

Appendix D: Land and facility demand

Park, recreation, and open space land and facility demands can be estimated using population ratios, participation models, level-of-service (LOS) measurements, and/or questionnaire survey methodologies.

Ratios

The demand for park, recreation, and open space land can be estimated using a ratio of a required facility to a standard unit of population, such as 3.1 acres of athletic fields and playgrounds per 1,000 residents. The ratio method is relatively simple to compute and can be compared with national or local park, recreation, and open space measurements.

However, the method cannot account for unique age, social or interest characteristics that may affect the park, recreation, and open space activity patterns within a specific community. Nor can the method compensate for unique climatic or environmental features that may cause seasonal or geographical variations in park, recreation, and open space use patterns.

The ratio method is frequently used to estimate land requirements. However, a number of factors may significantly influence the amount of land a community may wish to set-aside for park, recreation, and open space purposes. Such factors may include the presence of sensitive environments, scenic viewpoints, historical or cultural assets, trailheads, and other features that may increase land set-asides along a non-motorized transportation or trail corridor.

The National Recreation & Park Association (NRPA) compiles data on the amount of land and facilities that have developed over time by major parks, recreation, and open space departments across the country. Depending on the agency arrangements within the participating cities, the ratios may or may not include the lands and facilities that are provided by all public sponsors including city, school, county, state, federal agencies, and private operators within each measuring jurisdiction.

Note - the NRPA began publishing a comprehensive list of ratios in 1985 that have

subsequently been updated and qualified to account for local methodologies in the years since. NRPA's most recent data has been published in the 2019 NRPA Agency Performance Review.

The 2019 NRPA Agency Performance Review was collected from 1,075 unique park and recreation agencies across the US based on reports between 2016 and 2018 and is published with medians along with data responses at the lower-quartile (lowest 25%) and upper-quartile (highest 25%). The NRPA Park Metrics (formerly PRORAGIS) report compiles the survey data for type, size, geography, and other agency characteristics.

The benchmarks used here are based on the NRPA Park Metrics results for agencies serving populations of 41,500 and the median responses to the 2019 NRPA Agency Performance Review when Park Metrics data is not available.

Participation models

Park, recreation, and open space facility requirements can also be determined using variations of participation models - refined, statistical variations of a questionnaire or survey method of determining recreational behavior.

Participation models are usually compiled using activity diaries, where a person or household records their participation in specific recreational activities over a measurable period of time. The diary results are compiled to create a statistical profile that can be used to project the park, recreation, and open space behavior of comparable persons, households or populations.

Participation models are most accurate when the participation measurements are determined for a population and area that is local and similar enough to the population that is to be projected by the model. The most accurate participation models are usually controlled for climatic region and age, and periodically updated to

measure changes in recreational behavior in activities or areas over time.

Properly done, participation models can be very accurate predictors of an area's facility requirements in terms that are specific and measurable. However, though accurate, participation models can be somewhat abstract, and if not combined with other methods of gathering public opinion, can fail to determine qualitative issues of an area's demands in addition to a facility's quantitative requirements.

For example, an area might provide the exact facility quantities that are required to meet the resident population's park, recreation, and open space demands, such as a mile of walking trail. However, the facility might not be provided with the proper destination, in a quality or safe corridor, or other important, but less measurable aspect that makes the facility quantity effective and the activity a pleasurable experience. The walking trail, for example, might be located in an area of uninteresting scenery and/or in an inaccessible location.

This planning effort utilizes the results of the Washington State Recreation & Conservation Office (RCO) surveys for 6 age groups (male and female) for the northeast region of the state (east of the Cascade Mountains) that were accomplished in 2001, 2006, and 2012.

The estimates were developed for each activity demand for the peak season periods that would most impact facility capacities and thereby the level of service to local residents. The estimated demands were converted into facility units based on assumed high capacity and turnover rates common to most urban areas of the state. The projected facility unit requirements were then converted into a simple facility unit per 1,000 residents ratio to allow comparison with similar ratios developed by the NRPA and found to be the existing facility level-of-service (ELOS) for each activity.

Note - participation models can account for facility capacity ratios that may be expressed through management policies or local population preferences concerning volume of use or the degree of crowding that is

satisfactory. However, the model cannot account for all possible variations in crowding or volume of use that may vary over the length of a trail, season, or by a different user population at the same time. Nor can the model account for communities that may be impacted by tourist or regional users from outside the modeling area.

Existing and possible level-of-service (ELOS/PLOS)

Facility requirements may also be determined by expressing the supply of existing park, recreation, and open space land and facilities as a ratio to the resident existing population (as a unit ratio per 1,000 persons).

The existing level-of-service (ELOS) condition or ratio can define an existing standard for each type of park, recreation, and open space provided within the existing inventory. ELOS ratios can be calculated for specialized types of activities for which there are no comparable national or state definitions.

Ultimately, department staff with public assistance through telephone or mailed or internet questionnaires can develop Possible level-of-service (PLOS) ratios for a specific type of facility by determining the quantity that is considered to be surplus or deficient in quantity or condition within the existing inventory.

For example, the existing supply of beach trails in a jurisdiction of 10,000 persons may be 20 miles, or an existing level-of-service (ELOS) standard of 2.00 miles per 1,000 persons or population. The public may determine, however, that under present conditions the existing trails are overcrowded and located in areas that are of little interest for beach walking purposes.

Ideally, the public would like to add 10 more miles to the existing inventory in order to reduce crowding and provide access to more interesting sites. The proposal would increase the overall supply to 30 miles and the Possible level-of-service (PLOS) standard to 3.00 miles per 1,000 persons.

Note - this plan compares all 3 methodologies. However, the plan considers the ELOS/PLOS comparison approach to be the most accurate

method of resolving final level-of-service requirements since it can account for impacts of:

- Out-of-area tourist and regional users,
- Combined public and private facility inventories,
- Unique environmental or market area dynamics, and
- Other variables not possible to quantify in a participation model or ratio.

Land requirements

Total park lands

The RCO does not have a benchmark for park, recreation, and open space land. According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review agencies serving populations of 20,000-49,999 provided a median of 9.6 acres per 1,000 persons in the population that gradually declined as the population increased up to 250,000.

	NRPA	RCO	Existing	Possible
Acres			395.4	408.2
/1,000	9.60	Na	9.51	7.28

* Possible identifies 2040 requirements including additional land or facilities that are recommended to be added and the level-of-service per 1,000 persons that will result from the addition and the projected population increase over the next 20-year planning period. The level-of-service ratio will decline due to additional population increase (14,546 persons in the city by 2040) if no additional land or facilities are recommended.

** Ratio is expressed per 1,000 residents within Puyallup (year 2019 city population of 41,570) under Puyallup and for all public and private facilities under "All total" and "Recommended additional" standard.

By comparison, Puyallup owns 395.4 acres of parkland or a ratio of 9.51 acres per every 1,000 residents. However, even though significant, the present allocation is not balanced between different types of park, recreation, and open space land requirements.

Select acquisitions of additional parkland to be described in following pages, may provide another 12.8 acres equal to a ratio of 7.28 acres per 1,000 residents by the year 2040.

The resulting standard should be sufficient to provide for local needs and to conserve important regional attributes in the city for the reasons listed in the following descriptions.

Resource conservancies

Open space preservation or resource conservancies are designed to protect and manage a natural and/or cultural feature, environment or facility - such as a wetland or unique habitat, a natural landmark or a unique cultural setting. By definition, resource conservancies are defined by areas of natural quality for nature-oriented outdoor recreation, such as viewing and studying nature, wildlife habitat, and conservation.

Open space preservations or resource conservancies should be located to encompass diverse or unique natural resources, such as lakes, streams, marshes, flora, fauna, and topography. Recreational use may be a secondary, non-intrusive part of the property - such as an interpretative trail, viewpoint, exhibit signage, picnic area or other feature.

In practice, there aren't minimum or maximum benchmarks concerning conservancies - a site should provide whatever is necessary to protect the resource.

