

**SECTION 5.0**  
**PARKS AND RECREATION**

# **SECTION 5.0 PARKS AND RECREATION ELEMENT**

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## **PARKS AND RECREATION CONCEPT**

Parks are an integral component of the SLSP. Each neighborhood is centered around an adjoining elementary school and neighborhood park that together form the focal point of the neighborhood. Additionally, the primary component of the Spring Lake Center is the proposed Central Park. All park facilities are to be linked by an off-street pedestrian/bicycle loop pathway system constructed within greenbelts or the right-of-way of identified streets. Further linkages will be provided at the subdivision level with additional trail connections.

## **PARKS AND RECREATION GOALS AND POLICIES**

This Plan is intended to be consistent with and fully implement the relevant goals and policies of the General Plan and the Parks Master Plan. These are identified in full on page 87 of the Parks Master Plan. The following Specific Plan goals statements are intended to provided further elaboration of those citywide goals and policies.

- Objective PR-1:** Parks will be provided at a ratio of 5 acres per 1,000 population.
- Objective PR-2:** Parks will be designed to fully integrate with the off-street bicycle loop system.
- Objective PR-3:** Parks will be designed and developed cooperatively with the School District in order to ensure the successful sharing of space, particularly joint use of parking and fields.
- Objective PR-4:** Design of the park facilities will recognize and provide for the needs of all ages and special interests of the residents being served.
- Objective PR-5:** Parks shall be constructed concurrently with the neighboring residential development intended to be served.
- Objective PR-6:** The neighborhood parks shall include small neighborhood commercial nodes that create a focal point for each neighborhood.
- Objective PR-7:** The Central Park and Spring Lake Center commercial land shall be creatively and fully integrated to create a community focal point.

## PARKS AND RECREATION FACILITIES

### Background and Requirements

Parks and recreation facilities and programs are provided by the City's Parks, Recreation, and Community Services Department. The provision of these services and facilities in new growth areas is guided by the Parks, Recreation, and Community Services Master Plan (Parks Master Plan) adopted November of 1998. The Parks Master Plan contains an identification of existing facilities, an analysis of community needs, standards for park acreage-per-thousand population, standards for park size, guidelines for park design, and minimum facilities and services ratios.

The City's Parks Master Plan establishes a citywide park land requirement of ten acres per one thousand population in new areas (Parks Master Plan, page 34). This requirement is broken down as follows:

#### Park Land Requirement

Neighborhood Park	2 acres per 1,000 population
Community Park	1 acre per 1,000 population
Regional Park	3 acres per 1,000 population
Special Use/Sports fields	<u>4 acres per 1,000 population</u>
TOTAL	10 acres per 1,000 population

Based on an average persons-per household assumption of 2.792 for the City, (DOF, 2000) this Plan would result in a build-out population of 11,271 (4,037 x 2.792). The chart below provides the targeted park land requirements based on the calculated population, and the actual park land proposed under the Plan.

	<u>Requirement Specific Plan</u>	
Neighborhood Park	22.5 acres	24.0 acres
Community Park	11.3 acres	No Contribution
Regional Park	33.8 acres	No Contribution
Special Use/Sports fields	45.1 acres	34.0 acres Sports Park (83.5%)
		<u>4.0 acres Central Park</u>
TOTAL	112.7 acres	56.4 acres

The total parkland included in the Specific Plan represents a ratio of 5 acres per 1,000 population, or about one-half of the Citywide targeted goal. The City Council has deliberated this issue and determined that it is not financially feasible to achieve a higher ratio within the Specific Plan area given other constraints including the large acreage of public/quasi-public, the lack of commercial revenue-generating commercial acreage, and the required affordable housing commitment.

The City's Parks Master Plan not only establishes a park land ratio for calculating demand/need, but it also establishes standards for park size by type (Parks Master Plan, Page 34). These are as follows:

Neighborhood Park	10 to 15 acres
Community Park	20 to 50 acres
Regional Park	160 acres
Special Use/Sports fields	Depends on use

The Specific Plan is substantively consistent with these standards. The neighborhood parks each consist of 8 acres of parkland, and are adjoining 2 acres of neighborhood commercial land, for a total of 10-acres. The parks and neighborhood commercial each combine with an elementary school to create neighborhood centers or focal points.

The Plan includes two parks that fit in the "special use/sports field" category -- the sports park and Central Park. The sports park is 34 acres, which is consistent with the Parks Master Plan. The Central Park is 4 acres, which is very adequate to serve as a focal point for the entire Plan area as a part of the Spring Lake Center.

