

Morris Frank Park
Master Plan

CITY OF LUFKIN
GOODWIN-LASITER-STRONG

From research, data collection, and collaborations from
July to December 2022

Acknowledgments

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Morris Frank Park Master Plan

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Introduction, Context, and Scope of Plan

Introduction

In May of 2022, the City of Lufkin issued a Request for Proposals to plan a revitalization project of Morris Frank Park. Goodwin-Lasiter-Strong (GLS) was commissioned to develop a long range master plan and also develop engineered construction plans for implementation of the preliminary construction project.

This document is intended to serve as a summary of the findings of multiple data collection and analysis, along with a detailed description of the long range master plan and other useful information required for successful completion of the revitalization development. It is the result of an extensive planning process involving elected officials, advisory committee members, city staff, and sports field constructors, in conjunction with numerous GLS staff.

The goals of this process are to:

- Create a document that represents the park vision over the next twenty years,
- Document collected data used to reinforce and drive design decisions in a publicly accessible and understandable way,
- Define goals and objectives that meet the community's dynamic needs,
- Create a plan of action for implementation of phased construction

Context

The project began due to the city's desire to increase recreational opportunities at Morris Frank Park and to develop the park into a marketable venue to become a regional destination for youth sports tournaments. As such, emphasis for data collection centered around users from age 4 to 18 years old.

The park consists of approximately 136 acres of athletic facilities, forest, constructed wetlands, and undeveloped open area. The park currently maintains multiple usable facilities including baseball, softball, and football fields, an 18 hole disc golf course, a wetland education center, and parking for approximately 730 spaces.

Scope

The master planning effort of the project included data acquisition, analysis of that data, hosting of public user meetings, development of visual materials, planning of facilities and utility requirements, and development of budgetary estimates.

Analysis on projected rate of return or review of potential community economic benefits were not conducted as part of this project.



Methodology

The Process

The planning process for the Morris Frank Park Revitalization Project began in July of 2022. The project looked to create a strategic plan for development of a project that met the original context and project goals along with creating equitable solutions for the multiple user groups impacted by the park.

Collection and review of data and public input primarily focused on youth sports users but also included review of potential additional user groups and activities that would promote year round park usage by community members of all ages.

The collected information was analyzed against industry standard metrics, professional knowledge of planning, construction, and operation of athletic facilities, along with public input and local knowledge to develop the master plan.

Several steps were taken in order to develop a successful and realistic plan. These steps include:

- Initial meetings held with city staff to determine the scope and context of the project.
- An evaluation of existing facilities was performed and recommendations for repairs, upgrades, or demolitions were presented to the city based on consultant expertise.
- Multiple meetings of the park advisory committee were held to better understand the needs and wants of the intended user groups and to better understand how the final product of this project could positively influence growth of each program.
- Meetings with individual user groups were held to dive deeper into individual needs without influence from other groups.
- Multiple qualitative and quantitative data sets were gathered and analyzed to better determine and justify numbers and size of needed facilities. This process is detailed in later sections of this document.
- Collected data along with facility requirements were presented to the city staff along with preliminary master plan options. This data was confirmed by city staff and a preliminary master plan document was selected.
- The city-selected draft Master Plan was further refined and presented to the city staff for additional review and review of budgetary estimates. Additional revisions to the Master Plan and budget were incorporated into the project.
- A preliminary construction phase plan was developed along with a budget estimate.
- Final input from city staff, elected officials, and the advisory committee were included in the final plan.



Assessment of Existing Facilities

Existing facilities include:

- Approximately 136 acres of property
- 13 youth baseball and softball fields
- 1 youth football field
- Several undesignated soccer fields
- 18 hole disc golf course
- Wetland Education Center & Pier
- Multiple concessions, ticketing, storage and maintenance buildings
- Asphalt parking lots for 732 total spaces

The park is located on an approximately 136-acre tract, owned by the City of Lufkin, situated between Windsor Drive, Hill Street, and Lotus Lane and is currently accessed by three residential neighborhood roads connecting to North Raguet Street (SS339) or via Hill Street. An additional gated maintenance access road exists from Lotus Lane and wraps around the south side of the park.

Water and sewer are provided by underground lines. Water mains come from Airport Avenue and Windsor Drive near Hill Street. Multiple sewer lines exist throughout the site but generally flow towards a manhole structure at the south corner of the site.

The site contains many natural and manmade drainage features. A creek feeds the wetland/storm water detention pond. The site generally slopes from north-west toward the creek and wetland to the south-east but the topography can be considered generally flat to gently undulating.

The planning process was started with several thorough site reviews to determine what facilities or utilities could be reused or refurbished and which could not be easily repaired or modified to meet the proposed needs of the park. These reviews included a drive-through meeting with multiple city staff and officials, as well as, several walkthroughs with design staff and subconsultant groups.

The result of these reviews showed that the majority of playing fields, and their surrounding facilities, were in such a state that inexpensive repairs or upgrades would not be economically feasible and full demolition and reconstruction would be the most reasonable course of action. Many of the materials used in these facilities had simply exceeded their service life while other had shown signs of poor construction and installation, which in turn, shortened the life span of the facility. There are a number of facilities though that are in good shape and have a high enough value to keep, upgrade, and influence the layout of new facilities. Facilities worth keeping or those suggesting removal are discussed in further detail below.

The existing baseball and softball fields have varying degrees of disrepair and in many cases would require major renovations to bring surfaces and facilities up to satisfactory conditions. The existing little league baseball pod fields have many problems including poor infield drainage, poor field slope, and falling fences, among other issues. The existing softball pod fields are generally in better shape compared to the baseball pod, though several softball fields are poorly sloped and backstop fencing on one field has completely collapsed. The former high school baseball field is in good shape but has problems with its irrigation system. This field also has many structurally deficient appurtenances including a drastically undersized outfield fence, unreinforced masonry buildings, and non-compliant grandstands. The former high school softball field is in great shape and will require minimal work including replacement of existing backstop netting and renovating the dugouts to provide safety fencing. Nearly all fields are lit.

The youth football field consists of a grassed lot with a pair of goal posts and several movable grandstands. The grass surface is in poor condition with many holes and undulations. The field is unlit. The existing soccer field area is a grassed lot with varying slopes. The grass surface is in poor condition with many holes and undulations and the fields are also unlit. There are no existing restroom or concessions facilities to serve the football fields.

The disc golf course is generally in acceptable shape with a few problematic areas that should be addressed. Some areas of the course layout are confusing; making players backtrack to get to the next holes, no clear path or direction of travel, no clear area of play or direction to the cages. A bridge between holes 15 and 16, crossing one of the streams feeding the wetland pond, has been washed out away making players backtrack the course by an additional half-mile to continue play. A gully has been washed between holes 17 and 18 that would be difficult and dangerous for young players to cross. Hole 9 requires players to throw a considerably long 300' shot across the wetland pond to a very narrow landing area. This is too difficult for the vast majority of players and creates littering in the pond as most players would not be able to remove discs that did not make it across to the opposite bank. All 18 cages are galvanized but have begun rusting at the pole to ground connection as well as in their chains. The cages still have several years of service life but should be planned for replacement.

The wetland education center is generally in good shape. There are several small repairs that are needed but should not be major costs. The primary issues with this facility include the lack of access to the facility, lack of restrooms in the vicinity, and the facilities do not have accessible routes meeting ADA/ABA requirements.

The existing building facilities at the existing little league baseball pod are in poor shape and generally considered beyond repairable due to their envelope construction and the lack of room for making these facilities compliant to current building codes and ADA/ABA requirements. These buildings should be considered at the end of their service lives. The former high school baseball field, the existing concessions and restroom buildings could be reasonably renovated to meet requirements but neither building are of particularly high value and shouldn't be used to influence future planning. The existing grandstands at the former high school baseball fields are in reasonable structural shape but do not meet current code requirements for ADA/ABA, life safety codes for egress, and handrail standards. An evaluation by a grandstand

contractor determined that renovations of these grandstands would be very difficult, and relocation of the units would likely be more costly than demolition and construction of new units. At the former high school softball field, a prefabricated press box is mounted behind home plate. This press box could be relocated to a facility where it would be of more use in the future. Some building structures at the existing softball pod are in great shape and are of high enough value to plan new improvements around. The former high school softball locker room building is in great shape and could easily be renovated to meet the future needs of the park. Additionally, the newer restroom building is at a high enough capacity and in good enough shape to be renovated. The existing concessions building and older restrooms building would be difficult to bring to compliance.

The existing asphalt parking surfaces are in particularly great shape considering their age. Site inspection showed no significant signs of structural failures, excessive base movements, or surface deflections. Work required as part of facility upgrades should include items common for the upkeep of asphalt surfaces including regular recoating of the surface to prevent water intrusion into base structures.