	NRPA	RCO	Pylp	Total	Possible
Acres			36.5	36.5	36.5
/1,000	Na	Na	0.88	0.88	0.65

Puyallup presently provides 36.5 acres of open space and resource conservancies or a ratio of 0.88 acres per 1,000 residents. No other agencies in Puyallup own and conserve open space and resource conservancies.

The ratio includes Cherokee Park, Dead Man's Pond, Meeker Creek, Silver Creek, and SR-512 open space ownerships - but does not include the extensive resource parks that also provide open space conservancies such as Bradley Lake Park, Brown Community Garden, Clark Creek, DeCoursey, Manorwood, Rainer Woods, and Wildwood Park, nor the wooded buffer area surrounding Pierce College Puyallup.

While the present supply (existing level-of-service (ELOS) standard) does not need to be

increased through purchase, the city’s critical areas ordinance should continue to protect these important resource conservancies and if necessary, acquire development rights if portions of these private landholdings are in jeopardy of development or in order to provide public access for Possible wildlife habitat and trail corridors.

Sites that merit consideration for acquisition if necessary to conserve riparian habitat, wetlands, ponds, streams, and wooded hillsides include 78th Avenue, 52nd Street/82nd Avenue, WSU Extension Service grounds, Clark’s Creek extension, Wildwood Park/Luckett House surrounding grounds, 5th Street SE Pond, East Pioneer Way/148th Avenue, Wapato/Simmonds Creek, and the Puyallup River shoreline.

Resource activities

Resource activities are defined by areas of natural or ornamental quality for outdoor recreation, such as picnicking, boating, fishing, swimming, camping, and local park trail uses. The site may also include play areas, such as playgrounds and open grassy play fields as long as these areas support the primary outdoor recreational features. The site should be contiguous to or encompassing natural resources including resource conservancies.

In practice, there aren’t minimum or maximum benchmarks concerning conservancies - a site should provide whatever is necessary to protect the resource.

	NRPA	RCO	Pylp	Total	Possible
Acres			250.7	250.7	255.7
/1,000	Na	Na	6.03	6.03	4.56

Puyallup presently provides 9 resource active parks or a ratio of 6.03 parks per 1,000 residents including Bradley Lake, Brown Community Garden, Clarks Creek, De Coursey, Manorwood, Rainier Wood, Van Lierop, Veterans’, and Wildwood Parks. No other agencies provide resource active parks though Pierce College Puyallup conserves an extensive woodland buffer and trail system surrounding the campus.

This relatively low ratio, however, does not account for the resource conservancy lands that

are also used for picnicking, beach and shoreline access, trails, and other resource activities in nearby Mount Rainier National Park, and state and federal parks in the Cascade Mountains.

Given the nearby availability of these state and federal assets, the current supply of resource activities acreage should be sufficient to meet future needs.

However, 5.0 acres equal to 2 additional neighborhood parks should be acquired and developed to improve the availability and capacity of picnic facilities in southwest and southeast Puyallup.

Linear trails

Linear trails are built or natural corridors, such as abandoned or surplus railroad lines, undeveloped road-rights-of-way, and active utility rights-of-way or natural areas defined by drainage features, topographical changes, wooded areas or vegetation patterns that can link schools, libraries, or commercial areas with parks.

Generally, linear trails may be developed for multiple modes of recreational travel such as hiking, biking or horseback riding. The trail system may parallel established vehicular or other transportation systems, but apart from and usually within a separate right-of-way. Linear trail corridors may also include active play areas or trailhead development located in other types of parkland.

Trail systems should be anchored by public facilities, like a school or park that may serve as a destination or trailhead, and extend into the surrounding residential areas using natural features or established roads, sidewalks or other safe travel corridors.

Ideally, a minimum trail system should be at least 3-5 miles long and provide the ability to loop back to the point of origin. The trail should be sufficiently wide enough to provide for the type of trail user(s) that it is accommodating, preserve the features through which the trail is traveling, and buffer adjacent land use activities.

In practice, there aren't benchmarks concerning linear trails. An agency should provide as many miles as possible considering the trail opportunities a city's geography provides.

	NRPA	RCO	Pylp	Total	Possible
Miles			15.0	40.4	43.7
/1,000	Na	Na	0.36	0.97	0.78
Acres			27.3	184.8	184.8
/1,000	Na	Na	0.66	4.45	3.29

Puyallup presently provides 15.0 miles of trail or a ratio of 0.36 miles per 1,000 residents and 27.3 dedicated acres of linear trail corridor or a ratio of 0.66 acres per 1,000 residents consisting of the Riverwalk Trail and an extensive system of trails in 9 resource parks that are not counted as separate acreages.

All agencies combined provide 40.4 total miles or a ratio of 0.97 miles per 1,000 residents and 184.8 total acres or a ratio of 4.45 acres per 1,000 residents including Riverwalk Trail connections to the regional Pierce County Foothills Trail and Sumner's Link Trail network.

An additional 3.3 miles of trail will be added within Van Lierop Park, the Possible SW and SE Park Proposals, and the expansion of the Loop Trail network that are not accounted as separate acreages for a total of 43.7 total miles or a ratio of 0.78 miles per 1,000 residents.

Puyallup has considerable and sufficient trail resources were these trail segments as well as the park trails integrated to the 9 resource parks.

Nonetheless, the city should continue to expand and connect the Loop Trail system with all remaining parks and schools within the city as well as with the Riverwalk-Foothills-Link Trail networks.

Athletic fields and playgrounds

Athletic fields and playgrounds are designed for intense recreational activities like field and court games, playground apparatus areas, picnicking, wading pools, and the like. A suitable athletic field and playground site should be capable of sustaining intense recreational development. The site should be easily accessible to the using population and

ideally should be linked to the surrounding area by walking and biking trails and paths. Typically, athletic fields and playgrounds may be included within or jointly developed in association with an elementary, middle or high school facility.

The desired service area for an athletic field or playground complex depends on the competitive quality to which the facility is developed and the resident using population that the site is intended to serve. Regionally oriented athletic sites may include 4 or more competitive, high quality soccer, baseball or softball fields serving organized leagues drawn from surrounding communities or areas - which may include the approximate service area for a high school.

Local (community or neighborhood) oriented athletic fields and playgrounds may consist primarily of a playground and a grassy play area, possibly including 1 or more practice or non-regulation athletic fields. Local athletic fields and playgrounds serve residents of an immediately surrounding residential area from a quarter to half-mile radius - the service area for an elementary school.

In practice, there aren't minimum or maximum benchmarks concerning athletic fields and playgrounds. An agency should provide sufficient playgrounds within a 0.5-mile walking distance of most residents and athletic fields to accommodate most league activities of local, younger age residents.

	NRPA	RCO	Pylp	Total	Possible
Acres			47.6	unk	52.6
/1,000	Na	Na	1.14	unk	0.94

Puyallup presently provides 47.6 acres or a ratio of 1.14 acres per 1,000 residents of athletic fields and playgrounds. All agencies combined including Puyallup and Sumner School Districts, and Pierce County provide a significant number of playgrounds and athletic fields in 10 elementary, 4 junior/middle schools, 2 high schools, 2 stadiums, and a recreation center within the Puyallup city limits or immediate service area that are not included within the acreage.

However, the existing playground sites are not evenly distributed in the north and south portions of the city that serve residents of these neighborhoods.

Consequently, 5.0 acres equal to 2 additional neighborhood playgrounds should be acquired and developed to improve the availability and capacity of playgrounds in southwest and southeast Puyallup.

Athletic fields are generally distributed and available within the city at the Puyallup Valley Sports Center and Heritage Recreation Center for competitive play. Athletic fields are also available for practice at elementary and junior/middle schools and competition play at high schools when scheduled with the school district.

Given the potential availability of school facilities, the current athletic field acreage should be sufficient to meet future city needs. However, field conditions and availability will need to be considered.

