



INDEPENDENCE PARKS & OPEN SPACE MASTER PLAN

SECTION V:
PARK CLASSIFICATION

SECTION V: PARK CLASSIFICATION

5.1 EXPLORING A RANGE OF STANDARDS FOR PARK CLASSIFICATION

The need for recreation is universal. Parks can take on many forms, shapes, purposes, and functions yet no one park can solve all the needs for facilities, functions, and settings that a community needs. While the need for recreation is universal, a universal park that meets the entire needs of a community rarely exists. A transect of park sizes, facilities and settings creates a complete system offering a diverse spectrum of opportunities for passive and active recreation. Park classifications provide overall guidelines for the transect of park types.

NATIONAL RECREATION AND PARKS ASSOCIATION PARKS CLASSIFICATION AND PARKS DEFINITIONS

For consideration of the appropriate level of service range for the City of Independence, classifications defined by the National Recreation and Parks Association (NRPA) for the parks, trails and natural areas were referenced for a comparative understanding of baseline conditions. These park definitions, descriptions, location criteria, size criteria, and typical facilities provide a starting point for discussion for what may be appropriate to the City of Independence (See **Figure 1** for reference). The park classification adopted by the City of Independence Parks and Open Space Master Plan 1996 is provided also provided for comparison.

Mini Parks

Mini parks may be considered when they are privately developed and maintained, or in neighborhoods where there are no other viable options.

Location: Within ¼ mile access within neighborhoods or adjacent to commercial areas

Site Selection and Development Guidelines: Typical size is less than 1 acre. Access to the site should be provided via a local street with sidewalks. Mini parks fronting on arterial streets should be discouraged.

Parking Requirements: On-street parking should be provided as street frontage allows.

Typical Features and Amenities:

- General landscape improvements (including tree planting)
- Children’s playground or tot-lot
- Pathway connecting park elements
- Picnic tables and/or small picnic shelter
- Interpretive signage

Neighborhood Parks

Neighborhood parks provide nearby residents with access to basic recreation opportunities. These parks are being designed to enhance neighborhood identity, preserve or provide neighborhood open space, and improve the quality of life of nearby residents. They are designed for passive and unstructured activities.

Site Selection and Development Guidelines:

- Located within a half mile radius of the park. Optimum size is 3 to 5 acres, depending upon the availability of land. At least 50% of site will be relatively level and usable, providing space for both active and passive recreation uses.
- Access to the site should be provided via local streets with sidewalks. Neighborhood parks must be accessible without crossing arterial streets
- Adjacency to school sites are considered favorable for site selection

Typical Features and Amenities:

- Open turf area for unstructured play
- General landscape improvements (including tree planting)
- Children’s playground
- Basketball (full or half) court
- Pathway connecting park elements
- Picnic tables
- Small picnic shelter
- Volleyball court
- Multi-use fields for practice
- Interpretive signage
- Natural area/greenspace
- Permanent restrooms

Community Parks

Community Parks provide visitors with active and passive recreation opportunities. These parks often accommodate large group activities and include major recreation facilities, such as sports fields. Community Parks are designed to enhance neighborhood and community identity, preserve open space, and enhance the quality of life of community residents.

Site Selection and Development Guidelines:

- Average site size will be a minimum 15 acres with the optimum at 20-30 acres, but may exceed 50 acres
- Due to their size requirements, the acquisition of Community Park sites will occur far in advance of need. Park development will occur when the area it serves becomes 50% developed.
- Community Park will be located adjacent to middle or high schools if possible.
- At least one half of the site will be available for active recreation use. Adequate buffers or natural open space areas will separate active recreation areas from nearby homes.
- Permanent on site parking is appropriate for this type of park.
- Permanent restrooms are appropriate for this type of park.
- Access to the site will be provided via a collector or arterial street with sidewalks and bicycle lanes.
- Access to a community park site is within 2 miles of all residents.

