

# Memorandum



2/14/2017

**To:** Technical Advisory Committee and Project Advisory Committee  
**Cc:** Project Management Team  
**From:** Joe Dills and Andrew Parish, Angelo Planning Group  
**Re:** Supplemental materials for the February 15, 2017 packets

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The project team has identified several materials that will be of interest to Committee members. They include:

1. **An updated Parks Methodology Memorandum.** The City has identify several important clarifications and contextual statements about parks planning for the Westside. These have been part of the team's discussions to date and are provided in the attached updated memo. Track change edits are provided for easy review.
2. **ODOT Exit 62 gateway planning information.** The basis for the gateway illustrations provided in the Alternatives Report is previous work that was prepared by ODOT in collaboration with Hood River. It is attached as background information.
3. **Plan and profile for the Mt Adams Extension alternatives.** Grading studies (known as plan and profile drawings) were conducted as part of the evaluation of options for the Mt Adams Extension. The plan and profile sheets are attached for your information.

# Memorandum



2/14/2017

**To:** Project Management Team  
**Cc:** Mark Hickok, Parks District  
**From:** Joe Dills and Andrew Parish, Angelo Planning Group  
**Re:** Westside Area Park Need Methodology

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## PURPOSE

~~The purpose of this memorandum is to document the methodology for estimating the amount of needed parks, trails, and other~~The City of Hood River does not have an adopted Parks Master Plan. In association with preparation of a Housing Needs Analysis in 2015, the City assumed a need for about 30 acres of park land inside the current Urban Growth Boundary including 25 acres for a sports facility and about 5 acres for neighborhood parks. The purpose of this memorandum is to refine assumptions about the amount of land needed for parks, as well as to assess needs for trails and open space as part of the Westside Area Concept Plan alternatives. This outline was originally a starting point for discussions with the project management team, committees, and stakeholders, and has evolved during the preparation of the Westside Concept Plan Alternatives.

The Hood River Valley Parks District and City of Hood River anticipate preparation of a Parks Master Plan in the next year or so. The Parks Master Plan may supplant this methodology.

## PRECEDENTS

The City of Independence parks master plan provides a good ~~starting point~~example, as it was completed recently and included review of several other Oregon jurisdictions. The adopted parks master plan can be found online here: <http://www.ci.independence.or.us/recreation/parks-master-plan-update>

Until 1996, the National Recreation and Parks Association (NRPA) established standards for park planning at roughly 10 acres of parkland per 1,000 residents, broken down specific park categories as shown in Table 1 in the following section.

Current best practice is a much more detailed look at park facility needs, taking into account the types of facilities available at various parks, community needs, and the spatial distribution thereof.

## RECOMMENDED METHODOLOGY

The following methodology for establishing an estimate for park need in the Westside area was used as a starting point in the alternatives evaluation.

## Step 1: Inventory of existing population and parks facilities

- Conducted inventory of existing residences within Study Area (aerial photography review completed by Kevin Liburdy and Andrew Parish)
- Extrapolate total population of alternatives
  - **Base case:** 1,186 New Dwelling Units = 2,834 New Residents + 1,290 Existing Residents = 4,125 Total Residents
  - **Scenario B:** 1,650 New Dwelling Units = 3,943 New Residents + 1,290 Existing Residents = 5,234 Total Residents
  - **Scenario C:** 2,400 New Dwelling Units = 5,736 New Residents + 1,290 Existing Residents = 7,026 Total Residents
- Examine existing park facilities within the study area and nearby, and comment on how/if they serve the Westside Area.

## Step 2: Quantitative Evaluation

- Use 1996 NRPA standards as a starting point to evaluate a rough acreage need for park land within the Westside Area (see Table 1 below).
- Determine what range of park types should be planned for in the Westside Area Concept Plan. The project team concluded that mini-parks are a site-specific need for specific land uses like apartments, not a general need for the plan; neighborhood parks are appropriate and important within walkable distances of all neighborhoods; a community park appears needed and there should be flexibility in location – the park previously studied adjacent to Fairview Drive is a possible candidate to fill this need.