Recreation centers/pools

Recreation centers and pools are indoor and outdoor facilities providing swimming pools, physical conditioning, gymnasiums, arts and crafts, classrooms, meeting rooms, kitchen facilities, and other spaces to support public recreation programs for school-age children (but not students), teens, senior, and other resident populations on a full-time basis. For the purposes of this PROS Plan, recreation centers and pools are defined to include all city, county, school-owned, non-profit, and private facilities that are available for public use.

The desired service area for a recreation center/pool depends on the extent of the recreational program services to be offered in the facility and the building's potential size and site relationships. Community oriented recreation centers may include a variety of competitive swimming pools, gymnasiums or courts along with/or in place of a series of public classroom and meeting facilities, a teen and/or senior center and/or a daycare facility providing indoor building space.

And/or a community oriented recreation center

may be jointly sited with an athletic park or playground, or in association with a library, civic center or other public meeting facility. Community oriented recreation centers may be jointly shared with school districts or a part of other city or county building complexes that serve a city or larger surrounding community area.

Local recreation centers may consist primarily of a single facility use - like a classroom or gymnasium complex and/or that may be sited as a lone building oriented to a single user group - like a teen or senior center. Local recreation centers serve residents of an immediately surrounding residential area from a quarter to half-mile radius - which is the approximate service area for an elementary school.

In practice, there aren't minimum or maximum benchmarks concerning recreation and community center acreages. An agency should provide sufficient land considering the availability of other public, nonprofit, and private facilities within the local area.

	NRPA	RCO	Pylp	Total	Possible
Acres			1.3	unk	1.3
/1,000	Na	Na	0.03	unk	0.02

Puyallup presently provides 1.3 acres or a ratio of 0.03 acres per 1,000 residents consisting primarily of the Puyallup Activity Center and War Memorial Center (WMC) - the Puyallup Recreation Center (PRC) and Pioneer Park Pavilion acreage is included in the Puyallup Valley Sports Complex and Pioneer Park.

All of the agencies provide a significant number of facilities with recreation and meeting room spaces including 10 elementary, 4 junior/middle schools, 2 high schools, Pierce College Puyallup, as well as 9 nonprofit and private facilities including the Puyallup Public Library, Mel Korum YMCA, WSU Research Center, Washington State Fair, Step by Step, Puyallup Elks Club, Fruitland Grange, American Legion, and Linden Golf & Country Club that are not included in the acreage.

The existing level-of-service would likely exceed recreation center objectives were the inventory

to include indoor space provided by these school, college, nonprofit, and private facilities. However, school facilities are not available for use during school hours to meet the needs of seniors, parents, or pre-school children and the private clubs do not provide facilities for low-income participants.

The plan proposes to renovate and expand the Puyallup Recreation Center (PRC) and War Memorial Center (WMC) to provide increased capacity to meet the city's increasing population.

Special use facilities

Special use facilities are single-purpose recreational activities like arboreta, display gardens, nature centers, golf courses, marinas, zoos, conservatories, arenas, outdoor theaters, and gun and archery ranges. Special use facilities may include areas that preserve, maintain, and interpret buildings, sites, and other objects of historical or cultural significance, like museums, historical landmarks, and structures. Special use areas may also include public plazas or squares or commons in or near commercial centers or public buildings.

There aren't benchmarks concerning the development of special use facilities - demand being defined by opportunity more than a ratio. Nor are there minimum or maximum facility or site sizes - size being a function of the facility rather than a separately established design standard.

	NRPA	RCO	Pylp	Total	Possible
Acres			29.1	na	36.6
/1,000	Na	Na	0.70	na	0.65

Puyallup presently provides 29.1 acres or a ratio of 0.70 acres per 1,000 residents consisting of Montgomery Park, Puyallup Skatepark, Pioneer Park, and Woodbine Cemetery.

Civic activities and special events staging needs determine the demand for this type of special public facility - as well as cemetery requirements.

The 5.8-acre Old Dump Site may be acquired for a dog park increasing total acreage to 36.6 or a ratio of 0.65 acres.

Support facilities

Support facilities include administrative office space, indoor meeting rooms, shop and equipment maintenance yards, plant nurseries, and other buildings and sites necessary to service the park system that are located outside of park properties.

There aren't benchmarks concerning the development of support use facilities - demand being defined by functional operating requirements more than a ratio. Nor are there minimum or maximum facility or site sizes - size being a function of the type of facility space required and whether the facility space is shared with other jurisdiction support functions rather than a separately established design standard.

	NRPA	RCO	Pylp	Total	Possible
Acres			2.9	na	2.9
/1,000	Na	Na	0.07	na	0.05

Puyallup provides 2.9 acres or 0.07 acres per 1,000 residents of supporting facilities including the maintenance yard located on 4th Street NW next to the Skatepark - administrative office space is provided in the Puyallup Recreation Center (PRC) that is included in the Puyallup Valley Sports Complex acreage.

The current acreage is sufficient to meet needs.

Facility requirements

Number of parks

The RCO does not have a benchmark for the number of parks that should be provided per 1,000 residents. According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review agencies serving populations of 20,000-49,999 provided a 1 park per 1,881 residents or 0.5316 parks per 1,000 persons.

	NRPA	RCO	Existing	Possible
Parks			25	29
/1,000	0.5316	Na	0.6024	0.5169

Puyallup currently provides 25 parks including resource conservation sites, resource, linear trails, athletic fields and playgrounds, recreation and community centers, special uses, and maintenance facilities.

The plan proposes to add 2 more park sites including SW and SE Parks and consider adding 2 more including the Old Dump property and Centennial Park in front of Meeker Mansion that will provide geographic distribution and meet special recreational and historical interests.

Community gardens

There is no behavioral data with which the participation model can project community garden or pea patch requirements - meaning specific areas set aside for the planting of ornamental and vegetable plots.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review agencies serving populations of 20,000-49,999 provided 0.0381 garden sites per 1,000 persons in the population.

	NRPA	RCO	Pylp	Total	Possible
Sites			2	2	2
/1,000	0.0381	Na	0.04	0.04	0.04

Puyallup currently provides community garden plots in Brown Community Garden and a planted tulip field in Van Lierop Park.

The plan proposes to provide fruit tree orchards in Van Lierop Park.

Waterfront access

There is no behavioral data with which the participation model can project waterfront access requirements - meaning shoreline access for fishing and swimming purposes. The NRPA does not have a benchmark for waterfront access.

	NRPA	RCO	Pylp	Total	Possible
Sites			3	3	9
/1,000	Na	Na	0.07	0.07	0.16

Puyallup provides waterfront access at 3 sites or 0.07 sites per 1,000 residents including Bradley

Lake Park, DeCoursey Park, and Veteran’s Park for fishing activities but none for swimming. No other agencies provide waterfront access within the Puyallup area.

These sites are adequate to provide access for fishing activities but are subject to supervision and safety measures or public reassurances if swimming.

Veteran’s Park access should be improved and additional access sites should be provided at the WSDOT Weigh Station, 11th Street NW street-end, North Levy Road East, 4th Street NW street-end, under the SR-512 bridge, and under the East Main Avenue Bridge to meet future fishing interests and capitalize on the opportunities provided for access from the Riverwalk Trail.

Kayaking, canoeing, and sailing

There are no participation model standards for kayak or canoe hand-carry launch sites or facilities. The NRPA does not have a benchmark for kayaking facilities.

	NRPA	RCO	Pylp	Total	Possible
Sites			1	1	3
/1,000	Na	Na	0.02	0.02	0.06

Puyallup provides an informal non-motorized or hand-carry craft (kayak, canoe, or sail boat) access site at Bradley Lake Park or 0.02 sites per 1,000 residents. No other agencies provide access to the Puyallup River or Bradley Lake.

The Bradley Lake Park site should be improved with an improved launch site and floating dock and hand-carry launch sites should be improved and designated at the East Main Avenue Bridge and WSDOT Weigh Station to support a Water Trail network on the Puyallup River.

