

IV. Area & Facility Concepts and Standards

Lufkin Parks and Recreation Facilities and Programs Master Plan

Park and Recreation Area and Open Space Standards

Standards provide a measure for determining the amount of parks and recreation space needed to meet the demands and desires of the city's citizens and visitors. Parks and recreation standards are typically expressed in terms of acres of land dedicated for parks and recreation use per unit of population, such as 0.5 acre per 1,000 population. While general standards are useful, it is important to establish standards that are based upon unique local considerations, such as participation trends and projections, user characteristics, demographics, climate, natural environment, and other considerations. Values related to leisure and recreation are unique to each municipality. Therefore, the standards should represent the interests and desires of the local park users.

The National Recreation and Park Association (NRPA) published the Recreation, Park and Open Space Standards and Guidelines to establish nationally applicable criterion for the provision of parks and recreation facilities and open space. These standards are a guide for parks and recreation planning, but should not replace reasonable judgement or specific local needs. The longevity and stability of the City of Lufkin justifies continued development of parks, recreation and open space to meet the specific needs and requirements of the community. The adopted standards should reflect the values and interests of the city's parks and recreation users.

Local Park Classification System and Development Standards

A variety of sizes and types of park and recreation facilities and activities are recommended to satisfy diverse individual interests, ensure adequate and equal opportunity, and ultimately encourage use by all population groups. An adequate blend of facilities include:

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Standards for parks and recreation areas and open space are helpful to identify the community's parks and recreation needs based upon its population. The population ratio method is commonly used to determine a level of standard for parks and recreation space. Using a standard that is based upon a unit of population, e.g. per 1,000 persons, allows simple quantification of park area needs. The use of current population determines the level of adequacy of the existing parks and recreation areas and facilities. The development of standards for parks and recreation areas is largely dependent upon local population characteristics. For example, a community with a substantial portion of its population in younger age groups will require standards much different from a community with a more mature population. Young adults and youth typically require facilities for active recreation whereas mature adults may be more interested in leisure activities and passive recreation. A well designed parks and recreation system will account for the needs of all users including children and mature adults. The standards adopted should reflect the uniqueness of the population and represent the interests and desires of the park users.

The City Of Lufkin currently has 674.20 acres of park and recreational facilities in 17 parks for the estimated population of 34,425 persons in 1998. Planning for the future of the community is therefore, based upon the current and projected population. Other considerations are long term maintenance and replacement of facilities and equipment.

Parks and Recreation Planning Principles

In the preparation of a Master Plan there are common principles that should be considered to ensure a balanced emphasis on the public and private sectors; indoor and outdoor opportunities; and, the integration of space, services, and

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facilities. Principles to be instilled in the parks and recreation planning process include:

- All people should have equal access to recreational areas, activities, services, and facilities regardless of personal interest, age, gender, income, cultural background, housing environment, or disabled;
- Public recreation should be highly coordinated among public institutions and private entities to avoid duplication and encourage cooperation;
- Public recreation should incorporate public services such as education, health and fitness, transportation, and leisure;
- Facilities should be well planned and coordinated to ensure adequate adaptability to future needs and requirements;
- The availability of financial resources should be considered in all phases of planning, acquisition, development, operation, and maintenance of spaces and facilities;
- Public participation is critical to the eventual success of the parks and recreation system and should, therefore, be included in all stages of the process;
- The process should offer continuous opportunities for incremental evaluation and review;
- Other existing plans that affect the area should be integrated into the final recommendations and ultimately in implementation;
- There should be established procedures for acquiring land for future park and recreation areas and facilities; and,
- The design of spaces and facilities should encourage the most efficient utilization of land and consider the needs, desires, and opinions of the intended users.

Recommended Parks and Recreation Facilities and Improvements

As parks and recreation sites are evaluated for acquisition and development, it is important for the City to have a standardized list of facilities and equipment desired for each type of park in order to assess the development feasibility of each site. There are important considerations in developing parks including the size, shape and orientation of the site; access; adjoining land use; development constraints; environmental impacts; and, the anticipated use of the park. To assess the feasibility of each site,

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each of these considerations are important. Table 4-2 - NRPA Facility Development Standards, specifies the recommended space requirements, size and dimensions, orientation, units per population, services area, and location notes for each type of recreation facility.