Typical Facilities and Amenities:

- Toddler and youth playground
- Designated sports fields for baseball, softball, and soccer. Fields may be in a complex within the park
- Open turf area for unstructured play
- General landscape improvements
- Looped pathway system
- Picnic shelters, including at least one capable of accommodating groups of 25 to 50 people
- Permanent restrooms
- Volleyball courts

- Tennis courts
- Basketball courts
- Horseshoe pits
- Other sporting facilities (lawn bowling, croquet, bocce court)
- Community scale skatepark
- Water playground
- Off-leash dog area or designated dog park
- Community gardens
- Concessions or vendor space
- Interpretive signage
- Natural area/greenspace
- Indoor recreation center or other indoor recreation space
- Public art
- Performance space, such as a stage area or amphitheater
- Special facilities such as an indoor recreation center or swimming pool
- Storage or maintenance buildings

Special Use Areas

Special use areas are unique sites often occupied by a specialized facility. Some uses that fall into this category include plazas, waterfront parks, boat ramps, botanical gardens, memorials, community gardens, single purpose sites used for a particular field sport, or sites occupied by buildings.

Site Selection and Development Guidelines: Siting criteria depend on the types of facilities proposed. Size will depend upon the facilities provided.

Parking Requirements: Depends on facilities provided.

Facilities and Amenities to Consider: Facilities and amenities will depend on the proposed activities and site use.

Linear Parks

Linear parks are developed or landscaped areas and other lands that follow linear corridors such as railroad rights-of-way, creeks, canals, power lines, utilities, and other elongated features. This type of park usually contains trails, landscaped areas, viewpoints, and seating areas. Activities are generally passive in nature, such as walking, biking, wildlife watching, etc.

Site Selection and Development Guidelines: Linear parks should generally follow continuous special feature strips, with a minimum corridor width of 50-75 feet. Due to the shape, configuration, and potential for user noise in linear parks, user impacts on adjoining neighbors will be considered. Fences, walls, or landscaping may be used to provide some privacy for neighbors, but the provision of these features will consider user safety.

Facilities and Amenities to Consider:

- Paved pathways
- Landscaped areas
- Maintained natural vegetation
- Picnic tables
- Orientation and information signage
- Trailhead or entry/ kiosk
- Turf areas
- Ornamental plantings
- Fences, landscaping, or other features to control access near adjoining residential areas
- Viewpoints
- Seating areas
- On-street or off-street parking at trailheads. Amount depends on facilities and anticipated use of the trails

Natural Open Space/Greenways

Natural open space/greenways are publicly owned or controlled natural resources that are managed for conservation, environmental education, and passive recreational use, such as walking and nature viewing. This type of land may include wetlands, steep hillsides, landslide hazard areas or other similar spaces. Environmentally sensitive areas are considered open space and can include wildlife habitats, stream and creek corridors, or areas with unique and/or endangered plant species.

Site Selection and Development Guidelines: Site size will be based on natural resource needs. Acreage will be sufficient to preserve or protect the resource. Development and site improvements should be kept to a minimum, with the natural environment, interpretive and educational features emphasized. Natural open space areas should be managed and maintained for environmental protection. Where feasible, public access and use of these areas should be encouraged, but environmentally sensitive areas should be protected from overuse.

Facilities and Amenities to Consider:

- Interpretive signage
- Off-street parking if a trail is located within the site
- Picnic shelters
- Picnic areas
- Trail and pathway system
- Trailhead or entry/ kiosk
- Viewpoints or viewing blinds
- Interpretive or educational facilities

Section V: Figure 1 – Overall condensed summary of the NRPA Parks classification standards.