Boating

There are no participation model standards for boat launch ramps, floating platforms or docks, and boat moorage slips. The NRPA does not have a benchmark for boating facilities.

	NRPA	RCO	Pylp	Total	Possible
Sites			0	0	0
/1,000	Na	Na	0.00	0.00	0.00

Puyallup does not provide power boat launching sites on the Puyallup River nor are there any suitable sites in city limits for such an activity.

Pierce County has considered developing a launch site on the north side of the Puyallup River on North Levy Road East that is the only site that could possibly support such an activity.

Picnic tables and shelters

Participation model projections indicate public agencies should be providing a ratio of 1.77 picnic tables and benches of all types (open and under shelters) per every 1,000 residents then gradually decline to 1.67 as the population ages. The NRPA does not have a benchmark for picnic facilities.

	NRPA	RCO	Pylp	Total	Possible
Tables			132	132	156
/1,000	Na	1.77	3.18	3.18	2.78
Shelter			16	16	21
/1,000	Na	Na	0.39	0.39	0.37

Puyallup presently provides 132 picnic tables and 16 picnic shelters or a ratio of 3.18 picnic tables and 0.37 picnic shelters per 1,000 residents. No other agencies provide picnicking in the city.

In general, Puyallup parks provide a sufficient number of tables and shelters within a convenient (0.5-mile) walking distance to meet the requirements for local residents in a distributed pattern across the city - except for southwest and southeast neighborhoods.

Consequently, another 24 picnic tables will be added at Wildwood, Silver Creek, Van Lierop, and the Possible SW and SE Parks and 5 picnic shelters will be provided at Bradley Lake, Rainier Woods, Sam Peach, and Van Lierop, and Grayland Parks to meet future population growth, distribute facilities across the city, meet group facility user needs, and resident interests.

Multipurpose bike and hike trails

Participation model projections indicate public agencies should be providing a ratio of 0.15 miles of walking or hiking trails and 0.30 miles of bicycling trails within a separated multipurpose trail corridor per every 1,000 city

residents. The ratio will decline to 0.14 walking and 0.29 biking trails per 1,000 residents as the population ages into future years. The NRPA does not have a benchmark for trails per 1,000 residents.

	NRPA	RCO	Pylp	Total	Possible
Miles			4.5	30.5	30.9
/1,000	Na	Na	0.11	0.73	0.55

Puyallup presently provides 4.5 miles of trail or a ratio of 0.11 miles per 1,000 residents consisting of the Riverwalk Trail.

All agencies combined provide 30.50 total miles or a ratio of 0.73 miles per 1,000 residents per 1,000 residents including Riverwalk Trail connections to the regional Pierce County Foothills Trail and Sumner’s Link Trail network.

An additional 0.4 miles of trail will be added when the Riverwalk Trail’s missing segment is completed between 5th Street Bridge and SR-512.

City residents will have more than sufficient access to multipurpose trails when the Riverwalk Trail’s link with the Foothills Trail system to Mount Rainer, and the pending connection to Sumner’s Link Trail to the Green River, and the Possible extension of the Puyallup River trail system to Freighthouse Square in Tacoma are considered.

Park trails

There are no participation standards for park or day hiking trails. The participation model projections indicate public agencies should be providing a ratio of 0.15 miles of park walking or day-hiking trails per every 1,000 residents during the 1990s declining to 0.14 miles in future years as the population ages. The NRPA does not have a benchmark for park trails per 1,000 residents.

	NRPA	RCO	Pylp	Total	Possible
Miles			10.2	10.2	13.1
/1,000	Na	0.14	0.25	0.25	0.23

Puyallup presently provides 10.2 miles or a ratio of 0.25 miles of park trails per 1,000 residents within 9 city parks including asphalt and gravel trails at Bradley Lake, Clark’s Creek, Brown

Community Garden, Manorwood, Puyallup Valley Sports Complex, Rainier Woods, Sam Peach, Silver Creek Restoration, Van Lierop, and Wildwood Parks.

The city also has a system of on and off-road trails, sidewalks, and roads that includes some of the above in the designated Loop Trail network that is not listed in the above table. No other agency provides park trails within the city.

Park trails should be expanded to include an additional 0.5 miles of trail within Van Lierop Park and 0.4 miles of trails within the Possible SW and SE Parks.

The Loop Trail network should also be expanded to include an additional 2.0 miles of asphalt and dirt trails to connect existing parks, schools, and neighborhoods in the southwest and southeast neighborhoods.

Off-leash dog parks

There are no RCO participation model standards for off-leash dog parks or trails.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review all agencies provided 0.0226 dog parks per 1,000 persons in the population.

	NRPA	RCO	Pylp	Total	Possible
Sites			2	2	7
/1,000	0.02	Na	0.05	0.05	0.14

Puyallup provides 2 designated off-leash dog parks in Clarks Creek and Rainier Woods Parks or 0.05 dog parks per 1,000 residents.

Off-leash dog parks are unique facilities reserved exclusively for pet exercise, training, and social interaction. Generally, such facilities cannot be shared with other park activities. Off-leash dog trails may be shared with limited other trail activities if the volumes are relatively low and the animals are well trained.

Additional dog parks or off-leash areas could be located in Bradley Lake, Brown Community Garden, Wildwood, Van Lierop, and the Possible Old Dump site.

Separately, Puyallup may consider designating some portions of park trails for shared off-leash dog use where shared use will not detract from other users or create hazards between dogs.

Playgrounds

The participation model projections indicate public agencies should be providing a ratio of 0.60 playgrounds and totlots of all types per every 1,000 residents during the 1990s then gradually decline to 0.53 playgrounds as the population ages.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review agencies serving populations of 20,000-49,999 provided 0.56 playgrounds and totlots per 1,000 persons.

	NRPA	RCO	Pylp	Total	Possible
Sites			13	24	29
/1,000	0.56	0.53	0.31	0.58	0.52

Puyallup presently provides 13 playgrounds or a ratio of 0.31 playgrounds per 1,000 residents at 11 city parks. All public and private agencies combined provide 24 covered and uncovered playgrounds or a ratio of 0.58 playgrounds per 1,000 residents not including open grassy play areas at 10 elementary and 1 private school.

All public and private agency facilities combined provide a significant inventory to provide for playground activities assuming the school facilities are available for public use and located in safe and secure areas for after school activities.

However, the present supply is not evenly distributed to provide equal access to all city neighborhood areas particularly within southwest and southeast Puyallup.

Additional playgrounds and play areas should be provided in 5 parks including Wildwood, Brown Community Garden, Van Lierop, and the Possible SW and SE Parks.

Skateboard courts and pump tracks

There are no participation model standards for skateboard courts or skate dots or climbing

walls - or similar roller-blade or in-line skating activities.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review all agencies provided 0.02 skateparks per 1,000 persons.

	NRPA	RCO	Pylp	Total	Possible
Skatepk			1	1	5
/1,000	0.02	Na	0.02	0.02	0.09

Puyallup currently provides 1 skateboard park or a ratio of 0.02 parks per 1,000 residents on 4th Street SE adjacent to the Park Maintenance Yard and Riverwalk Trail. No other public or private agency provides skateboard courts or fixtures including practice ramps, rails, and other equipment in the immediate area.

The demand for these facilities will increase to meet the needs of younger age residents for beginner, experienced, and some competitive or advanced activities at locations distributed across the city and adjacent to developed areas where skateboarders are now using unauthorized public and private properties for this activity.

At least 10 skateboard fixtures or ramps or “skate dots” should be installed across the city in Clarks Creek, Bradley Lake, and Van Lierop Parks to provide access to these activities across the city especially for younger, less skilled skateboarders.

In addition, a “Pump Track” or a circuit of rollers, banked turns, and features designed to be ridden completely by riders “pumping”—generating momentum by up and down body movements, instead of pedaling or pushing should be developed at a site to be determined to meet the interests of this emerging youth activity.

