Attachment 7

BURKE CENTRE

RECREATION/OPEN SPACE PLAN

1977

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I. Introduction

The development of recreation facilities for Burke Centre poses an unusual opportunity for both the Burke Centre Partnership and Fairfax County. Burke Centre is one of many local communities which are served by County facilities and programs. As a "planned community" Burke Centre is expected to exceed the norm for subdivisions and achieve a high quality of life through provision of special facilities. Burke Centre will utilize the existing and planned County recreation facilities, parks, schools, and other services normally provided by local government, and, in addition, provide private recreation facilities for its residents through the Burke Centre Conservancy.

Fairfax County has adopted standards for park and open space acreage and has accepted some facility standards which have been developed nationally. This report reviews accepted County and other standards and recommends parameters for Burke Centre's specific recreation needs. This text should be read in conjunction with the attached recreation plan.

II. National and Local Guidelines for Recreation Facilities

A. Recreation/Open Space in Other RPC Communities

Burke Centre is the third RPC community to be built in Fairfax County. The two others, Reston and Cardinal Forest, represent two extremes of application of the RPC concept. Reston is a New Town in the accepted definition of the term. The developers of Reston have tried to provide a very high level of amenity. Since Reston is still relatively isolated, virtually all of the recreational facilities are provided privately by the Reston Community. The only developed County park is Lake Fairfax, adjacent to the community, which is a major County facility similar to Burke Lake Park. A second district park (Fox Mill District Park) near Reston in Chantilly has been acquired by the County but has not yet been developed. Neither Fox Mill nor Lake Fairfax was provided by Reston. Active recreational facilities for team sports are primarily supplied by school sites while capital intensive facilities (pools, tennis courts, golf courses) are provided by the community association (who also maintains the community open space system.) The Park Authority has leased an undeveloped Intermediate/Secondary school site in Reston from the School Board in order to provide additional playfields until the schools are built.

Cardinal Forest is 30% smaller than Burke Centre and functions as a P.U.D. rathern than a New Town. The amount of public park land is also relatively small with pools being run privately. Cardinal Forest adjoins a middle school and two elementary schools which provide local play fields. Cardinal Forest gave much of its open space/stream valley acares to the Park Authority and the County is responsible for maintenance of these areas and their limited recreational facilities. (See Table I).

B. Other Development in the Pohick

The Burke Centre site is abutted on two sides by existing residential development, primarily single family detached, with some newer townhouse sections. As each project was built, the Park Authority required that land be dedicated for park and recreation facilities. Table II summarizes these park areas and lists existing facilities together with potential acres for expanded uses. With the exception of the Lake Braddock/Kings Park West area, few provide public active recreation facilities at these park sites, and most are primarily natural areas consisting of stream valley, flood plain or wooded areas.

Play fields within the Pohick, are primarily associated with public schools where the facilities can be utilized more fully by both school related programs and County Recreation programs. Burke Centre is located within the service area of two existing elementary schools, with the potential for two more (an existing school site--Whitehaven--and one to be provided by Burke Centre--Burke Centre Elementary.)

TABLE I

Public Facilities Associated With Other RPC Areas**

A. Reston

1. County Parks: A) Lake Fairfax (adjacent to Reston but not a part of Reston) 476.2 acres similar to Burke Lake: camping, boating, playgroun picnicing, swimming pool, but no intensive use fields.

B) Fox Mill District Park (Chantilly): 208 acres, undeveloped at this time.

2. Schools Within Reston:

Lake Anne Elementary	10.2 acres	1 - 60' ball field 2 - 80 yd. soccer
Forest Edge Elementary	13.4 acres	2 - 60' ball fields 1 - 80 yd. soccer 1 - gym
Dogwood Elementary	14.0 acres	1 - gym
Hunters Woods Elementary	11.2 acres	2 - 60' ball fields 1 - 80 yd. soccer 1 - gym
Total Acreage	48.8	

3. Vacant School Sites:

Baron Cameron Secondary	35 acres	This combined site has been leased by the Park Authority for 10 years and developed as an interim use play field complex consisting of: 2 ball fields 3 football/soccer fields 1 open play area, garden plots
Baron Cameron Intermediate	25 acres	
Golf Course Elementary	14 acres	
South Lakes Secondary *	35 acres	
South Lakes Intermediate	25 acres	

*under construction

**Source: Inventory of Leisure Time Land and Facilities, Fairfax County Virginia, October, 1975, Annual Park Register, 1977, FCPA, and Park Authority staff. These are the sources for all County facility statistics quoted in this report.