Park Classification System and Development Standards

A variety of sizes and types of parks and recreation facilities and activities are recommended to satisfy diverse individual interests, ensure adequate and equal opportunity, and ultimately encourage use by all population groups. An adequate blend of facilities include the following types:

Pocket Parks – A pocket park is the smallest park classification and should be used to address specific recreation needs, such as in a multiple family complex or adjacent to a shopping center. There are no specific criteria to guide development of pocket parks although they should have recreation facilities and park improvements available to meet the needs of the immediate development. User input should be a primary determinant for developing pocket parks. Recommended facilities and improvements include:

- Picnic tables with covers;
- Sidewalks;
- Street signs for Parks
- Landscaping;
- Drinking fountains;
- Security lighting;
- Playground equipment;
- Park sign(s);
- Park benches;
- On-street parking;
- Trash receptacles;
- Irrigation system; and,
- Curb cuts and pedestrian crossings.

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Neighborhood Parks - Neighborhood parks should have facilities and improvements to accommodate use by more than one neighborhood. Ease of access from surrounding neighborhoods, central location, and pedestrian linkage are key concerns when developing a neighborhood park. The site should be able to accommodate both active and passive recreation uses. Since one of the main reasons people visit parks is due to their pleasant outdoor environment, a neighborhood park should exhibit nice aesthetic qualities. Since neighborhood parks accommodate the needs of all ages it is important to have a blend of facilities available including both passive and active activities. It is also desirable to include neighbors in the neighborhood park design process to ensure the park is compatible with the neighborhood and accounts for the desires of its users. Recommended facilities and improvements include:

- Park signs;
- Street signs for Park
- Park benches;
- Picnic tables with shelters;
- Sidewalks;
- Landscaping;
- Irrigation;
- Drinking fountains;
- Security lighting;
- Playground equipment;
- On-street parking;
- Trash receptacles; and,
- Curb cuts and pedestrian crossings.

Community Parks - The facilities and improvements installed in community parks must be planned and designed for heavy use by persons of all ages and from all areas of the community. Community parks should exhibit physical characteristics appropriate for both active and passive recreation use. It should have suitable soils and a variety of vegetation. Where feasible, it should be located adjacent to a greenway, which can provide an

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off-street linear linkage from other areas of the community. Neighborhood and community input should be a primary determinant of the development program for a community park.

Recommended facilities and improvements include:

- Park signs;
- Street signs for “Children at play”;
- Park benches;
- Tennis courts (36' x 78');
- Softball and little league fields;
- Soccer field(s);
- Swimming pool;
- Sidewalks and walking/jogging paths with exercise stations;
- Picnic area(s) with tables, shelters, and grills;
- Covered pavilion (50' x 90')
- Landscaping and nature areas;
- Irrigation;
- Restrooms;
- Drinking fountains;
- Security lighting;
- Fencing for ballfields, athletic courts, and secured areas;
- Playground equipment;
- Concrete surface for general play area;
- Trash receptacles;
- Off-street parking;
- Curb cuts and pedestrian crossings;
- Other unique features (as applicable);
- Field house; and,
- Volleyball court.

Regional Parks – A regional park is typically an area of natural quality for nature oriented outdoor recreation, such as viewing, and studying nature, wildlife habitat, conservation, swimming, picnicking, hiking, fishing, boating, camping and trail uses. Regional parks typically include active play areas, including sports fields. Recommended facilities and improvements include:

- Park signs;
- Street signs for Parks
- Park benches;
- Tennis courts (36' x 78');
- Softball and little league fields;

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- Soccer field(s);
- Swimming pool;
- Sidewalks and walking/jogging paths with exercise stations;
- Picnic area(s) with tables, shelters, and grills;
- Covered pavilion (50' x 90')
- Landscaping and nature areas;
- Irrigation;
- Restrooms;
- Drinking fountains;
- Security lighting;
- Fencing for ballfields, athletic courts, and secured areas;
- Playground equipment;
- Concrete surface for general play area;
- Trash receptacles;
- Off-street parking;
- Curb cuts and pedestrian crossings;
- Other unique features (as applicable);
- Field house; and,
- Volleyball court.

Liner Trails or Greenways - The development of greenways to link park and park components to form an overall system will provide for uninterrupted and safe pedestrian movement between parks and throughout the community. They provide outdoor recreational opportunities and experiences that reflect the requests of the citizens of the City.

