

August 11, 2018

Dear Hood River Planning Commission,

I am very concerned about the recommendations that were given for parks and open space for the Westside Annexation Plan. These proposals will affect the outcome of the 450 acres area on our Westside as well as many of our present residents in the City. The mythology that the City presented at the July planning commission meeting for future parks and open space for our community was based on practices from 1993. I understand a new Parks Master plan is currently being developed and that is great, but this rezone and annexation is already going through the Planning Commission of Hood River will probably be approved before the new Master Plan is completed.

The current mythology used by the City during annexations is to use the 1996, "Best Development Practices", American Planning Association, (which was based on polices from 1993 of 1.5 acres of park space per 1,000 residents. Goal 8 of Hood River's Comprehensive plan addressing Recreational needs has not been updated since 1983. They also have based this '2 acre per resident' recommendation on the "**National Recreation and Parks Association * 1996** guidelines."

That is shameful! Why are we using outdated models for our future plan? Would we use road standards from 1993? Of course not! Yes, it is too bad we have not updated our Comp. Plan, however this Westside proposal does not reflect current accepted needs and standards. By calling for only "9 to 11 acres of park and open space which includes trails and 'up to three' regional parks for 450 acres, and maybe the possibility of community park 'if appropriate' for the future" we are crippling our visioning process.

Based on 2015-2018 mythology this proposal is woefully inadequate for 2018 much less 2060. Current National Recreation and Park Association 2018 guidelines have be updated to reflect more current housing density standards and built out communities.

The 2018 **Nation Recreation and Park Association Agency Performance review: Park and Recreation Benchmarks.** (NRPA) uses two primary ways to project future park needs, one is by the number of residents per acre and the other is by the number of residents per park.

www.nrpa.org (p.2)

Current Park Facilities recommended in the 2018 report are:

10 Acres per 1,000 residents

Or by the number of residents served by one park. "In a typical park district, there is one park of every 2,114 residents. For jurisdictions with fewer than 20,000 residents there is

One Park for every 1,318 residents."

* Yes, this is the same NRPA study the City used in 1993, now revised for 2018.

In another study the Trust for Public Lands,

https://www.tpl.org/sites/default/files/files_upload/2015-City-Park-Facts-Report.pdf Published a report called 2015 **City Park Facts** that show park statics based on cities all over the country with the averages also showing Parkland Per 1,000 residents by City averaging 10-13 acres per 1,000 based on both large and small cities depending on the size and density of the communities.

The Westside Plan calls for high density in this 450-acre area with the addition of between 1,579 -1,713, new housing units. Many of these units will be multi-family homes with little or no yard space for families to recreate or play. Gone are the days when kids could play kick-ball in the empty lot or neighborhood streets. Our neighborhood streets are smaller, and busier than ever. The W. S plan projects of 2.39 residences per unit, scenario A projects a population of 5,373 residents for this area. Current park standards recommend 10 acres of park per 1,000 residents. This would require at least 50 acres of park/open space. Or using the population method of, "one park for every 1,138" residents, would call for 4 parks. (NRPA PARK METRIC, 2018 National Recreation and Parks Association Agency Performance Review www.nrpa.org.)

Scenario A- 1,713 new & 535 existing homes = 2,248 units, X 2.39 totals 5,373 residents.
Based on Scenario A 5,373 residences would require 53 acres of park space. (10 acres per 1,000)

Scenario B- 1,626 new & 535 existing homes= 2,161 units X 2.39 totals 5,165 residents.
Scenario B, with 5,165 residents would require 51 acres of park space.

Scenario C- 1,570 new & 535 existing homes = 2,114 units X 2.39 totals 5,052 residents requiring 50 acres of park space.

Of course this will not happen overnight, it may in fact take 20 to 50 years, but that is why it is SO CRITICAL TO PLAN FOR and reserve park, trails and open space now, before it is gone. The only way the City can ensure that happens is if it is REQUIRED by the annexation guidelines.

Your work to set aside future parklands now, is critical. Having growth and expansion opportunities for the future will allow the Parks and Recreation district to have access to the land requirements needed for this new community and an expanded Master Plan. It will allow them to plan and budget for the future. This is a visioning process so even though we cannot yet conceive of how this area will look in 40 years, now is the time to plan for it.

