards

CHAPTER 4

PARKS MASTER PLAN GUIDELINES AND RECOMMENDATIONS

The purpose of the Parks Master Plan guidelines and recommendations is to give Alpine City a basis by which to consider the following:

- The type of parks that Alpine City believes would best serve the interests and needs of the community;
- The logical location of new parks based on existing and anticipated patterns of growth;
- The logical sizes of new parks;
- The types of facilities that should be constructed in new parks;
- Design criteria for new parks that require a consistently high level of park development whether the parks are developed by the city or as a part of a new development project; and,
- Master plan trail network linking together the neighborhood park system.

Recommended Types of Parks

In determining the appropriate types of parks for Alpine City, the following factors should be considered:

1. Alpine City is comprised almost exclusively of single-family detached neighborhoods dispersed around the community.
2. The single-family detached neighborhoods are comprised of generally larger lots - 10,000 square foot and larger. Many of the homes may have park facilities typical of mini-parks - - tot lots and picnic areas - - incorporated into larger, private rear yards.
3. Alpine City is a traditional family oriented community with most of the neighborhoods comprised of families with more children than the national average.
4. Many of the Alpine City residents are active members of the Church of Jesus Christ of Latter-day Saints. Church buildings, activities and recreational

for park and recreation facilities have been adjusted to reflect the unique needs of the community. Following is a comparison of Alpine's standards with those of NPRA.

ACRES/1,000 PEOPLE				
Type of Park	NPRA Standard	1997 PLN	Actual	Proposed
Neighborhood	1.25 - 2.5	1.0	2.3	.5
Community	5.0 - 8.0	1.5	.2	2.0
Athletic Complex	1.2	2.0	2.0	2.0
Total	7.2 - 10.5	4.5	4.32	4.5

Adjustments were made to the sizes of the various parks as recommended by the National Park and Recreation Association for the Alpine Parks, Recreation and Trails Element of the General Plan.

Alpine's recommended level of service (LOS) is 4.5 acre/1000 people. This standard was used for the following reasons:

1. It is consistent with the local and national standards for parks and recreation facilities.
2. It is the level of service that Alpine has traditionally provided for parks and recreation.
3. Most residential lots are large which allows for private recreational areas and activities.

complexes provide substantial opportunities for social and recreational activities for church members that need not be duplicated by the city.

5. Alpine City needs to develop fields for recreational sports such as baseball, softball, football and soccer.

Given these factors, certain recommendations regarding the appropriate types of parks can be made.

1. The development of a system of neighborhood parks designed to serve families with children should be the highest priority of the city.
2. The neighborhood parks that are developed should concentrate efforts on providing facilities and areas that are multiple purpose and use, allowing for use by several similar park needs.
3. The city's existing downtown Legacy Park should be continued as center of citywide park functions such as annual events.
4. If feasible, a joint agreement could be discussed with Timberline Middle School to broaden park opportunities.
5. Taylor Park (100 South 200 East) should be developed as a combined larger urban park, sports complex and special use park because it offers a wide variety of park opportunities such as:
 - Wooded areas than can be used as unique family and group picnic and activity areas;
 - A water feature in the form of Dry Creek that provides a unique park experience; and
 - Areas for native and woodland interpretive walks for area schools.
6. Ft. Canyon Park—A Park should be developed in the sliding rock area of Ft. Canyon.

CHAPTER 5
PARKS, RECREATION & TRAILS
25-YEAR CAPITAL FACILITIES PLAN
AND
IMPACT FEE CALCULATION METHODOLOGY

**Three-Year Capital
Improvement Program**

INTRODUCTION

Pursuant to provisions of Section 10-0-102 Utah Code Annotated which allows Alpine City to enact ordinances, resolutions and rules that the City considers necessary for the use and development of land, and to also provide for the health, safety and welfare of residents, and Section 10-9-302 (d) allowing for the formulation of capital facilities plans and other appropriate actions, and following all the requirements for Section 11-36, this Alpine City Parks, Recreation & Trails Capital Facilities Plan is formulated and presented to identify the 25-year parks, recreation and trails facility needs of Alpine. The Alpine City Parks, Recreation & Trails Facilities Plan is also formulated as a prerequisite to the possible imposition of a parks impact fee as an available funding option for the provision of parks facilities required to serve new growth. The Parks, Recreation & Trails Capital Facilities Plan refines the information contained in the Parks, Recreation & Trails Element of the General Plan.

The Capital Facilities Plan identifies the 25-year parks facilities needs of the City, identifies the capital facilities costs of providing park services to Alpine City, and also describes the impact fee calculation methodology as required by Alpine City Impact Fee Procedures.

Alpine City's recommended Level of Service is 5 acres of developed park per 1000 residents. This standard is being proposed for the following reasons:

1. Alpine currently has 4.32 parks per 1000 residents
2. Alpine has larger lots which permits more recreational activities at home
3. The Parks Master Plan adopted by the city council prescribes a Level of Service corresponding to this number.
4. A higher number would not reflect the use of church and school property

Satisfying the Capital Needs of Parks, Recreation and Trails

According to the Level of Service recommended, the city will need 31 acres of developed park land. These parks will be divided into three categories. These categories are the same types of parks listed in the Parks Master Plan.

1. Neighborhood Parks. These parks should be located one-mile apart and within 1/8 mile of an existing or proposed trail. These parks should be between three to six acres with the optimal size between four to five acres. These parks would conform to the following park design guidelines. According to the Level of Service standards, the city needs an additional 1 acre of neighborhood parks.
2. Sports Parks. There should be five sports parks located along streets which can handle significant traffic with the least impact on the residential neighborhood. The minimum size should be 10 acres with one park having 20 acres or more. In order to meet the needs of sports enthusiasts, some if not all of the sports parks will need lighting. Where possible, these parks should be located in proximity to middle and high schools to encourage joint use. These parks should have facilities to have baseball, soccer and football practice fields. The city will need an additional 50 more acres of sports parks.
3. Community/Central Parks. These parks tend to serve the whole community and are centrally located or regional in nature. The city has two such parks either built or planned. They are Legacy Park and Taylor Park. These parks represent a total acreage of about ? acres. It is anticipated that the city will need to develop ? acres of this total acreage. The development of these parks will be for the purpose of meeting needs not met by the other parks.

Alpine City's Population Projections in Five-Year Increments

<u>Year</u>	<u>Population</u>
2000	7,146
2001	7,594
2002	8,245
2003	8,325
2004	8,604
2005	8,884
2006	9,163
2007	9,443
2008	9,722
2009	10,002
2010	10,281
2011	10,561
2012	10,840
2013	11,116
2014	11,391
2015	11,666
2016	11,941
2017	12,216
2018	12,492
2019	13,767
2020	13,042
2021	13,317
2022	13,592
2023	13,868
2024	14,143
2025	14,418
2026	14,692
2027	14,968
2028	15,239

Demands Placed Upon Existing Public Facilities By New Development Activity

The Parks, Recreation & Trails Element of the General Plan projects park need based upon new growth. The plan inventoried existing facilities and their level of service to the community.