4. Reston Private Facilities:

Pools (6 on .5 acre sites, 1 on a 7.2 acre site)	10.2 acres
2 Golf courses (including 1 field, 2 tennis courts and an indoor pool)	297.3 acres
1 riding center, plus 1.5 miles of trails	7.0 acres
	314.5 acres private

B. Cardinal Forest Area

1. Public Parks:

Cardinal Forest	15.6 acres	mostly "natural" uses 1 - 60' small ball field 1 - basketball court 1 - playground
Royal Ridge	12.3 acres	2 tennis courts 2 - 1.5 ac. developable area
	27.9	

NOTE: Portions of the Accotink Stream Valley Park are nearby and serve some passive recreation uses.

2. Schools:

Cardinal Forest Elementary	12.7 acres	2 - 60' ball fields 2 - 100 yd soccer 1 - gym
Irving Intermediate*	20.0 acres	6 - 60'ball fields 1 - 100 yd soccer 3 - tennis courts 3 - gyms
Keene Mill Elementary*	11.5 acres	2 - 60' ball fields
Total Acreage	44.2 acres	

*School sites may or may not have been obtained as part of Cardinal Fore

3. Vacant School Sites:

Elementary 10.2 acres.

4. Private Facilities:

4 pools total 5.1 acres

TABLE II

Intensive Activity Fields Within Pohick Parks

Comparison of surrounding subdivisions
with community or neighborhood parks

1. County Club View: 39 acres, 60% in flood plain
   1 playground, 1 acre additional developable land with poor accessibility

2. Lake Braddock/Kings Park West Area:

   Crooked Creek - 11.9 acres, 100% flood plain, no facilities

   Lakeside - 11.8 acres, 45% flood plain
   1 football/soccer, 1-60' ball field, tot lot, 1 basketball court, several 1 ac. developable areas.