Park Trails - These trails are located in greenways, natural areas and parks. They could also be located in drainageways, on levees, abandoned railroads, utility easements and scenic routes. Their purpose is to accommodate walkers, joggers and bicyclists and to protect them from traffic. They allow movement within and between parks, activity centers and natural resource areas with a minimum of interruptions while emphasizing a strong connection with the natural environment. They should be a part of an overall park system. Design should be in compliance with Texas Department of Transportation (TxDOT), American Association of State Highway and Traffic Officials (AASHTO), and Americans

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with Disabilities Act (ADA). These trails may also be used for bicycle commuting.

Connector Trails - These trails are developed to provide connections between parks, cities and major activity centers. They can be within or adjacent to the street right-of-way. They can provide separate paths for pedestrians, bicyclists and skaters. Connector trails can be used for bicycle commuting purposes. Like the Park trails, they must be designed to meet the necessary design standards.

Bikeways - Bikeways are paved segments of roadways that can be used to separate bicyclist safely from traffic. There are generally two types of bikeways: bike routes that are paved segments separate from the traffic and bike lanes that are a part of the roadways designated for the use of bikes. These can be used for commuting as well as links to recreational activities and facilities. All terrain and mountain bike trails are included in this classification.

Sports Complex - This type of park would provide for athletic fields and associated facilities at one or more larger sites in the City. The facilities would be developed to meet the needs of the user groups and sports associations. Complexes can be developed for a variety of sports including baseball, softball (adult and youth, male and female), soccer, tennis, basketball, football, volleyball, handball and racquetball. Additional facilities should include group picnic areas and shelters. Support facilities should include restrooms, water fountains, multipurpose buildings and common open space. Parking areas should be adequate to provide spaces for tournament activities.

The location should be away from developed residential areas and direct access through these areas should be avoided. Trails can be included in the complex and link it to other recreational

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facilities. Passive facilities may also be included to provide other activities in the park.

The space needed for a sports complex should be a minimum of 40 acres with 150-300 acres being optimal. Consideration should be given to acquiring enough land and setting aside additional acreage for future expansion.

The population of this type of facility would be the City as a whole. The ability to host tournaments will also provide additional tax revenues from visiting participants.

Park Facility Requirements

Displayed in Table 4-1 Park Facility and Equipment Standards, are the recommended minimum facility and equipment improvements for mini-parks, neighborhood and community parks, which are based upon the population within the park service areas. The facility ratios reflect typical demands for each of the identified park facilities and equipment. Since user characteristics tend to fluctuate by season and by type of user, the ratios may need to be adjusted to better meet the needs of the users at each particular park. The ratios have been factored to reflect the propensity of use based upon the park utilization survey conducted by the Parks Improvement Committee.

The identification of park facility requirements allows the City to closely estimate the cost of acquiring and developing each type of park facility. These facility requirements will be used to determine the type and number of facilities to be included in each of the proposed new parks. Any future acquisition or development of parks in the City should abide by these facility requirements to ensure comparable development standards. However, since each park is unique in terms of its site characteristics and users, it may be necessary to make adjustments to the type of facilities on an as needed basis.

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**Table 4-1
Suggested Facilities Space Guidelines
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City of Lufkin, Texas**