### **Specific Plan**

Figure 5.1 identifies Specific Plan park and recreation elements.

**NEIGHBORHOOD PARKS** -- The Specific Plan designates 28 acres for park uses within the Plan boundaries, comprised of three 8-acre neighborhood parks which are intended to become the focal point of each neighborhood, and a 4--acre central park that is intended to become the focal point of the entire Specific Plan community.

There are three 10-acre sites identified for the neighborhood parks in the Specific plan. This is consistent with the City's size standard. However, two acres of each 10-acre site is designated for a small neighborhood-serving commercial node in which up to 30 percent of the gross floor area could be developed as office uses, and the remainder will be developed as neighborhood retail. The purpose of the small commercial node is to reinforce the vision of the elementary school and park becoming the central focal point of activity for each neighborhood.

Neighborhood parks are areas for active recreational activities and facilities including field games, court games, playground equipment, picnic tables, and open play space. These parks are a core public feature for neighborhoods. Parking for neighborhood parks is on-street, and lighted facilities are avoided. Each neighborhood park is located adjoining an elementary school. Because schools have their own recreational activities, the adjacent parks will not be oriented exclusively to the needs of school age children. They will contain facilities that serve a wider range of neighborhood residents, including tot lots for pre-schoolers, facilities for basketball and/or other court sports for older children and adults, ornamental and/or community gardens oriented to adults and seniors.

The Parks Master Plan (page 99) anticipates that one of the neighborhood parks in the



Specific Plan area would include the following facilities:

- One youth baseball diamond
- One adult softball diamond
- One youth soccer field
- One tennis court
- One play structure
- Picnic/barbecue area
- Restrooms

The Parks Master Plan anticipates that another neighborhood park would include the following facilities:

- One basketball court
- One play structure
- Picnic/barbecue area
- Restrooms

The Parks Master Plan anticipates that a third neighborhood park would include the following facilities:

- One football field
- One basketball court
- One tennis court
- One play structure
- One group picnic area
- Restrooms

The Parks Director has indicated that both tennis courts will likely be located at one of the neighborhood parks, rather than spread out over two parks. This Plan assumes that land for the neighborhood parks will be dedicated and that improvements will be paid for by a fee on all development within the Specific Plan.

**CENTRAL PARK** -- The central park falls under the category of "special use" in the Parks Master Plan. It will be designed to meet the vision of a community focal point as described in this Specific Plan. It is planned to be a 4-acre facility for a variety of community-based functions and uses and shall be designed to include or accommodate: a plaza, a landmark fountain or statue, a community lake or pond, fresh produce market, small grass amphitheater, etc. It is anticipated that parking for the Central Park will be provided at the Spring Lake Center in a shared arrangement, and on the street. There will be no parking within the park. The Central Park is required to be developed at the same time as the Fire Station.

**LINEAR FEATURES** -- Within the Specific Plan, there are other planned features that will serve recreational and open space needs. A 35-foot landscaped parkway is required as a part of the road right-of-way along the south side of Gibson Road, the west side of CR 102, and on the north

side of CR 25A.

There are also over 4-acres of greenbelts identified on the Land Use Map (Figure 2.1) that complete the pedestrian/bicycle loop pathway system that connects every school and park in the Plan area.

**SCHOOL RECREATIONAL AREAS** -- Each planned school facility, including the college and the private school have planned sports fields, play equipment, and other recreational space and facilities. The high school will include a track, football field, and stadium.

**OPEN SPACE/DRAINAGE FEATURES** -- On-site detention/retention facilities will be utilized to manage stormwater run-off, either on an interim or permanent basis. Where needed these facilities will be designed to be naturalized, aesthetically pleasing, landscaped open space areas, accessible for passive recreational uses (e.g. trails, picnicking, etc.), and/or habitat. Primarily drought-tolerant plantings will be used.

**SUBDIVISION FEATURES** -- Finally, at the subdivision level there may be additional features that have recreational and open space value. Small mini-parks are encouraged in individual subdivisions. They may be eligible to receive parks credit if other park facilities identified in this plan are addressed and there is still a park obligation.

It is important to acknowledge that mini-parks are generally discouraged in the Parks Master Plan (page 35). This is primarily because of the cost to the City of operation and maintenance. To address this concern, these facilities, where allowed, must be maintained by a special financing district or some other mechanism other than City general fund.

Also each subdivision is required to have trail connections to other subdivisions, bicycle pathways, and greenbelts.