CITY-OWNED FACILITIES			
Park	Acres	Facilities	Comments
Lambert Park	255 acres	no development	acquire at tax sale 0 acres developed
Moyle Park	2.0 acres	Museum, Barn, Tower, Picnic Area	Acquired by donation 2.0 acres developed
City Center Park	1 acre	Pavilion, Play Area	1 acre developed
Peterson Park (Silverleaf)	1.5 acres	Play Area, Trail	1.5 acres playground
Peterson Park Arboretum	10.0 acres	Arboretum	Being developed
Burgess Park	10.0 acre	Ballfields, Pavilion, Trail	Acquired through grant funds. 10 acres developed
Beck's Hill Park (South Pointe)	17.8 acres	Play Area, Trail Pavilion	3.0 acres developed
Smooth Canyon Park	12 acres	2 soccer fields	6 acres developed
300 North Park	2 acres	no development	
Healey Park	4 acres	no development	
Total	315.4 acres		

Based upon the Land Use Element of the General Plan and growth projections, the City analyzed park needs into the future and determined that 31 acres of new parks are needed to meet the demands of new growth. Further analysis and projections are contained in the Parks, Recreation and Trails Element of the General Plan.

The park needs for the next 25 years were then analyzed based on these projections. The level of services are defined later in this document.

The Demand Placed Upon Existing Public Facilities By New Development Activity

The Parks, Recreation & Trails Element of the General Plan identifies the future park needs brought on by new development. The plan also identifies those parks that are deficient and the cost to correct the deficiencies.

Sources of Funds

A variety of funding sources have been considered to fund needed park improvements and implement the Parks Capital Facilities Plan. These sources include:

- Bureau of Outdoor Recreation Land & Water Conservation Funds
- City Taxes
- State of Utah Non-Motorized Trail Funds
- DOT Pedestrian Safety Funds (State Roads Only)
- Frontage Improvements by Developments
- In-kind Contributions

Equitable Allocation of Costs

Costs have been allocated between existing developments and future developments based on the impact on the parks system. The Level of Service identified in the plan remains the same as growth takes place.

Parks Level of Service (LOS)

Alpine's recommended LOS for parks is 4.5 acres/1000 people. This standard was used for the following reasons:

- Alpine currently has 4.32 acres of developed parks/1000 people.
- The Level of Service is consistent with National Standards.

The level of service of 4.5 acres/1000 population is made of three different types of parks.

1. Neighborhood Parks. They should be located within 1 mile of user's residence. One-half acre of land should be designated as a neighborhood park for every 1000 persons. Each park should be at least 5 acres.
2. Community and Specialty Parks. A city-wide park serves the population of the entire city. The City suggests that 2.0 acres of community parks be provided for each 1000 persons. The service radius would be about 3 miles. Each park should be 5 to 5 acres.
3. Athletic Complex. An athletic complex would serve the entire city and

would provide facilities for softball, soccer, football and other field activities. Each complex should have at least 20 acres. The City suggests that 2.0 acres/1000 population be provided.

PARK NEEDS ASSESSMENT												
	Neighborhood .5 acre/1000			Community 2.0 acres/1000			Athletic 2.0 acres/1000			Acreage Total 4.5 acres/1000		
Population	Ex	Req	Def	Ex	Req	Def	Ex	Req	Def	Ex	Req	Def
8604 (2004)	6.5	4.3	+2.2	14	17	-3	16	17	-1	36.5	38.3	-1.8
15,239 (2028)	6.5	7.6	-1.1	14	30	-16	16	30	-14	36.5	67.6	-31.1

-
 Ex= Existing
 Req= Required
 Def= Deficiency

The Park Need Assessment compares park needs with the Level of Service. With the current population of 8,604 the City is 1.8 acres deficient in Park acreage. In 25 years the City would be 31.1 acres short of park land.

The 6.5 acres of existing Neighborhood Parks include:

Silverleaf	1.5 acres
Beck's Hill	3.0
Legacy	2.0
 Total	 6.5 acres

The 14 acres of existing community parks include:

Moyle Historic Park	2.0
Arboretum	10.0
Legacy Park	1.0
City Hall Park	1.0
 Total	 14.0 acres

The 16 acres of existing sports parks include:

Burgess Park	10.0
Smooth Canyon	6.0
 Total	 16. acres

The 31 acres of new park land needed by 2024 will come from the following:

Healey Park Development	4 acres
300 North Park	2 acres
Land purchase	24 acres
 Total	 31 acres

CHAPTER 6

ALPINE CITY PARK FACILITIES IMPACT FEE CALCULATION

Park and recreation demand for a small community like Alpine is calculated by ascertaining recreation use or activity participation through a "menu" of park areas and facilities. Using the Recreation Activity Menu is the foundation upon which subsequent steps are built. The LOS is derived in the following steps.

1. Determine the type of Park Classification for which LOS standards will apply.

Alpine City Park Classifications

<u>Park Classification</u>	<u>LOS Will Apply</u>	<u>LOS Will Not Apply</u>
Neighborhood Parks	X	
Community Parks	X	
Athletic Complex	X	
Natural Area Preserves		X
Greenness		X
Ornamental Features		X
Trails	X	

2. Determine typical Recreation Activity Menu for each park classification for which LOS will apply.

Alpine City Recreation Activity Menus by Park Classification

<u>Activity</u>	<u>Neighborhood</u>	<u>Community</u>	<u>Athletic</u>
Tot Lot	1	1	1
Family Picnic	2 tables	5 tables	N/A
Open Space	½ acre	3 acres	N/A
Group Picnic	N/A	1 shelter	2 shelters
Outdoor Basketball	N/A	1 court	2 courts
Outdoor Tennis	N/A	4 courts	8 courts
Athletic Fields	N/A	2 baseball	4 softball/ football
Walking/jogging	1/4 mile	1 ½ mile	2 miles
Parking	5 spaces	150 spaces	400 spaces

3. Determine the Park Size Standards for each park classification for which LOS will apply. For example, using Alpine's Park Classification, the park size standards are:

Alpine City Park Size Standards

<u>Park Classification</u>	<u>Minimum Size</u>
Neighborhood Parks	5 acres
Community Parks	5 acres
Athletic Complexes	20 acres
Trails	8 feet wide

4. Determine the LOS for each Park Classification

We have previously determined that the minimum size for a neighborhood park is 1 acre. The level of service for a neighborhood park is calculated at 1 acre/1000 people. We have also determined that the minimum size for a community park to be 5 acres with a level of service of 2.0 acres /1000 people follows. We have also determined that the level of service for an athletic complex should be 20 acres with a level of service of 2.5 acres/1000 people.

