

Explanation of Level of Service Related to Parkland Dedication

Prepared: July 14, 2010

In response to testimony received at the July 13, 2010 hearing, the Planning Commission requested staff draft an explanation of the level of service table, parkland dedication formula and how to apply the proposed level of service within the formula. This memo sets out to explain these items:

Level of Service Explanation

Content from the table below is from Table 4.6 located in Chapter 4 of the proposed City of Florence Park and Recreation Master Plan, 2010. The following explanation can be reviewed in more detail within Section 4.4 "Park Service Areas and Level of Service Standards."

The numbers below are level of service (LOS) figures. They represent the number of current/proposed acres of parkland per thousand residents. The LOS figures are derived from an analysis of existing park land & facilities and a corresponding future needs study.

Content From Table 4.6: Level of Service Analysis		
	Florence Data	
	Existing LOS <i>(total developed city-owned park acreage per thousand residents)</i>	Proposed LOS <i>(total proposed developed city-owned park acreage per thousand residents)</i>
Total	5.39	14.82

State/National Level of Service Requirements Comparison

(National Figures do not include certain park classifications such as open space, special use parks, and trails)

- Average LOS of several mid-sized Oregon cities = 15.98 acres per thousand resident
- Average LOS of 45 Oregon Communities of various populations = 23 acres per thousand residents
- National LOS standards recommended = 10.5 acres per thousand residents

The proposed LOS parkland dedication requirement represents a means to meet park and recreation needs identified by the needs analysis in the Proposed Florence 2010 Parks and Recreation Master Plan. This figure was derived using a combination of methods including:

1. Accounting for developing existing city mini, neighborhood and trail parkland (e.g. Elm, Ivy St. Trail and Ivy St. pump station);
2. Providing access to existing city-owned open space parkland (e.g. city-owned 3 Mile Prairie 40 acres, and river view access south of HWY 126);
3. Accounting for needs for new community and neighborhood parklands to provide for existing and future demands for recreational facilities such as multi-use fields and ball fields; and
4. Accounting for needs for new neighborhood parklands in future residential growth areas.

Parkland Dedication Formula Explanation

The amount of land to be dedicated for Parks and Recreation is calculated using the following formula (*Exhibit C, FCC 10-36-9-D-2*)

$$\mathbf{PDU \times \textit{Level of Service Standard}/1000^1 \times DUs = \textit{Parkland Acres}}$$

Where:

- PDU is the Average Number of Persons per Dwelling Unit (*2.02 as of the 2000 Census*)
- Level of Service Standard is the number of acres of parkland per thousand persons (*14.82 as per "Proposed LOS" in Table 4.6 of Chapter 4 of the proposed City of Florence Parks and Recreation Master Plan*)
- DUs is the Number of Dwelling Units proposed

¹ The parkland dedication formula was mistakenly represented as (PDU x Level of Service Standard x DUs = Parkland Acres) in the Florence 2010 Parks and Recreation Master Plan distributed for the July 13, 2010 Planning Commission Public Hearing. This mistake is proposed to be amended in the Parks Plan recommended by the Planning Commission to the City Council.