Outdoor basketball/sports courts

Participation model projections indicate public agencies should be providing a ratio of 0.10 basketball/sports courts of all types per every 1,000 residents during the 1990s and then gradually decline to a ratio of 0.09 as the population ages.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review agencies serving populations of 20,000-49,999 provided 0.10 basketball and 0.04 multiuse or sports courts per 1,000 persons.

	NRPA	RCO	Pylp	Total	Possible
Courts			4	24.5	27.5
/1,000	0.14	0.09	0.10	0.59	0.49

Puyallup presently provides 4 outdoor uncovered courts or a ratio of 0.10 courts in Rainier Woods Park and Puyallup Valley Sports Complex per 1,000 residents. All public and private agencies combined provide 24.5 uncovered courts or a ratio of 0.59 courts per 1,000 residents in 11 elementary schools and Pierce College Puyallup assuming the school facilities are available for public use and located in safe and secure areas for after school activities.

However, these facilities are not evenly distributed across the city in the park system. Consequently, 3 more basketball/sports courts should be added at Van Lierop and the Possible SW and SE Parks.

Tennis/pickleball courts - in/outdoor

Participation model projections indicate public agencies should be providing a ratio of 0.24 tennis/pickleball courts per every 1,000 residents during the 1990s then gradually decline to 0.22 as the population ages.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review agencies serving populations of 20,000-49,999 provided 0.23 outdoor tennis courts per 1,000 persons.

	NRPA	RCO	Pylp	Total	Possible
Courts			6	18	24
/1,000	0.23	0.22	0.14	0.32	0.43

Puyallup presently provides 6 lighted outdoor tennis courts or a ratio of 0.14 outdoor tennis courts per 1,000 residents at Clarks Creek Park and Puyallup Valley Sports Complex. All public and private agencies combined provide 18 courts or a ratio of 0.32 outdoor tennis courts per 1,000 residents including 3 high schools.

The Puyallup Valley Sports Complex may enclose the existing 2 courts and add 2 lighted outdoor courts at Van Leirop Park while the Puyallup School District will add 2 more lighted outdoor courts at Puyallup and Rogers High Schools or a total of 6 more courts.

Pickleball court overlays will be added to all city tennis courts to reflect the growing interest in this activity.

Soccer/lacrosse fields

Participation model projections indicate public agencies should be providing a ratio of 0.32 soccer/lacrosse fields of all types (youth or practice and regulation sized) per every 1,000 residents during the 1990s then gradually decline to 0.29 as the population ages.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review all agencies provided 0.39 rectangular fields for youth and adult soccer and lacrosse and 0.08 multipurpose synthetic and overlay fields per 1,000 persons.

	NRPA	RCO	Pylp	Total	Possible
Fields			3	32	34
/1,000	0.47	0.29	0.07	0.77	0.66

Puyallup presently provides 3 regulation fields or a ratio of 0.07 regulation fields per 1,000 residents including regulation fields overlaid the turf of 2 baseball fields at Puyallup Valley Sports Complex.

All public and private agencies combined provide 26 youth or practice and 7 regulation fields or a ratio of 0.77 fields per 1,000 residents at 10 elementary, 4 junior/middle, 1 high, 3 private schools, and a YMCA.

An additional lighted outdoor turf field will be added at Van Lierop Park and artificial turf field may be enclosed at Puyallup Valley Sports Complex to meet local and regional competition needs.

Other existing park and school fields should be improved with drainage, irrigation, and possibly lighting on some fields to provide adequate and safe practice and competition events.

Baseball/softball fields

Participation model projections indicate public agencies should be providing a ratio of 0.53 baseball and softball fields of all types (adult, bronco, and little league practice and regulation) per every 1,000 residents during the 1990s then gradually decline to 0.49 as the population ages.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review agencies serving populations of 20,000-49,999 provided 0.30 baseball/softball youth and 0.08 adult fields per 1,000 persons.

	NRPA	RCO	Pylp	Total	Possible
Fields			10	37	39
/1,000	0.38	0.49	0.24	0.66	0.70

Puyallup presently provides 10 regulation fields or a ratio of 0.24 regulation fields (200 foot and over outfield) per 1,000 residents at Bradley Lake, Clark’s Creek, Puyallup Valley Sports Complex, Sam Peach, and Wildwood Parks. All public and private agencies combined provide 37 fields or a ratio of 0.66 fields regulation softball and baseball fields (200-300 foot+ outfield) per 1,000 residents including 8 elementary, 1 middle, 3 high, 2 private schools, and a YMCA.

An additional 2 lighted outdoor turf overlay fields will be added at Van Lierop Park.

The supply of regulation fields should be sufficient if the regulation fields are improved to provide maximum capacity during peak season game periods and the school fields are available for public tournaments.

Elementary school fields should be improved with drainage, irrigation, and possibly lighting on some fields to provide adequate and safe practice and competition events.

Swimming pool

Participation model projections indicate public agencies should be providing a ratio of 541 square feet of swimming pool area per every 1,000 residents declining to 503 square feet as the population ages.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review all agencies serving provided 0.03 outdoor swimming pools per 1,000 persons.

	NRPA	RCO	Pylp	Total	Possible
Pools			0	26,400	36,400
/1,000	0.03	503	0	635	649

Puyallup School District provides 2 indoor swimming pool facilities at Puyallup and Rogers High Schools and Mel Korum YMCA provides an indoor pool for a total of 26,400 square feet or 635 square feet per 1,000 residents.

The Puyallup School District may consider developing a leisure pool facility at Rogers High School to diversify swimming options.

Indoor recreation centers

There are no comparable participation model data with which to project demand for indoor recreation center facilities.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review all agencies provided 0.03 recreation centers per 1,000 persons.

	NRPA	RCO	Pylp	Total	Possbl
Gyms			2	19	20
/1,000	0.03	Na	0.04	0.46	0.36
Gyms			11500	118900	125500
/1,000	Na	Na	277	2119	2236
Fitness			1	2	3
/1,000	0.03	Na	0.02	0.04	0.06
Fitness			2000	3000	5000
/1,000	Na	Na	48	72	89

Puyallup currently provides 2 gymnasiums of 11,500 square feet a ratio of 0.04 gyms or 277 square feet per 1,000 residents at Puyallup Recreation Center (PRC) and War Memorial Center (WMC). Puyallup provides 1 physical conditioning facility of 2,000 square feet or 0.02 conditioning facilities or 48 square feet per 1,000 residents.

All other public and private agencies combined provide 19 gymnasiums of 118,900 square feet or a ratio of 0.46 gyms or 2,119 square feet per 1,000 residents. All other public and private

agencies combined provide 2 physical conditioning facilities of 3,000 square feet or a ratio of 0.02 facilities or 72 square feet per 1,000 residents.

Most of the gymnasium inventory is in public or private schools that are not available for use by the public during daytime and some evening hours or at the Mel Korum YMCA that requires membership dues and user fees.

The existing facilities are not sufficient to provide public access to recreational facilities by retired persons, at-home mothers, or workers during school hours or events now or for future population projections - or for the public at-large in lieu of membership dues and fees.

Puyallup Recreation Center (PRC) will be expanded to provide an additional 6,600 square foot gymnasium and War Memorial Center (WMC) will be expanded to provide a physical conditioning space of 2,000 square feet to meet these demands as well as an increasing population within the downtown area.

Indoor community centers

There are no comparable participation model data with which to project demand for public indoor community center facilities.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review all agencies provided 0.03 community centers per 1,000 persons.

	NRPA	RCO	Pylp	Total	Possible
Center			4	5	5
/1,000	0.03	Na	0.10	0.12	0.09
Center			40600	41600	46,800
/1,000	Na	Na	976	1,001	834

Puyallup currently provides 4 meeting or assembly facilities of 40,600 square feet or a ratio of 976 square feet per 1,000 residents in the Puyallup Activity Center, Pioneer Park Pavilion, War Memorial Center (WMC), and Puyallup Recreation Center (PRC).