NRPA PARK CLASSIFICATION STANDARDS					
CLASSIFICATION	ACREAGE	LEVEL OF SERVICE STANDARD	PROXIMITY	FACILITIES	DESIRABLE SITE CHARACTERISTICS
Parks					
Mini-Parks	1 acre or less	.25 to .50 acres per 1000 people	1/4 mile radius	Children’s playground, Pathways, Picnic tables and/or small picnic shelter, Interpretive signage. Landscape/plantings.	At least 50% of site will be relatively level and usable, providing space for both active and passive uses. Access to the site should be provided via local streets with sidewalks. Neighborhood parks must be accessible without crossing arterial streets. Adjacency to school sites are considered favorable for site selection
Neighborhood Parks	3 to 5 acres	1.0 to 2.0 acres per 1000 people	1/2 mile radius to serve a population of up to 5,000 (a neighborhood)	Open turf area for unstructured play, landscape/ plantings.(including tree planting, Children’s playground, Basketball (full or half) court, Pathways, Picnic tables, Small picnic shelter, Volleyball court, Multi-use fields for practice, Interpretive signage, Natural area/greenspace, Permanent restrooms	Neighborhood parks provide nearby residents with access to basic recreation opportunities. Enhances neighborhood identity. Preserve or provide neighborhood open space. Designed for passive and unstructured activities.
Community Parks	25+ acres	5.0 to 8.0 acres per 1000 people	1 to 2 mile radius; several neighborhoods	Toddler and youth playground, Designated sports fields for baseball, softball, and soccer. Open turf area for unstructured play, Landscape/plantings. Pathway system, Picnic shelters, including at least one capable of accommodating groups of 25 to 50 people, Permanent restrooms, Volleyball courts, Tennis courts, Basketball courts, Horseshoe pits, Other sporting facilities (lawn bowling, croquet, bocce court), Community scale skatepark, Water playground, Off-leash dog area or designated dog park, Community gardens, Concessions or vendor space, Interpretive signage, Natural area/greenspace, Indoor recreation center or other indoor recreation space, Public art, Performance space, such as a stage area or amphitheater, Special facilities such as an indoor recreation center or swimming pool, Storage or maintenance buildings.	Community Parks provide visitors with active and passive recreation opportunities. These parks often accommodate large group activities and include major recreation facilities, such as sports fields. Community Parks are designed to enhance neighborhood and community identity, preserve open space, and enhance the quality of life of community residents.

Section V: Figure 1 – continued.

Special Use Parks	variable	variable	no applicable standard	Facilities and amenities will depend on the proposed activities and site use.	Special use areas are unique sites often occupied by a specialized facility. Some uses that fall into this category include plazas, waterfront parks, boat ramps, botanical gardens, memorials, community gardens, or sites occupied by buildings.
Natural Areas					
Linear Parks	variable	variable	no applicable standard	Paved pathways, Landscape/plantings. Natural vegetation, Picnic tables, Orientation and information signage, Trailhead or entry/ kiosk; Turf areas, Ornamental plantings, Fences. Features to control access near adjoining residential areas, Viewpoints, Seating areas, On-street or off-street parking at trailheads. Amount depends on facilities and anticipated use of the trails.	Linear parks are developed or landscaped areas and other lands that follow linear corridors such as railroad rights-of-way, creeks, canals, power lines, utilities, and other elongated features.
Natural Open Space/ Greenways	variable	variable	no applicable standard	Interpretive signage, Off-street parking if a trail is located within the site, Picnic shelters, Picnic areas, Trail and pathway system, Trailhead or entry/ kiosk, Viewpoints or viewing blinds, Interpretive or educational facilities.	Natural open space/greenways are publicly owned or controlled natural resources that are managed for conservation, environmental education, and passive recreational use, such as walking and nature viewing.

INDEPENDENCE PARKS AND OPEN SPACE MASTER PLAN 1996 PARK CLASSIFICATION STANDARDS

The Independence Parks and Open Space Plan 1996 included five different park classifications for use in the parks system for Independence (See **Figure 2**).

- Mini Neighborhood Park
- Neighborhood Park
- Community Park
- Conservation Area
- Linear Park

The classification system identified in the 1996 system plan allowed a flexible structure for the overall system to grow in the past nineteen years. One of the main observations between the Independence park classification system and the NRPA parks classification system is the variation in size difference between the mini-neighborhood park and neighborhood parks. The NRPA indicates that a desirable size for Mini-Neighborhood Park is 1 acre or less whereas the independence System Plan indicates a range of 1 to 5 acres. Likewise, the NRPA classification for neighborhood parks indicates a range of 3 to 5 acres and the Independence System Plan indicates a 16 to 18 acre range for size requirements. This difference in park sizing between the national standard and the Independence Parks and Open Space Master Plan 1996 will be an area for consideration in this system plan update.

Mini-Neighborhood Parks

A mini-neighborhood park is a hybrid category created specifically for the Independence Parks and Open Space Master Plan 1996. It fills the gap between a Mini-Park, which is typically one acre or less, and a neighborhood park/playground which is typically 15 or more acres.

Purpose and Use: An area in which residents can enjoy natural areas, socialize and recreate informally.

Service Area: ¼ mile radius

Area Range: 1- 5 acres

Typical Facilities:

- Play Equipment for young children
- Picnic Tables
- Shelter
- Benches

- Restrooms and Water fountain
- Unstructured Play area
- Basketball Courts

Neighborhood Park

Purpose and Use: Provide a focus for neighborhood social, recreational and fitness activities with areas for informal and organized recreational activities.