ACTIVITY/ FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	RECOMMENDED ORIENTATION	NO. OF UNITS PER POPULATION	SERVICE RADIUS	LOCATION NOTES
Badminton	1620 sq. ft.	Singles-17' X 44' Doubles - 20' X 44' with 5' unobstructed area on all sides	Long axis north-south	1 per 5000	1/4-1/2 mile	Usually in school, recreation center, or church facility. Safe walking or bike access
Basketball 1. Youth 2. High School 3. Collegiate	2400-3036 sq. ft. 5040-7280 sq. ft. 5600-7980 sq. ft.	46'- 50' x 84' 50' x 84' 50' x 84'	Long axis north-south	1 per 5000	1/4-1/2 mile	Same as badminton. Outdoor courts in neighborhood and community parks, plus active recreation areas in other park settings.
Handball (3-4 wall)	800 sq. ft. for 4-wall, 1000 sq. ft. for 3-wall	20' x 40' – Minimum of 10' to rear of 3-wall court. Minimum 20' overhead clearance.	Long axis north-south Front wall at north end.	1 per 20,000	15-30 minute travel time	4-wall usually indoors as part of multi- purpose facility. 3-wall usually outdoors in park or school setting.
Ice Hockey	22,000 sq. ft. Including support area	Rink 85' x 200' (minimum 85' x 185") Additional 5000 sq. ft. support area	Long axis north-south if outdoors	Indoor-1 per 1000,000 Outdoor depends on climate	1/2-1 hour travel time	Climate important consideration affecting no. Of units. Best as part of multi-purpose facility.
Tennis	Minimum of 7,200 sq. ft. single court. (2 acres for complex)	36' x 78'. 12' clearance on both sides; 21' clearance on both ends	Long axis north-south	1 court per 2000	1/4-1/2 mile	Best in batteries of 2-4. Located in neighbor- hood/community park or adjacent to school site.
Volleyball	Minimum 4,000 sq. ft	30' x 60'. Minimum 6' clearance on all sides.	Long axis north-south	1 court per 5000	1/4-1/2 mile	Same as other court activities (e.g. bad- minton, basketball, etc.)

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ACTIVITY/ FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	RECOMMENDED ORIENTATION	NO. OF UNITS PER POPULATION	SERVICE RADIUS	LOCATION NOTES
Baseball 1. Official 2. Little League	3.0-3.85 Ac. minimum 1.2 Ac. minimum	Baselines–90' Pitching distance– 60 1/2' Foul lines–min. 320' Center field–400'+ Baselines–60' Pitching distance–46' Foul lines–200' Center field–200'-250'	Locate home plate so pitcher throwing across sun and batter not facing it. Line from home plate through Pitcher's mound run east north-east.	1 per 5000 Lighted–1 per 30, 000	1/4-1/2 mile	Part of neighborhood complex. Lighted fields part of community complex.
Field Hockey	Minimum 1.5 Ac.	180' x 300' with a minimum of 10' clearance on all sides	Fall season–long axis northwest to southeast. For longer periods, north to south.	1 per 20,000	15-30 minutes travel time.	Usually part of baseball, football, soccer complex in community park or adjacent to high school
Football	Minimum 1.5 Ac.	160' x 360' with a minimum of 6' clearance on all sides	Same as Field Hockey	1 per 20,000	15-30 minutes travel time.	Usually part of baseball, football, soccer complex in community park or adjacent to high school
Soccer	1.7-2.1 Ac.	195 to 225' x 330' to 360' with a minimum clearance of 10' on all sides	Same as Field Hockey	Number of fields depends on popularity. currently should be same as baseball	Practice : 1-2 miles Tournament: 15-45 min.	Youth soccer on smaller fields adjacent to fields or neighborhood parks
Golf– Driving Range	13.5 Ac. for minimum of 25 tees	900' x 690' wide. Add 12' width for each additional tee	Long axis southwest - northeast with golfer driving toward northeast	1 per 50,000	30 minutes travel time	part of golf course complex, As separate unit, may be privately operated,
1/4 Mile Running Track	4.3 Ac.	Overall width–276' Length–600.02'. Track width for 8 - 4 lanes is 32'	Long axis in sector form north to south to northwest to southeast with finish line at northerly end	1 per 20,000	15-30 minutes travel time	Usually part of high school or in community park complex in combination with baseball, soccer, etc.

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ACTIVITY/ FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	RECOMMENDED ORIENTATION	NO. OF UNITS PER POPULATION	SERVICE RADIUS	LOCATION NOTES
Softball	1.5-2.0 Ac.	Baselines—60' Pitching distance—46' min. 40'—women Fast pitch field radius from plate—225' between foul lines Slow pitch—275' (men) 250' (women)	Same as baseball	1 per 5,000 (if also used for youth baseball)	1/4-1/2 mile	Slight difference in dimensions for 16" slow pitch. May also be used for youth baseball
Multiple Recreation Court (basketball, volleyball, tennis)	9,840 sq. ft.	120' x 80'	Long axis of courts with <i>primary</i> use is north-south	1 per 10,000	1-2 Miles	In neighborhood or community parks.
Trails	N/A	Well delineated head maximum of 10' width, maximum average grade 5% not to exceed 15%. Capacity rural trails—40 hikers/day/mile Urban trails—90 hikers /day/mile	N/A	1 system per region	N/A	
Archery Range	Minimum 0.65 Ac.	300' length x minimum 10' between targets. Roped, clear areas on side of range minimum 30', clear space behind targets minimum of 90' x 45' with bunker	Archer facing north (± 45°)	1 per 50,000	30 minutes travel time	Part of a regional/ metro park complex