## **Sports Park**

In addition to the neighborhood parks and central park, the Specific Plan area must pay for a portion of the acquisition and development of the sports park. The Specific Plan locates the sports park just north of Parkway Drive, in the northeast quadrant of the intersection of SR 113 and Parkway Drive. It is recognized that this places the park outside of the currently defined boundary of the Plan area.

The location of the Sports Park received considerable attention in the development of this Plan. It was ultimately sited outside of the boundaries of the Specific Plan due to a number of inter-related factors including:

- The size of the land mass comprised of the college, the County property, the high school, and the middle school is very large -- approximately 233 gross acres. To further expand this large area to add more public acreage, as was proposed in several early plans, was not viewed as a beneficial action.

- The Plan is already constrained in terms of land planning and circulation by the large public ownership in the northeast corner of the Plan area. Therefore, it was viewed as beneficial to try to spread public uses throughout the Plan area to the greatest feasible extent.
- There is already a large community park on the west side of the Master Plan area, and the existing Regional Park site adjoining the east side. It was viewed as appropriate to try to "center" the Sports Park between those uses.
- For design and aesthetic reasons, and to complement the theme of the Plan, it was desirable to locate the park along Parkway Drive.
- For design and aesthetic reasons, it was also viewed as desirable to have the park be visible from SR 113, and located at an informal "gateway" to the community. The new overpass creates such a location.
- The park will receive intense use, and will generate traffic and noise. It will also have an amplified public address system and night lighting. The screening and buffering provided by SR 113, the overpass slope of Parkway Drive as it clears SR 113, and the CR 101 collector on the third side was viewed as beneficial.

The SLSP is responsible for funding 83.5 percent of the future acquisition and development of this park. The City is responsible for the actual acquisition and development, using the SLSP funds. Development of the sports park by the City is assumed to occur in phases, with basic turf and fields required no later than build-out of the Specific Plan, and full development (lighting, concessions, permanent facilities, etc.) in conjunction with development of the Master Plan remainder area. The Sports Park shall require a Conditional Use Permit with special attention given to design and operation of the facility. A focused traffic study and noise analysis may be necessary to identify design mitigations.

The Parks Master Plan (page 99) identifies the following facilities to be developed at the Sports Park:

- One lighted adult baseball diamond
- One lighted adult softball diamond
- One lighted adult soccer field
- One lighted football field
- One volleyball court
- One play structure
- Two outdoor handball courts
- Parking, restrooms, maintenance structure, concessions

It should be noted that, since 1998, the assumption has been made throughout the planning process for the Specific Plan area, that the Sports Park would be primarily youth-oriented. This assumption was directed by the Parks Director at the time, due to the location of the Sports Park

within a residential area, and because the location of the Regional park was thought to be better suited to adult activities. Additionally, there was a desire to preclude children from being attracted to cross CR 102. Therefore, it follows that at the time the Sports Park is actually designed and built, the final list of facilities to be provided will be redefined to serve primarily youth sports activities. It is assumed that parking for the Sports Park will be provided on-site.

This Plan assumes that 83.5 percent of the costs of acquisition of the land for the Sports Park as well as development of improvements to the park, will be funded by Specific Plan development. The remaining 16.5 percent of the costs will be funded by development in the Master Plan remainder area.

### **Other Planned Facilities**

COMMUNITY PARK -- The community park is shown at the northeast corner of East Street and Parkway Drive. This location falls within the Master Plan remainder area. Development of this area (Neighborhood E) is assumed to occur sometime in the future, presumably after 2015, although the City could move forward with development of the community park at any time.

There are no preliminary plans for the design or layout of this facility. It is described in the Parks Master Plan (page 89) as including unique natural features, passive open space areas that could be converted to festival use, large and multiple picnic area with tables, restrooms, shelters, barbecues, outdoor performance stage (amphitheater or space, off-street parking, playground equipment, and possibly a unique recreational facility and/or community center.

Pages 99 through 101 of the Parks Master Plan provide a further description of anticipated facilities for the Community Park. The park is contemplated to be broken into a 22-acre sports park component and an 18-acre community park component. The following items are identified:

- One lighted youth baseball diamond
- One lighted youth softball diamond
- Two lighted youth soccer fields
- Two lighted basketball courts
- Two tennis courts (one lighted)
- Two play structures
- One roller hockey court
- Community Center
- Swimming Pool
- Group picnic area
- Picnic/barbecue area
- Parking, restrooms, maintenance structure, concessions

REGIONAL PARK -- The regional park is located on the 160-acre quarter section at the northeast corner of CR 102 and CR 25A. Development of this citywide facility could occur at any time. An environmental review process is underway at the time of this writing. The City already owns land and allows interim facilities to operate there on a lease basis. Currently operating are the Woodland Davis Aero Modelers model airplane facility on approximately 40 acres, and the Los Caporales equestrian area and rodeo facilities on approximately 15 acres, both on the southern portion of the site. There is also a large existing pond on the property.