We have determined that the Level of Service trails is 5 miles of trails per 10,000 residents.

Level of Service by Classification

	<u>Existing</u>	<u>Required</u>
Neighborhood	2.4 acres/1000 people	.5 acre/1000 people
Community	.6 acre/1000 people	2.0 acres/1000 people
Athletic Complex	2.0 acres/1000	2.0 acre/1000 people
LOS Total System	5.0 acres	4.5 acres

5. Calculation of the Impact Fee

Estimated build-out population	15,239
Estimated 2004 population	8,604
Anticipated new population	6,635
New Residences (4.5 people/house)	1,474
Costs attached to new growth	<u>\$4,130,000</u>
	1,536
Projected Impact Fee:	\$2,688

The following table outlines the Capital Impact Fee program by park category.

Impact on System Improvements by Development Activity

The Parks, Recreation & Trails Element of the General Plan identifies park needs based on City's current and projected growth rate. The park system improvements identified in Table 4 are necessitated by growth.

Impacts are Related to Development Activity

The Parks, Recreation and Trails Element of the General Plan identifies projects based on population growth. That growth as identified in the plan is based on Alpine's projected residential growth. The 2004 population is currently 8,604 and is projected to be 15,239 at the end of the planning period. This projection is based on building permit counts projected into the future based on the City's adopted Land Use Plan and land use densities in the current Zoning Ordinance.

Proportionate Costs Related to New Development

The Capital Improvement Plan identifies and allocates costs based upon use of the park system. The plan breaks down each project by the cost of current deficiencies and the cost to be borne by new growth.

CHAPTER 7

PROPORTIONATE SHARE ANALYSIS

The Cost and Financing of Existing Public Facilities

Alpine City has been developing a parks system since it was incorporated. Since that time, the City as acquired and developed the following parks in the following manner.

PARK	When & How Acquired & Financed	When & How Developed and Financed
Lambert Park	254 acres acquired at tax sale 1960	Undeveloped except for bowery
Moyle Park	1.5 acres acquired by donation	Developed by volunteers
Legacy Park		

The relative extent to which newly-developed properties have contributed to the cost of existing public facilities.

Developing properties have not contributed to the cost of developing existing parks. All parks have been developed using federal and donated funds.

The relative extent to which newly-developed and other properties will contribute to the cost of existing public facilities in the future.

As properties develop, they will need to provide their fair share of park facilities.

The extent to which the newly-developed properties are entitled to a credit.

Most newly developed properties have not contributed to the park system and therefore will not receive a credit.

**ALPINE PARKS, RECREATION
CAPITAL IMPROVEMENT PROGRAM**

Proj No.	Proj. Acres	Project	Type	Imp. Cost	Req. To Correct Def (Funds from other sources)	Req. To Serve new Growth (Impact Fee)	
1	15	Sports Complex	Athletic	2,500,000	1,250,000	1,250,000	
2	10	Community Park	Community	1,900,000	950,000	950,000	
3	6	Smooth Canyon Park Restrooms & play area and park expansion	Athletic	200,000		200,000	
4	1	40	Lambert Park Expansion	Community	1,000,000	1,400,000	
5	4	Healey Park	Neighborhood	230,000	0	230,000	
6	2	300 North Park	City	200,000	100,000	100,000	
Total				7,430,000	3,300,000	4,130,000	

EXHIBIT A

TYPES OF PARKS

Neighborhood Park

Neighborhood parks remain the basic unit of the park system and serve as the recreational and social focus of the neighborhood.

General Description: Neighborhood parks remain the basic unit of the park system and serve as the recreational and social focus of the neighborhood. They should be developed for both active and passive recreation activities geared specifically for those living within the service area. Accommodating a wide variety of age and user groups, including

children, adults, the elderly, and special populations, is important. Creating a sense of place by bringing together the unique character of the site with that of the neighborhood is vital to successful design.

Location Criteria: A neighborhood park should be centrally located within its service area, which encompasses a 1/4 to 1/2 mile distance uninterrupted by non-residential roads and other physical barriers. These distances might vary depending on development diversity. The site should be accessible from throughout its service area by way of interconnecting trails, sidewalks, or low-volume residential streets. Ease of access and walking distance are critical factors in locating a neighborhood park. A person's propensity to use a neighborhood park is greatly reduced if they perceive it to be difficult to access or not within a reasonable walking distance. Frequently neighborhood parks are developed adjacent to the elementary school.

Size Criteria: Demographic profiles and population density within the park's service area are the primary determinants of a neighborhood park's size. Generally, 5 acres is generally accepted as the minimum size necessary to provide space for a menu of recreation activities. 7 to 10 acres is considered optimal.

Site Selection Criteria/Guidelines: Ease of access from the surrounding neighborhood, central location, and linkage to greenways are the key concerns when selecting a site. The site itself should exhibit the physical characteristics appropriate for both active and passive recreational uses. Since one of the primary reasons people go to a park is to experience a pleasant outdoor environment, the site should exhibit some innate aesthetic qualities. "Left-over" parcels of land that are undesirable for development are generally undesirable for neighborhood parks as well and should be avoided. Additionally, it is more cost effective to select a site with inherent aesthetic qualities, rather than trying to create them through extensive site development. Given the importance of location, neighborhood parks should be selected before a subdivision is platted and acquired as part of the development process.

The site should have well-drained and suitable soils and level topography. Ideally, it should be connected to other park system components such as natural resource areas, lakes, ponds, and greenways. Land within a flood plain should only be considered if the facilities are constructed above the 100 year flood elevation. Although a minimum park size of 5 acres is recommended, the actual size should be based on the land area needed to accommodate desired uses.