Assessment of Needs

Overview

Recreational facility needs are commonly determined by assessing information from four common planning data types;

- **Demand Based** – What do users desire or require
- **Capacity Based** – Which facilities and how many are required to accommodate each user group
- **Resource Based** – What can be offered or sustained by available resources
- **Standard Based** – What standard requirements are called for by local/state/federal or governing bodies

A combination of each of these data sets allows the project to set minimum criteria, objectives, and requirements for success based on a number of applicable factors that justify design decisions. This combination allows for the desires of specific recreational facilities expressed by citizens with different interests to be compared with individual sports governing body's standards and demographically similar cities while recognizing the unique natural aspects of this particular project site.

Demand Based Analysis

A *Demand Based Analysis* documents which facilities and functions are requested by individual users, citizens, city staff and city officials. This analysis was performed by providing an online questionnaire made available to all members of the Park Advisory Committee, impacted city staff, and elected officials. A complete index of the questionnaire responses can be found in *Appendix A* and is briefly summarized later in this section.

Capacity Based Analysis

A *Capacity Based Analysis* documents quantifiable needs and trends related to the use of individual facilities and attempts to predict those needs into the future. In this project, information was reviewed from Lufkin Parks and Recreation's previous use-by-sport-&-age data, alongside peer city facility types offered, and US Census Data.

A *Carrying Capacity Analysis* was performed, that detailed the minimum number of fields required to operate each sport in the near term, and was used to plan the number of fields operated at Morris Frank Park in both the Phase 1 and Long-Term Master Plans. The detailed *Carrying Capacity Analysis Chart* can be found in *Appendix B*.

A review of similar facilities can be found in *Appendix C*. This review looked at facilities that were discussed by the Park Advisory Committee,



that currently hold large-scale tournaments, and facilities provided by peer communities. This review was performed to ensure that enough fields were provided to host tournaments at the capacity desired by the project's *Context Statement*.

It should be noted that the quality of the 2020 US Census is considered highly suspect and has been shown to well underrepresent tallies across Texas. The review of this data showed many irregularities and questionable statistics. As such, the 2020 Census data was ultimately discarded from this project's data sets and generally disregarded.

Resource Based Analysis

A *Resource Based Analysis* was not intensively considered as part of this project due to the nature of site uses being predetermined in the project's scope. However, site characteristics that impact constructability and facility access were considered in terms of how to locate certain facilities. This review generally showed that development of major constructions, such as playing fields, south of the creek and wetland center would be challenging due to space limitations and presence of wetland soils. This area is considered appropriate for more natural uses such as walking trails and sports such as disc golf that have limited construction and environmental impacts.

Standards Based Analysis

A *Standards Based Analysis*, for athletics facilities, typically incorporates rules, regulations, and requirements that are dictated by local ordinance and governing bodies of individual sports groups. These regulations can change over time so it is important that future designs incorporate the most current requirements of those agencies at the time of construction. Therefore, those standards are not specifically detailed as part of this master planning effort but each of the facilities detailed and described by this master plan have been sized and

located in conformance with those standards, as accepted at the time of this planning effort. Future projects moving to construction should review and adjust the plan in accordance with new applicable requirements.

Current agency standards for field requirements used in this planning document include;

- US Little League Baseball® for Baseball and Softball facilities
- USA Soccer Youths Soccer Division® for Soccer facilities
- National Federation of State High Schools® for Football facilities
- Professional Disc Golf Association® for Disc Golf facilities

Other facility standards were reviewed but may not necessarily be required at time of construction for facilities such as Bocce Ball Courts or Horse Shoe/Washer pits, where their nature of use would not require acceptance by an existing governing body.

Summary of Needs Assessment

Summary of Public Input

The *Summary of Public Input* includes the responses to a seven-question online survey. Below is a brief caption of some of the response provided. The complete set of questionnaire responses can be found in *Appendix A*.

Question #1 - What are the goals of your associated activity group that can be assisted by this master planning effort?

"To improve the Morris Frank Park complexes so that it can accommodate all sports for male and female youth including football, softball, baseball and soccer."

"to invest in infrastructure that will last the next 30 to 40 years."

"We also need a safe and functional venue that our community can utilize."

"Developing an environment (facilities) where young players can harness their talent."

Question #2 - What facilities or work at Morris Frank Park are your highest priority for improvement? List as many as necessary in order (1 being highest priority project, 2 being next highest, etc...)

"1.Improved Fields and Playing Surfaces (remove dirt mounds - make all fields able to handle any age group to be flexible for tournaments) 2.Covered Batting Cages with proper netting and lights. Multiple sets. 3.Improved Concession Stand"

"Baseball needs new restrooms. Softball field area needs more parking. Football needs more space to play and improved field conditions. New entrance needs to be made to come into the park that is more attractive."

"Include in your design the ability for police or ambulance vehicle to be able to drive right up to any field."

"1.Batting cages; it doesn't need to be enclosed, but for sure covered with adequate space for multiple teams to practice. 2.Lots of shade/covering."

Question #3 - What facilities have you visited that you would like to see emulated at Morris Frank? Are there specific amenities at those facilities that would be useful to consider in our project?

“Ford Park in Beaumont is a great example of a facility with lots of fields and can handle a very large tournament. They have a mix of concessions stands and food trucks as well as other vendors. Val Riess park in Louisiana had nice turf fields that drained water very well.”

“Franklin are top notch. They also have a splash pad for the kids that is really nice. The infields are turf paired with a grass outfield which is very nice. The Scrapyard also has a very nice set up with stadium seating, sunk in dugouts, and fully turfed fields. They also have the best concessions of any park that I’ve been to.”

“Heated and cooled bathrooms/concessions, common area for children (playground and exercise track), more shaded areas”

Question #4- What amenities, facilities, or features are most important to you and your associated activity? List as many as necessary. If possible, rank their importance (1 being highest priority project, 2 being next highest, etc...)

“1. Covered Batting Cages 2. Shaded Stand and additional shaded areas to gather as a team 3. Clean Bathrooms with AC”

“Highest Priority is to make sure softball is not left out. Our local girls want to play but are having to go to other area towns to play.”

“Playing surface for baseball & softball, Batting Cages, Concession & Restroom Area, Lighting, Fencing, Dugouts, Score Keeper Boxes, One Main

Entrance not through neighborhood, Kids play area.”

“4. Better dugouts... Primarily speaking to the size of the dugout. Current size is a little too small in depth. Need practical storage solutions for equipment. 5. Better seating area at each field for the fans. 6. Playground/Family Entertainment. 7. Much better entrance to the complex. Make it a grand entrance that can’t be missed.”

“A place for family fun activities, athletes growth and development”

Question #5- Have you had difficulty scheduling practices or games on the existing fields? If so, why? E.G. not enough fields for practice, fields were unusable, etc.

“Yes, every team tries to utilize the same times to get kids home at a decent hour during the school year.”

“Football Program do not have fields for football games on Saturdays. Football Program do not have fields for regional tournaments. Football Program have never had restroom at Morris Frank. Football Program have never had concession stands at Morris Frank”

“Yes, the flood easily or are rock hard. there is no in between”

Question #6- Do you believe that advertisement and sponsorship opportunities, around the facilities, are appropriate for this facility?

“Banners on the fence can be a great source if done right. Sponsoring dugouts is another option. It has been tried in the past but it is difficult when it is not school related.”

“Yes and No. I believe that many businesses would like to help but having banners and signs plastered everywhere is not attractive.”

“Sponsorship opportunities would be beneficial to help balance cost. We should avoid banners, but it is always being replaced. An idea if advertisement, could be an Honor Wall with plaque on a wall or even an Honor Walk with bricks.”

Question #7- Has there been any discussion you have heard from members of the community about the project, either positive or negative? This can also include a wish list of facilities. Please do not list any specific individuals, businesses, or entities by name.

“Everything I have heard is positive.”

“Concerns have been voiced that there is a lack of softball and football representation for this project. Discussions/questions have been heard as to why Huntington, Hudson, Central, Diboll and Zavalla can have youth softball leagues, but Lufkin cannot even though we are known as having the largest leagues in past years. I have heard from many that the Lufkin residence are having to play in these cities instead of their hometown. Concerns are heard regarding school softball teams/participation may suffer from lack of area children’s opportunities to play while younger, which will cause a loss of interest in the sport.”

“Everyone I have talked to is excited and thinks it’s

long overdue.”

“It is needed! It just needs to be fair for more than just baseball. This should be a complex and recreational center that is inviting to our community. Splashpad would be nice beside a playground. Shaded areas and picnic tables throughout.”

Summary of Capacity Based Analysis

The *Summary of Capacity Based Analysis* includes a brief description of the results of a *Carrying Capacity Analysis* along with a *Comparison of Similar Facilities*. A more detailed review of these items can be found in Appendices B and C.