There is a preliminary plan for development of the future regional park facilities. This plan includes a four-diamond softball complex, a soccer field, a baseball diamond, parking, maintenance facility, concessions and restrooms, and a picnic and play area. The preliminary plan shows the two lease activities continuing. The pond as well as an existing municipal well and water tank would also remain. Other municipal equipment could be added (e.g. sewage lift station).

A majority of the property under the preliminary plan, would be in non-irrigated berms covered with native grasses and separated by pockets of valley oaks. These bermed areas are the cells from the prior landfill use, and must remain undeveloped.

Page 99 of the Parks Master Plan identifies the Regional Park as including a 15-acre sports park component. The facilities envisioned at the Regional Park include the following:

- Two youth baseball fields (one lighted)
- Four lighted adult softball fields
- Four multi-use fields
- Two volleyball courts
- Two basketball courts
- Three play structures
- Two group picnic areas
- Two picnic/barbecue areas
- Trails, nature area, par course
- Parking, restrooms, maintenance structure, concessions

A dog park is also being considered.

## PARK DEVELOPMENT REGULATIONS

The Specific Plan requires compliance with the following regulations:

### General

- 5.1 Parks must be developed at a pace consistent with build-out of the project, in order to ensure that the City's service standards are met. Neighborhood parks shall be triggered at 60 percent build-out of each neighborhood and construction shall occur as specified in Regulation 8.2. The Central Park shall be constructed at the same time as the fire station.
- 5.2 Parks will be accessible to all Plan area residents.
- 5.3 Parks in the Plan area must address the specific activity/facility requirements identified in Table 5.1.
- 5.4 Active recreation areas of parks shall be located away from residential uses. Fencing, berming, and landscaping shall be used to shield residential areas if necessary. *(TOC EIR MM 4.8-8)* Residences shall be precluded from backing on to parks, and are strongly discouraged from backing on to greenbelts.
- 5.5 If wells are approved by the City to be placed in a park facility, the developer will not receive park credit for that acreage of land.
- 5.6 Individual projects proposed within the project site shall pay the appropriate park development fees to finance the construction of new parks and open space areas. Facilities required prior to build-out shall be advanced by the developer and be subject to later reimbursement or credit.
- 5.7 The Fiscal Impact Analysis for the Spring Lake Specific Plan shall demonstrate that the identified increased demand for recreational programs, employees, equipment, and park maintenance will be adequately funded, on a phase-by-phase basis, by general fund revenue generated by the proposed development on a phase-by-phase basis. If the Fiscal Impact Analysis demonstrates a net deficiency, a mechanism for funding the projected gap, by phase, shall be proposed as a part of the Plan financing.
  - 5.7.1 Due to reductions in parkland requirements made for the purposes of improving the financial feasibility of the Plan, parkland may not be used jointly for stormwater management purposes (e.g. detention). This applies to all parkland, including the Sports Park.
  - 5.7.2 A dog park shall be developed at either the Community Park, Sports Park, or Central Park.

