BOX 3-2 In Practice (continued)

Evansville State Hospital — **Site Selection Criteria**

Site Analysis / Site Selection Study / Architectural Concepts
VPS / HOK

Issue	West	East
1. Cost of Site Development		
A. Topography (Leveling the Site)		
B. Soils		
C. Sewer Connection	+	✓
D. Utilities	✓	✓
- Water - Gas - Telephone - Electric	✓	✓
E. Demolition	+	−
2. Construction Area of Site	✓	☆
3. Proximity to Existing Facilities	−	☆
4. Existing Tree Damage	−	☆
5. Site Access		
A. Public	+	+
B. Service	✓	+
6. Site Buffers		
A. Street	+	+
B. Neighbors	+	−
C. Existing Buildings	+	+ −

☆ Very Good + Good ✓ Acceptable — Negative

February 2000

Figure 3-10 Site selection matrix comparing criteria ratings for the two alternative sites. Source: The HOK Planning Group.

BOX 3-3 In Practice

Site Selection Study (2006)
Public Open Space and Natural Areas
City and County of San Francisco, California (United States of America)

This site selection process is used for the continuing acquisition of open space for new parks and public recreation areas.

I. Minimum Criteria
All sites must meet all of the "base" or threshold criteria to be considered for further evaluation. This step ensures that the sites meet at least the minimum standards for site size, maximum slope, absence of unstable soils or other hazardous or toxic conditions, adequate sunlight, and pedestrian access. More detailed evaluation of sites for potential acquisition employs an extensive set of suitability criteria.

II. Site Suitability Criteria (425 Points)

Base criteria (175 points)
Size (20 points)

0.5–1.0 acre = 5 points
1.0–4.0 acres = 10 points

BOX 3-3 In Practice (continued)

more than 4.0 acres = 20 points

Threatened by development (10 points)
Green space not zoned open space = 10 points
If site requires eminent domain, subtract 25 points.

Slope (15 points)

Flat (less than 2 percent slope over 75 percent of site) = 15 points
Sloped (less than 8.3 percent slope over 75 percent of site) = 10 points

Sunlight (15 points)

Site adjacent on all sides to zoning district(s) with land use controls limiting height over 40 feet (15 points)

Views (25 points)

Site offers view of the ocean or bay = 10 points
Viewshed protection = 15 points
If freeway or highway is within 200 feet, subtract 10 points.

Site Access and Accessibility (70 points)

Bus stop within 2 blocks of site = 10 points
More than 1 side of site entry = 10 points
Accessible for the disabled = 30 points
Site is adjacent to the bay trail, bay ridge trail, or coastal trail = 15 points
Site is adjacent to a numbered routed on the Official San Francisco Bike Route = 5 points

Health and Safety (20 points)

Adjacent average daily traffic is below 2000 = 10 points
Adjacent average daily traffic is below 3000 = 5 points
No prior development on site (green space) = 10 points
If adjacent to polluting facility, subtract 15 points.

Bonus Criteria (250 points)
Natural Resource Areas and Cultural Resources (Bonus up to 70 points)

Historic or cultural resources on site = 15 points
Relatively undisturbed sites supporting significant and diverse plant and wildlife habitat = 15 points

BOX 3-3 In Practice (continued)

Waterfront access = 15 points
Healthy trees = 15 points
Over a historic creek (requires site investigation, if justified by historic records) = 10 points

Adjacency and Gaps (Bonus up to 180 points)

Within a high-need area = 100 points
Outside the service area of all existing open space property = 30 points
Open space as part of an approved planning document leading to higher residential densities = 50 points

BOX 3-4 The Site Evaluation Report

The site evaluation report typically includes the following elements (adapted from Alaska Department of Education, 1997, and Wike and Bowers, 1995):

Title page
Table of Contents
Executive Summary
[Summarizes the purpose and scope of the study, including the type and size of the planned facilities; briefly describes the sites; indicates which site was selected and the rationale for choosing the selected site.]
Introduction
[Describes the purpose and scope of the study.]
Site selection process
[Explains the site selection criteria and the criteria rating and weighting schemes.
Graphics: context map showing each site and its immediate surroundings; location map showing all of the sites that were considered and key landmarks or reference points such as major streets or highways, or municipal boundaries; property boundary surveys; aerial photograph of each site, site cross-sections, and photographic panoramas.]
Comparative evaluation of candidate sites
[Describes the strengths and weaknesses of each individual site.
Graphics: site evaluation matrix; tabulated data summarizing the individual site evaluations, and allowing comparison among the alternative sites.]
Conclusions
[Briefly summarizes the study's conclusions]
References
Appendices

Dan Glynn

From: DeSmidt, Alex <DeSmidt.Alex@countyofdane.com>
Sent: Friday, April 06, 2018 12:18 PM
To: Dan Glynn
Subject: RE: Park Site Selection
Attachments: Recreation_Size_and_Occupancy_Standards.pdf

Dan,

The county identifies Natural Resource Area Boundaries within our Parks and Open Space Plan that outline areas of future consideration for acquisitions. Our future parkland needs are based on the location of existing lands or lack thereof, demographic analysis that identifies areas of growth, and public input identifying community recreational demands. We typically focus on acquisitions that will buffer existing lands, connect existing public lands & regional trails, offer natural and cultural resource protection, provide water and wetland quality protection, as well as the availability of partnerships and willing landowners among other factors.