All school districts provide classrooms, meeting rooms, and public assembly spaces in 10 elementary, 4 junior/middle, 3 high, and 3 private schools that are available for public use

after school hours but not during daytime hours for public use for preschool, seniors, or other at-home family members

The potential inventory also includes meeting rooms, dining rooms, theaters, and arenas in nonprofit and private facilities including the YMCA, WSU Research Center, Elks Club, American Legion, Fruitland Grange, Step by Step, and Linden Golf & Country Club - but not all church, motel, and restaurant facilities that are available for a fee or membership.

Puyallup should work with the school districts, community organizations, churches, motels, and restaurants to publicize and coordinate scheduling to make the full potential inventory of general purpose class and meeting rooms available and effective for public use.

The War Memorial Center (WMC) may be expanded by 5,200 square feet to provide a 2-story addition with classroom, arts workshop, meeting room, juice/coffee bar, and access to outdoor plaza space to meet community center interests of the downtown's increased population density.

Support facilities

There are no participation model standards with which to project supporting administrative office, equipment and shop maintenance yards, and plant nursery requirements. The NRPA does not have a benchmark for park supporting facilities.

	NRPA	RCO	Pyp	Total	Possible
Maint			15000	15000	15000
/1,000	Na	Na	361	361	267

Puyallup currently provides 15,000 square feet or a ratio of 361 square feet per 1,000 residents in buildings at the Park Maintenance Yard on 4th Street. Park administrative offices are located in the Puyallup Recreation Center (PRC) and are not broken out separately in the above table.

The facilities are sufficient to meet present and projected needs.

Future growth implications

The Washington State Office of Financial Management (OFM) and the Puyallup Community Development Department expect the population of the city within the urban growth area will increase from 41,570 persons in 2019 to an estimated 56,116 persons by the year 2040 - or by 14,546 or 35% more persons.

This forecasted population increase will create significant requirements for all types of park, recreation, and open space lands and facilities in the city especially within the downtown area scheduled for higher density development.

The population forecasts do not include expected increases in regional tourists and users who also frequent city parks, recreational facilities, trails, and open spaces.

Puyallup/Puyallup ELOS value 2019

	Supply	Value
Land acres	395.4	\$ 104,772,250
Facility units	78,231	83,137,903
Total		\$ 187,910,153
/capita		\$ 4,520
/household*		\$ 11,300

* Household of 2.50 persons per unit

Puyallup/Puyallup ELOS (existing level-of-service) requirement 2020-2040

	2020 Supply	2040 Deficit	2040 Cost
Land acres	395.4	138.4	\$ 36,661,466
Facility units	78,231	27,374	29,091,266
Total cost			\$ 65,752,732

Under the existing level-of-service (ELOS) for Puyallup-owned park land and facilities in the city, the forecasted population increase will create a city-wide need for an additional 138.4 acres of land and 27,374 facility units (square feet, courts, fields, etc.) by the year 2040.

The continuation of the city's existing level-of-service (ELOS) could require an expenditure of \$65,752,732 by the year 2040 simply to remain current with present standards - not accounting for any maintenance, operation or repair costs.

The approximate cost of sustaining the city's existing level-of-service (ELOS) standard would be equal to about \$4,520 per every new person added to the city's population or about \$11,300

for every new housing unit. **This assumes Puyallup would continue to maintain the same ratio of parklands and facilities for the future population that the city has in the past.**

Composite PLOS (possible level-of-service) requirement 2020-2040

	2020 Supply	2040 Addns	2040 Cost
Land acres	395.4	12.8	\$ 3,574,640
Facility units	73,226	24,896	36,628,882
Total cost			\$ 40,203,522
Puyallup cost			\$ 31,619,858
Puyallup %			79%

Under the composite agencies possible level-of-service (PLOS) for all public and privately-owned park land and facilities in the city, the forecasted population increase will create a city-wide proposal for an additional 12.8 acres of land and 24,896 facility units (square feet, courts, fields, etc.) by the year 2040. **This assumes these agencies would supplement the existing inventory as described within this chapter rather than simply extending the same ratios into the future.**

The realization of the composite agencies Possible level-of-service (PLOS) for the city could require a total of \$40,203,522 by the year 2040 - not accounting for any maintenance, operation or repair costs. **Based on the project proposals described in the plan chapters, Puyallup’s park, recreation, and open space share of the cost would be \$31,619,858 or 79%.**

Built encroachments

However, if these proposals are not realized soon the present trend of increasing developments may:

- **Encroach upon** - or preclude the preservation and public accessibility of the more sensitive and appealing environmental sites, particularly those Possible for cross city trail corridors and additional sensitive land preservations along riparian corridors and shorelines, and
- **Develop** - or otherwise preclude the purchase and development of suitable lands for playgrounds, picnic shelters, waterfront access, and other neighborhood facilities.

Forcing city residents to:

- **Use crowded** - picnic areas, playgrounds, community centers, and hike and bike on crowded trails,
- **Commute to play** - at overcrowded existing facilities in the city and/or organized recreational programs may have to be reduced, and
- **Commute to use** - available facilities in other areas of the city, particularly out of Puyallup and/or to other jurisdictions parks and/or programs may have to be curtailed to prevent severe overcrowding conditions in the facilities that do provide such services.

Such actions would be to the detriment of city residents who have paid the costs of developing and operating these facilities.

Financial implications

These levels of facility investment may not be solely financed with the resources available to Puyallup if the city pursues an independent delivery approach or uses traditional methods of funding. Puyallup will not be financially able to develop, manage, and maintain a comprehensive, independent park, recreation, and open space system using only traditional financing methods in light of the needs projected.

These needs require a citywide financing approach by Puyallup and where appropriate in partnership with Puyallup School District, Pierce College Puyallup, and Pierce County, as well as possible nonprofit or for-profit partners.

A citywide approach may use a combination of shared user fees, excise taxes, joint grant applications, impact fees, and voter approved property tax levies to maintain and improve facilities in the face of continued city population increases.