Service Area: ½ mile radius

Area: Range: 16 – 18 acres

Typical Facilities:

- Bicycle and Vehicle parking
- Bicycle/Pedestrian paths
- Benches
- Restroom and Water fountain
- Picnic Tables and Shelter
- Play Equipment
- Soccer/Softball Fields
- Skate Bowl
- Basketball Court

Community Parks

Purpose and Use: Develop these parks not only as the centerpiece of the parks system but as an image maker for the entire community. It should be the focus for the community’s recreational and social needs and activities, serve the populations of Independence and Monmouth, and draw visitors from elsewhere in Polk, Marion, Linn, and Benton Counties. It should create a memorable image for the community.

Service Area: Independence and Monmouth Community

Area: 25 acres

Typical Facilities:

- Accessible docks
- Picnic tables and Shelter
- Amphitheater

- Restrooms and water fountain
- Play equipment
- Bicycle and Vehicle parking
- Sports fields and restrooms
- Pet Exercise area
- Bicycle and Pedestrian trails
- Promenades and overlooks
- Community and Meeting Center

Conservation Area

Purpose and Use: Viewing and interpretation of natural resources, plants and animals. Bicycle and Pedestrian trails incorporated for access and viewing

Service Area: Independence – Monmouth Community

Area: No minimum requirement

Typical Facilities:

- Boardwalks/Overlooks
- Interpretive Signage
- Benches
- Pedestrian/Bicycle trail
- Vehicle parking
- Bicycle parking

Linear Park

Purpose and Use: Creates a safe pedestrian/bicycle connections. Creates access to natural areas for nature study and bird watching. Provides a safe and pleasant place for walking, jogging, and bicycling.

Service Area: Independence-Monmouth Community

Typical Facilities:

- Bicycle Pedestrian Path

5.2 COMPARING CLASSIFICATION STANDARDS AND MOVING FORWARD

The park classification standards facilitate of understanding of the diversity of park facilities, amenities, and proximity to residents. **Section V: Figure 3** provides an overall comparison of the NRPA classification standards and the current City of Independence Parks classification standards.

RECOMMENDED CLASSIFICATION STANDARDS

Reviewing **Section V: Figure 3** provides a few insights to the classification system:

- Currently, the City standard for neighborhood parks is above and beyond the national definition of neighborhood parks and exceeds the typical acreage range for this classification of park.
- The current City definition of Mini-Neighborhood Park is closer to the national definition of the Mini-Park in size and amenities considerations.
- The City does not have Mini-Park defined in its current parks plan.
- Proximity to parks is provided in both the National and the City standards; however, the quality of experience for access to these sites is not quantified in the City standards. Current trends indicate that Mini-parks and Neighborhood parks must be accessible without crossing arterial streets.

The following classification standards are recommended based on the site inventory, national and regional trends and community input for consideration in the System Plan. The definitions, size, access requirements, and facilities have been modified to meet the challenges of the current system and future projected growth.

Mini-Parks:

Mini parks may be considered when they are privately developed and maintained, or in neighborhoods where there are no other viable options.

Service Area: ¼ mile radius, in areas not served by a neighborhood park.

Size: Between 2500 sq. ft. and one acre in size.

Access: Access to the site should be provided via a local street with sidewalks. Mini parks fronting on arterial streets should be discouraged. On-street parking should be provided as street frontage allows.

Section V: Figure 2: provides an overall summary of the current City of Independence Parks classification standards.

