

Public Review Draft February 2009

CITY OF SALINAS PARK AND SPORTS FACILITY STANDARDS

I. Park Standards

(a) Purpose

The goal of these park and sports facility standards is to create an integrated park system which:

- (1) implements the goals and polices of the City's General Plan by establishing standards for the size, type, and number of parks, sport facilities, and other recreational-related facilities,
- (2) provides recreational opportunities for all Salinas residents and reflects the special identity of the community at large and the unique character of individual park sites and surrounding neighborhoods, and
- (3) unifies and strengthens the physical connections and continuity among the different areas and neighborhoods of the community by providing a linked network of recreational spaces and opportunities.

These provisions are adopted pursuant to Section 31-802 of the City's Subdivision Ordinance and establish definite park and sports facilities standards to determine the suitability of land to be dedicated for park and recreational use and to determine the facilities to be included in each park.

(b) Standards

Specific park design, standards, amenities, and criteria shall be addressed in the development of each new park in order to implement the City's General Plan and the above-referenced goals and to ensure that parks meet the needs of the overall community and individual neighborhoods they serve. These standards shall apply as described in the following sections.

(1) General Park Standards

- (A) In general, parks shall be the recreational and social focus of neighborhoods. Parks of different sizes and uses shall be logically organized to provide a positive relationship among the various recreational elements they contain. Each individual park within the park system shall contribute to meeting the overall comprehensive recreation needs of the community and shall be located to complement the intended function of each other park area.
- (B) Each park shall have a memorable "place making" theme to complement the surrounding neighborhood and shall be sited to provide appropriate buffers and links to adjacent uses, as appropriate.
- (C) Park design shall provide a welcoming ambience created to meet a variety of experiences - for active and passive activities, for participants and spectators, and for individual and group activities. To the extent feasible, parks should support opportunities for art, interpretive elements, and education.

- (D) Park design should incorporate sustainability concepts, such as the use of drought tolerant landscaping appropriate to the local environment, integrated pest management, use of bioswales and similar facilities for groundwater recharge, and use of recycled or renewable materials for equipment and site furnishings, wherever feasible.
- (E) To the greatest extent feasible, slope and drainage must be able to accommodate year-round active sports activities. Ecological, biological or hydrological features shall not restrict active use areas and to the greatest extent feasible shall be incorporated into and improved as an integral part of the park.
- (F) Park design shall address and incorporate safety and surveillance considerations and features contained in the General Plan and Zoning Code and in accordance with the general policies and standards of Crime Prevention Through Environmental Design (CPTED). Park design shall also facilitate maintenance operations.
- (G) Parks shall generally be designed as stand-alone facilities unless approved by the City Council in conjunction with an approved joint use agreement.

(2) Standards for Types of Parks

Consistent with the City's General Plan and Subdivision Ordinance (Chapter 31, Article 8 of the Salinas Municipal Code), the following standards are intended to further clarify the City's requirements for the design and development of community, neighborhood, and small parks within new subdivisions. These standards are applicable to such parks and are intended to generally describe the type of facilities that are appropriate in each type of park. The City Manager or City Manager's designee shall recommend to the Recreation-Park Commission the design and number of facilities to be included in each park. The Recreation-Park Commission shall review the City Manager's or City Manager's designee's recommendation and make a recommendation to the City Council, which shall make the final decision regarding the design and number of facilities to be included in each park.

(A) Community Park.

A Community Park is a large park that serves several neighborhoods, or a large sector of the City. It may include a mix of passive and active recreation areas, but shall typically include areas suited for intense recreation facilities. As recreation activities are the primary focus, a large percentage of the land shall be available for active recreation. These parks shall be able to accommodate formal and organized recreation tournaments. Community parks shall be designed in accordance with *Table 1. Community Park Standards*.