Existing level-of-service (ELOS) requirements for city facilities

Population in development		1									
Population in city 2019		41,570									
Population in city 2040		56,116									
Land	units	2019 ELOS		Year 2040			Facility cost /unit	Project/ per capita fee	Year 2040 funding deficit		
		fclty total	standard /1000	facility rqmnt	deficit						
land	resource conservancy	acres	36.5	0.88	49.3	12.8	\$75,000	\$65.91	\$958,682		
	resource activities	acres	250.7	6.03	338.5	87.7	\$275,000	\$1,658.60	\$24,125,995		
	linear trails	acres	27.3	0.66	36.8	9.5	\$275,000	\$180.40	\$2,624,106		
	athletic fields/playgrounds	acres	47.6	1.14	64.2	16.6	\$325,000	\$371.91	\$5,409,786		
	recreation centers/pools	acres	1.3	0.03	1.8	0.5	\$400,000	\$12.70	\$184,756		
	special use facilities	acres	29.1	0.70	39.3	10.2	\$300,000	\$210.01	\$3,054,765		
	support facilities/yards/buil	acres	2.9	0.07	3.9	1.0	\$300,000	\$20.86	\$303,377		
Subtotal for land impact			395.4	9.51	533.8	138.4		\$2,520.38	\$36,661,466		
Facilities											
community garden	acres	each	2	0.05	3	1	\$50,000	\$2.41	\$34,992		
fishing	bank or dock	park space	3	0.07	4	1	\$11,982	\$0.86	\$12,578		
handcarry launch	concrete ramp	park space	1	0.02	1	0	\$18,464	\$0.44	\$6,461		
picnic	benches	bench	140	3.37	189	49	\$15,000	\$50.52	\$734,823		
	tables w/o shelter	table	132	3.18	178	46	\$25,684	\$81.56	\$1,186,315		
	shelters-group use	shelter	16	0.38	22	6	\$118,236	\$45.51	\$661,962		
multipurpose trail	asphalt trail - 10'	mile	4.5	0.11	6.1	1.6	\$672,574	\$72.81	\$1,059,049		
park trail	concrete/asphalt trail - 10'	mile	3.7	0.09	5.0	1.3	\$436,251	\$38.83	\$564,809		
	gravel/dirt trail - 10'	mile	6.5	0.16	8.8	2.3	\$203,331	\$31.79	\$462,467		
dog parks	dog parks	acre	2	0.05	3	1	\$75,000	\$3.61	\$52,487		
playground	uncovered	each	13	0.31	18	5	\$297,586	\$93.06	\$1,353,691		
skateboard	skateboard court - concrete	court	1	0.02	1	0	\$750,000	\$18.04	\$262,437		
basketball	outdoor lighted	court	2.0	0.05	3	1	\$88,462	\$4.26	\$61,909		
	outdoor uncovered	court	2.0	0.05	2.7	0.7	\$79,890	\$3.84	\$55,910		
tennis	outdoor lighted	court	6	0.14	8	2	\$573,301	\$82.75	\$1,203,642		
soccer	turf lighted	field	2	0.05	3	1	\$6,040,532	\$290.62	\$4,227,355		
	grass lighted	field	1	0.02	1	0	\$3,100,044	\$74.57	\$1,084,754		
baseball	300+ turf lighted	field	3	0.07	4	1	\$2,905,876	\$209.71	\$3,050,436		
	250+ grass lighted	field	3	0.07	4	1	\$1,819,780	\$131.33	\$1,910,309		
	200+grass unlighted	field	4	0.10	5	1	\$769,363	\$74.03	\$1,076,849		
rctn cntr	indoor gymnasium	sq ft	11,500	276.64	15,524	4,024	\$352	\$97.38	\$1,416,459		
	physical conditioning	sq ft	3,000	72.17	4,050	1,050	\$275	\$19.85	\$288,681		
	racquetball (1600 each/sf ft)	ea/sq ft	4	0.10	5	1	\$450,000	\$43.30	\$629,848		
comty cntr	classrooms/meeting rooms	sq ft	40,600	976.67	54,807	14,207	\$300	\$293.00	\$4,261,975		
	teen, senior	sq ft	7,700	185.23	10,394	2,694	\$300	\$55.57	\$808,306		
operations	maintenance fclties	sq ft	15,000	360.84	20,249	5,249	\$120	\$43.30	\$629,848		
restrooms	permanent	fixture	78	1.88	105	27	\$73,005	\$136.98	\$1,992,564		
	temporary/sanican	each	1	0.02	1	0	\$1,000	\$0.02	\$350		
Subtotal for facility impact			78,231	1,881.90	105,605	27,374		\$1,999.95	\$29,091,266		
Total impact for land and facilities - per capita								\$4,520.33	\$65,752,732		
Total impact for land and facilities - persons/household of						2.50		\$11,300.83			
Total value of existing park lands									\$104,772,250		
Total value of existing park facilities									\$83,137,903		
Total value of existing park lands and facilities									\$187,910,153		

Note - facility costs include site preparation, utilities, parking, amenities, and other improvements pro rated.

Existing level-of-service (ELOS) requirements for all (city, school, other) facilities

Population in development 1
Population in city 2019 41,570
Population in city 2040 56,116

		2019 ELOS	Year 2040			Facility	Project/	Year 2040	
		units	standard	facility	deficit	cost	per capita	funding	
		total	/1000	rqmnt		/unit	fee	deficit	
land	resource conservancy	acres	545.8	13.13	736.8	191.0	\$75,000	\$984.72	\$14,323,803
	resource activities	acres	250.7	6.03	338.5	87.7	\$275,000	\$1,658.60	\$24,125,995
	linear trails	acres	27.3	0.66	36.8	9.5	\$275,000	\$180.40	\$2,624,106
	athletic fields/playgrounds	acres	47.6	1.14	64.2	16.6	\$325,000	\$371.91	\$5,409,786
	recreation centers/pools	acres	1.3	0.03	1.8	0.5	\$400,000	\$12.70	\$184,756
	special use facilities	acres	29.1	0.70	39.3	10.2	\$300,000	\$210.01	\$3,054,765
	support facilities/yards/buil	acres	2.9	0.07	3.9	1.0	\$300,000	\$20.86	\$303,377
Subtotal for land impact			904.7	21.76	1,221.2	316.6		\$3,439.20	\$50,026,588

Facilities

community garden	acres	each	2	0.05	3	1	\$50,000	\$2.41	\$34,992
waterfront access	bank	park space	3	0.07	4	1	\$11,982	\$0.86	\$12,578
handcarry launch	concrete ramp	park space	1	0.02	1	0	\$18,464	\$0.44	\$6,461
picnic	benches	bench	140	3.37	189	49	\$15,000	\$50.52	\$734,823
	tables w/o shelter	table	131	3.15	177	46	\$25,684	\$80.94	\$1,177,328
	shelters-group use	shelter	18	0.43	24	6	\$118,236	\$51.20	\$744,708
multipurpose trail	asphalt trail - 10'	mile	30.50	0.73	41.2	10.7	\$672,574	\$493.47	\$7,178,000
park trail	concrete/asphalt trail - 10'	mile	6.19	0.15	8.4	2.2	\$436,251	\$64.96	\$944,910
	gravel/dirt trail - 10'	mile	3.74	0.09	5.0	1.3	\$203,331	\$18.29	\$266,096
dog park	park acres	acre	1.76	0.04	2	1	\$75,000	\$3.18	\$46,189
playground	uncovered	each	24	0.58	32	8	\$297,586	\$171.81	\$2,499,121
skateboard	skateboard court - concrete	court	1	0.02	1	0	\$750,000	\$18.04	\$262,437
basketball	outdoor lighted	court	2.0	0.05	3	1	\$88,462	\$4.26	\$61,909
	outdoor uncovered	court	22.5	0.54	30.4	7.9	\$79,890	\$43.24	\$628,982
tennis	outdoor lighted	court	18	0.43	24	6	\$573,301	\$248.24	\$3,610,927
soccer/lacrosse	turf lighted	field	3	0.07	4	1	\$6,040,532	\$435.93	\$6,341,033
	grass unlighted	field	29	0.70	39	10	\$3,100,044	\$2,162.65	\$31,457,877
football	grass lighted	field	3	0.07	4	1	\$2,000,000	\$144.33	\$2,099,495
	grass lighted	field	5	0.12	7	2	\$1,075,487	\$129.36	\$1,881,649
field track	rubber surface	track	7	0.17	9	2	\$850,000	\$143.13	\$2,081,999
	dirt surface	track	1	0.02	1	0	\$500,000	\$12.03	\$174,958
baseball	300+ turf lighted	field	3	0.07	4	1	\$2,905,876	\$209.71	\$3,050,436
	250+ grass lighted concessio	field	8	0.19	11	3	\$1,819,780	\$350.21	\$5,094,158
	200+grass unlighted	field	26	0.63	35	9	\$769,363	\$481.20	\$6,999,519
swimming pool	indoor pool	sq ft	26,400	635.07	35,638	9,238	\$679	\$431.21	\$6,272,451
rcntr cntr	indoor gymnasium	sq ft	118,900	2,860.24	160,505	41,605	\$352	\$1,006.80	\$14,644,956
	physical conditioning	sq ft	4,000	96.22	5,400	1,400	\$275	\$26.46	\$384,907
	racquetball (1600 each/sf ft)	ea/sq ft	4	0.10	5	1	\$450,000	\$43.30	\$629,848
comty cntr	classrooms/meeting rooms	sq ft	41,600	1,000.72	56,156	14,556	\$300	\$300.22	\$4,366,949
	teen, senior	sq ft	8,700	209.29	11,744	3,044	\$300	\$62.79	\$913,280
operations	maintenance fclties	sq ft	15,000	360.84	20,249	5,249	\$120	\$43.30	\$629,848
restrooms	permanent	fixture	118	2.84	159	41	\$73,005	\$207.23	\$3,014,392
	temporary/sanican	each	1	0.02	1	0	\$1,000	\$0.02	\$350
Subtotal for facility impact			215,213	5,177.12	290,519	75,306		\$7,441.74	\$108,247,568

Total impact for land and facilities - per capita \$10,880.94 \$158,274,156

Total impact for land and facilities - persons/household of 2.50 \$27,202.35

Total value of existing park lands \$142,967,500

Total value of existing park facilities \$309,353,184

Total value of existing park lands and facilities \$452,320,684

* Does not include value of 2 soccer/lacrosse fields overlaid existing baseball fields at Puyallup Valley Sports Complex.
 Note - facility costs include site preparation, utilities, parking, amenities, and other improvements pro rated.