Table 1. 1996 NRPA Standards applied to Hood River UGB Population

	NRPA Level of Service Benchmark	NRPA standard applied to current Hood River UGB population (9,317 in 2015)	NRPA standard applied to future Hood River UGB population (13,845 in 2035)
Mini-park <sup>1</sup>	.25-.5 acres / 1,000	2.3 – 4.6 acres	3.5 - 6.9 acres
Neighborhood Park	1.0 – 2.0 acres / 1,000	9.3 – 18.6 acres	13.8 – 27.6 acres
Community Park	5.0 – 8.0 acres / 1,000	46.6 – 74.5 acres	69.2 - 110.7 acres

Source: adapted from Section X, Figure 2 in City of Independence Parks Master Plan

The above park need applied to the population of the Westside Area is shown below.

### Base case: 4,141 Total Residents

- Mini-park need: 1.0 Acres – 2.1 Acres
- Neighborhood Park Need: 4.1 Acres – 8.3 Acres
- Community Park need: 20.5 Acres – 32.8 Acres

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<sup>1</sup> “Mini Parks” are often managed by property owners or home owners associations, and are not a favored type of park from the perspective of the Parks and Recreation District. Information regarding mini parks are included in this memorandum, but their role in the Westside Area is subject to further discussion and evaluation.

### Scenario B: 4,614 Total Residents

- Mini-park need: 1.3 Acres – 2.6 Acres
- Neighborhood Park Need: 5.3 Acres – 10.5 Acres
- Community Park need: 26.5 Acres – 41.9 Acres

### Scenario C: 5,491 Total Residents

- Mini-park need: 1.6 Acres – 3.5 Acres
- Neighborhood Park Need: 7.0 Acres – 14.1 Acres
- Community Park need: 35.1 Acres – 56.2 Acres

### Step 3: Qualitative Evaluation

- Using GIS, APG determined the locational deficiencies of parkland within/nearby the Westside Area, using the following categories:
  - Mini Parks – a ¼ to 1/2-acre mini park (if deemed appropriate for the Westside Area) should be located every ¼ mile.
  - Neighborhood Park – a 2-3 acre neighborhood park should be located roughly every ½ mile in central locations.
  - Community Park – a 20-50-acre community park (if deemed appropriate for the Westside Area) should be located every two miles.

### Step 4: Hybrid Approach

- Conduct a suitability analysis using information learned in Steps 2 and 3, along with land uses, zoning, and natural conditions. This led to the rough “target areas” for parks identified in the Alternatives Analysis.
- Match the rough acreage requirements from Step 2 with the “park-sheds” from Step 3 will yield a map of suitable locations and sizes for these facilities, to be refined through discussions with stakeholders.

### Step 5: Additional Needs

- Trails. There is existing public easement for the Westside Community Trail. The team sought guidance from the Parks & Recreation District regarding the amount of land for trails to assume for the Westside Area.

### Step 6: Evaluate land use alternatives

The overall park and open space concept is that a connected system of open space be created through coordinated planning of the following elements:

- Up to three new neighborhood parks to serve the Westside Area (see below and Appendix B).
- A new community park to serve the area, located either directly adjacent to the current UGB or within the current UGB.
- Open space at the future school site west of 30<sup>th</sup> Avenue.