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ACTIVITY/ FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	RECOMMENDED ORIENTATION	NO. OF UNITS PER POPULATION	SERVICE RADIUS	LOCATION NOTES
Combination Skeet and Trap Field	Minimum 30 Ac.	All walks and structures occur within and area approximately 130' wide by 115' deep. Minimum cleared area is contained within two superimposed segments with 100-yard radii (4 acres). Shot-fall danger zone is contained within two superimposed segments with 300-yard radii (36 Acres).	Center line of length runs northeast-southwest with shooter facing northeast.	1 per 50,000	30 minute travel time	Part of a regional/metro park complex
Golf Course 18-hole (standard)	Minimum 150 Ac.	Average length-6500 yards	site specific	1 public course per 50,000	1/2 to 1 hour travel time	Course may be located in community, district park, but should not be over 20 miles from a population center
Open Space	Minimum of 5 acres undeveloped per park			5 acres per 1,000	30-minute travel time	Areas could include wetlands and other unimproved land
Beach Areas	N/A	Beach areas should have 50 sq. ft. of land and 50 sq. ft. of water per user. Turnover rate is 3. There should be 3-4 Ac. supporting land per Ac. of beach	N/A	N/A	N/A	Should have sand bottom with slope a maximum of 5% (flat preferable). Boating areas are completely separated from swimming sites

Source: Recreation, Park and Open Space Standards and Guidelines (1990) and Park, Recreation, Open Space and Greenway Guidelines (1996) as adapted for the City of Lufkin, Texas

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Area Standards

The following table indicates the area concept standards developed for each type of park and trail. These standards will be used to determine the locations and needs for existing and future parks. The actual size of the park and the location will often be determined by the availability of the potential park site.

Table 4-2
Park Classification System and Development Standards
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Pocket Park	Use: Serves a concentrated or limited population within an immediate proximity. Example are a tot lot in or near an apartment complex or a vacant lot developed as a passive park with sidewalks and benches.
	Service area: Immediate neighborhood.
	Desirable size: .25 to 1 acre.
	Acres/1,000 population: 0.25 to 0.50 acre.
	Site characteristics: Close proximity to high density developments.
Neighborhood Park	Use: For residents in neighborhoods within walking distance. Facilities are for active recreation and playground use, i.e. athletic courts, fields, playground equipment, as well as passive use such as walking trails, etc.
	Service area: ¼ to ½ mile radius to serve up to 5,000 persons.
	Desirable size: Minimum 5 acres, evenly distributed.
	Acres/1,000 population: 1.0 to 2.0 acre(s).
	Site characteristics: Evenly distributed across city with easy, safe access for nearby residents. Joint school/park facilities and suitable.
School-Park	Use: Combining parks with school sites can fulfill the space requirements for neighborhood and community parks.
	Service area: Same as neighborhood, depends on uses.
	Desirable size: Variable, depends on function.
	Acres/1,000 population: Variable, depends on function.
	Site characteristics: Typically well distributed to serve neighborhoods throughout the community.

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Table 4-2 Continued

Community Park	Use: facilities for active and passive recreation and leisure, including athletic fields and courts, swimming pools, picnic areas, walking/jogging paths, open play areas, playgrounds, exercise stations.
	Service area: Primarily for residents within a 2 mile radius, but available to persons throughout the city.
	Desirable size: Minimum 10 to 50 acres. Optimum 25 acres.
	Acres/1,000 population: 5.0 to 8.0 acres.
	Site characteristics: Located to provide full coverage of the city.
Regional Park	Use: Serves regional parks and recreation needs with a broad range of facilities and activities. Typically includes areas of natural resources.
	Service area: 50 mile radius.
	Desirable size: Minimum 150 acres.
	Acres/1,000 population: 5.0 to 10.0 acres.
	Site characteristics: Planned to accommodate large numbers of visitors including regional special events such as fairs, concerts, exhibitions, etc.
Linear Park	Use: Developed for bicycling, hiking, walking, and jogging and commonly used as a linkage between two or more park and recreation areas.
	Service area: City-wide.
	Desirable size: Sufficient size to accommodate expected use and provide adequate travel distance, typically a minimum of ½ mile.
	Acres/1,000 population: No minimum standard.
	Site characteristics: Typically follows a linear natural feature, such as an abandoned rail line, river, stream or existing rights-of-way or easements.
Connector Trails	Use: Multiple purpose trail that emphasizes safe travel for pedestrians to and from parks and around the community.
	Service area: City-wide. Designed to connect major attractors.
	Desirable size: Sufficient to provide adequate travel between parks, neighborhoods and community facilities.
	Acres/1,000 population: No minimum standard.
	Characteristics: Type I: Separate/single purpose hard surfaced trails for pedestrians, bicyclists and in-line skaters located in exclusive right-of-way. Type II: Same as Type I but located within existing road right-of-way.