The *Carrying Capacity Analysis* estimates the minimum number of fields required to hold league play including games and practices. This analysis reviews both the physical number of fields needed to operate a typical league schedule and factors in the number of times an individual field can be used weekly before damage to the playing surface becomes apparent from over use.

The *Comparison of Similar Facilities* is used to better review the number of fields needed to draw tournament play to the facility. The review looked at facilities that were suggested by the Park Advisory Committee and facilities currently hosting large tournaments.

As the results of the 2020 US Census were considered to be inaccurate, and removed from the data sets, a future facility trend prediction was not made. Instead, the minimum number of fields indicated by the *Carrying Capacity Analysis* and *Comparison of Similar fields* were used to estimate the current number of required fields and accommodations for future facility expansion were

estimated. Additional data should be collected and reviewed for needs of future facilities and areas of growth.

The results of the Capacity Based Analysis showed the following minimum number of required fields, for each sport:

Baseball/Softball

Sub 200' Fields – 4 Fields
200' Min. Fields – 6 Fields
300' Minimum Fields – 1 Field

Kickball

Sub 200' Field – 2 Fields

Soccer

U6 Fields - 5
U8 Fields - 4
U10 Fields - 4
U12 Fields - 2
U15 Fields – 2

Football

Standard fields - 2 Fields



Master Plan

This master plan is broken into three distinct sections based on facility type. These are;

- Baseball and Softball Facilities
- Soccer and Football Facilities
- General Site Modifications and Other Facilities

A complete master plan can be found in Appendix D.

It should be understood that the Master Plan presented was developed with the understanding that the improvements being made will likely occur with phased construction over several years. Many of the facilities shown will not be needed in the near future but by developing a schematic placement plan this document seeks to provide guidance for current and future projects.

A recommendation for preliminary construction projects has been developed as part of this master plan and has been shared publicly. This Phase 1 plan can be found in Appendix E.

Baseball & Softball Facilities

Legend

- A1 – 200' Major/Minor Baseball & Softball Field
- A2 – 210' Major/Minor Baseball & Softball Field
- A3 – 220' Major/Minor Baseball & Softball Field
- A4 – 300' Junior/Senior Baseball Field
- A6 – Ticketing/Tournament Office/Umpire Changing Room/Meeting Room
- A7 – Covered Pavilion
- A8 – Renovated Restrooms & New Concessions Addition
- A9 – Playground
- A10 – Batting Cages
- B1 – Prep/T-Ball/Coach Pitch League Quad Fields
- B2 – 300' Junior/Senior Baseball Field
- B3 – 200' Major/Minor Baseball & Softball Field
- B4 – 210' Major/Minor Baseball & Softball Field
- B5 – 220' Major/Minor Baseball & Softball Field
- B6 – Ticketing Booth
- B7 – Covered Pavilion
- B8 – New Restrooms/Concessions/Umpire Changing Room/Storage
- B9 – Playground
- B10 – Batting Cages
- C1 – 200' Major/Minor Baseball & Softball Field
- C2 – 200' Major/Minor Baseball & Softball Field
- C3 – 200' Major/Minor Baseball & Softball Field
- C4 – 200' Major/Minor Baseball & Softball Field
- C5 – New Restrooms/Concessions/Umpire Changing Room/Storage
- C6 – Batting Cages
- C7 – Playground

Baseball and softball facilities are organized into three pods; A, B, & C.

Pod A is located at the existing softball complex and reuses some of the existing facilities including the former high school field, locker room/office,

and restrooms but would include a complete rebuild of other facilities. New facilities would include three additional 200' fields for baseball and softball use along with a new 300' baseball field. The existing locker rooms would be renovated to include tournament offices, umpire changing rooms, meeting rooms and storage. The existing restroom building would be renovated to receive a concessions addition and enclosure to limit use to tournament and game days. The construction would also include a new central playground, batting cages, and a covered pavilion.

Pod B is organized and provides many of the same amenities as Pod A but all facilities provided would be new. Facilities would include three 200' fields for baseball and softball and a 300' baseball field. Additionally this pod would include a multiuse quad-field designed to accommodate up to four league Prep T-Ball, T-Ball, and Coach Pitch games. This is to accommodate the large number of entry level players and teams. This quad field can also be used as single a 200' regulation field and other sports such as wiffleball or soccer. Like Pod A, Pod B will provide a central playground, batting cages, enclosed restroom and concessions building, and covered pavilion. Pod B will also have a small ticketing office for tournament use.

Pod C provides four 200' fields for baseball and softball and is organized around a central playground. This pod will have an enclosed bathroom and concessions building, along with a batting cage and designated parking area. This pod should be considered a long-term facility as the

Baseball/Softball









Soccer & Football Facilities

Legend

- D1 – Football/Soccer/Ultimate Frisbee Fields
- D2 – Football/Soccer/Ultimate Frisbee Fields
- D3 – 2 lane 1/3 Mile Running Track
- D4 – Playground
- D5 – Restrooms/Concessions/Tournament Office
- D6 – Covered Pavilion
- E – 440'x470' Flexible Soccer Pods
- F – 440'x470' Flexible Soccer Pods
- G – 440'x470' Flexible Soccer Pods
- H – 440'x470' Flexible Soccer Pods
- H1 – Amphitheater Stage

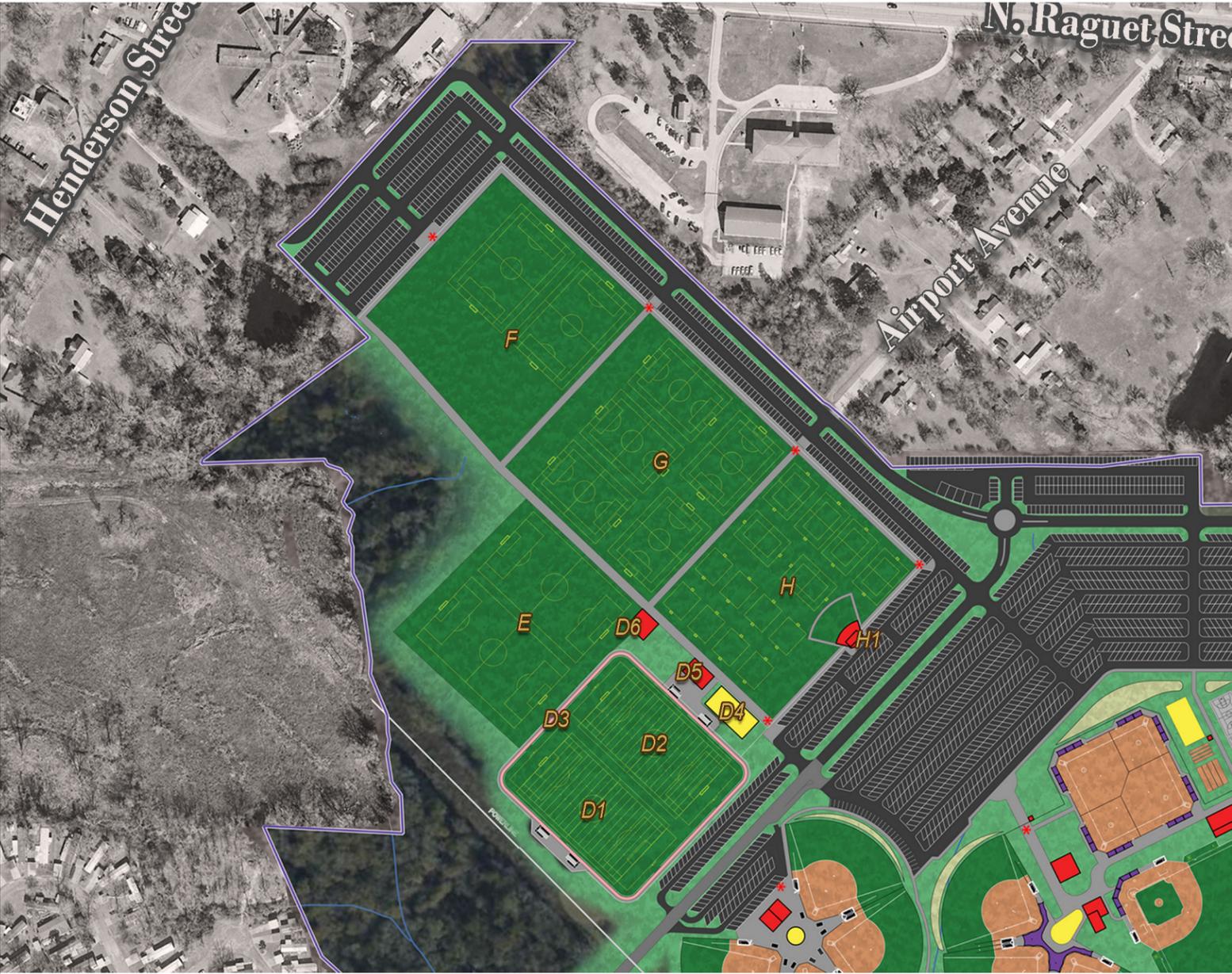
Soccer and football facilities are organized into five pods; D, E, F, G, and H. All organized around a single concessions and restroom building. This facility would also have one large playground area and covered pavilion.