Development Parameters/Recreation Activity Menus: Since each neighborhood in a community is unique, neighborhood input should be used to determine the development

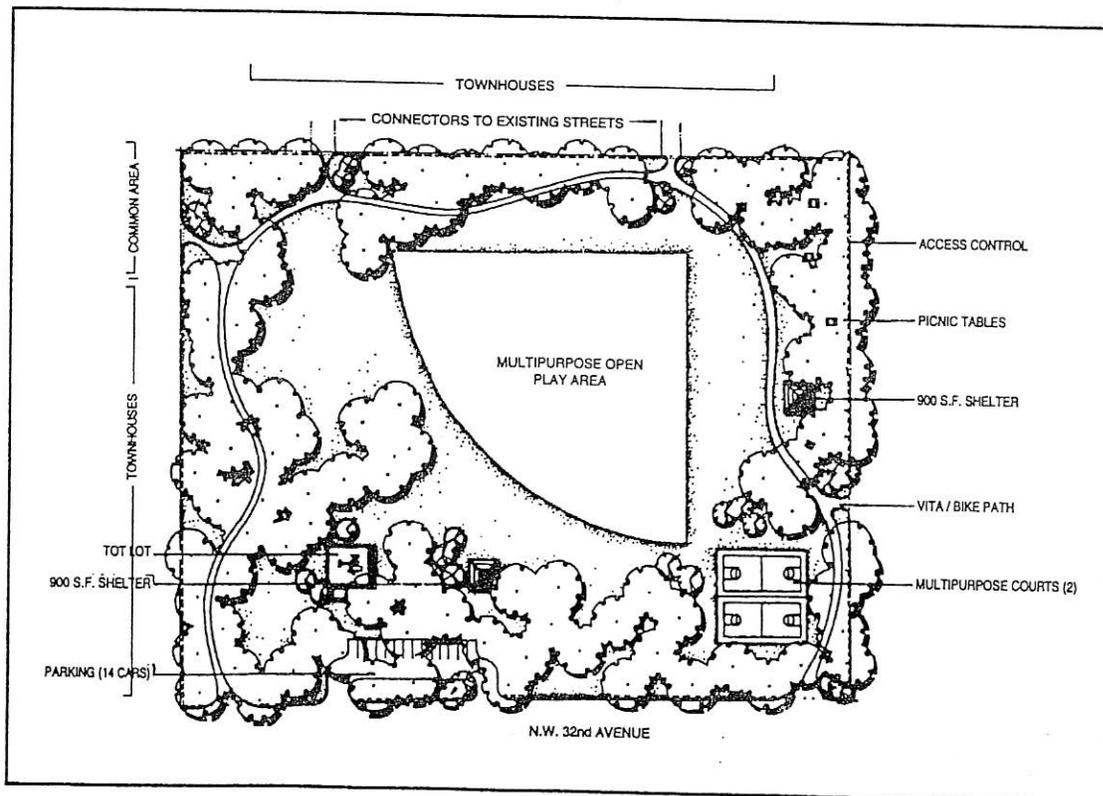
program for the park. The guidelines presented here should be used as a framework to guide program development and ensure consistency with other park system components. They should not be used as an impediment to creative design outcomes.

Development of a neighborhood park should seek to achieve a balance between active and passive park uses. Active recreational facilities are intended to be used in an informal and unstructured manner. With the exception of limited use by youth teams, neighborhood parks are not intended to be used for programmed activities that result in overuse, noise, parking problems, and congestion.

A menu of potential active recreation facilities includes play structures, court games, "informal" (i.e. non-programmed) playfield or open space, tennis courts, volleyball courts, shuffleboard courts, horseshoe area, ice skating area, wading pool, and activity room. Facilities for passive activities include internal trails (that could connect to the greenway system), picnic/sitting areas, general open space, and "people watching" areas. As a general rule, active recreational facilities should consume roughly 50% of the park's acreage. The remaining 50% should be used for passive activities, reserve, ornamentation, and conservation as appropriate. Developing an appealing park atmosphere should be considered an important design element.

The site should accommodate 7 to 10 off street parking spaces, for use by those who choose or need to drive to the park. Park lighting should be used for security and safety, with very limited lighting on facilities, preferably lighted tennis courts only.

Figure 4.3
Neighborhood Park



School-Park

Allows for expanding the recreational, social, and educational opportunities available to the community in an efficient and cost effective manner.

General Description: By combining the resources of two public agencies, the School-Park classification allows for expanding the recreation, social, and educational opportunities available to the community in an efficient and cost effective manner.

Depending on the circumstances, school-park sites often complement other community open lands. As an example, an elementary/middle school site could serve as a neighborhood park. Likewise, a middle or high school could serve as a community park or as youth athletic fields. Depending on its size, one school-park site may serve in a number of capacities, such as a neighborhood park, youth athletic fields, and a school. Given the inherent variability of type, size, and location, determining how a school-park site is integrated into the park system will depend on an particular circumstances. The important outcome in the joint-use relationship is that both the school district and the park system benefit for shared us of facilities and land area.

Location Criteria: For the most part, the location of a school-park site will be determined by the school district based on local policy for the distribution of schools. Given this, the location of a school will often dictate how it is best integrated into the park and recreation system. Where planning efforts coincide, attempts should be made to coordinate the needs of the school district with that of the park and recreation system. This allows for siting, acquisition, and facility development to be responsive to community needs in a most effective and efficient manner. Service areas for school-park sites depend on the type of use. They should be surrounded by neighborhood streets.

Site Criteria: The optimum size of a school-park site is dependent upon its intended use. The size criteria established for Neighborhood Park and Community Park classifications should be used as appropriate. The school lands, including the building or special use facilities, should not be considered in LOS.