Table 1. Community Park Standards	
Size	20 net acres or larger
Approximate Service Area	Two mile radius
Acreage Standard	1 acre/1,000 population in the subdivision; except that the acreage standard may be reduced by up to 0.25 acre/1,000 population for the provision of small parks dedicated to the City. The acreage standard for community parks may not be reduced

	below 0.75 acre/1,000 population.
Location	Community parks shall be located adjacent to an arterial or major street, connected to pedestrian, bicycle, and transit routes and be generally bounded on all sides by public streets or other public access. If located adjacent to residential neighborhoods, buffer the residences with less intense uses to the extent feasible, such as are typically found in neighborhood parks.
Site Features	<p>Community parks shall be designed as a contiguous shape, which maximizes and accommodates active use areas. The width to length ratio shall be as close to 1:1 as possible.</p> <p>Slope and drainage must be able to accommodate year-round active sports activities. Ecological, biological, or hydrological features shall not restrict active use areas.</p>
Program Elements	<p>Active field sports shall comprise the majority of use, complemented with other active sports, gathering areas, and passive recreational opportunities. The following types of elements that would serve the needs of the community and surrounding area are appropriate in community parks. Such parks shall contain amenities or comparable amenities from each element (but not necessarily all the amenities listed in each element):</p> <ol style="list-style-type: none"> 1. <i>Active Sports:</i> To the maximum extent feasible, include ballfields and soccer fields for organized adult and youth league practice and play; play courts (tennis, full and half court basketball, volleyball), and to the extent feasible specialty sport areas (such as bocce ball, volleyball, handball, cricket, horseshoes, slack-lining, etc.) 2. <i>Passive Recreation:</i> Jogging/walking paths, and multi-use turf. 3. <i>Play Areas:</i> Separated play areas for pre-school and school aged children equipped with benches or other parent seating areas. 4. <i>Individual and Group Picnic Areas:</i> Barbeque and picnic tables located near or under a shade structures and wind protection and co-located with play areas or turf areas and restrooms, and equipped with trash receptacles. 5. <i>Other Features:</i> Indoor gymnasium or community center. Landscaping & irrigation, restrooms, concessions stands, equipment storage facilities, skate/bicycle park, amphitheater, dog park, drinking fountains, bike racks, and trash receptacles. Field lighting shall be provided for all fields and courts to allow for evening play. Parking areas, restrooms, and pathway areas shall be lit during evening hours when the park is open. 6. <i>Parking and Roadways:</i> Contain multi-use paved paths for service an emergency access and contain off-street parking. Parking shall be integrally designed with the park, and shall accommodate a minimum of 10 cars per acre. Where logical and appropriate, upon the determination of the City Manager or City Manager’s designee, a portion of the required parking may be accommodated on fronting streets.

(B) Neighborhood Park

A neighborhood park is a medium sized park that provides a social focus and recreational activities within walking distance of the specific neighborhood it serves. Both active and passive recreation opportunities shall be accommodated within neighborhood parks, as appropriate. Uses and facilities which are intended to serve a community need rather than the surrounding neighborhood are generally not appropriate in neighborhood parks. Neighborhood parks shall be designed in accordance with *Table 2. Neighborhood Park Standards*.

Table 2. Neighborhood Park Standards	
Size	<p>Minimum 5 net acres. A deviation or alternate size may be allowed subject to the recommendation of the City Manager or City Manager’s designee and Recreation-Park Commission and the approval of the City Council. In recommending/approving a neighborhood park with less than 5 acres, the City Manager or City Manager’s designee/Recreation-Park Commission/City Council must find that the proposed park size and design together with other park and sport facilities serving the neighborhood are sufficient to meet the overall sports facility needs of the subject area.</p> <p>At a minimum, the size and configuration of the neighborhood park shall be sufficient to accommodate a multi-use turf area for informal field sports for practice and regulation play use. In no case; however, shall a neighborhood park be less than 2 net acres in size.</p>
Approximate Service Area	1/2 mile radius maximum
Acreage Standard	2 acres/1,000 population in the subdivision.
Location	Neighborhood parks shall be centrally located within the neighborhood it serves and shall generally be accessible to residents without crossing arterial streets. Such parks shall generally have street frontages or other publicly accessible areas on all sides.
Site Features	<p>Neighborhood parks shall be designed as a contiguous shape. The width to length ratio shall be as close to 1:3 as possible.</p> <p>Slope and drainage must be able to accommodate year-round active sports activities. Ecological, biological or hydrological features shall not restrict active use areas.</p>
Program Elements	<p>Neighborhood parks shall be designed to accommodate active and passive recreation, as well as social spaces. The following types of elements that would serve the needs of the surrounding neighborhood are appropriate in neighborhood parks. Such parks shall contain amenities or comparable amenities from each element (but not necessarily all the amenities listed in each element):</p> <ol style="list-style-type: none"> 1. <i>Active Sports:</i> Multi-use turf areas that accommodate youth league soccer and baseball practice and play (field overlay may be used); play court area; or other specialty sport areas (e.g. bocce, horseshoes, volleyball, handball or slack-lining.) Fields, courts, and specialty sports areas provided in