Pod D is designed to be a high use facility for holding football, soccer, and ultimate frisbee games and practices. It would include grandstand seating for approximately 200 people. This facility would also include a 2 lane public running track around the exterior of the pod. Lighting is planned for night time use by sport participants as well as walking track users.

Pods E, F, and G are organized to be large flat open grassed areas that can be striped to accommodate multiple sports and field sizes as needed for league play. These areas would be bounded by hard walking surfaces including a wide central axis sized for use by emergency vehicles and large crowds.

Pod H will be a large flat grassed play area similar to pods E, F, & G but will also be designed to accommodate crowds for a moderate capacity amphitheater style stage.

Lighting for these facilities should be considered at time of construction based on the anticipated need as the lighting will be one of the highest cost items for these pods.









General Site Modifications and Other Facilities

Legend

- Z1 – Open Air Basketball Court
- Z2 – Interactive Playground
- Z3 – Horseshoe & Washer Pits
- Z4 – Bocce Ball Lawns
- Z5 – 24hour Restrooms
- Z6 – Upgrades to Wetland Center Teaching Area
- Z7 – Renovations at Wetland Center
- Z8 – Lotus Lane Entry and Monument Signage
- Z9 – Outdoor Retreat and Yoga Deck
- Z10 – Storm Water Detention Pond
- Z11 – Food Truck/Bus Drop-off & Parking

Additional parking will be required to accommodate the anticipated needs of the facilities. It is expected that at peak usage the facility will require approximately 2200 parking spaces, compared to the 732 existing spaces. This will be accomplished by adding new parking areas and restriping existing parking to maximize capacity in available spaces.

The higher volume of traffic generated by the park will require reconsideration of how the site is accessed. It is proposed to construct a new primary entrance from Lotus Lane through the south edge of the property. Primary access roadways would be separated from parking facilities for increased safety.

In order to draw more consistent use to the park additional facilities will be provided to accommodate a wide range of users groups. Facilities such as open air basketball courts, horseshoe/washer pits, and bocce ball courts are suggested because they promote use by a wide range of age groups and abilities. An interactive playground feature would be designed to attract users aged five to twenty-five.

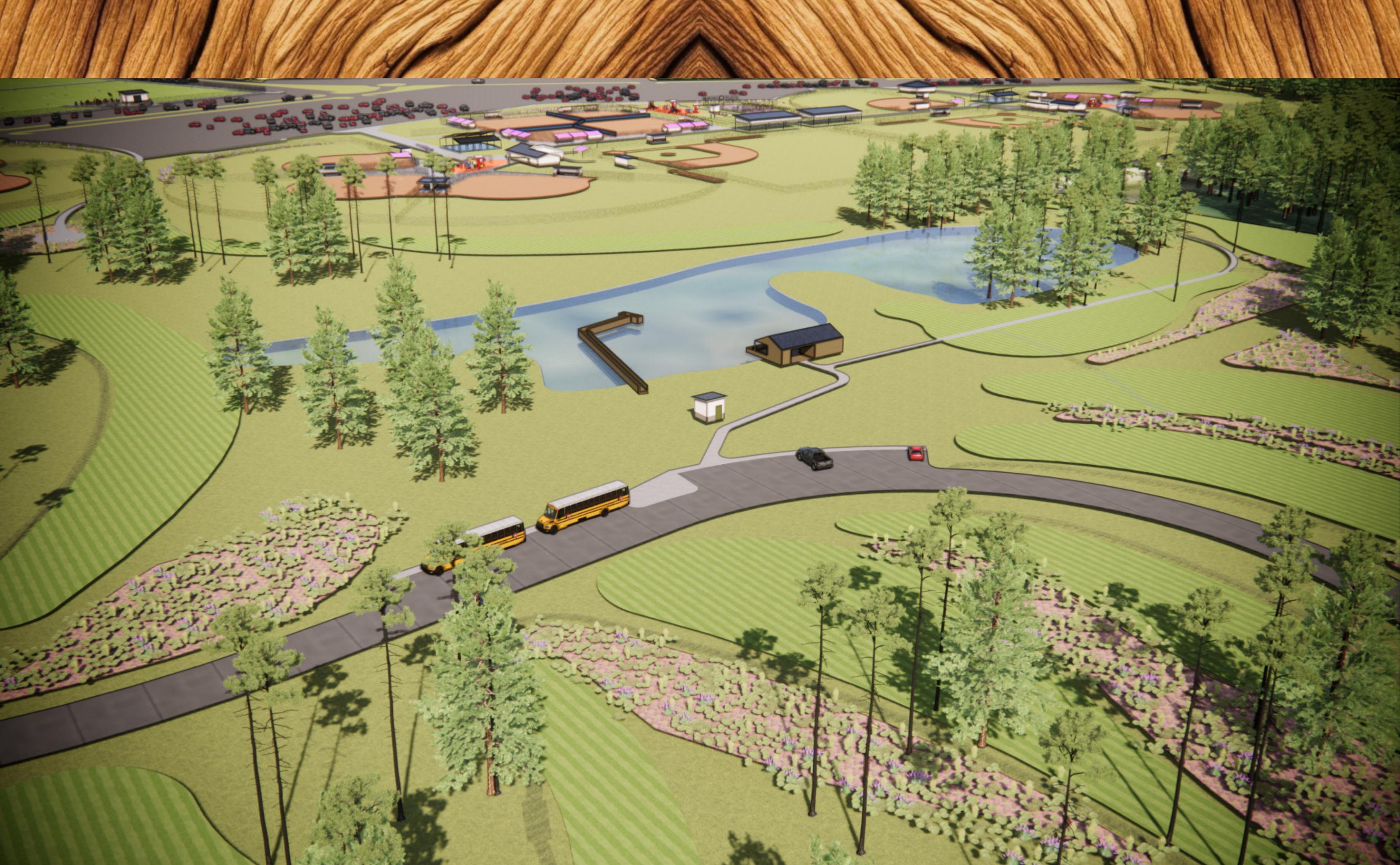
The disc golf course would be reconfigured to fit within the new space available. It would also be reordered to reduce confusion of course layout.

24 hour restrooms would be positioned throughout the park so that users would have access to restrooms when athletic facilities are not open for use.

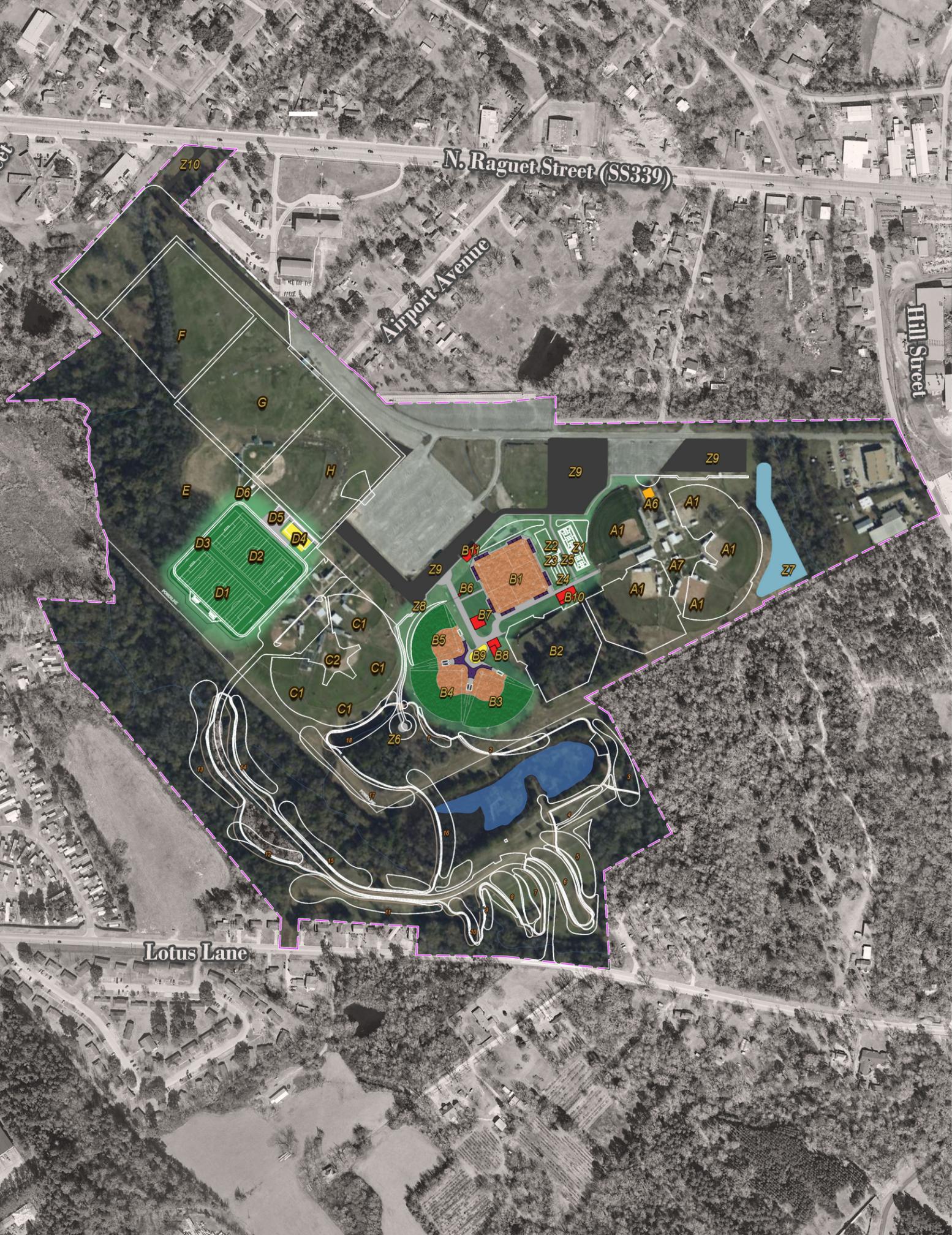
The existing wetland education center teaching area and pavilion would require limited new work. It is anticipated that the pavilion will require minor rehabilitation. The teaching center will require minor upgrades to provide more durable seating and ADA compliant access.