CITY OF INDEPENDENCE: PARK CLASSIFICATION STANDARDS					
CLASSIFICATION	ACREAGE	LEVEL OF SERVICE STANDARD	PROXIMITY STANDARD	FACILITIES	DESIRABLE SITE CHARACTERISTICS
Parks					
Mini-Neighborhood Parks	1-5 acres	no quantitative requirement	less than 1/4 mile radius	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens.	Accessible to service area without crossing major arterial.
Neighborhood Parks	6-18 acres	no quantitative requirement	1/4 to 1/2 mile radius to serve a population of up to 5,000 (a neighborhood)	Area for intense recreational activities such as field games, court games, crafts, playground, skating, picnicking, wading, pools, etc.	Suited for intense development. Easily accessible to neighborhood; population; geographically centered with safe walking and bike access. May be developed as a school park facility.
Community Parks	25+ acres	no quantitative requirement	1 to 2 mile radius; several neighborhoods	Area of diverse environmental quality. Includes combination of athletic complexes, large swimming pools. May be an area of natural quality for outdoor recreation such as walking, viewing, sitting, picnicking.	May include natural features such as water bodies and areas suited for intense development. Easily accessible to neighborhoods served.
Natural Areas					
Conservation Areas	Sufficient to protect the resource	variable	no applicable standard	Protection and management of the natural / cultural environment with recreation use as a secondary objective.	Variable depending on the resource being protected.
Linear Parks	variable	variable	no applicable standard	Creates a safe pedestrian/bicycle connections. Creates access to natural areas for nature study and bird watching.	Provides a safe and pleasant place for walking, jogging, and bicycling.

Section V: Figure 3 provides an overall comparison of the NRPA classification standards , the current City of Independence Parks classification standards, and the recommended classification system.

OVERALL COMPARISON CHART								
NRPA PARK CLASSIFICATION STANDARDS			CITY OF INDEPENDENCE-CURRENT STANDARD			RECOMMENDED PARK CLASSIFICATION ACREAGE		
CLASSIFICATION	ACREAGE	PROXIMITY	CLASSIFICATION	ACREAGE	PROXIMITY	CLASSIFICATION	ACREAGE	PROXIMITY
Parks								
Mini-Parks	Between 2500 sq. ft. and one acre in size	1/4 mile radius	Mini-Neighborhood Parks	1-5 acres	less than 1/4 mile radius	Mini-Neighborhood Parks	Between 2500 sq. ft. and one acre in size	1/4 mile radius
Neighborhood Parks	5 acres is considered minimum size, 5 to 10 acres is optimal.	1/2 mile radius to serve a population of up to 5,000 (a neighborhood)	Neighborhood Parks	6-18 acres	1/4 to 1/2 mile radius to serve a population of up to 5,000 (a neighborhood)	Neighborhood Parks	5 acres is considered minimum size, 5 to 10 acres is optimal.	1/2 mile radius to serve a population of up to 5,000 (a neighborhood)
Community Parks	As needed to accommodate desired uses usually between 30 and 50 acres	1 to 2 mile radius; several neighborhoods	Community Parks	25+ acres	1 to 2 mile radius; several neighborhoods	Community Parks	25+ acres	1 to 2 mile radius; several neighborhoods
Special Use Parks	variable	no applicable standard	-	-	-	-	-	-
Natural Areas								
Linear Parks	variable	no applicable standard	Linear Parks	variable	no applicable standard	Greenways	variable	no applicable standard
Natural Open Space	variable	no applicable standard	Conservation Areas	Sufficient to protect the resource	no applicable standard	Natural Areas	Sufficient to protect the resource	no applicable standard

Amenities and Facilities:

- General landscape improvements (including tree planting)
- Children’s playground or tot-lot
- Pathway connecting park elements
- Picnic tables and/or small picnic shelter
- Interpretive signage

Neighborhood Parks

Neighborhood parks are the basic unit of the park system and serve the informal recreation needs of residents within walking distance of their homes. Serving as the recreational focus of the neighborhood, these parks should balance informal active and passive spaces. In general, about half of the park’s area should be planned for passive activities and natural features. Neighborhood parks have limited program activities and are not intended to attract users from outside the neighborhood. Neighborhood parks do not have restrooms.

Service Area: ½ mile radius

Size: 5 acres is considered minimum size, 5 to 10 acres is optimal.

Access: Neighborhood parks should be centrally located in residential neighborhoods and should be uninterrupted by non-residential roads or other physical barriers. They should front adjoining streets, providing visibility and enhanced security from surrounding uses. Neighborhood parks should be accessible by way of the city’s trail network, sidewalks, or low-volume residential streets. Since they serve nearby residents, neighborhood parks tend to have limited or no associated parking beyond on-street or curbside parking.