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Table 4-2 Continued

On-Street Bikeways	Use: Paved segments of roadways that serve as a means to safely separate bicyclists from vehicular traffic.
	Service area: City-wide.
	Desirable size: Sufficient to provide adequate travel between parks, neighborhoods and community facilities.
	Acres/1,000 population: No minimum standard.
	Characteristics: Bike Route: Designated portions of the roadway for the preferential or exclusive use of bicyclists. Bike Lane: Shared portions of the roadway that provide separation between motor vehicles and bicyclists, such as paved shoulders.
All-Terrain Bike Trail	Use: Off-road trail for all-terrain (mountain) bikes.
	Service area: Single-purpose loop trails usually located in larger parks and natural areas.
	Desirable size: Variable.
	Acres/1,000 population: No minimum standard.
	Site characteristics: Designed to accommodate all-terrain bicyclists.
Equestrian Trail	Use: Trails developed for horseback riding.
	Service area: Loop trails usually located in larger parks and natural areas such as along rivers and streams.
	Desirable size: Variable.
	Acres/1,000 population: No minimum standard.
	Site characteristics: Designed to accommodate equestrian riders. Conflict with motor vehicles and other recreation uses can be avoided.
Sports Complex	Use: Consolidates heavily programmed athletic fields and associated facilities in larger and fewer sites strategically located in the community.
	Service area: Strategically located community-wide facilities.
	Desirable size: Determined by demand. Usually a minimum of 25 acres, with 40 to 80 acres being optimal.
	Acres/1,000 population: No minimum standard.
	Site characteristics: Typically developed and designed for programmed athletics.

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Special Use	Use: For specialized or single purpose recreation activities, such as golf courses, zoos, and conservatories.
	Service area: City-wide.
	Desirable size: No minimum standard.
	Acres/1,000 population: No minimum standard.
	Site characteristics: Typically developed around a significant local historic physical feature and often operated by private enterprise.

Site Selection Criteria

There are several factors that influence the suitable location of parks and recreation areas. Among them are the surrounding land use characteristics, potential physical development constraints and barriers, and the size and anticipated use of the proposed area. Since the area surrounding each of the park sites is developed, it is much easier to design and develop the parks. Input from the community should be a primary determinant in the design of park facilities.

An important factor in developing an adequate parks and recreation system is the existence of physical barriers. Barriers such as arterial roadways and other streets may impede the safety and convenience of walking to a nearby park. Physical obstructions must, therefore, be carefully considered in locating park facilities.

The general site selection criteria and principal considerations include the following factors:

Topography:

- Minimum 50 percent of site should have a maximum gradient of 4 percent;
- Runoff should drain properly from developed areas; and,
- Desirable views should be preserved and protected.

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Soils:

- Natural topsoil should be suitable for turf grasses and trees;
- Area should be protected from soil erosion during all phases of development.

Vegetation:

- Natural or landscaped vegetation should include grass areas and trees, with hardy, low maintenance species preferred for planted vegetation;
- Significant individual specimens or unique wildlife habitats are desirable; and,
- Irrigation systems should be provided for intensively utilized areas such as playing fields and landscaped areas.

Access and Location:

- Should be readily accessible to the service area population of pedestrians, bicyclists, and vehicles;
- Should have collector street frontage;
- Access to linear parks and linkages are desirable;
- Parks should be centrally located;
- May serve as a buffer between different land uses or types of residential development; and,
- Neighborhood park/school sites are highly desirable as long as the public usage does not interfere with school activities.