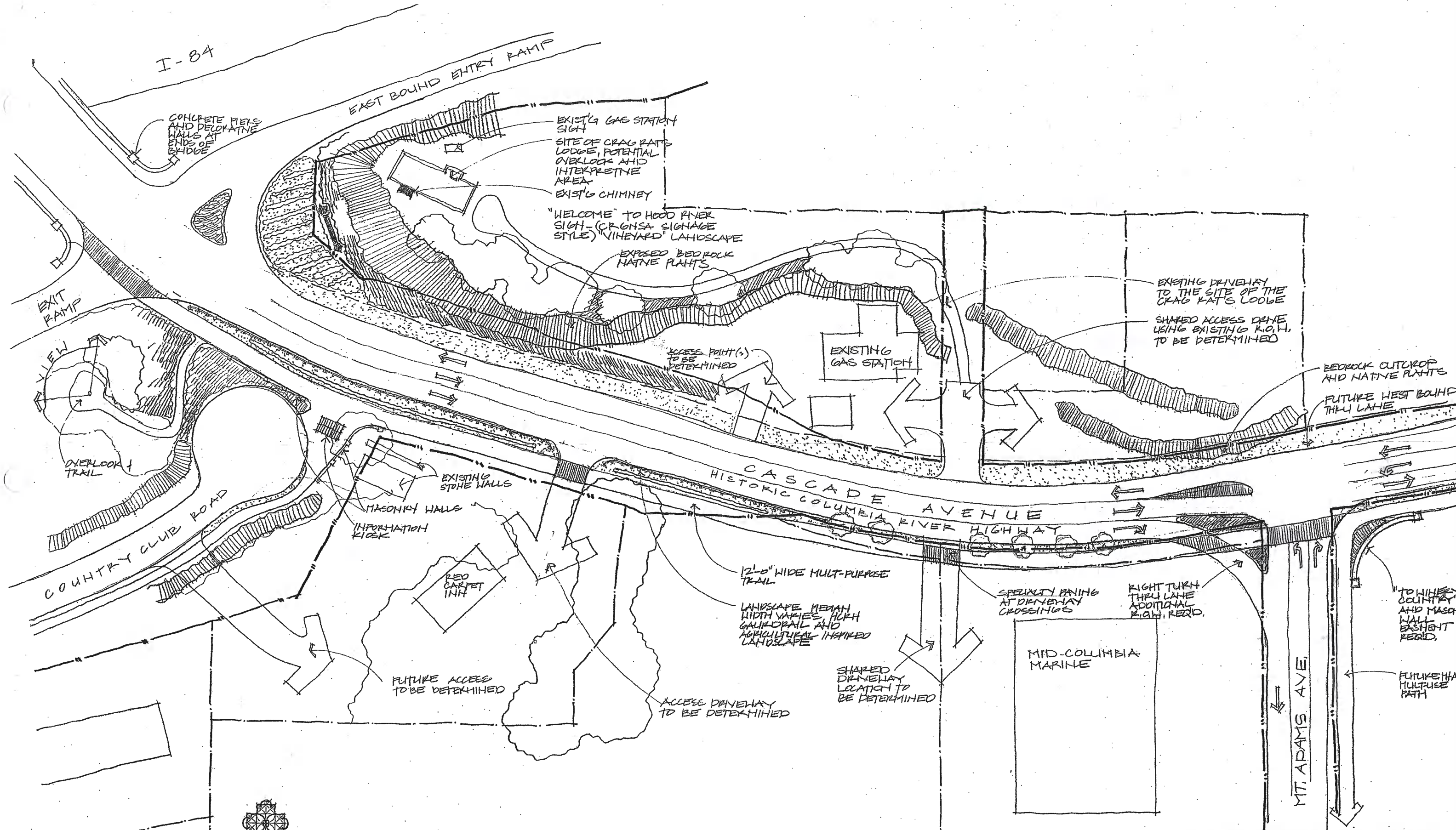
- A riparian corridor adjacent to Henderson Creek, preliminarily sized at 25 feet on either side of the creek. This may be a good location for an off-street walking path or multi-use trail.
- Retention of tree groves throughout the project area as much as practical.
- Limited development of terraced areas that are 25% slope and greater, except where needed for street connections and pedestrian connections, resulting in a network of public and private open spaces that can benefit birds and wildlife.
- Trail corridors.
- Open space tracts that are designed as part of Planned Unit Developments, higher density and mixed-use projects, and community gathering spaces.

Inclusion of more park land, and especially a community park, will affect the capacity of the Westside Area to meet other needs such as housing. The trade-offs involved are discussed in the Alternatives Analysis Report.

### On-going Coordination

As noted above, defining the parks need for the Westside Area is not solely a mathematical exercise. It has included, and should continue to include, on-going coordination and involvement such as:

- Input from participants in the Westside Area Planning Process
- Clear direction from the Parks District regarding what planning standards should be applied to determine need.
- Collaboration between the City, County, Parks District and School District on alternatives, issues and implementation
- Consideration of implementation: costs, funding sources, strategies for maintenance, etc.