   East lake: 10.0 acres, 1 basketball court, 2 tennis courts, trail

3. Burke Manor: 10.3 acres, no facilities. Stream Valley.

4. Burke Station: 18.0 acres, no facilities. Stream Valley.

5. Orange Hunt: 8.5 acres
   1 play area, no additional areas developable

6. Hidden Pond (Hunt Valley area): 20.6 acres
   1 trail, 2 - 2 acre developable areas

7. W. Springfield Village:10.3 acs, no facilities, no additional developable are

8. Saratoga (Pohick S.V.): 5.4 acres, no facilities, 1 acre developable

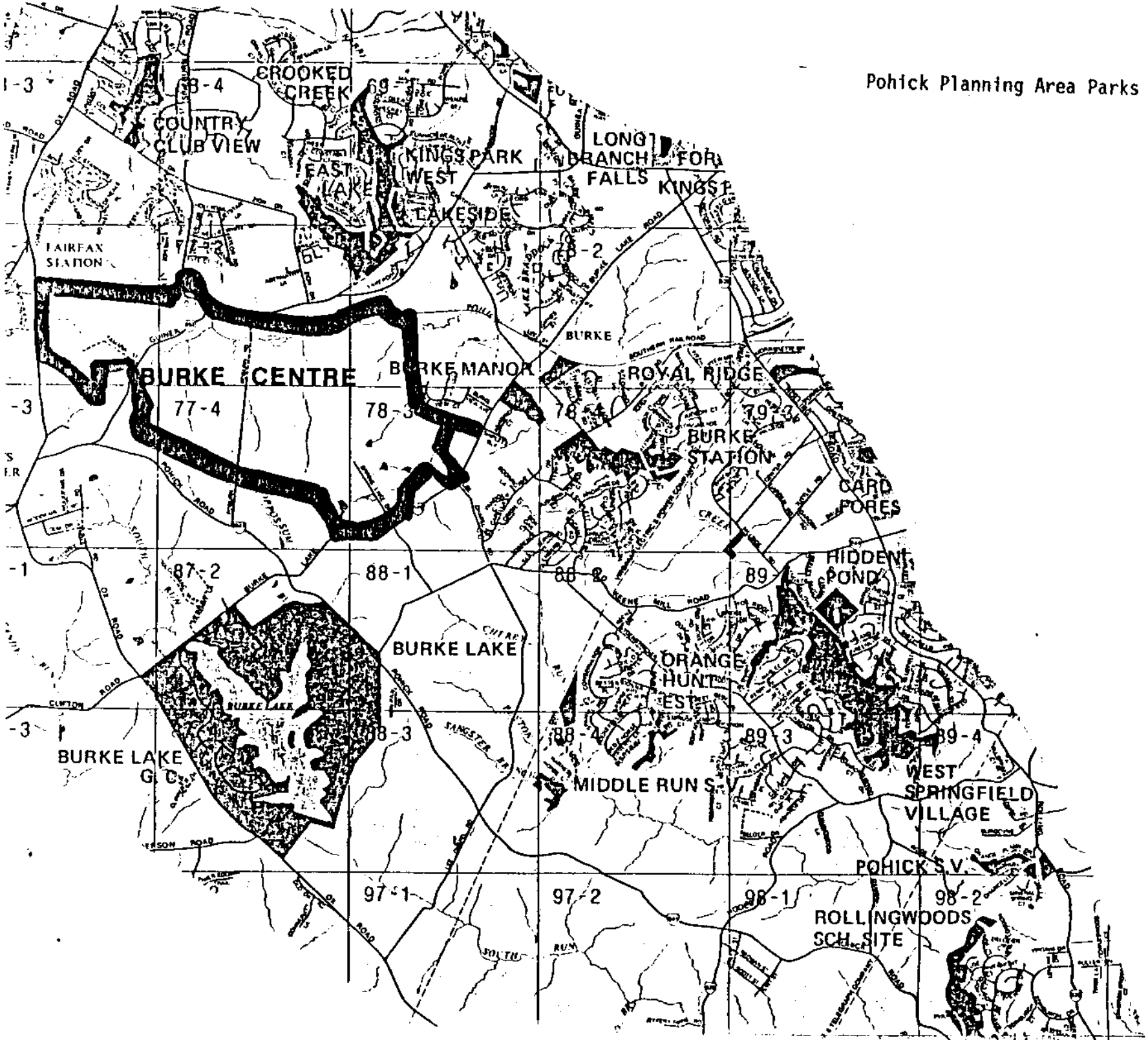
9. Rollingwood Elementary School Site: 12.8 acres leased from School Board as 5 year interim use for play fields.

District and Regional Parks

1. Burke Lake Park: 888.1 acres, lake, golf course, playground, tot lot, multiuse court, picnic area, natural areas. Several developable areas of over 4 acres each.

2. South Run District Park: 182 acres. Undeveloped, no master plan.

Pohick Planning Area Parks



C. Land Standards

There is no "national" standard for park land although recommendations are made by a number of associations and publications. Most refer to numbers of acres per 1,000 population. A few studies list specific facilities related to population, but many are now out-of-date due to changes in recreation trends. The rise in popularity of tennis and soccer are two examples of such changes.

Listed below are some representative ratios of land area to population.

TABLE III

Type of Area	Nez[1] Acres/1,000 Population	Nez[1] Service Radius (Miles)	NRPA[2] Acres/1,000 Population	NRPA[2] Service Radius (Miles)
Play Lots (tot lots)	no standards		not appl.	subneighborhood
Playgrounds	1.5	0.5	-	-
Neighborhood Parks	2.0	0.5	2.5	0.25 - 0.5
Play Fields	1.5	1.5	-	-
Community Parks	3.5	2.0	-	-
District Parks	2.0	3.0	2.5	0.5 - 3.0

[1] George Nez, "Standards for New Urban Development - The Denver Background".

[2] National Recreation & Park Assn., "National Park and Open Space Standards".

These guidelines indicate a wide range of active recreation land types and varying amounts of land needed to serve a given population. Nez recommends 3.5 acres of land divided into 2 distinct park types within .5 miles of 1,000 people.

NRPA would have 2.5 acres within the same service radius; but would add small play lots in close proximity to development where needed. Within a larger radius NRPA would have 5 acres within 3 miles of the population whereas Nez would have the 5 acres within 1.5 miles and as much as 10.5 acres within 3 miles.