Phase 1 Priorities and Recommendations

Due to the overall size of the project and limited funds available for construction, certain aspects of the Master Plan should be prioritized and interim solutions should be applied to accommodate the needs of current users. A preliminary construction phase plan was produced to describe which projects should be prioritized in order to accommodate the greatest number of users. The Phase 1 Plan can be found in Appendix E. It should be noted that not all items shown in the Phase 1 Plan are required to be constructed initially but can be phased in as needed.

Phase 1 construction would require, at a minimum, improvements on at least three facilities during initial construction. The existing fields in Pod A (baseball and softball) would require some minor renovations but their foot prints would ultimately stay for the time being and would eventually be built out at a later date. Pod B (baseball and softball) would be fully built out as planned except field B2, the 300' baseball field, which would be built at a later date due to cost and small current user group. The existing baseball field 5 would remain for junior and senior user groups. Pod D (football, soccer, ultimate frisbee) would need to be built in the initial phase due to the additional parking that would be required for Pod A which would be built over the current football field.

Other work suggested for prioritization would include renovation to offices and restrooms at Pod A, construction of new court sports, basketball courts, disc golf course, restroom/concessions building, and playground at Pod D. Additionally, construction of soccer pods E, F, G, & H should be a high priority but would require building the restroom/concessions building at Pod G.



Phase 2 Priorities and Recommendations

As park usage and needs of users not currently served by the facility increases it will become necessary to build additional fields, buildings, and play areas. A second near-term phase is proposed to accommodate this growth. This phase would include creation of a new 300' baseball field, construction of the proposed soccer facilities, providing lighting to football and soccer, as well as, new concessions and restrooms at soccer/football and pod A. It is also proposed to provide additional playgrounds, renovate the disc golf course, and provide significant additional parking to cover the increased usage of the facility.

The Phase 2 Plan can be found in Appendix E.

Summary of Public Input

Overview

Public input was formally received at two meetings of the Park Advisory Committee, the first being on August 11th 2022 and the second being December 15th 2022. These meetings included members of City Council along with city staff. Additional onsite meetings were held with elected officials, impacted city staff, and youth athletics groups.

A questionnaire was hosted on the project's website that allowed individuals to answer questions related to the project. Below is a summation of these responses. Personal information that may identify the responder was stripped from the project record unless requested by the submitter. Otherwise, all information shown is presented as submitted.

Question #1 - What are the goals of your associated activity group that can be assisted by this master planning effort?

Improve conditions for local participants and bring in travel ball tournaments.

To improve the Morris Frank Park complexes so that it can accommodate all sports for male and female youth including football, softball, baseball and soccer.

I am a council member, so I do not have an associated activity group, but rather represent all of Ward 6 residents. From Thursday's input meeting, it was clear that there was a lot of representation for baseball, but no football and only two soccer representees.

My goals for this improvement project is to invest in infrastructure that will last the next 30 to 40 years. I am not interested in wasting money on items that will easily deteriorate in the sun, be easily stolen or vandalized, or only have cosmetic appeal.

It is clear from the first meeting that the baseball fields need to be re-graded for proper water drainage.

But my feeling is..... a baseball field is a baseball field is a baseball field.

I don't want to spend millions of dollars on movable fences, specialty Astro turf or digital signage.

That being said, if the goal of this project is going to be to recruit regional tournaments to come to Morris Frank Park, then you need to identify what

organizations are you wanting to come and identify their requirements.

Just like you said that the park needs to be compliant with Americans with Disabilities Act, then we need to build the baseball fields to meet the standards of whatever organization you are planning to bring to Lufkin. It won't do any good to build a baseball field then have a group refuse to come because the field does not meet their standards.

To deliver a facility that can be utilized by the entire community as well as a space that can host tournaments for teams all across the state.

I believe that our first goal is to always develop the youth in our community. We also need a safe and functional venue that our community can utilize. This facility should also be able to host tournaments to help bring in additional revenue to our city to help absorb these costs. Team sports help to instill basic life tools in our kids that they will need to lead their generation. Punctuality, Responsibility, Respect, Character, Emotion, Teamwork, Sportsmanship, Dedication, Friendship, Healthy, Hard work, Competition, and many more skills to help them grow into young adults.

My goal is to have a facility that this community can be proud of.

- 1.Mentored Youth
- 2.Hosting Regional Youth Football Tournaments
- 3.To influence good sportsmanship, teamwork, highest moral and physical standards and the importance of scholarship and academic achievement.

4.To provide programs for special needs, at-risk and anti-gangs, and the international football community.

5.Physical fitness and there is no better sport that teaches physical fitness better than football.

6.Keeping children busy and out of trouble
No other sports require more commitment and Discipline.

To grow competitive in sports and provide more recreational activities for our community. We need to upgrade our facilities to minimize the number of people/kids going to travel ball out of town.

To grow the popularity of the sport in our area. Have a venue that is safe and that we can be proud of. MFP hasn't been touched in over 30 years despite having large little league enrollment numbers every year and having great talent and post season success. The condition of our park makes it impossible to host tournaments as well. By improving the park, Lufkin will be able to host travel baseball tournaments from everywhere in our region, which will be a huge revenue boost for the area. I firmly believe Lufkin could host a baseball/softball tournament 2-3 weekends per month from March-September.

The number of goals is probably endless but my priority is having a playing surface and park that the city is proud of. I believe the most financially beneficial area for the city is to focus on Baseball first. I believe that will bring in high quality tournaments throughout the year that will directly benefit the city, hotels, restaurants and shopping.

Host more baseball tournaments (Both Little League and Travel).

Develop younger players to higher Standards to provide more higher level of play opportunities.

Developing an environment (facilities) where young players can harness their talent.

Question #2 - What facilities or work at Morris Frank Park are your highest priority for improvement? List as many as necessary in order (1 being highest priority project, 2 being next highest, etc...)

- 1.Improved Fields and Playing Surfaces (remove dirt mounds - make all fields able to handle any age group to be flexible for tournaments)
- 2.Covered Batting Cages with proper netting and lights. Multiple sets.
- 3.Improved Concession Stand

I believe it may be more beneficial to enhance the current softball park and use it for baseball. additional fields to this park would allow for softball to play here as well as facilitate bigger tournaments.

- Improve the baseball and softball field conditions by adding turf or resurfacing the fields.
Baseball and softball fields need new fencing.
Baseball fields need new lighting.
Baseball and softball complexes need new concession stands
Baseball needs new restrooms.
Softball field area needs more parking.

Football needs more space to play and improved field conditions.

Youth Soccer will need to decide if they are playing at Kit McConnico or Morris Frank Park.

New entrance needs to be made to come into the park that is more attractive.

I believe the focus of Morris Frank Park should be baseball with a secondary focus on soccer. But those are just fields. I would like to see the focus of this project to be what is off the field.

#1 is bathrooms. We need better bathrooms and more bathrooms. One at each soccer field and a couple spread around the baseball fields.

#2 is seating for family and spectators. Aluminum benches are expensive. Concrete is cheap. Maybe make them from concrete.