Amenities: Neighborhood input should be used to determine the program at neighborhood parks. Appropriate amenities include:

Passive Recreation:

- Informal Practice Fields/Open Space
- Internal Walking Trails
- People Watching Areas
- Unique Landscape/Features
- Ornamental Gardens
- Community Gardens

Active Recreation:

- Outdoor Fitness/Exercise Facilities
- Play Structures
- Creative Play Attractions
- Court Games
- Tennis Courts
- Volleyball Courts

Facilities:

- Individual Picnic/Sitting Areas
- Group Picnic/Sitting Areas
- Park Shelters

Community Parks

Community parks are larger in size than neighborhood parks and serve several adjoining neighborhoods, attracting residents from a relatively large area. They should preserve unique landscapes and open spaces, allow for group activities, and offer recreation opportunities not feasible or desirable at the neighborhood level. As with neighborhood parks, they should be developed for both active and passive recreation activities. Community parks may have one or two revenue-producing facilities and a recreation center, gym, or senior center. They typically include a permanent and accessible public restroom.

Service Area: 2 miles

Size: 25 + acres

Access: Community parks should be located in proximity to or within residential neighborhoods. They should front adjoining streets, providing visibility and enhanced security from surrounding uses. Public street frontage is desirable. Community parks should be accessible by way of the city’s trail network and sidewalks and be serviced by arterial and collector streets. Small parking lots located just off street may be necessary to supplement on-street and curbside parking.

Amenities: Community input should be used to determine master plan updates and programs offered at community parks. Appropriate amenities include:

Passive Recreation

- Informal Practice Fields/Open Space
- Internal Walking Trails
- People Watching Areas
- Unique Landscape/Features
- Nature Interpretation Areas
- Arboretum/Botanical Garden
- Ornamental Gardens
- Community Gardens

Active Recreation

- Biking Trails
- Outdoor Fitness/Exercise Facilities
- Creative Play Attractions
- Large Play Structures
- Court Games
- Tennis Courts
- Volleyball Courts
- Formal Recreational Fields
- Splash Pad/Spray Grounds

Facilities

- Individual Picnic/Sitting Areas
- Group Picnic/Sitting Areas
- Park Shelters
- Facilities for Plays or Concerts

Greenways (Linear Parks)

Greenways are narrow open space systems that tie park components together to form a cohesive park, recreation, and open space system. Within a natural environment, they allow for uninterrupted and safe pedestrian movement between parks throughout the community, provide people with a resource based outdoor recreational opportunity and experience, and can enhance property values. Greenways may follow natural resources like stream and river corridors. Others may follow abandoned railroad beds, old industrial sites, power line rights-of-way, pipeline easements, or parkway rights-of-way. Greenway locations are integral to the trail system plan and may be built as part of development projects or interconnected recreational and natural areas. Public restrooms are typically not provided .

Size: Varies

Access: Greenways should have access points where they cross local, arterial, and collector streets. They should be easily accessible by and integrated into the city's trail network.

Amenities:

- Active Recreation
- Biking Trails
- Outdoor Fitness/Exercise Facilities

Natural Areas

Natural areas are publicly owned or controlled natural resources that are managed for conservation, environmental education, and passive recreational use, such as walking and nature viewing. This type of land may include wetlands, riparian corridors, or other similar spaces. Environmentally sensitive areas are considered integral to natural areas and can include wildlife habitats, stream and creek corridors, or areas with unique and/or endangered plant species.

Site Selection and Development Guidelines: Site size will be based on natural resource needs. Acreage will be sufficient to preserve or protect the resource. Development and site improvements should be kept to a minimum, with the natural environment, interpretive and educational features emphasized. Natural open space areas should be managed and maintained for environmental protection. Where feasible, public access and use of these areas should be encouraged, but environmentally sensitive areas should be protected from overuse.

Facilities and Amenities to Consider:

- Interpretive signage
- Off-street parking if a trail is located within the site
- Trail and pathway system
- Trailhead or entry/ kiosk
- Viewpoints or viewing blinds
- Interpretive or educational facilities

Special Use Areas

Special use areas are unique sites often occupied by a specialized facility. Some uses that fall into this category include plazas, skate parks, waterfront parks, boat ramps, botanical gardens, memorials, community gardens, single purpose sites used for a particular field sport, or sites occupied by buildings.

Site Selection and Development Guidelines: Siting criteria depend on the types of facilities proposed. Size will depend upon the facilities provided.

Parking Requirements: Depends on facilities provided.

Facilities and Amenities to Consider: Facilities and amenities will depend on the proposed activities and site use.