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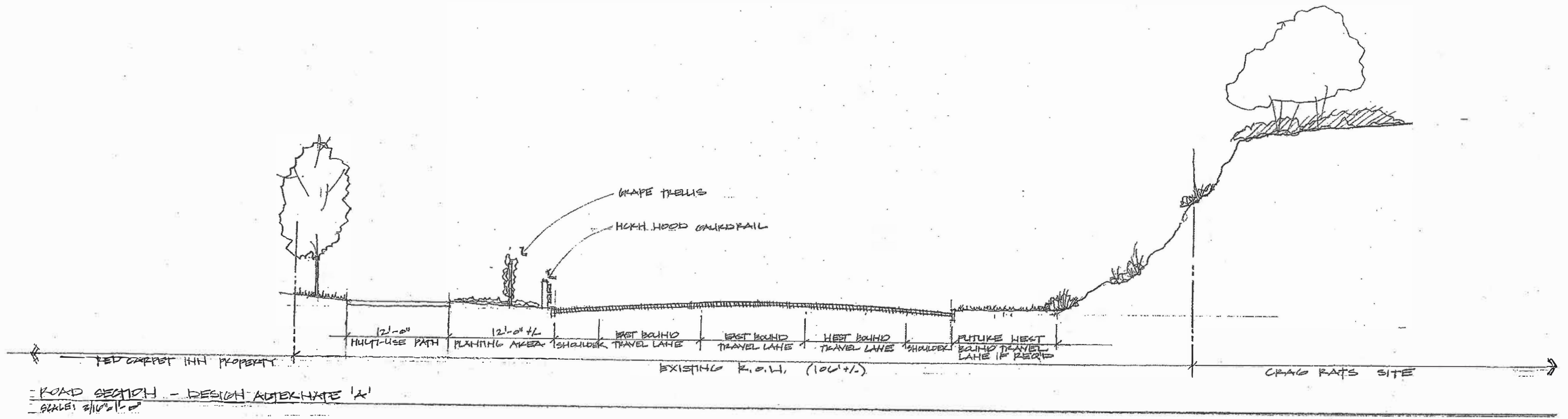
**EXIT 62 STUDY AREA**  
 Historic Columbia River Highway  
 Hood River, Oregon  
 Oregon Department of Transportation

Concept Plan 'Alt A'  
 Scale 1" = 30' - 0"

3.22.10

29

SK.1



ROAD SECTION - DESIGN ALTERNATE 'A'  
 SCALE: 3/16" = 1'-0"



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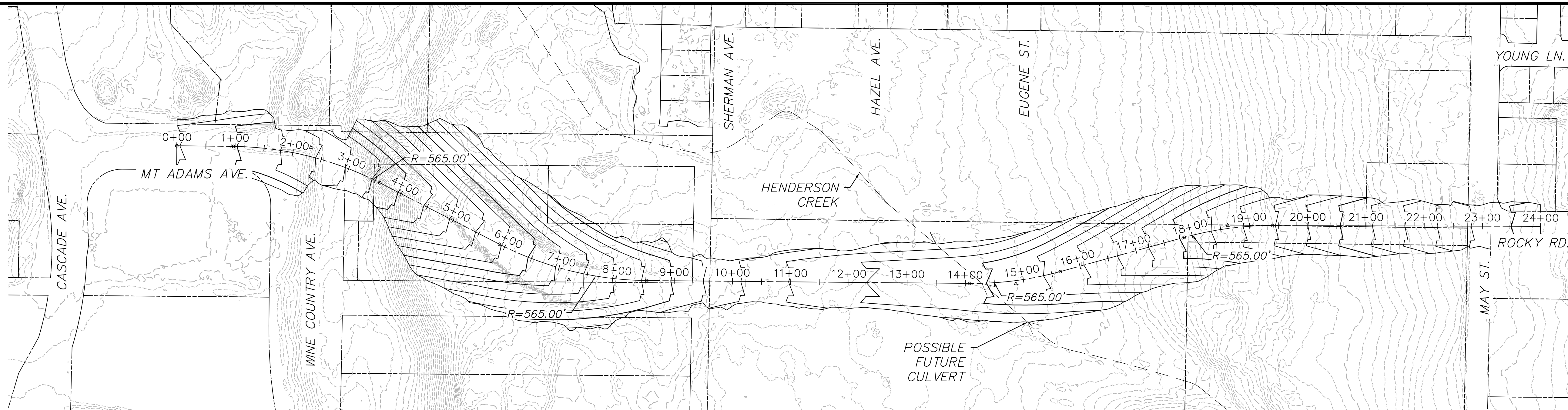
**EXIT 62 STUDY AREA**