The National Recreation and Park Assoc. (NRPA) has an additional recommendation for new towns, planned unit developments and large subdivisions. This calls for 25% of the total land area be devoted to park and recreation lands and open space. This new town standard would exceed their own recommendation for urban areas, and imply a large open space component and a mix of housing types which allow low building coverage. Burke Centre's open space program from the onset has been approximately 300 acres or about 25 % of the planned community area.

Fairfax County presently requires 8.5 acres of community serving park and recreation land per 1,000 people within a .75 mile service radius for densities similar to Burke Center. This figure was based on an analysis at existing community service park land which indicated an average of 7.47 acres per 1,000 people, county-wide. The average for Planning Area III is 8.32 acres per 1,000 people*.

Since Fairfax County's PIES guidelines may accept up to half of the community serving park land as stream valley park this can reduce their requirement to 4.25 acres of active recreation land within .75 miles. With this allowance, the County's standards would appear to exceed those accepted nationally.

*Project Impact Evaluation System Guidelines (PIES) Appendix B - Park Standards and Criteria

D. Facility Standards

Standards for specific facilities vary considerably. Table IV compares the recommendations of NRPA; a survey of planned new towns and conventional communities done by Weiss et.al, (New Towns,USA); Reston's recreation plan; and figures developed by the Columbia Association, to the Fairfax County averages. As noted many facilities have widely accepted standards. Also many facilities such as soccer and football fields are considered school related facilities and not dealt with by recreation surveys. See Table IV.

Trends in recreation need to be considered when planning facilities so as to maximize land utilization. The extent of organized sports programs such as the projected growth of the Fairfax soccer program must also be considered when deciding which facilities should be planned.

Where a comparison is possible, it appears that Fairfax averages exceed NRPA's standards in ball fields and come close for tennis courts, but fall short for neighborhood oriented uses such as play lots/tot lots. Direct comparison is difficult for swimming pools, (the county only counts the 3 in public parks) and for multi-use courts (how many basketball hoops are on a given multi-use court?).

Large scale planned communities generally exceed national standards and County averages since planned communities tend to be amenity oriented. However, the expense of providing this level of amenity can become prohibitive. For example, according to the Weiss study (page 219) "Recreational expenditures in Reston in 1973 were over half as large as those of the Fairfax County Recreation Dept. although the latter served a population over 20 times as large as Reston. Thus, County governments often find it financially impossible to fund extensive recreational resources in new communities." This means

that new community residents must assume financial responsibility for private facilities of an intensive nature such as pools, tennis courts, recreational programs, etc., resulting in these communities becoming more expensive in which to live.

Number of Individual Facilities Per 1,000 Population

Facility	NRPA ('71)	Wiess Study New Community	Wiess Study Conventional	(1976) Reston	(1976) Columbia	(1975)* Fairfax County averages (public facilities only)
seball/Softball Fields	Small 60' .333 Large 90' .167	.40	1.053	.50-.667	softball .2 youth .188 baseball (does not duplicate)	60' .627 90' .116
ɔtball/Large Soccer Field	in District Park	-	-	-	soccer .313 contact football .2 flag football .09	.223
en Play Areas, General Purpose Sports Fields	In neighborhood and District Park	-	-	.333-.5	-	.067
lti-purpose Courts, lard surfaced areas	In neighborhood and District Park	-	-	.50	-	.059
sketball Courts	2.0	-	-	1.666 additional scattered backboards		-
ayground (large)	-	.50	.476	-	-	.103
ay lots, tot lots, ay structures	Play lot .4-2.0 depending on density	tot lot .8	tot lot .241	"stop-a-while" 3.33-4.0	-	tot lot .08
nnis Courts	.5	.741	.769	1.0	outdoor 1.0 indoor .09	.425
imming Pools	25m .10 50m .05	.526	.25	.333	.3	.006 public pools

* (Source: 1975 inventory of Leisure Time Land & Facilities, Fairfax County, Va., for this and all following tables unless noted.) (1975 est. population, 525,000)

Columbia Association standards for active team sports facilities are rather unique as they are based on actual participation rates from 1968 through 1973 in well organized community sports programs. The figures show that although in 1970 youth baseball (little league) was the most popular programmed sport followed by softball (adult participation), contact football and soccer, by 1973 softball had become #1 with soccer second, flag football third and youth baseball fourth. Projections based on a geometric progression have soccer #1 in 1986 (Columbia fully built out), softball #2, followed by flag football, youth baseball and contact football.