#3 is access to electricity. Make electrical outlets readily available at all fields so teams can plug in items, like a snow cone machine or fans or PA systems. Same for food trucks. Nothing is worse than the noise of a generator and smell of exhaust at public events.

#4 is police and ambulance accessibility. I am a retired Lufkin PD officer and numerous times I have worked very serious crimes at this park, from sexual assaults, burglaries to stabbings. Include in your design the ability for police or ambulance vehicle to be able to drive right up to any field. This will help when Grandpa has a heart attack or a kid gets a broken leg. This would also allow for police to properly patrol the fields during the night when closed.

- 1.Batting cages; it doesn't need to be enclosed, but for sure covered with adequate space for multiple teams to practice.
- 2.Lots of shade/covering.

Morris Frank is basically a baseball / softball park, so the highest priorities should be on these fields. Next should be the facilities such as restrooms, concession stands, lighting, batting cage fencing, and bleachers.

I think we should level the restrooms and concession stand and start new there. I also strongly believe we should turf the infields at the baseball complex.

1. 2 Turf Football Fields
2. Restroom facilities
3. Concessions on-site
4. cover Bleachers
5. kids Playground Equipment
6. Enough Parking for Regional Tournaments

1. Main area with the four baseball fields
2. Soccer fields
3. Old High School field and area around
4. Bathrooms
5. Playground

1. Playing surfaces on all fields. They are graded poorly, flood, and are unsafe for play. I don't see a scenario in which we shouldn't do turf infields on all fields. I feel if we only re-grade the fields and bring in new sod and dirt, the city maintenance dept will let it die and all money would be wasted.
2. batting cages. It is unacceptable that we only have two operational batting cages at the park for the amount of kids we have playing. There should be covered/lit batting cages in between fields 2&3, 3&4, 4&5
3. Restrooms/concessions...our current set up needs to be demolished
4. Fencing...all fencing is in very poor condition.

For cost savings we should consider at least dressing up the outfield fences with wind screens and at least replacing the backstops with netting

1. 1)Baseball fields
2. 2)Bathrooms
3. 3) Concessions
4. 4) Soccer fields
5. 5) Concessions and Bathrooms for them if they are brought over to MFP.

The reality is the budget will only allow us to do so much. I think we need to try to have the premier baseball park in East Texas. If that means that Phase 1 is only baseball then so be it because I think it will financially benefit the city the most and the quickest. I ultimately think we need to really consider building a baseball only complex near all the hotels and restaurants on the south side of town. That would be the most beneficial thing to do for all travel ball teams and our retail industry.

Baseball:

1. New playing surface (has to be turf). Zero faith in the city's ability to keep a new grass surface healthy or alive year around (see photo on this home page as example). Plus turf will limit rain outs and attract more tournaments, less for the city to maintain (kill).
2. New LED Lighting on all baseball fields
3. New covered batting cages with lights
4. New Fencing/Backstops

Field safely
Operable restrooms
Concession stands
Convenient parking

1. Soccer fields
2. Baseball
3. Football

1. Soccer, Baseball, and softball
2. Restroom area

Question #3 - What facilities have you visited that you would like to see emulated at Morris Frank? Are there specific amenities at those facilities that would be useful to consider in our project?

Ford Park in Beuamont is a great example of a facility with lots of fields and can handle a very large tournament. They have a mix of concessions stands and food trucks as well as other vendors. Val Riess park in Louisiana had nice turf fields that drained water very well. They also had a good concession stand and multiple sets of batting cages.

Allen, Texas Parks and Rec softball complex. They had turf fields, covered stands and centrally located concessions and bathrooms. Beaumont Ford Complex has baseball and softball fields. All fields were turf with bathroom and concessions in the center of the surrounding fields.

Play grounds are important. Most families have more than just the one kid playing baseball. They have the whole family there and the little kids will want to play on the playground. Keep the playground near the baseball fields, but protected in a way that little kids won't get hit by a foul ball.

Franklin Community Park, Franklin, TX. Premier Baseball, Tomball, TX. The Scrapyard, The Woodlands, TX. Each of these facilities have different pieces that I would like to combine. The fields, dugouts, and stands / covered area at Franklin are top notch. They also have a splash pad for the kids that is really nice. The infields are turf paired with a grass outfield which is very nice. The layout doesn't utilize the clover cluster of fields which is a drawback. There is also way too much foul ground which is a waste of space and money. Premier is similar to Franklin as far as the dugouts, bleachers and the infield is turf paired with a grass outfield. It also has many of the same drawbacks wasted space in foul territory. The batting cages are also located indoors and require additional staff to manage. The Scrapyard also has a very nice set up with stadium seating, sunk in dugouts, and fully turfed fields. They also have the best concessions of any park that I've been to. This is way over the top for what we are needing but they do have some good things that may work for MFP. Portable fencing that allows them to turn these field into a soccer complex or baseball complex. Again, great concession area but probably too much for our budget.

In my opinion the park just needs updated.

The Pro Football Hall of fame National Youth Football & Sports Complex Football Fields. Racine Youth Sports Complex in Sturtevant, Wisconsin this is a state-of-the art, synthetic turf stadium Sports complex. This facility includes an innovative 2,000- person capacity top loading bleacher system, raised plaza, ticket stands, concessions, press box, scoreboard and lighting.

Faulkner Park
 Leer Park
 Franklin Park
 Baseball USA

Heated and cooled bathrooms/concessions, common area for children (playground and exercise track), more shaded areas

The turf fields are obvious. This is needed especially with our rainfall each year followed with tons of heat. This should reduce the manpower hours to maintain the complex as well. Make the complex more family friendly and inviting. Having an area inside the complex that helps entertain other children and helps the parents have a pleasant experience while possibly staying there for many hours a day.

Faulkner Park in Tyler - Sunken Dugouts. Concrete stands. Shade. Nice layout. Great covered batting cages.

Pavilion with outlet hookups
 Running track
 Play ground
 Basketball court
 Lights on fields to play at night

FC Dallas Soccer Park in Frisco TX
 How the facilities are setup, Turf and Grass.
 Meyer Park soccer fields, walking trails, playground and Duck pond
 Bike trails

Question #4- What amenities, facilities, or features are most important to you and your associated activity? List as many as necessary. If possible, rank their importance (1 being highest priority project, 2 being next highest, etc...)

- 1.Covered Batting Cages
 - 2.Shaded Stand and additional shaded areas to gather as a team
 - 3.Clean Bathrooms with AC
-

Highest Priority is to make sure softball is not left out. Our local girls want to play but are having to go to other area towns to play. We have great middle school and high school programs that we should be growing these female athletes for. At the present time the only tournaments being held in Lufkin, bringing in revenue, is softball. Currently a 60 team tournament is scheduled for September. It is having to be held at Kit because Morris Frank is not adequate for a tournament. Each year a 40 team district tournament is put on. Both of these bring in a minimum of 40 teams staying in our local hotels. If Morris Frank were up to standards, we could host more tournaments and have these at Morris Frank. Therefore, we need to make sure that we stress that there needs to be both softball and baseball fields. To further stress this need we need to realize that Nacogdoches currently has 32 girl's teams signed up for league play and Lufkin has none.

Playing surface for baseball & softball, Batting Cages, Concession & Restroom Area, Lighting, Fencing, Dugouts, Score Keeper Boxes, One Main Entrance not through neighborhood, Kids play area. If we truly want to make this a community multipurpose facility, we are going to have to invest a whole lot more money. With soccer fields already located at Kit McConnico Park why spend the money to create more? The fields at Kit McConnico

could also be used to facilitate a youth football organization.

I can only speak about baseball since that is the only league I am involved in. I would like to hear more from the other sports. Field turf and new restrooms are a must. I think the food truck idea is lame. You can call me and I will give you my take on that.

{Clarified response from call: Food trucks are fine as long as there is an active concessions facility. Having a food truck only concession model would take away from children with less means being easily helped by others willing to buy them a drink or something to eat}

- 1.Restrooms
 - 2.Concessions
 - 3.Playground Equipment
-

- 1.Playground
 - 2.Trail (not in the woods throughout the park leading to the other side of the park.)
 - 3.Quality turf on fields
 - 4.Multipurpose fields for soccer, football, etc.
-

As mentioned in question 2 the playing surfaces for the baseball/softball fields must be highest priority. I don't see any point in doing any improvements at MFP if we don't start with that, batting cages, restrooms/ concessions, and fencing

- 1.Turf Fields
- 2.Nice Bathrooms
- 3.Nice Concession area with good seating for eating/ drinking

- 4.Better dugouts {Clarified response from call: Primarily speaking to the size of the dugout. Current size is a little too small in depth. Need practical storage solutions for equipment.}
 - 5.Better seating area at each field for the fans
 - 6.Playground/Family Entertainment
 - 7.Much better entrance to the complex. Make it a grand entrance that can't be missed.
-

1.New Bathrooms/Concession Stand for Baseball

- 1.Lights
 - 2.Concession
 - 3.Fields with a better drain system to play on in rain or shortly afterwards
-

A place for family fun activities, athletes growth and development

- 1.Soccer field
- 2.Restroom

Question #5- Have you had difficulty scheduling practices or games on the existing fields? If so, why? E.G. not enough fields for practice, fields were unusable, etc.