	<p>neighborhoods parks are not required to have lighting.</p> <ol style="list-style-type: none"> 2. <i>Special Feature:</i> Larger neighborhood parks shall contain indoor gymnasium or recreation center facilities, where appropriate. 3. <i>Passive Recreation:</i> Open turf area for informal play and a pathway system for walking/jogging. 4. <i>Play Areas:</i> Separated play areas for pre-school and school aged children, which contain appropriate seating areas. 5. <i>Family Picnic Areas:</i> Barbeque and picnic tables located near or under shade structures and with wind protection. 6. <i>Other Features:</i> Landscaping & irrigation, interpretive facilities, restrooms, drinking fountains, bike racks, and trash receptacles.
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(C) Small Parks

Small parks serve as recreational and social spaces, focal elements, and “community front yards,” but may also include active recreation uses, where feasible. Small parks serve adjacent residences, or provide a small gathering place within a neighborhood center. Examples of such parks include pocket parks and small play lots. Small parks shall be designed in accordance with *Table 3. Small Park Standards*.

Table 3. Small Park Standards	
Size	Minimum ½ net acre (21,780 square feet)
Approximate Service Area	1/4 mile radius maximum
Acreage Standard	Flexible. Parkland dedication credit may be given for small parks for a maximum of 0.25 acre/1,000 population in the subdivision.
Location	Within ¼ mile of the population it serves
Site Features	Small parks shall be designed as a contiguous usable shape with a width to length ratio as close to 1:3 as possible.
Program Elements	<p>Small parks shall serve as informal recreation and social spaces. The following types of elements that would serve the needs of the surrounding neighborhood are appropriate in small parks. Such parks shall contain amenities or compatible amenities from each element, but not necessarily all the amenities listed below.</p> <ol style="list-style-type: none"> 1. <i>Sports, Play & Recreation:</i> small scale active recreation (half court basketball, specialty sport areas – bocce, horseshoes, volleyball, handball, etc), small turf areas, landscaping & irrigation, separated play areas for pre-school and school aged children, pathways. 2. <i>Social or Gathering Area:</i> family picnic areas, seating areas, gazebos. 3. <i>Focal Element:</i> fountain, interpretive facility, public art, specimen tree. 4. <i>Other Features:</i> drinking fountain, bike rack, landscaping/irrigation, trash receptacles, security lighting.

II. Sports Facilities Standards

Parks proposed to be dedicated to the City must include sports facilities appropriate to the size and type of park being proposed and adequate to serve the sports facilities needs of the population within the service area.

(a) Sports Facilities

The number of sport facilities required to serve the population of the proposed subdivision shall be based on the standards in *Table 4, Sports Facility Standards*. The number of related recreational facilities within each park, such as benches, barbeques, and tot lots, shall be determined based on the type of facilities appropriate for the applicable size and type of park being dedicated. The sports facilities to be included in each park shall be determined by the City Manager or the City Manager's designee, provided, however, that the number of sports facilities required shall not cause the amount of parkland required to be dedicated to the City to exceed 3 acres per 1,000 population within the subdivision.