Historic Columbia River Highway  
 Hood River, Oregon  
 Oregon Department of Transportation

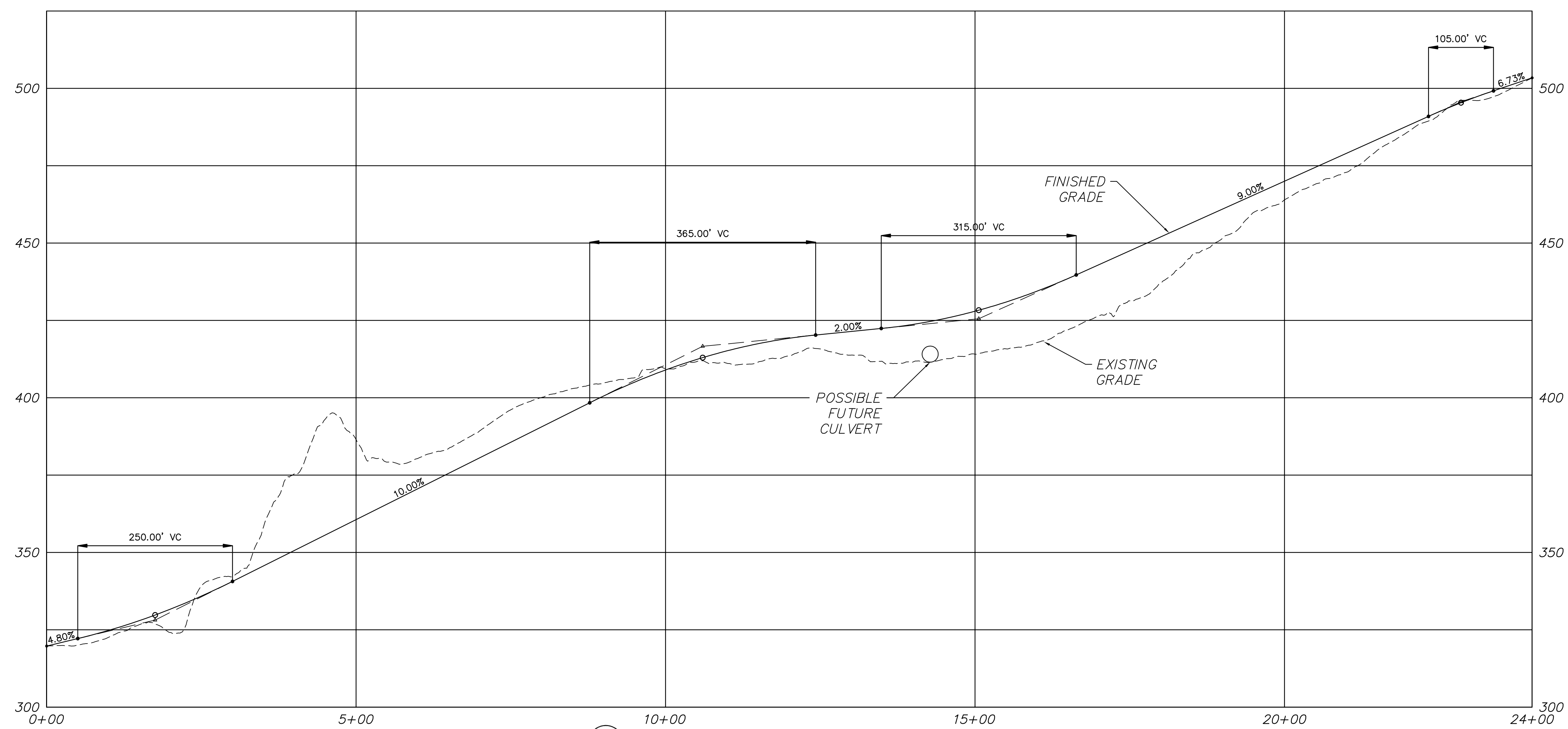
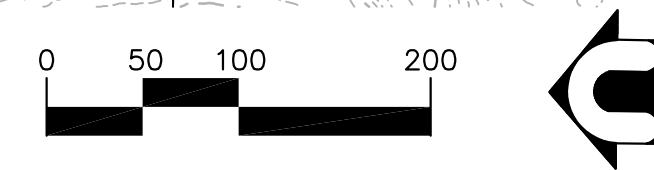
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Road Cross Sections