Weather makes practice difficult. Turf fields and covered batting cages can fix this. Additional fields would be great during league ball since there are so many teams.

They are practicing on the fields as far as I know.

Yes, every team tries to utilize the same times to get kids home at a decent hour during the school year.

Every year we lose out on practices due to wet fields. We also need covered batting cages.

- Football Program do not have fields for football games on Saturdays
- Football Program do not have fields for regional tournaments.
- Football Program have never had restroom at Morris Frank
- Football Program have never had concession stands at Morris Frank

Late practices have occurred due to location

Yes, the flood easily or are rock hard. there is no in between

Yes. Not enough fields for as many tee ball and coach pitch teams that we have. Tee ball kids shouldn't be finishing practice at 8 at night during the school year especially. If we had two fields for each age group then you could easily have enough early time slots for practice.

If it rains you can forget about it. The fields do not drain well and they are rarely worked when it does.

Soccer has not had trouble with scheduling for practice fields.

Yes

Question #6- Do you believe that advertisement and sponsorship opportunities, around the facilities, are appropriate for this facility?

Banners on the fence can be a great source if done right. Sponsoring dugouts is another options. It has been tried in the past but it is difficult when it is not school related.

I don't like the idea that groups can advertise at the park. That always leads to a shady organization wanting to advertise for an event or organization that goes against the public norms and values. These usually result in lawsuits when the group is denied their right to advertise because the cities object to questionable material. It is better not to have any advertisements at all and avoid this issue. If a little league team wants to hang a sponsor banner on the fence when their playing, fine, but remove it when their turn is over, no long-term advertising.

Yes, the more avenues for income the better.

Yes and No. I believe that many businesses would like to help but having banners and signs plastered everywhere is not attractive. You can utilize different levels of sponsorship, example \$10,000 sponsorship level would allow a field or concession stand to display your companies name for that year, and would renew yearly. Every other level would step down, such as a \$5,000 sponsorship level would be the ball sponsor for that year. Many of these sponsors could be listed in the concession area with a sign, plaque, local magazine or some type of digital display. With the excitement of a new 2.0 MFP more businesses will want to be a part of this community project. The extra money generated by

these investments / donations could help assist our budget and allow us to make more of the needed improvements.

Without a doubt.

Yes the Football Program will have opportunities for sponsorship from Sportswear Companies.

Sponsorship opportunities would be beneficial to help balance cost. We should avoid banners, but it is always being replaced. An idea if advertisement, could be an Honor Wall with plaque on a wall or even an Honor Walk with bricks.

yes, i think we should bring back outfield fence sponsorships. i think it would be a very easy sale to business and a good revenue boost

If done in a nice way. I'm not sure I like the signs all along the fences and everywhere you look. It was like that when I was a kid but it doesn't look very professional to me. But money is money and ultimately, we need to make this complex a good financial investment for the city.

Absolutely

Yes

Yes, if done professionally

Yes, it is. I think they will maintain the facilities better if local businesses invest/sponsor.

Question #7- Has there been any discussion you have heard from members of the community about the project, either positive or negative? This can also include a wish list of facilities. Please do not list any specific individuals, businesses, or entities by name.

Everything I have heard is positive.

Concerns have been voiced that there is a lack of softball and football representation for this project. Discussions/questions have been heard as to why Huntington, Hudson, Central, Diboll and Zavalla can have youth softball leagues, but Lufkin cannot even though we are known as having the largest leagues in past years. I have heard from many that the Lufkin residence are having to play in these cities instead of their hometown. Concerns are heard regarding school softball teams/participation may suffer from lack of area children's opportunities to play while younger, which will cause a loss of interest in the sport.

I figure a lot of the budgeted money will be spent putting in the new road entrance and closing off the residential side streets. When you design the street, make the outgoing part a two-lane

roadway. There will be incredible traffic back up when hundreds of cars are trying to leave at the same time and they have to wait on people turning left. But with two lanes, you can have one turn left and the other turn right. It will not be needed entering the park as there won't be delays waiting for oncoming traffic to clear.

I am interested in the retention pond being further developed, but I realize the money probably won't be there for that. It is a really nice pond. I have fished there frequently, but over the last several years it has fallen into disarray with no maintenance or mowing taking place. There is a paved walking trail leading to it. At the very least, mow it, trim the bushes and branches and clean up the pond edges.

There has been zero interest in a walking track at Morris Frank Park. I am not interested in investing money on that. We have the azalea trail for that activity.

Outside of this group I haven't heard any mention of this project.

Everything that I have heard in the community is positive and excitement that MFP is finally getting upgraded!

There is a positive buzz going around town about the possibility of improvement.

People in the community don't believe that the football program will be included in this process because the football program is 98% African American. This is not the first time that the Youth football program have been left out of the improvement project at Morris Frank. 10 to 15 years ago the Youth Football Program had this same conversation with the City of Lufkin and we were not included in the process.

It is needed! It just needs to be fair for more than just baseball. This should be a complex and recreational center that is inviting to our community. Splashpad would be nice beside a playground. Shaded areas and picnic tables throughout.

All positive so far. Everyone i have talked to wants this to happen.

Positive. Everyone I have talked to knows it needs to be done. The main concern is that we don't put lipstick on a pig. We need to make sure we do this right and not cut corners. We just need to make sure we are creative in our spending and ultimately have a park the city is proud of.

Everyone I have talked to is excited and thinks it's long overdue.

I have not heard anything negative. Each group wants to be included and treated with the same level of respect and importance.



Lufkin Youth Sports Groups By Age

Youth Baseball

Existing Game Fields	Age Group	Fall 2022		Spring 2022		Fall 2021		Spring 2021		Fall 2020		Spring 2020		Fall 2019		Spring 2019		Carrying Capacity				
		Teams	Players	Teams	Players	Max Games per Week/Field	Max Pract./Field/Week	Min. Number of Game Fields Required (Spring)	Min. Number of Game Fields Required (Fall)													
2	Prep & T-Ball	3	36	17	198	4	48	14	168	3	36	6	74	4	48	14	166	4	10	2.13	0.50	
2	Coach Pitch	8	96	8	90	9	108	8	94	4	48	7	87	9	108	8	95	4	10	1.00	1.13	
2	Minors	6	72	8	91	11	132	6	66	4	48	4	46	5	60	7	88	4	10	1.00	1.38	
2	Majors	6	72	5	55	8	96	6	73	0	0	4	52	1	12	5	65	6	10	0.42	0.67	
2	Juniors	0	0	2	24	0	0	3	31	0	0	0	0	0	0	0	3	6	10	0.17	0.00	
2	Seniors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	6	10	0.00	0.00	
Totals		23	276	40	458	32	384	37	432	11	132	21	259	19	228	37	451					

Youth Spring & High School Fall Softball

Existing Game Fields	Age Group	Fall 2022		Spring 2022		Fall 2021		Spring 2021		Fall 2020		Spring 2020		Fall 2019		Spring 2019		Carrying Capacity				
		Teams	Players	Teams	Players	Teams	Players	Teams	Players	Teams	Players	Teams	Players	Teams	Players	Teams	Players	Max Games per Week/Field	Max Pract./Field/Week	Min. Number of Game Fields Required (Spring)	Min. Number of Game Fields Required (Fall)	
1	6U	2	28			14	196			23	322	0	0	5	60			4	10	0.63		
5	8U											0	0	10	120			4	10	1.25		
	10U											1	12	8	96			4	10	1.00		
	12U											1	12	1	12			4	10	0.13		
	14U											1	12	1	12			4	10	0.13		
	High School	2	28			14	196			23	322	0	0	1	12			4	10	0.13	1.92	
Totals		2	28			14	196			23	322	3	36	25	300							

Youth Kickball

Existing Game Fields	Age Group	Fall 2022		Spring 2022		Fall 2021		Spring 2021		Fall 2020		Spring 2020		Fall 2019		Spring 2019		Carrying Capacity				
		Teams	Players	Teams	Players	Teams	Players	Teams	Players	Teams	Players	Teams	Players	Teams	Players	Teams	Players	Max Games per Week/Field	Max Pract./Field/Week	Min. Number of Game Fields Required (Spring)	Min. Number of Game Fields Required (Fall)	
2	3-4yo	3	29			3	36			4	44							3	9	-	1	
2	4-6yo	3	28			0	0			2	20							3	9	-	1	
Totals		6	57			3	36			6	64											

Youth Soccer

Existing Game Fields	Age Group	Fall 2022		Spring 2022		Fall 2021		Spring 2021		Fall 2020		Spring 2020		Fall 2019		Spring 2019		Carrying Capacity				
		Teams	Players	Teams	Players	Teams	Players	Teams	Players	Teams	Players	Teams	Players	Teams	Players	Teams	Players	Max Games per Week/Field	Max Pract./Field/Week	Min. Number of Game Fields Required (Spring)	Min. Number of Game Fields Required (Fall)	
4	U6	17	115															3	9		5	
3	U8	14	140															3	9		4	
2	U10	14	182															4	8		4	
2	U12	3	45															4	8		1	
2	U15	7	105															2	8		3	
Totals		55	587																			

Carrying Capacity Analysis

Carrying capacity analysis quantifies the minimum number of fields needed to operate a typical city league. It reviews the historical number of league players/teams for each field type and age group, with separated fall and spring leagues, against the number of times per week that the field can be used. The total number of times per week that a field can be used is determined by the number of days the fields are scheduled for games and the estimated number of practices that can be run on each field before major damage will likely occur from overuse.