**TABLE 5.1  
SPRING LAKE SPECIFIC PLAN  
Park Facilities Need Ratios**

<b>Facility Type</b>	<b>Standard (Units per population)</b>	<b>Minimum Size</b>	<b>Required<sup>1</sup></b>	<b>Notes</b>
Tennis Courts	1 per 4,912	7,500 sq. ft.	2 to 3	Could be provided at any park facility.
Volleyball Courts	1 per 8,456	4,000 sq. ft.	1 to 2	Could be provided at any park facility.
Handball/Racquetball Courts	1 per 13,594	1,000 sq. ft.	0 to 1	Could be provided at any park facility.
Multi-Purpose Courts	1 per 10,000	10,000 sq. ft.	1 to 2	Could be provided at any park facility.
Basketball Courts (youth)	1 per 13,792	7,300 sq. ft.	0 to 1	Could be provided at any park facility.
Basketball Courts (adult)	1 per 5,247	2,500 sq. ft.	2 to 3	Could be provided at any park facility.
Play Apparatus	1 per 7,066	2,500 sq. ft.	1 to 2	Could be provided at any park facility.
Picnic Unit	1 per 7,828	12,500 sq. ft.	1 to 2	Could be provided at any park facility.
Group BBQ	1 per 9,029	20,000 sq. ft.	1 to 2	Could be provided at any park facility.
Bike/Hike	1 mile per 5,000	8-ft paved pathway	2.25 mi	An off-street bicycle and pedestrian loop system is proposed with 10-foot pathways. There will also be greenbelt connections in and between subdivisions.
Walk/jog	1 mile per 2,314	5-ft paved pathway	4.87 mi	An off-street bicycle and pedestrian loop system is proposed with 10-foot pathways. There will also be greenbelt connections in and between subdivisions.
Roller Hockey	1 per 26,872	15,000 sq. ft.	0 to 1	Could be provided at any park facility.
Amphitheater	1 per 86,888	4 acre site 500 persons min	0 to 1	Should be provided at the Community Park or Central Park.
Baseball Fields (Adult)	1 per 14,895	7 acres	0 to 1	One diamond is proposed at the Regional Park which is intended to be primarily an adult facility. Additional diamonds could be provided at the Community Park.
Baseball Fields (Youth)	1 per 4,837	5 acres	2 to 3	Should be provided at Sports Park which is intended to be primarily a youth facility. Could also be provided at Community Park.
Softball Fields (Adult)	1 per 3,745	7 acres	3	Four diamonds are proposed at the Regional Park which is intended to be primarily an adult facility. Additional diamonds could be provided at the Community Park.
Softball Fields (Youth)	1 per 23,590	5 acres	0 to 1	Two diamonds are planned at the new high school. Additional diamonds could also be provided at the Sports Park which is intended to be primarily a youth facility.
Soccer Fields (Adults)	1 per 23,170	5 acres	0 to 1	One field is proposed at the Regional Park which is intended to be primarily an adult facility. Additional diamonds could be provided at the Community Park.
Soccer Fields (Youth)	1 per 5,541	5 acres	2	Three fields are planned at the new high school. Additional diamonds could also be provided at the Sports Park which is intended to be primarily a youth facility.
MultiPurpose Field/ Football	1 per 9,629	5 acres	1 to 2	A football field and stadium are planned at the new high school. Additional fields could be provided at the Sports Park, the Community Park, and/or the Regional Park.

**TABLE 5.1  
 SPRING LAKE SPECIFIC PLAN  
 Park Facilities Need Ratios**

<b>Facility Type</b>	<b>Standard (Units per population)</b>	<b>Minimum Size</b>	<b>Required<sup>1</sup></b>	<b>Notes</b>
Swimming Pool	1 per 10,861	5 acres	1 to 2	Could be provided at the Sports Park, the Community Park, and/or the Regional Park. Central Park and the neighborhood parks could also be considered.
Gymnasium	1 per 51,125	3 acre site 350 persons min	0 to 1	A gymnasium is planned at the new high school. A gymnasium is also planned at the Woodland Community College, at the proposed National Guard Armory facility. Other gymnasium facilities could also be provided at the Community Park in conjunction with a community center or youth center.
Golf Course (18 hole)	1 per 40,237	180 acres	0 to 1	The Wildhorse Golf Course in Davis is approximately 5 miles south on CR 102 which becomes Pole Line Road. This an 18-hole private facility open daily for public play.
Community Center	1 per 32,208	10 acre site 500 persons min	0 to 1	Could be provided at the Community Park.
Youth Center	1 per 32,208	5 acre site 250 persons min	0 to 1	Could be provided at the Community Park.
Senior Center	1 per 12,965	3 acre site (8,000 sq. ft)	0 to 1	Could be provided at the Community Park, Central Park, or any neighborhood park.
Park/Recreation Office	1 per 60,000	2 acre site (8,000 sq. ft)	0 to 1	Could be provided at the Sports Park, Community Park, Regional Park, Central Park, or any neighborhood park.

<sup>1</sup> Assumes a population of 11,271 in the Specific Plan Area

Source: Parks, Recreation and Community Services Master Plan, 1998, page 88. TSCHUDIN CONSULTING GROUP; March 29, 2001.