The significance in these figures is that trends in recreation facility needs are strongly influenced by the extent of organized sports programs. In a large planned community such as Columbia or Reston, community organized sports are generally extensive and generate a need for facilities (especially practice fields) greater than the demand generated by a similar population outside the "new town" context. Burke Centre, being much smaller than Columbia or Reston, would not be expected to generate the same level of facility demands as these larger new towns. Thus the Columbia Association facility demand figures can be considered as an upper limit with Burke Centre's needs falling below those of Columbia .

III. Burke Centre Recreation Facilities

Burke Centre's Recreation Plan has been developed taking into consideration County averages, school related facilities, recommendations of national bodies, trends in recreation, and the estimated need for facilities based on the anticipated housing mix within the completed community.

If Burke Centre were to have available facilities in the same ratio as exists County wide, the following would be needed:

TABLE V

Fairfax County-Wide Recreation Facilities

Facility	Total County	Per 1,000 Population	"Needed" for BC (16,477) Population at Existing Ratio
60' Ball Field	329	.627	10.3
75' Baseball Field	16	.030	.5
90' Baseball Field	45	.086	1.4
*Football	46	.088	1.5
*Soccer-100 yds. may duplicate	71	.135] .226 soccer only	2.2
Soccer-over 100 yds.	48	.091]	1.5
Tennis Courts	223	.425	7.0
Open Play Areas (over 2.5 acres)	35	.067	1.1

*Due to the method of facility reporting, some facilities such as soccer/football may have been double counted.

Fairfax averages do not follow NRPA (Table III) guidelines in some areas. Baseball/softball fields in Fairfax average 50% more than NRPA and almost twice as many as in typical "New Towns". Tennis courts are about the same as NRPA guidelines, but almost 50% less than those provided in newer communities. Soccer fields have no national guidelines, becoming popular relatively recently. These changes all reflect current trends in recreation and Burke Centre should provide facilities reflecting anticipated needs to best serve future residents.

The following facilities form the basis of Burke Centre's recreational/open space plan. The guidelines reflect the above consideration of usage the the character of Burke Centre.

A. Tot Lots/Small Play Areas. These are small areas typically containing play equipment such as climbing structures, sand boxes, etc. for younger children and hard surfaces, small open grassy areas and basketball hoops for older children. They are located internally to a neighborhood with access from clusters by the pedestrian path system, so as to allow children to reach the "lots" without crossing collector streets. They are provided at the rate of 3 to 4 per thousand population and range in size from a few thousand square feet up to as large as a quarter acre. The size and ratio is based on the neighborhood's housing type--the smaller the individual residential lots, the larger the common play space.

B. Play Fields/Open Play Areas. These are larger open areas of 1/4 acre to a few acres in size which provide for informal team sports, kite flying, etc. They are located in areas which are naturally level to avoid extensive grading as much as possible and in areas where street grading or root mat disposal creates level areas. This can include flood plains since no equipment or structures are associated with the open areas. These have a service radius of 1/4 to 1/2 mile via the path system. Play areas will be located to supplement the play fields contained at school sites, and to provide practice field for organized team sports.

C. Maintained Play Fields. These include graded and maintained baseball/softball fields, and football/soccer fields. These fields are associated with organized sports, either school or recreation dept. sponsored, and as such should be located on or adjacent to school sites. The following

ratios of fields be considered appropriate to the needs of Burke Centre and the surrounding development.

60'	Ball Field	.5/1,000 people	8 needed for BC
90'	Ball Field	.12/1,000 people	2 needed for BC
100 yd	Football/soccer	.3/1,000 people	5 needed for BC

D. Pools. Outdoor swimming pools will be provided in the Neighborhood Center of Neighborhoods I, II, III and IV (The Ponds, The Woods, The Oaks, and The Landings). This is at a ratio of approximately one pool per 3,000 people Neighborhood pools are located centrally within neighborhoods when possible and have multiple pathways leading to them as well as access to a local collector road. Parking will be provided at all neighborhood centers, but the amount of parking will reflect the pedestrian orientation of the centers. Neighborhood pools will be open to all residents. Neighborhood V (The Commons) which contains primarily multi-family housing plus the Town Center will have smaller pools provided by each cluster complex instead of a neighborhood pool.