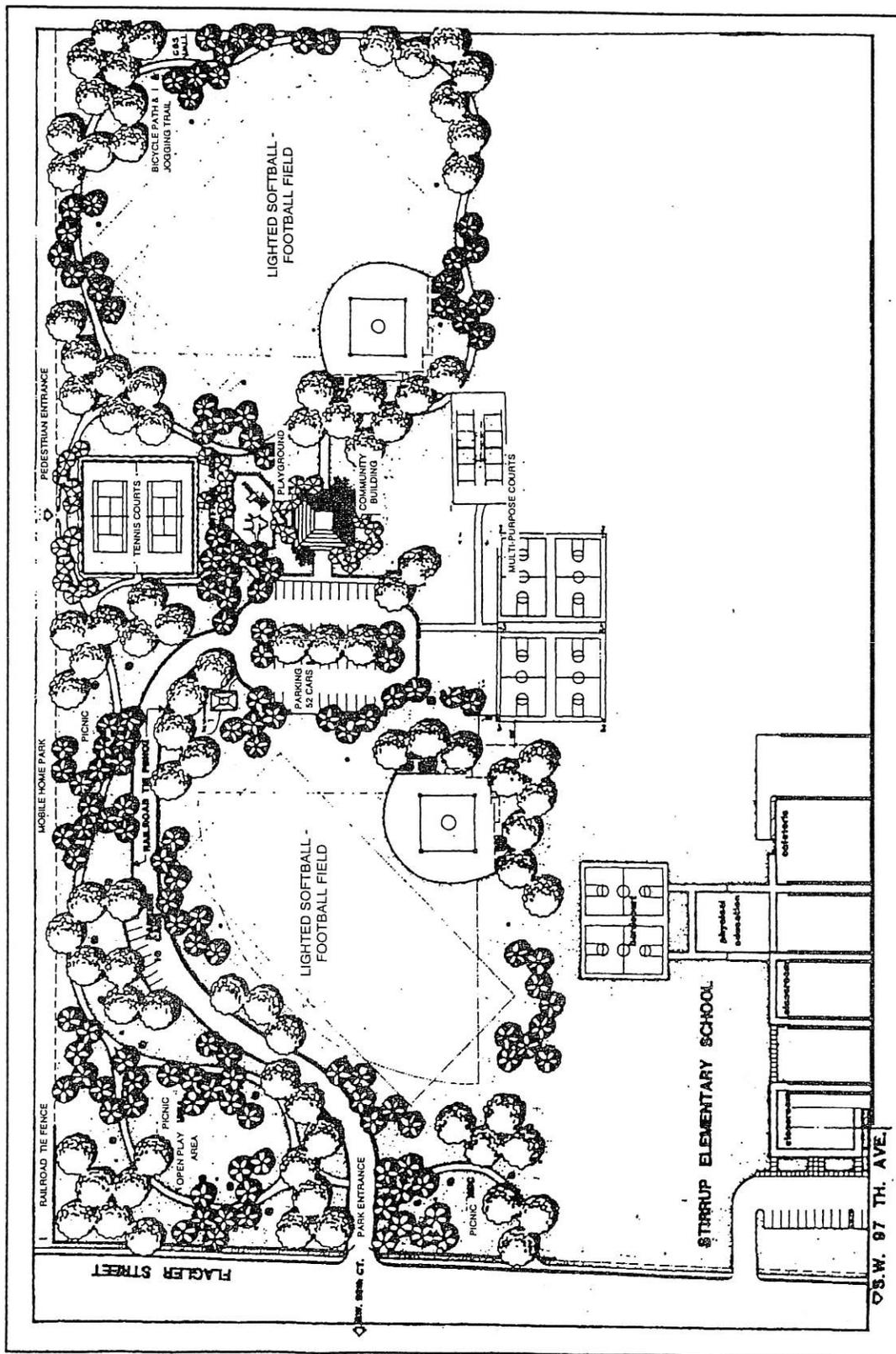
Site Selection Criteria/Guideline: The criteria established for Neighborhood Park and Community Park classifications should be used to determine how a school-park site should function. The key factor is to ensure that the site exhibit the physical characteristics appropriate for intended uses.

Development Parameters/Recreation Activity Menus: The criteria established for Neighborhood Park and Community Park should be used to determine how a school-park site is developed. Where feasible, if athletic fields are developed at a school-park sites, they should be oriented toward youth rather than adult programs.

Establishing a clearly defined joint-use agreement between involved agencies is critical to making school-park relationships workable. This is particularly important with respect to acquisition development, maintenance, liability, use, and programming of facilities issues.

Different populations in a larger service area challenge planners to fashion the proper recreation activity menu to meet local needs.

Figure 4.4
School Park



Community Park

Focus is on meeting community-based recreational needs, as well as preserving unique landscapes and open spaces.

General Description: Community parks are larger in size and serve a broader purpose than neighborhood parks. Their focus is on meeting the recreation needs of several neighborhoods or large sections of the community, as well as preserving unique landscapes and open spaces. They allow for group activities and offer other recreational opportunities not feasible —

nor perhaps desirable — at the neighborhood level. As with neighborhood parks, they should be developed for both active and passive recreation activities.

Location Criteria: A community park should serve two or more neighborhoods. Although its service area should be 0.5 to 3.0 miles in radius, the quality of the natural resource base should play a significant role in site selection. The site should be serviced by arterial and collector streets and be easily accessible from throughout its service area by way of interconnecting trails. While community parks should be strategically sited throughout the community, their locations can be significantly impacted by other types of parks. Most notable among these are school-parks, natural resource areas, and regional parks—each of which may provide some of the same recreational opportunities provided in community parks. The level of service these other parks provide should be used, in part, as justification for or against a community park in a specific area.

Size Criteria: Demographic profiles, population density, resource availability, and recreation demand within its service area are the primary determinants of a community park's size. Although an optimal size for a community park is between 20 and 50 acres, its actual size should be based on the land area needed to accommodate desired uses.

Site Selection Criteria/Guidelines: The site's natural character should play a very significant role in site selection, with emphasis on sites that preserve unique landscapes within the community and/or provide recreational opportunities not otherwise available. Ease of access from throughout the service area, geographically centered, and relationship to other park areas are also key concerns in site selection.

The site should exhibit physical characteristics appropriate for both active and passive recreation use. It should have suitable soils, positive drainage, varying topography, and a variety of vegetation. Where feasible, it should be adjacent to natural resource areas and greenways. These linkages tend to expand the recreational opportunities within the community and enhance one's perception of surrounding open space.

Depending upon their individual character and use, lakes, ponds, and rivers may be associated with either community parks or natural resource areas. Although largely a matter of semantics, Community Park and Natural Resource Area classifications differ in that the former is generally more developed for recreational use than the latter. Land within a flood plain should only be considered if the facilities are above the 100 year flood elevation. Land below that elevation would typically fall within the Natural Resource Area classification.