Table 4. Sports Facility Standards	
Sports Facilities	Facility Standards (Based on population)
1. Ballfields	1:2,500
2. Soccer Fields	1:1,500
3. Basketball Courts	1:5,000
4. Tennis Courts	1:7,500
5. Volleyball Courts	1:5,000
6. Swimming Pool	1:35,000
Notes:	
A. "Ballfields" includes sport fields with softball and baseball diamonds (60 ft. for Little League diamond and 90 ft. for Official diamond) all of which shall be designed and built with an appropriate backstop.	
B. "Soccer Fields" includes both adult and youth sized sport fields with fixed goal posts.	
C. Acreage figures for soccer fields and ballfields are ranges based on varying layouts of the flexible turf space. Maximum numbers assume that the turf area would be used entirely for ballfields, or entirely for soccer. See <i>Table 5. Sport Facility Development Standards</i> for applicable acreage figures.	
D. The minimum size and configuration of sport facilities shall be based on the standards recommended in <i>Table 5. Sport Facility Development Standards</i> or other recognized standard (e.g. National Recreation and Park Association Standards, etc.), as determined by the City Manager or City Manager's designee. The ultimate number of sport facilities required in any park shall be determined in accordance with <i>Section 1 (b)(2) Standards for Types of Parks</i> .	
E. The number of sports facilities required for other sports (such as par courses, skate parks, indoor gymnasiums, etc.) that are not listed shall be determined based on the number and type of facilities specified in <i>Section 1 (b)(2), Standards for Types of Parks</i> , for the applicable park and the recreational needs of the City as determined by the City Manager or City Manager's designee.	
F. Ballfields and soccer fields are sport field facilities.	

(b) Stormwater Detention Basins Developed as Sport Field Facilities

At the determination of the City Manager or City Manager's designee, the City may allow stormwater detention basins that have been designed and developed by the developer/subdivider as sport fields to be counted towards the sport field requirements (for ballfields and soccer fields) specified in *Table 4*, but not towards the requirements for parkland dedication under Article 8 of the Subdivision Ordinance. To count as a sports field facility, the stormwater detention basin must meet all of the following standards:

- (1) The developer/subdivider shall demonstrate to the City Manager or City Manager's designee that an appropriately sized sport field, based on recognized standards as indicated *Tables 4* and *5*, can be laid out on the turf area in question. To count as a sports field, the basin must have a minimum of 1 acre of uninterrupted turf area suitable for a sport field excluding the area for vegetated swales, infiltration basins or the intake area around the drain inlet;
- (2) The active recreation portion of the basin shall be appropriately graded (maximum 2% cross-slope), have appropriate drains, and the side slopes of the basin shall have not more than a 5:1 slope.
- (3) Unless part of a designated flood plain, accepted retention basin, or otherwise approved by the City Engineer or City Engineer's designee, the basin shall be designed to fully drain within 72 hours of a rain event with a 100 year frequency. For basins not meeting the 72 hour limit, the applicant shall show with an engineering analysis that the sports field will be usable for 300 or more days a year, as approved by the City Engineer or City Engineer's designee.
- (4) The stormwater detention basin must meet the City of Salinas Stormwater Development Standards for management of peak stormwater runoff flow, volume and duration and/or reduction of stormwater pollutant loading from the project.
- (5) The developer/subdivider shall provide the City with the management and maintenance requirements for the stormwater detention facility and shall demonstrate to the satisfaction of the City Engineer or City Engineer's designee that the stormwater detention basin can be operated and maintained to manage the peak stormwater runoff flow, volume, and duration and/or reduce stormwater pollutant loading during the full range of storm events for which it was designed, as well as serve as an active recreational facility.
- (6) The facility must be designed in accordance with applicable maintenance standards for stormwater detention facilities and City park maintenance standards; and must conform to all applicable laws and regulations relating to stormwater detention facilities.
- (7) The developer/subdivider must demonstrate that there is a funding mechanism in place to provide for maintenance and replacement of landscaping, sports facility, and other improvements.
- (8) No more than one-third of the required sports fields required in accordance with *Section II (a), Sport Facilities* may be located within stormwater detention basins, unless otherwise determined by the City Manager or City Manager's designee.