NRPA standards for municipal parkland have been based on an overall acre ratio of parkland per 1,000 residents and service area buffers, see attached. Although, NRPA has transitioned away from the acres per 1,000 residents to more of a community comparison style system so communities can see if they are above or below average in terms population and parkland acres, see NRPA Park Metrics, it is still a good starting point. Creating a map of existing parks and their service areas based on their size and type will show voids in community access to parkland and identify areas that would benefit from parks and rank as high need for consideration. Overlaying the map on land use/zoning data can identify areas of future development and a future need for parks.

Hope that helps.

Alex

From: DGlynn@ci.stoughton.wi.us [mailto:DGlynn@ci.stoughton.wi.us]
Sent: Friday, April 06, 2018 7:48 AM
To: DeSmidt, Alex
Subject: Park Site Selection

Alex,

Does Dane County use any selection criteria for ranking possible sites for parks? We are looking at doing something like this to make it more transparent for developers.

Thanks

Dan Glynn, CPRP
Parks & Recreation Director
City of Stoughton
381 E. Main St
Stoughton, WI 53589
www.stoughtonrec.com

Recreation Size and Occupancy Standards

What Are NRPA Park Types and Acreage Standards?

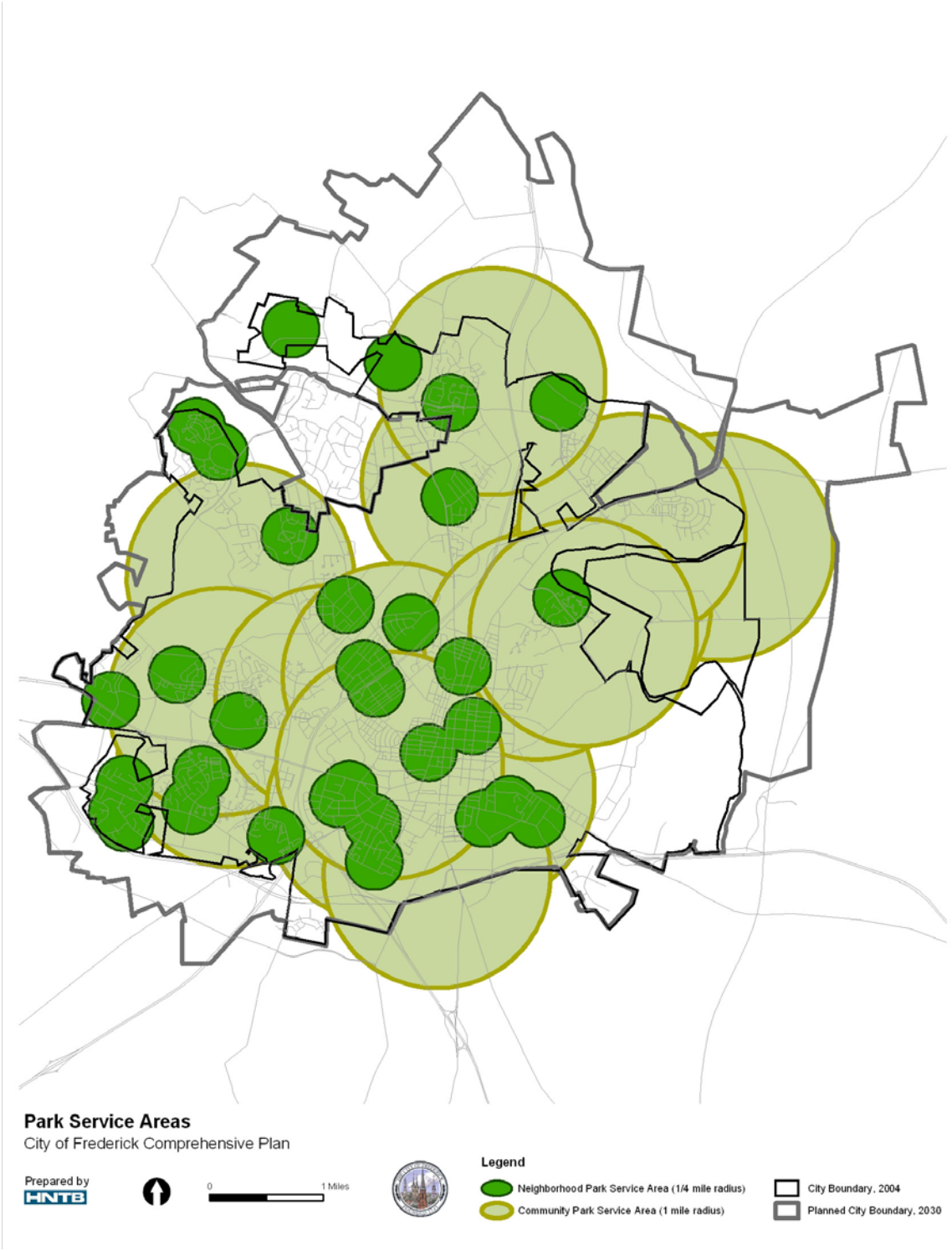
The National Recreation and Park Association (NRPA) is a national, non-profit service organization dedicated to advancing parks, recreation and environmental efforts that enhance the quality of life for all people. NRPA works closely with national, state and local recreation and park agencies, corporations and citizens' groups in carrying out its objectives. As part of its activities, NRPA has created a hierarchy of park types, as well as a set of acreage standards for different park types. This information is shown in Table PR.1.