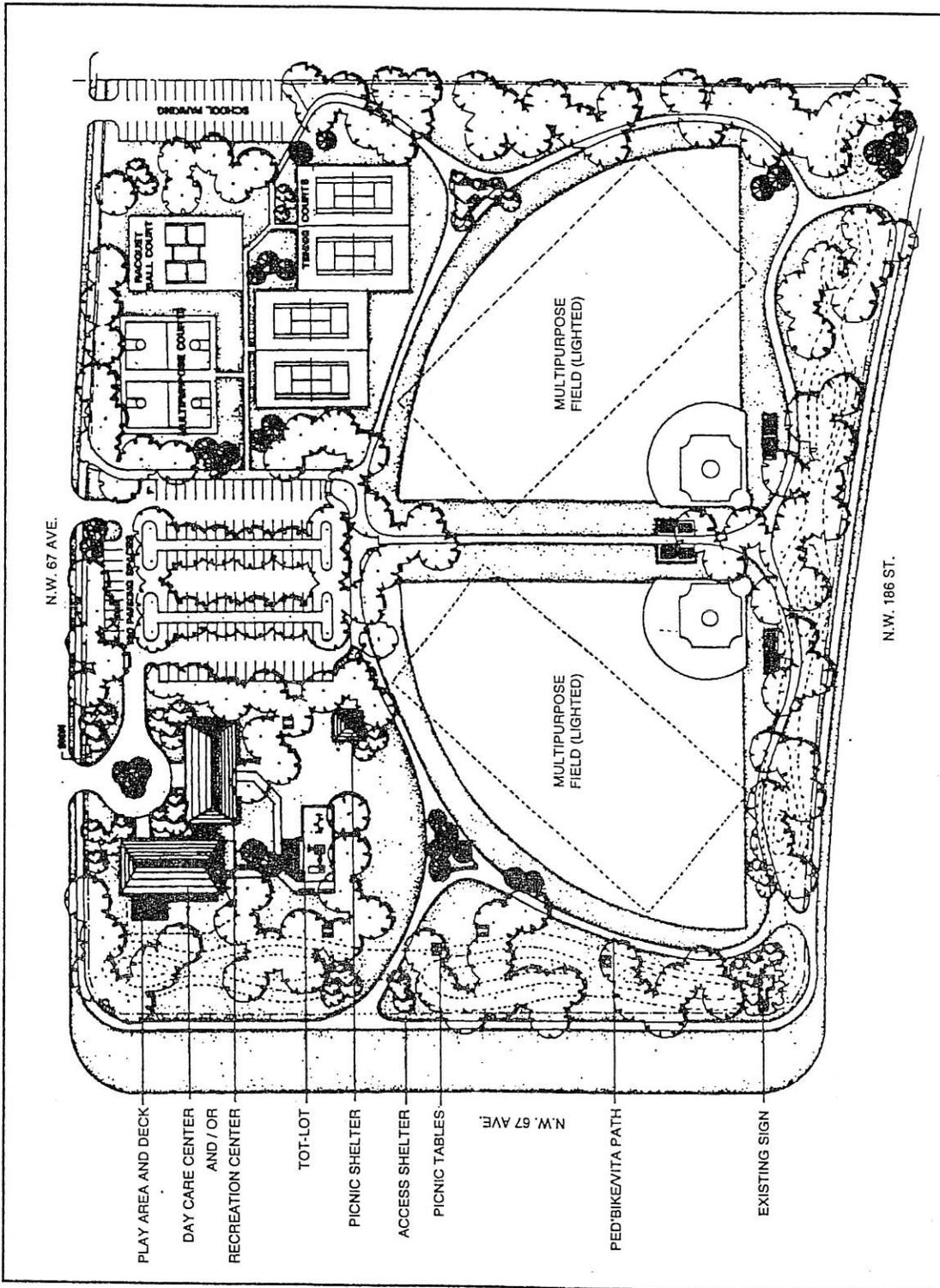
Development Parameters Recreation Activities Menu: Neighborhood and community input through the customer input process should be the primary determinant of development program for a community park. As with a neighborhood park, the guidelines presented in this document should be used as a framework to guide program development and ensure consistency with other park system components. They should not be used as an impediment to creative and unique design outcomes.

As stated, community parks are typically developed for both active and passive uses. Although active recreation facilities are intended to be used in an informal and unstructured manner, reserved and programmed use is compatible and acceptable. However, community parks are not intended to be used extensively for programmed adult athletic use and tournaments.

A menu of potential active recreation facilities includes large play structures and/or creative play attractions, game courts, informal ballfields for youth play, tennis courts, volleyball courts, shuffleboard courts, horseshoe areas, ice skating areas, swimming pools, swimming beaches, archery ranges, and disc golf areas. Passive activity facilities include extensive internal trails (that connect to the community trail system), individual and group picnic/sitting areas, general open space and unique landscapes/features, nature study areas, and ornamental gardens. Facilities for cultural activities, such as plays and concerts in the park, are also appropriate. The distribution of land area between active and passive recreation, reserve, ornamentation, conservation, and cultural areas is determined on a site by site basis.

Parking lots should be provided as necessary to accommodate user access. Park lighting should be used for security, safety, and lighting facilities as appropriate.

Figure 4.5
Community Park



Sports Complex

Consolidates heavily programmed athletic fields and associated facilities at larger and fewer sites strategically located throughout the community.

General Description: The Sports Complex classification consolidates heavily programmed athletic fields and associated facilities at larger and fewer sites strategically located throughout the community. This allows for:

- Economies of scale and higher quality facilities.
- Improved management/scheduling.

- Improved control of facility use.
- Greater control of negative impacts to neighborhood and community parks, such as overuse, noise, traffic congestion, parking, and domination of facilities by those outside the neighborhood.

Sports complexes should be developed to accommodate the specific needs of user groups and athletic associations based on demands and program offerings. Where possible, school-park sites should be used for youth athletics such as T-ball, soccer, and flag football, to minimize duplication of facilities. Athletic fields are a good example of the multiple use concept in park facility grouping. The fields can be used for a variety of sports so as to accommodate more participants. Also, the facility can be scheduled more heavily than a single use facility. Sports Complexes include fields and courts for softball, soccer, tennis, basketball, volleyball, and racket ball.

Location Criteria: Sport complexes should be viewed as strategically located community-wide facilities rather than serving well-defined neighborhoods or areas. They should be located within reasonable and equal driving distance from populations served. Locating them adjacent to non-residential land uses is preferred. Buffering (topographic breaks, vegetation, etc.) should be used where facilities are located adjacent to residential areas. Identifying athletic field sites prior to residential development is critical to avoiding long term conflicts. Sites should be accessible from major thoroughfares. Direct access through residential areas should be avoided. Given that athletic facilities will likely be used for league play and tournaments, access routes from outside the community should also be considered. The site should be easily accessible by way of interconnecting trails, as well.

Size Criteria: Projected facility needs based on demographic profiles, age-group population forecasts, and participation rates should be used to determine the facilities menu for a sports complex. The space requirements should be facility driven to meet projected need. Space for adequate spectator seating should be provided. Consideration should be given to acquiring an additional 20 to 25% of the total acreage for reserve against unforeseen space needs. To minimize the number of sites required, each site should be a minimum of 40 acres, with 80 to 150 acres being optimal.

Site Selection Criteria/Guidelines: The site should exhibit physical characteristics appropriate for developing athletic facilities. Topography and soils are of the utmost concern in