31 SK13



1 MT. ADAMS AVE. - ALIGNMENT B PLAN  
 C1 SCALE: 1" = 100'



2 MT. ADAMS AVE. - ALIGNMENT B PROFILE  
 C1 SCALE: HORIZ.: 1"=100', VERT.: 1"=20'

MT. ADAMS AVE. - ALIGNMENT B PLAN AND PROFILE  
 HOOD RIVER - WEST SIDE AREA  
 CONCEPT PLAN  
 CITY OF HOOD RIVER  
 HOOD RIVER, OREGON

REVISIONS: APPD.

DATE: 02-10-2017  
 DESIGN: SPM  
 DRAWN: SPM  
 CHECKED: SDH  
 REVISION NUMBER: 1

SCALE: AS SHOWN

PROJECT NUMBER:  
 APGI0000-0005

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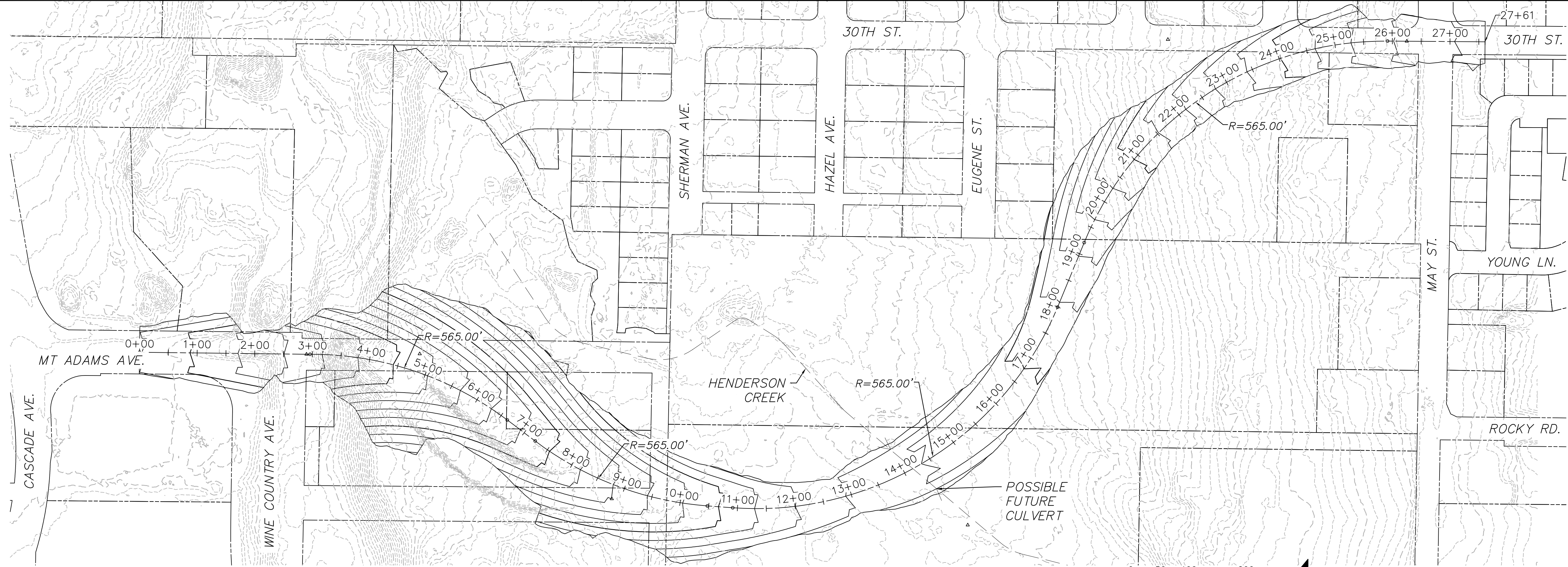
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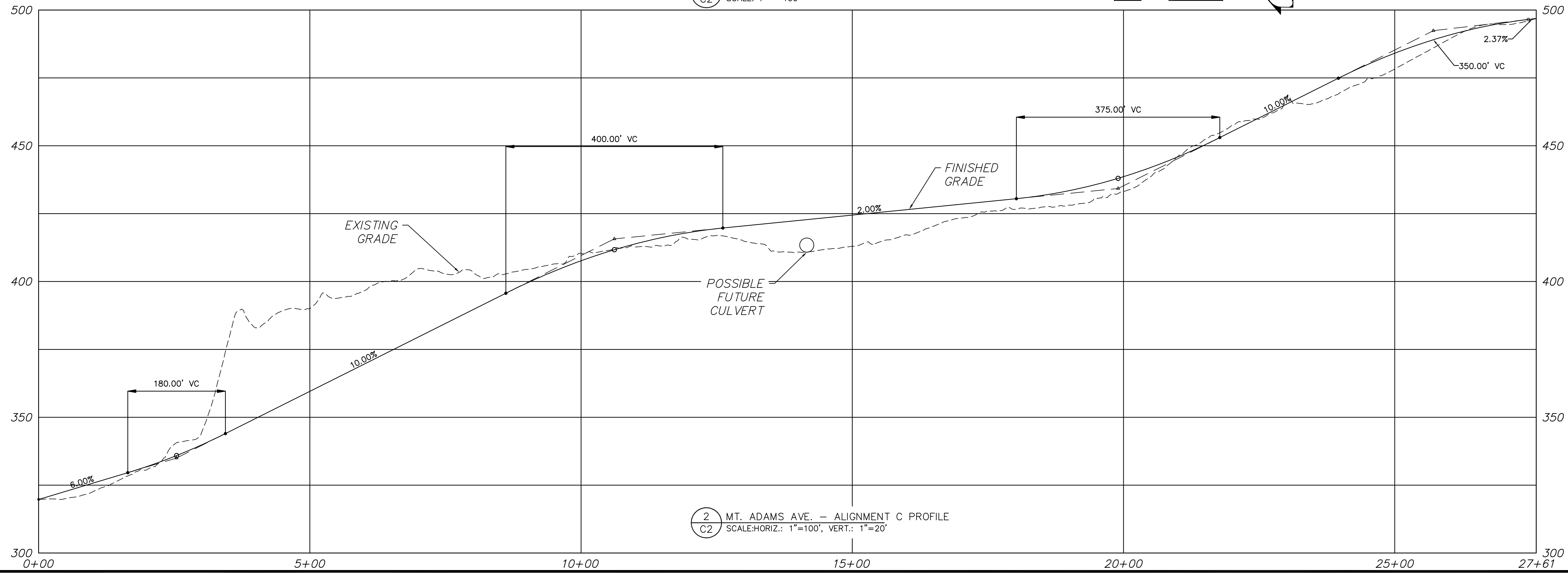
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MT. ADAMS AVE. - ALIGNMENT C PLAN AND PROFILE  
**HOOD RIVER - WEST SIDE AREA**  
 CONCEPT PLAN  
 CITY OF HOOD RIVER  
 HOOD RIVER, OREGON



1 MT. ADAMS AVE. - ALIGNMENT C PLAN  
 C2 SCALE: 1" = 100'



2 MT. ADAMS AVE. - ALIGNMENT C PROFILE  
 C2 SCALE: HORIZ.: 1"=100', VERT.: 1"=20'

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REVISIONS: APPD.

DATE: 02-10-2017  
 DESIGN: SPM  
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 CHECKED: SDH  
 REVISION NUMBER: 1

SCALE: AS SHOWN

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**C2**