Table PR.1: NRPA Parkland Classification and Standards

Type	Service Area	Desirable Size	Acres/1000 Residents	Desirable Site Characteristics and Facilities
Neighborhood Parks	¼ to ½ Mile	5-15 Acres	1 to 2 Acres	Serve the surrounding neighborhoods with open space and facilities such as basketball courts, children's play equipment and picnic tables
Community Parks	1-2 Miles	25+ Acres	5 to 8 Acres	May include areas suited for intense recreation facilities such as athletic complexes and large swimming pools. Easily accessible to nearby neighborhoods and other neighborhoods
Regional Parks	Several Communities	200+ Acres	5 to 10 Acres	Contiguous with or encompassing natural resources
Special Use Areas	No Applicable Standards	Variable Depending on use	Variable	Area for specialized or single purpose recreation activities such as campgrounds, golf courses etc.

Occupancy Standards

Facility	Persons/HA at any one time	Daily turnover rate	Persons/HA per day	Persons/Acre per day
Dense picnic site	200—300	1.5—2	300—600	120—240
Lightly USED picnic site	40—100	1.5—2	60—200	25—80
Playing fields	50—100	2—3	100—300	40—120
Urban parks	150—200	3—4	450--800	180—320


Park Service Areas
City of Frederick Comprehensive Plan
Prepared by
HNTB
0
1 Miles
Legend
Neighborhood Park Service Area (1/4 mile radius)
Community Park Service Area (1 mile radius)
City Boundary, 2004
Planned City Boundary, 2030

Based on NRPA and the 1995 Comprehensive Plan for Frederick recommendations, the City of Frederick shows an overall deficit of local developed open space at 2000 population (See Table 3).

Table 3. Parks Level of Service Per 1000 Population Standards and 2000 Assessment

Standards		Comprehensive Plan	NRPA
	Total Parkland	15 acres/1000	10 acres/1000
	Community Parks	10 acres/1000	8 acres/1000
	Neighborhood Parks	5 acres/1000	2 acres/1000
Assessment	Total Parks Need	792	528
	Existing	437	437
	Deficit	355	91
	Level of Service	8.2 acres/1000	8.2 acres/1000
	Community Parks Need	528	424
	Existing	321.5	321.5
	Deficit	207.5	102.5
	Level of Service	6.1 acres/1000	6.1 acres/1000
	Neighborhood Parks Need	264	106
	Existing	115.6	115.6
	Deficit	148.4	+8.4
	Level of Service	2.2 acres/1000	2.2 acres/1000

Comp Plan Update City of Frederick Parks and Recreation Assessment 3

Space Standards for Trails

On-trail activities	Persons/km at the same time	Daily turnover rate	Persons/km per day	Persons/HA per day for trails separated by:		
				400 m	200 m	100m
Walking (urban park)	500	4	2000			400
Walking (suburban park)	5	4	200		20	
Walking (natural surroundings)	10	4	40		4	
Short hiking (2 hrs)	10	2	20	1.0		
Long hiking (5-8 hrs)	10	0.5	5	0.2		
Bicycling (12-20 km)	10-20	3-5	20-50		2-5	
Horse riding (5-10 km)	6-20	4	25-85	1.2-4	2.5-8	

Source: Baud-Bovy & Johnson. 1998. Tourism and Recreation Handbook of Planning and Design, Boston, Architectural Press. 287 pp.