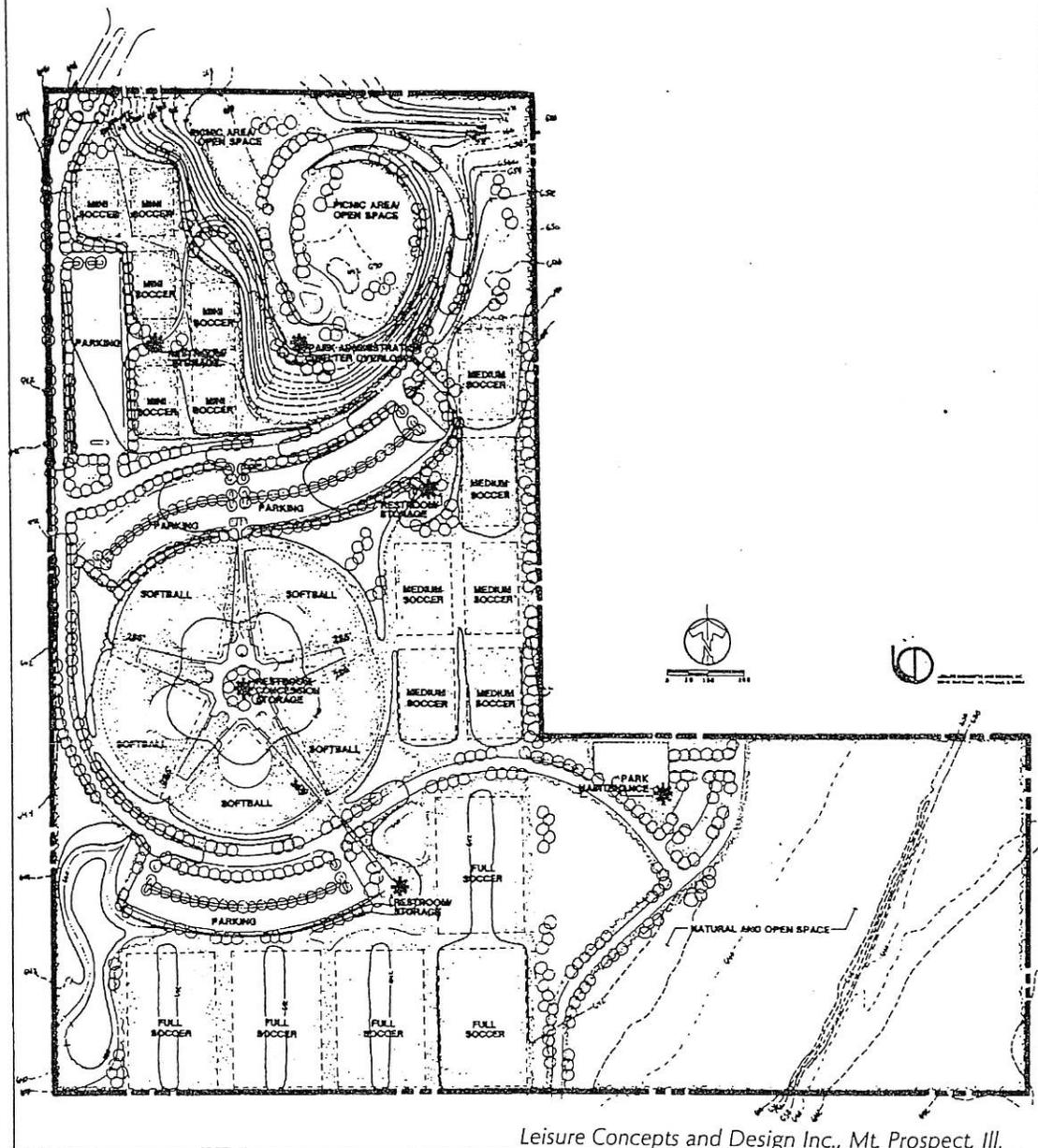
this instance. Although extreme topographical change should be avoided, some elevation change is desirable to allow for drainage and to give the site some character. Well-drained and suitable soils are also important. Natural vegetation along the perimeter of the site and in non-field areas is desirable in that it adds to the overall visual appeal of the site. Locating sports complexes adjacent to other park system components, especially natural resource areas and greenways, is also desirable to buffer their impact on surrounding land uses. Access to public utilities must also be considered.

Development Parameters: Projected demand for specific types of facilities should be the primary determinant of a sports complexes development program.

Sports complexes are intended for programmed athletic use, such as adult organized softball, etc. and tournaments. Sports complexes increase tourism, drawing both tournament participants and spectators. A menu of potential facilities includes ballfields, soccer fields, football fields, outdoor and indoor skating rinks, tennis courts, play structures, hardcourts, and volleyball courts. Internal trails should provide access to all facilities as well as connection to the pathway system. Group picnic areas and shelters should also be considered. Support facilities include multipurpose buildings, restrooms, and common space.

Parking lots should be provided as necessary to accommodate participants and spectators. Lights should be used for security, safety, and lighting facilities as appropriate. Field lighting should not be located so as to create a nuisance to nearby residents. Also, note that each sports governing body provides specific facility development standards.

Figure 4.6
SPORTS COMPLEX



Leisure Concepts and Design Inc., Mt. Prospect, Ill.

Special Use Park

Covers a broad range of parks and recreation facilities oriented toward single-purpose use.

General Description: The Special Use classification covers a broad range of parks and recreation facilities oriented toward single-purpose use. Special uses generally fall into three categories:

- Historic/Cultural/Social Sites—unique local resources offering historical, educational, and

cultural opportunities. Examples include historic downtown areas, performing arts parks, arboretums, ornamental gardens, performing arts facilities, indoor theaters, churches, public buildings, and amphitheaters.

- Recreation Facilities—specialized or single purpose facilities. Examples include community centers, senior centers, community theaters, hockey arenas, marinas, golf courses, and aquatic parks. Frequently community buildings are located in neighborhood and community parks.
- Outdoor Recreation Facilities—Examples include tennis centers, softball complexes, sports stadiums.

Location Criteria: Recreation need, community interests, the type of facility, and land availability are the primary factors influencing location. Special use facilities should be viewed as strategically located community-wide facilities rather than as serving well-defined neighborhoods or areas. The site should be easily accessible from arterial and collector streets, where feasible. It should also be accessible from the light traffic system, as well.

Size Criteria: Facility space requirements are the primary determinants of site size. As an example, a golf course may require 150 acres, whereas a community center with parking may fit on 10 or 15 acres.

Site Selection Criteria/Guidelines: Where feasible, a geographically central site is optimal. Given the variety of potential special uses, no specific standards are defined for site selection. As with all park types, the site itself should exhibit the physical characteristics appropriate for its use.

Development Parameters/Recreation Activities Menu: Since each special use facility is unique, community input through surveys and focus meetings should be the primary determinant of its development program. There are numerous technical books, manuals, and planning guidelines in the literature addressing the preservation, restoration, operation, maintenance, and interpretation of historic and cultural sites, buildings, and artifacts.

Private Park/ Recreation Facility

General Description: The Private Park/Recreation Facility is a new classification that recognizes the contribution of private providers to the community park and recreation system. It also encourages greater cooperation between the private and public sector toward meeting growing park and recreation needs. The characteristics of Private Parks and Private Recreation Facilities are as follows:

- Private Parks such as swimming pools, tennis courts, and party houses are generally within a residential area developed for the exclusive use of residents and are maintained through a neighborhood association. They are not, however, a complete substitute for public recreation space.
- Private Recreation Facilities are for-profit enterprises, such as health and fitness clubs, golf courses, water parks, amusement parks, and sports facilities.