E. Courts. Tennis courts will be provided at the rate of approximately 1 per thousand people for a total of 16. These will primarily be located in the neighborhood centers. Some smaller deck tennis courts will be provided with no fixed ratio established. Hard surfaced multi-purpose courts will also be provided in neighborhood centers and other locations where they will supplement those provided at school sites. Lighted courts will be designed to minimize disturbances to adjacent homes.

F. Picnic Areas. Picnic areas are located in appropriate areas and range in size from one table to a group of up to 5 with fireplaces. Picnic areas are associated with stream valley parks to provide for quiet picnics as well as near play areas to combine more active pursuits with the picnic. Picnic areas will be located where appropriate along paths but do not have a service area or population ratio.

G. Bike and Pedestrian Pathways. Paths serve two purposes in

Burke Centre. One is to allow separation of vehicular and pedestrian traffic while providing access from housing to recreation facilities, schools, employment and shopping. These paths replace sidewalks in many cases and make the walking trip shorter than if a person had to follow roads. These are usually of all weather construction.

The second purpose is that of recreation. The recreation path system includes the access system but also includes those paths which function primarily for quiet walks, exercise or nature trails. These are often located in flood plains near streams and do not need to be of all weather construction due to their utilization almost exclusively during pleasant weather.

Burke Centre recreational facilities are all accessible via the path system. Parking associated with neighborhood facilities will be at a lower ratio then in non-RPC development since it is expected that a high percentage of users will find the path system more convenient than driving.

H. Commercial Recreation. Some recreation facilities will not be provided just for Burke Centre residents due to the size of the population needed to support these facilities. The need for these was noted by local residents during Burke Centre's planning and the best way to provide these facilities for Burke Centre residents and others from surrounding communities is to make them commercial facilities. Among these might be: an indoor tennis center of 6 or 8 courts; skating rinks; a health club w/ handball and racketball courts; billiard parlor, indoor pool, bowling, etc. The final determination of which facilities are provided will depend on the willingness of private operators to locate in Burke Centre.

IV. Implementation

A. Utilization of Schools and Existing Parks

As stated previously, maintained play fields are primarily utilized by school programs and non-school programs which operate at times that do not conflict with school programs. The service radius of these play fields varies with the use. Organized sports teams "travel" to opposing team's fields so walking distance is less critical.

NRPA suggests that neighborhood parks (service radius ¼-½ mile) adjoin public elementary schools if possible. This utilizes the school site for the more active recreation areas, parking, and the school building as an indoor facility. Adult and passive facilities are located in the park area along with pre-school apparatus areas. Fairfax County standard school sites provide for these recreation uses as a multi-use of school facilities.

NRPA consistantly ties school facilities to park facilities. For example, district parks (½-3 mile radius), the next level beyond neighborhood park, are tied to junior and senior high schools which encompass the activities formally included in the "play field" category. These district parks provide certain facilities which require more space than the neighborhood sites should accomodate.

In the case of Burke Centre, the "district park" radius and description could be applied to both Robinson and Lake Braddock High Schools and the Burke Lake Park complex. Thus by NRPA criteria, much of the need for extensive active play areas could be met by the existing and proposed schools in the area, and could be further increased by new facilities at Burke Lake Park.

By analyzing the existing and proposed elementary schools in and adjoining Burke Centre, all large, maintained playfields, except one small softball field, can be accommodated on adjacent elementary school sites. (Table VI). In addition, the Burke Centre recreation plan provides for a number of smaller informal play fields and large playfields. (If the

Table VI

EXISTING & EXPANDED SCHOOL RELATED INTENSIVE RECREATION AREAS

Schools Used by Burke Centre	Existing Facilities	Probable Additional Facilities*
Fairview Elementary	1 - 60' ball field, 9.2 ac.	(Could be accomodated w additional 5 ac. by B.C 1 - 100 yd soccer 2 - 60' ball
Burke Elementary	2 - 60' ball fields, 10 ac. 1 - 80 yd soccer	
Whitehaven (vacant)**	on 13.3 acres	2 - 100 yd soccer 1 - 60' ball 1 - 90' ball
Burke Centre Elementary	on 13 acres	1 - 100 yd soccer 1 - 60' ball 1 - 90' ball 1 - large open area
	Total Existing	Total New
	3 - 60' ball fields 1 - 80 yd soccer	4 - 100 yd soccer 4 - 60' ball fields 2 - 90' ball fields

OVERALL TOTAL

4 - 100 yd soccer
1 - 80 yd soccer
2 - 90' ball fields
7 - 60' ball fields
1 - large open play area

*Based on Howard County, Maryland typical 12.5 ac elementary school layout.