- (9) Satisfaction of the sport field facility requirements will be met only when the developer/subdivider has entered into an agreement with the City in which the developer/subdivider has agreed to construct and provide ongoing maintenance and/or funding for the stormwater detention facility that is used for the eligible park and recreational purposes.

(c) Sport Facility Development Standards

The development standards for sport facilities shall be based on the standards specified in *Table 5. Sport Facility Development Standards*. For indoor sport facilities or other facilities not listed, the size, location, and other development criteria for such facilities shall be based on recognized national standards as determined by the City Manager or City Manager’s designee.

Table 5. Sport Facility Development Standards			
Sport Facility	Recommended Size and Dimensions	Recommended Space Requirements	Recommended Orientation
Badminton	Singles – 17 ft. x 44 ft. Doubles – 20 ft. x 44 ft. with 5 ft. unobstructed area on both sides	1,622 sq.ft.	Long axis north-south.
Basketball 1. Youth 2. Adult 3. Collegiate	46 ft. x 50 ft. x 84 ft. 50 ft. x 84 ft. 50 ft. x 94 ft. with 5 ft. unobstructed space all sides	2,400–3,036 sq.ft. 5,040–7,280 sq.ft. 5,600-7,980 sq.ft.	Long axis north-south.
Bocce	13 ft. to 19 ft. 6 inches x 78 – 92 ft.	19 ft. to 25 ft. 6 inches x 82 ft. –101 ft.	North-south preferred but not critical.
Cricket	No official size for field, but pitch is 66 ft. x 10 ft.	Size varies, but area generally oval with no part of boundary closer than 75 yds. to pitch	--
Croquet	40 ft. x 70 ft. (smaller size is appropriate for nonregulation play.	45 ft. X 75 ft.	--
Handball (3-4 wall)	20 ft. x 40 ft. with a minimum of 10 ft. to rear of 3-wall court. Minimum 20 ft. overhead clearance.	800 sq.ft. for 4-wall, 1,000 sq.ft. for 3-wall	Long axis is north-south. Front wall at north end.
Ice Hockey	Rink 85 ft. x 200 ft. Min. (85 ft. x 185 ft.)	22,000 sq.ft. including support area.	Long axis north – south if outdoors.
Tennis	36 ft. x 78 ft. 12 ft. clearance on both ends.	Min. of 7,200 sq.ft. single court area (2 acres per complex).	Long axis north – south.
Volleyball	30 ft. x 60 ft. Minimum of 6 ft. clearance on all sides.	Min. 4,000 sq. ft.	Long axis north – south.

Baseball 1. Official	Baselines – 90 ft. Pitching dist. – 60.5 ft. Foul lines – Min. 320 ft. Center fields – 400+ ft.	3.0 – 3.85 Acres - Official	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.
2. Little League	Baselines – 60 ft. Pitching distance – 46 ft. Foul lines – 200 ft. Center field – 200 ft. – 250 ft.	1.2 Acres Min. – Little League	
3. Softball	Baselines – 60 ft. Pitching distance – men 45 ft.; women 40 ft. Fast pitch field radius from plate – 225 ft. Slow pitch – men 275 ft. women 250 ft.	1.5 – 2.0 acres - softball	
Field Hockey	180 ft. x 300 ft. with a minimum of 10 ft. clearance on all sides	Min. 1.5 acres	Fall season – Long axis northwest or southeast. For longer periods, north-south.
Football	160 ft. x 360 ft. with a minimum of 6 ft. clearance on all sides.	Min.1.5 acres	Same as field hockey.
Flag or touch football	40 yds by 100 yds (includes two 10-yd end zones).	44 yds x 104 yds.	Same as field hockey.
Lacrosse	Prefer 180 ft. x 330 ft. but can be played on football field.	200 ft. x 350 ft. with fence; 220 ft. x 370 ft. without fence.	Same as football.
Soccer 1. Junior	165 ft. by 300 ft.	1.3 – 2.5 acres (Junior)	Same as field hockey.
2. High School	195 ft. x 225 ft. x 330 ft. to 360 ft. with 10 ft. minimum clearance on all sides.	3 acres (High School or Adult)	