## **Neighborhood Parks**

- 5.8 Neighborhood parks will be developed for intense recreational activity including field games, court games, playground apparatus, picnic tables, and open play area.
- 5.9 Neighborhood parks will serve the population generally within a one-half mile radius.
- 5.10 Neighborhood parks shall be centrally located within each neighborhood to allow for easy accessibility, and safe walking and bicycling.
- 5.11 Neighborhood park sites will be 8-acres and will be adjoined by 2-acres for neighborhood serving office and retail uses.
  - 5.11.1 Neighborhood parks shall be triggered at 60% build-out of each neighborhood and construction shall occur as specified in Regulation 8.2.

## **Mini-Parks**

- 5.12 Mini-parks are encouraged as subdivision features, and may be eligible to receive parks credit.
- 5.13 Mini-parks are intended to serve immediately adjacent homesites.
- 5.14 Mini-parks will be developed for more passive recreation activities and may include walking paths, benches, picnic tables, tot lots, and play equipment.
- 5.15 Mini-parks shall be maintained by a special financing district or some other mechanism other than City general fund.

## **Central Park**

- 5.16 The Central Park falls under the category of "special use" in the Parks Master Plan.
- 5.17 The Central Park will be designed to meet the vision of a community focal point as described in this Specific Plan.
- 5.18 The Central Park will be a minimum 4-acre facility for a variety of community-based functions and uses and shall be designed to include or accommodate: a plaza, a landmark fountain or statue, a community lake or pond, fresh produce market, small grass amphitheater, etc.
- 5.19 The Central Park is intended to become the focal point of the entire Specific Plan community.
  - 5.19.1 The Central Park shall be constructed at the same time as the Fire Station.

## **Sports Park**

- 5.20 It is recognized that the sports park falls outside of the currently defined boundary of the Plan area.
- 5.21 Of the total cost, 83.5 percent of the costs of acquisition and development of this park must be funded by the SLSP.
- 5.22 The Sports Park shall require a Conditional Use Permit with special attention given to design and operation of the facility. A focused traffic study and noise analysis may be necessary to identify design mitigations.
- 5.23 The sports park shall be available for use (including turf, temporary restrooms, and fields), no later than build-out of the Specific Plan. The sports park shall be fully developed (lighting, concessions, permanent facilities, etc.) in conjunction with development of the Master Plan remainder area.
- 5.24 To the extent that the Sports Park immediately adjoins residential uses the following shall be applied:
- a. Active areas such as diamonds and bleachers, shall be located a minimum of 100 feet from residential property.
  - b. Park maintenance activities shall be limited to the hours of 7:00 am to 10:00 pm on weekdays.
  - c. All park equipment using internal combustion engines shall be properly muffled in accordance with manufacturers specifications.
  - d. The public address system shall be designed and tested so as not to generate noise levels in excess of 50 dB Leq during the day or 45 dB Leq between 10:00 pm and 7:00 am at the park boundaries. Consideration should be given to increasing the number of speakers and using lower volume settings, and on focusing the speakers on the spectator areas, away from residential uses.
  - e. Noise barriers shall be used where appropriate to break line of sight between field activities and residential backyards, where adjacent to residential property.
  - f. Prior to occupancy of first residential unit adjoining the Sports Park to the north, park/field lighting shall be installed or the land shall be prominently signed in all directions disclosing the intent to utilize night lighting as well as other features of the park (e.g. amplified sound, intense recreational usage, hours of operation, etc.).
  - g. Lighting shall be directed away from residential areas, and/or shielded.

## **Greenbelt and Trail Connections**

- 5.25 A linear system of greenbelts and bicycle pathways that link park facilities, schools, and the downtown cultural area shall be established and maintained.
- 5.25.1 Trails within subdivisions that link with greenbelts and bicycle pathways, and between subdivisions.
- 5.26 Lighting and safety measures shall be included.
- 5.27 The Farmers Central channel shall be shall be renovated/designed for use as a recreational/open space corridor along its banks pursuant to the cross-section provided in Section 4 (Circulation Element).
- 5.28 Appropriate funding mechanisms shall be identified to cover the costs of operating and maintaining recreational facilities on an ongoing basis.

## **PARK DESIGN STANDARDS**

Specific design criteria for the development of park sites have not been included in the Specific Plan. At the time that development is appropriate, those designs will be prepared in conjunction with the community, and current standards in place in the City. Policy 5.A.11 of the Parks Master Plan (page 89) identified the following factors to be considered:

- safety
- security
- maintenance
- accessibility
- landscaping complimentary to surrounding environment
- travel distance of users
- passive vs. active use areas
- restroom facilities
- citizen input
- adequacy of off-street parking
- flexibility for programming activities