**This site if not used for a school could accomodate more facilities.

facilities at the nearby middle and high schools are considered, the demand for team sports facilities will be easily exceeded.) The larger open play areas within Burke Centre can supplement these maintained fields for practice sessions where dimensions are not as critical.

8. PIES Criteria

Fairfax County has implemented PIES (Project Impact Evaluation System) to help the County determine the effect of a development on public facilities. For park and recreation needs the following guidelines are used.

The first criteria - County standards - are simply stated in terms of acreage. The recently implemented PIES (Project Impact Evaluation System) analysis utilizes the following format:

Park Needs to Satisfy PIES Analysis [1]

1. 8.5 acres of community serving park per 1,000 people Burke Centre, 16,714 people = 142.07 ac. or 142 acres.
2. Land considered to have a service area of .75 miles.
3. Average per capita development cost for recreation is $13.77 or $230,069 for Burke Centre.

Credits

1. In certain limited cases, PIES will allow for land in stream valley parks to qualify for up to one half the total requirement.		71 ac.
2. Half of the area of public elementary school sites may be credited.		
Fairview:	9.2 ac + 4.2 ac = 13.4 ac.	6.7 ac
Burke Elementary:	10.1 ac	5.05 ac
Whitehaven Elem:	13.3*	6.65 ac
B.C. Parkway new school	11	5.5 ac
		23.9 ac
	Definite Total	94.9 ac

* Whitehaven School may qualify for 100% credit if School Board agrees it will never be used for school and is transferred to the Park Authority.

[1] These are derived from PIES Guidelines, Appendix B, Park Standards and Criteria.

3. Exis' g community parks or land owne y the Board for park use.

In Bonnie Brae Subdivision - 10.7 ac., 30% in flood plain, light development potential	possible	10.7

4. 25 ac. of selected County parks

Burke Lake Park qualifies, but is outside the .75 mile service area. Due to nature of facility and road distances credit should be given.	possible	25 ac.

5. All improved private recreation land, excluding those which do not have a local orientation, such as country clubs, golf courses, stables, ice rinks and exclusive indoor tennis facilities,

All B.C. recreation facilities would qualify so that the most needed by Burke Centre would be 47.1 acres.	need at most	47.1 ac

Thus, B.C. could provide, to satisfy the basic criteria, 47 acres of privately controlled recreation land and facilities and meet the basic PIES criteria.

The Burke Centre recreation plan indicates substantially more than 47 acres of private recreation/open space to be provided. The exact location of each open space parcel will be finalized as each section is submitted for subdivision or site plan review. The total amount of open space will be close to 300 acres, or double the requirement. The attached plan shows exact sites in the Ponds, part of the Oaks, and the Woods and shows schematic locations for the rest of Burke Centre.

Burke Centre is budgeting approximately 10 times the PIES criteria for recreation and open space improvements including pools, tennis courts, neighborhood centers and pathways.

Facilities and land provided by Burke Centre will be for the primary use of Burke Centre residents. These facilities, including non-capital intensive facilities such as play fields will be primarily located internal to Burke

Centre's neighborhoods and so will not be within .75 miles of most existing development. If recreation trends indicate that the Pohick community, in general, will have a shortage of major, team oriented playfields, a more logical and accessible location would be in a subregional recreation complex on the NE side of Burke Lake Park, in the proposed South Run District Park, or expansion at school sites. (Burke Centre has provided for the expansion of Fairview School.)

C. The Recreation Plan

The attached recreation plan map distributes uses as established by this report and provides for Burke Centre's future recreation needs.

The following facilities are reflected on the plan.

50-60	Tot lots/small play areas
12-15	Open play fields of varying sizes (excluding play fields on school sites).
4	Neighborhood pools plus smaller pools associated with apartment complexes.
16	Tennis courts
4-6	Multipurpose courts.