The number of fields required is quantified under the Minimum Number of Game Fields Required column for both spring and fall. The minimum number of fields required to operate league play is the higher of either spring or fall requirements for each field size and rounding up to the nearest whole field. This report yielded the following minimum number of fields for each sport:

- Baseball**
Sub 200' Field – 3 fields needed
200' Minimum Field – 2 fields needed
300' Minimum Field – 1 field needed
- Softball**
Sub 200' Field – 1 field needed
200' Minimum Field – 2 fields needed
- Kickball**
Sub 200' Field – 2 fields needed

Soccer
U6 – 5 fields needed
U8 – 4 fields needed
U10 – 4 fields needed
U12 – 1 fields needed*
U15 – 3 fields needed*
**Girls U12 soccer was grouped with U15 because of league size so field numbers in these categories were likely inaccurate.*

Football
Football was excluded because no data was available.

Typically, this data would be projected forward to estimate the potential number of fields needed in the future. However, a number of factors made this projection unrealistic. Firstly, inaccuracies in the 2020 US census made this data suspect and was discarded from the analysis. Consistent and accurate usage data from previous years was only available for baseball as the youth softball league has not been active for several years, high school softball is not likely to be run at the facility in the future, youth soccer had only been under Parks and Rec for a single season, U12 girls soccer had been included with U15, and youth football had not kept records of their usage data. Because of this lack of consistent data carrying capacity was not projected into the future but summarized current needs based on reasonable high usage.

Master Plan Map

Legend

- A1 – 200' Major/Minor Baseball & Softball Field
- A2 – 210' Major/Minor Baseball & Softball Field
- A3 – 220' Major/Minor Baseball & Softball Field
- A4 – 300' Junior/Senior Baseball Field
- A6 – Ticketing/Tournament Office/Umpire Changing Room/Meeting Room
- A7 – Covered Pavilion
- A8 – Renovated Restrooms & New Concessions Addition
- A9 – Playground
- A10 – Batting Cages

- B1 – Prep/T-Ball/Coach Pitch League Quad Fields
- B2 – 300' Junior/Senior Baseball Field
- B3 – 200' Major/Minor Baseball & Softball Field
- B4 – 210' Major/Minor Baseball & Softball Field
- B5 – 220' Major/Minor Baseball & Softball Field
- B6 – Ticketing Booth
- B7 – Covered Pavilion
- B8 – New Restrooms/Concessions/Umpire Changing Room/Storage
- B9 – Playground
- B10 – Batting Cages

- C1 – 200' Major/Minor Baseball & Softball Field
- C2 – 200' Major/Minor Baseball & Softball Field
- C3 – 200' Major/Minor Baseball & Softball Field
- C4 – 200' Major/Minor Baseball & Softball Field
- C5 – New Restrooms/Concessions/Umpire Changing Room/Storage
- C6 – Batting Cages
- C7 – Playground

- D1 – Football/Soccer/Ultimate Frisbee Fields
- D2 – Football/Soccer/Ultimate Frisbee Fields
- D3 – 2 lane 1/3 Mile Running Track
- D4 – Playground
- D5 – Restrooms/Concessions/Tournament Office
- D6 – Covered Pavilion

- E – 440'x470' Flexible Soccer Pods
- F – 440'x470' Flexible Soccer Pods
- G – 440'x470' Flexible Soccer Pods
- H – 440'x470' Flexible Soccer Pods
- H1 – Amphitheater Stage

- Z1 – Open Air Basketball Court
- Z2 – Interactive Playground
- Z3 – Horseshoe & Washer Pits
- Z4 – Bocce Ball Lawns
- Z5 – 24hour Restrooms
- Z6 – Upgrades to Wetland Center Teaching Area
- Z7 – Renovations at Wetland Center
- Z8 – Lotus Lane Entry and Monument Signage
- Z9 – Outdoor Retreat and Yoga Deck
- Z10 – Storm Water Detention Pond
- Z11 – Food Truck/Bus Drop-off & Parking
- Z12 – Raguet Street Entry and Monument Signage



Phase 1 Plan Map

Legend

- A1 – Minor Renovations to Existing Fields
- A2 – Ticketing/Tournament Office/ Umpire Changing Room/ Meeting Room
- A3 – Existing Restrooms

- B1 – Prep/T-Ball/Coach Pitch League Quad Fields
- B2 – 300' Junior/Senior Baseball Field (Future)
- B3 – 200' Major/Minor Baseball & Softball Field
- B4 – 210' Major/Minor Baseball & Softball Field
- B5 – 220' Major/Minor Baseball & Softball Field
- B6 – Ticketing Booth
- B7 – Covered Pavilion
- B8 – New Restrooms/Concessions/Umpire Changing Room/Storage
- B9 – Playground
- B10 – Batting Cages

- C1 – Future 200' Fields
- C2 – Existing Field 5 to Remain Temporarily

- D1 – Football/Soccer/Ultimate Frisbee Fields
- D2 – Football/Soccer/Ultimate Frisbee Fields
- D3 – 2 lane 1/3 Mile Running Track (Future)
- D4 – Playground
- D5 – Restrooms/Concessions/Tournament Office (Future)
- D6 – Covered Pavilion (Future)

- E – 440'x470' Flexible Soccer Pods (Future)
- F – 440'x470' Flexible Soccer Pods (Future)
- G – 440'x470' Flexible Soccer Pods (Future)
- H – 440'x470' Flexible Soccer Pods (Future)

- Z1 – Open Air Basketball Court (Future)
- Z2 – Interactive Playground (Future)
- Z3 – Horseshoe & Washer Pits (Future)
- Z4 – Bocce Ball Lawns (Future)
- Z5 – 24hour Restrooms (Future)
- Z6 – Outdoor Retreat and Yoga Deck (Future)
- Z7 – Storm Water Detention Pond
- Z8 – Food Truck/Bus Drop-off & Parking (Future)
- Z9 - Parking Lot Expansion
- Z10 - Raguet Street Entry



Phase 2

Plan Map

Legend

A1 – Existing Fields
 A2 – Renovations to Ticketing/Tournament Office/
 Umpire Changing Room/ Meeting Room
 A3 – New Concessions & Renovated Restrooms

B1 – Prep/T-Ball/Coach Pitch League Quad Fields
 B2 – 300' Junior/Senior Baseball Field
 B3 – 200' Major/Minor Baseball & Softball Field
 B4 – 210' Major/Minor Baseball & Softball Field
 B5 – 220' Major/Minor Baseball & Softball Field
 B6 – Ticketing Booth
 B7 – Covered Pavilion
 B8 – New Restrooms/Concessions/Umpire Changing
 Room/Storage
 B9 – Playground
 B10 – Batting Cages

C1 – Future 200' Fields
 C2 – Existing Field 5 to be removed

D1 – Football/Soccer/Ultimate Frisbee Fields
 D2 – Football/Soccer/Ultimate Frisbee Fields
 D3 – 2 lane 1/3 Mile Running Track
 D4 – Playground
 D5 – Restrooms/Concessions/Tournament Office
 D6 – Covered Pavilion

E – 440'x470' Flexible Soccer Pods
 F – 440'x470' Flexible Soccer Pods
 G – 440'x470' Flexible Soccer Pods
 H – 440'x470' Flexible Soccer Pods

Z1 – Open Air Basketball Court
 Z2 – Interactive Playground
 Z3 – Horseshoe & Washer Pits
 Z4 – Bocce Ball Lawns
 Z5 – 24hour Restrooms
 Z6 – Outdoor Retreat and Yoga Deck
 Z7 – Storm Water Detention Pond
 Z8 – Food Truck/Bus Drop-off & Parking
 Z9 - Parking Expansion
 Z10 - Raguet Street Entry

1-18 - Disc Golf Course