In either case, they can be an entirely private (i.e. for the exclusive use of residents or members) or a public-private venture (i.e. local residents receive special rates and privileges). In many instances, private facilities can fill certain voids which the public sector cannot. This frees up limited public funds to meet high priority needs for land and facilities.

The contribution that Private Parks/Recreation Facilities make in meeting community park and recreation needs must be determined on a case by case basis. Specific policy guidelines should be prepared for use in the subdivision exaction ordinance.

Location Criteria: For the most part, the location of private parks/recreation facilities will be determined by a developer or private enterprise—with the city often negotiating the final location at the time of development. Where planning efforts coincide, attempts should be made to coordinate the needs of the private party with that of the city. This allows for the greatest degree of service to the community in the most cost effective manner. Service areas for private parks depend on the type of use.

Size Criteria: The optimal size of a Private Park/Recreation Facility site is dependent upon its intended use. The size criteria established for other park classifications should be used as appropriate for private parks in a residential setting. Given the inherent variability, there are no established site size standards for private recreation facilities.

Site Selection Criteria/Guidelines: Again, intended use will determine site selection. The criteria established for other park classifications should be used to determine how a private park should function. The key factor is that the site exhibit the physical characteristics appropriate for intended uses.

Development Parameters/Recreation Activities Menu: For private parks and recreation areas, the criteria established for other park classifications should be used to determine how a site is developed. Establishing clearly defined joint-use agreements between the city and private party is critical to making a public-private relationship workable. This is particularly important with respect to development fees, user charges, and programming policies.

Natural Resources Areas/ Preserve/Open Lands

Lands set aside for preservation of significant natural resources, remnant landscapes, open space.

General Description: Natural resource areas are lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering. These lands consist of:

- Individual sites exhibiting natural resources.
- Lands that are unsuitable for development but offer natural resource potential.

Examples include parcels with steep slopes and natural vegetation, drainageways and ravines, surface water management areas (man-made ponding areas), and utility easements.

- Protected lands, such as wetlands/lowlands and shorelines along waterways, lakes, and ponds.

In *Section 2 - Framework for Park, Recreation, Open Space, and Greenway Planning*, reference was made to defining the natural resource base of a city to determine its potential for preservation and conservation. It is through the Natural Resource Area/Preserve classification that these areas are actually incorporated into the system plan.

As was pointed out in Section 2, the objective with all these lands is to enhance the livability and character of a community by preserving as many of its natural amenities as possible. This can be accomplished in a number of ways:

- Setting aside specific natural resource areas for preservation purposes through the Natural Resource Area/Preserve classification.
- Carefully and insightfully regulating development to preserve natural resources and open space.
- Working with other natural resource agencies, such as the Corps of Engineers, local watershed districts, forest preserve districts, floodplain and wetland districts, etc. to protect natural resources and ecosystems.

Examples of these types of resources include:

- Geologic features.
- Functioning ecosystem.
- Maintain biodiversity.
- Aquifer recharge.
- Watershed.
- Protection of rare, threatened or endangered species.
- Forests/woodlands.
- Wildlife habitat.

The intertwining of parks, greenways, trails, and natural resource areas is what legitimizes the concept of the city-park, the integration of the human element with that of the natural environment that surrounds them.

Location Criteria: Resource availability and opportunity are the primary factors determining location.

Size Criteria: As with location, resource availability and opportunity are the primary factors determining size. The practical limit of acreage set aside under this classification lies in resource quality, availability, community development considerations, and acquisition costs. Through an array of creative real estate strategies, many acres can be preserved as community open lands. Often blighted lands such as abandoned waterfront sites, industrial sites, quarries, and abandoned landfills, have potential to be converted from community liabilities to community open land resources. Reclaimed wetlands and wetland banks fall into this category.

Site Selection Criteria/Guidelines: Resource quality is the primary determinant when it comes to selecting a site for preservation. Sites that exhibit unique natural resources or remnant landscapes of the region should be of the highest priority. How they can be integrated into the park system is an important challenge and requires creative policy and design. Many of these areas serve as recreation connectors and habitat corridors.

Outlots and undevelopable/protected lands should be selected on the basis of enhancing the character of the community, buffering, and providing linkages with other park components protecting natural systems and processes.

Development Parameters/Recreation Activity Menu: Although natural resource areas are resource rather than user based, they can provide some passive recreational opportunities. Most notable are nature viewing and study. They can also function as greenways. Development should be kept to a level that preserves the integrity of the resource.

Greenways

Tie park systems components together to form a cohesive park environment.

General Description: Greenways serve a number of important functions:

- They tie park components together to form a cohesive park, recreation, and open space system.
 - They emphasize harmony with the natural environment.
- They allow for uninterrupted and safe pedestrian movement between parks throughout the community.
 - They provide people with a resource based outdoor recreational opportunity and experience.
 - They can enhance property values.

In many respects, greenways and natural resource areas have much in common. Both preserve natural resources and mediate between larger habitat areas, open space, and corridors for wildlife. The primary distinction between the two is that greenways emphasize use (i.e. park trails) to a greater extent than natural resource areas.

Location Criteria: Land availability and opportunity are the primary factors determining location. "Natural" greenways generally follow suitable natural resource areas (as defined under the Natural Resource Area classification). "Man-made" greenways are corridors that are built as part of development projects or during renovation of old development areas. Man-made greenways include residential subdivisions, revitalized river fronts, abandoned railroad beds, old industrial sites, safe powerline rights-of-way, pipeline easements, collector parkway rights-of-way, etc. Some boulevards and many parkways can also be considered man-made greenways if they exhibit a park-like quality and provide off-street trail opportunities. Since greenways are the preferred way to get people from their homes and into the parks, adjacency to development areas and parks is important. The location of greenways is integral to the trail system plan and, in some cases, they can also be considered light traffic facilities.

Corridor Width Criteria: As with location, resource availability and opportunity are the primary factors determining the width of the greenway corridor. Although corridor width can be as little as 25 feet in a subdivision, 50 feet is usually considered the minimum. Widths over 200 feet are considered optimal.

Site Selection Criteria/Guideline: Resource availability in conjunction with the trail system plan are the primary determinants when it comes to selecting land for greenways. Natural corridors are most desirable, but man-made corridors can also be very appealing if designed properly.

Development Parameters/Recreation Activities Menu: Greenways can be developed for a number of different modes of recreational travel. Most notable are hiking, walking, jogging, bicycling, and in-line skating. They can also be developed for cross-country skiing and horseback riding. Canoeing is another possibility, where the greenway includes a navigable creek or stream. In a boulevard or parkway setting, automobiles can be accommodated.

**Figure 4.7
GREENWAY**