With my past experience working on the Waterfront Park I know it is very hard to envision what we don't yet have, especially if we don't know how to finance it. However, I urge you to give the City new recommendations for preserving a beautiful goal and vision with generous open space recommendations that meet current industry recognized 2018 guidelines. We would not be using road or sewer construction guidelines from 1983 or even 1993 would we?

Both of these nationally recognized industry updated policy visions and guidelines suggest we should ask the city to preserve approximately 50 acres of park, trails and open space in this area.

Instead they are currently only suggesting 9-11 acres, (5,373 residence per 1.5-2 acres).

I am urging the board to set aside and preserve 50 acres of future open space now, based on current mythology planning and policy recommendations.

Sincerely,
Ann Frodel
1009 Columbia St.
Hood River, OR. 97031



PARK FACILITIES

America's local and regional park agencies differ greatly in size and facility offerings. The typical agency participating in *NRPA Park Metrics* serves a jurisdiction (e.g., a town, city, county and/or region) of 36,000 people. Other agencies serve a population of just a few thousand people; still others are the primary recreation resources for millions of people.

Naturally, the offerings of these agencies vary as much as the markets they serve. The typical agency has 18 parks comprising a total of 413 acres under its watch. When one includes non-park facilities, the median number of parks and non-park facilities increases to 25 encompassing 500 acres.

At the typical agency, there is one park for every 2,114 residents. The number of people served per park rises as the population of the town, city, county or region served by the agency increases. For agencies in jurisdictions with fewer than 20,000 residents, there is one park for every 1,318 residents. The ratio increases to one park for every 2,326 residents in jurisdictions with a population of 50,000 to 99,999 and rises further to one park for every 5,107 people at agencies serving areas with a population greater than 250,000.

The typical park and recreation agency oversees 10.1 acres of park land for every 1,000 residents in its jurisdiction. The smallest agencies—those serving fewer than 20,000 residents—typically have 10.8 acres per 1,000 residents. That ratio increases to 12.7 acres per 1,000 residents in jurisdictions where agencies serve a population greater than 250,000 people. Agencies serving jurisdictions with populations between 100,000 and 250,000 have 8.5 acres of park land per 1,000 residents.

FIGURE 1: RESIDENTS PER PARK (BY JURISDICTION POPULATION)

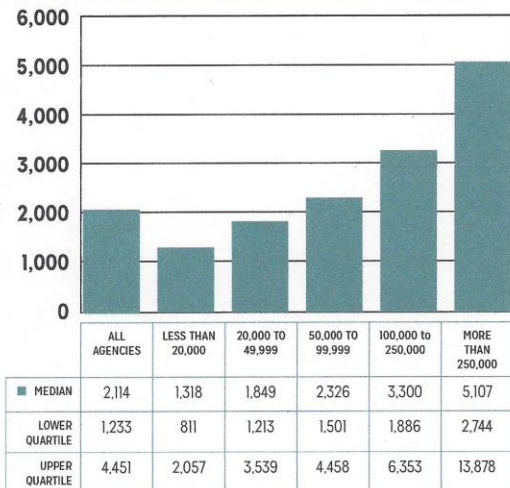
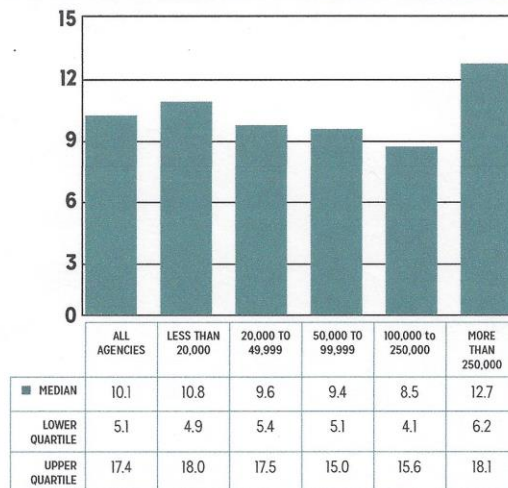


FIGURE 2: ACRES OF PARK LAND PER 1,000 RESIDENTS (BY JURISDICTION POPULATION)



Source: 2018 National Recreation and Park Assoc Agency Performance Review, PARK and Recreation Performance Benchmarks. www.nrpa.org "Because Everyone Deserves Great Parks"