Existing level-of-service (ELOS) requirements for city facilities

Population in development		1									
Population in city 2019		41,570									
Population in city 2040		56,116									
Land	units	2019 ELOS		Year 2040			Facility cost /unit	Project/ per capita fee	Year 2040 funding deficit		
		fclty total	standard /1000	facility rqmnt	deficit						
land	resource conservancy	acres	36.5	0.88	49.3	12.8	\$75,000	\$65.91	\$958,682		
	resource activities	acres	250.7	6.03	338.5	87.7	\$275,000	\$1,658.60	\$24,125,995		
	linear trails	acres	27.3	0.66	36.8	9.5	\$275,000	\$180.40	\$2,624,106		
	athletic fields/playgrounds	acres	47.6	1.14	64.2	16.6	\$325,000	\$371.91	\$5,409,786		
	recreation centers/pools	acres	1.3	0.03	1.8	0.5	\$400,000	\$12.70	\$184,756		
	special use facilities	acres	29.1	0.70	39.3	10.2	\$300,000	\$210.01	\$3,054,765		
	support facilities/yards/buil	acres	2.9	0.07	3.9	1.0	\$300,000	\$20.86	\$303,377		
Subtotal for land impact			395.4	9.51	533.8	138.4		\$2,520.38	\$36,661,466		
Facilities											
community garden	acres	each	2	0.05	3	1	\$50,000	\$2.41	\$34,992		
fishing	bank or dock	park space	3	0.07	4	1	\$11,982	\$0.86	\$12,578		
handcarry launch	concrete ramp	park space	1	0.02	1	0	\$18,464	\$0.44	\$6,461		
picnic	benches	bench	140	3.37	189	49	\$15,000	\$50.52	\$734,823		
	tables w/o shelter	table	132	3.18	178	46	\$25,684	\$81.56	\$1,186,315		
	shelters-group use	shelter	16	0.38	22	6	\$118,236	\$45.51	\$661,962		
multipurpose trail	asphalt trail - 10'	mile	4.5	0.11	6.1	1.6	\$672,574	\$72.81	\$1,059,049		
park trail	concrete/asphalt trail - 10'	mile	3.7	0.09	5.0	1.3	\$436,251	\$38.83	\$564,809		
	gravel/dirt trail - 10'	mile	6.5	0.16	8.8	2.3	\$203,331	\$31.79	\$462,467		
dog parks	dog parks	acre	2	0.05	3	1	\$75,000	\$3.61	\$52,487		
playground	uncovered	each	13	0.31	18	5	\$297,586	\$93.06	\$1,353,691		
skateboard	skateboard court - concrete	court	1	0.02	1	0	\$750,000	\$18.04	\$262,437		
basketball	outdoor lighted	court	2.0	0.05	3	1	\$88,462	\$4.26	\$61,909		
	outdoor uncovered	court	2.0	0.05	2.7	0.7	\$79,890	\$3.84	\$55,910		
tennis	outdoor lighted	court	6	0.14	8	2	\$573,301	\$82.75	\$1,203,642		
soccer	turf lighted	field	2	0.05	3	1	\$6,040,532	\$290.62	\$4,227,355		
	grass lighted	field	1	0.02	1	0	\$3,100,044	\$74.57	\$1,084,754		
baseball	300+ turf lighted	field	3	0.07	4	1	\$2,905,876	\$209.71	\$3,050,436		
	250+ grass lighted	field	3	0.07	4	1	\$1,819,780	\$131.33	\$1,910,309		
	200+grass unlighted	field	4	0.10	5	1	\$769,363	\$74.03	\$1,076,849		
rctn cntr	indoor gymnasium	sq ft	11,500	276.64	15,524	4,024	\$352	\$97.38	\$1,416,459		
	physical conditioning	sq ft	3,000	72.17	4,050	1,050	\$275	\$19.85	\$288,681		
	racquetball (1600 each/sf ft)	ea/sq ft	4	0.10	5	1	\$450,000	\$43.30	\$629,848		
comty cntr	classrooms/meeting rooms	sq ft	40,600	976.67	54,807	14,207	\$300	\$293.00	\$4,261,975		
	teen, senior	sq ft	7,700	185.23	10,394	2,694	\$300	\$55.57	\$808,306		
operations	maintenance fclties	sq ft	15,000	360.84	20,249	5,249	\$120	\$43.30	\$629,848		
restrooms	permanent	fixture	78	1.88	105	27	\$73,005	\$136.98	\$1,992,564		
	temporary/sanican	each	1	0.02	1	0	\$1,000	\$0.02	\$350		
Subtotal for facility impact			78,231	1,881.90	105,605	27,374		\$1,999.95	\$29,091,266		
Total impact for land and facilities - per capita								\$4,520.33	\$65,752,732		
Total impact for land and facilities - persons/household of						2.50		\$11,300.83			
Total value of existing park lands									\$104,772,250		
Total value of existing park facilities									\$83,137,903		
Total value of existing park lands and facilities									\$187,910,153		

Note - facility costs include site preparation, utilities, parking, amenities, and other improvements pro rated.

Existing level-of-service (ELOS) requirements for city facilities

Population in development		1									
Population in city 2019		41,570									
Population in city 2040		56,116									
Land	units	2019 ELOS		Year 2040			Facility cost /unit	Project/ per capita fee	Year 2040 funding deficit		
		fclty total	standard /1000	facility rqmnt	deficit						
land	resource conservancy	acres	36.5	0.88	49.3	12.8	\$75,000	\$65.91	\$958,682		
	resource activities	acres	250.7	6.03	338.5	87.7	\$275,000	\$1,658.60	\$24,125,995		
	linear trails	acres	27.3	0.66	36.8	9.5	\$275,000	\$180.40	\$2,624,106		
	athletic fields/playgrounds	acres	47.6	1.14	64.2	16.6	\$325,000	\$371.91	\$5,409,786		
	recreation centers/pools	acres	1.3	0.03	1.8	0.5	\$400,000	\$12.70	\$184,756		
	special use facilities	acres	29.1	0.70	39.3	10.2	\$300,000	\$210.01	\$3,054,765		
	support facilities/yards/buil	acres	2.9	0.07	3.9	1.0	\$300,000	\$20.86	\$303,377		
Subtotal for land impact			395.4	9.51	533.8	138.4		\$2,520.38	\$36,661,466		
Facilities											
community garden	acres	each	2	0.05	3	1	\$50,000	\$2.41	\$34,992		
fishing	bank or dock	park space	3	0.07	4	1	\$11,982	\$0.86	\$12,578		
handcarry launch	concrete ramp	park space	1	0.02	1	0	\$18,464	\$0.44	\$6,461		
picnic	benches	bench	140	3.37	189	49	\$15,000	\$50.52	\$734,823		
	tables w/o shelter	table	132	3.18	178	46	\$25,684	\$81.56	\$1,186,315		
	shelters-group use	shelter	16	0.38	22	6	\$118,236	\$45.51	\$661,962		
multipurpose trail	asphalt trail - 10'	mile	4.5	0.11	6.1	1.6	\$672,574	\$72.81	\$1,059,049		
park trail	concrete/asphalt trail - 10'	mile	3.7	0.09	5.0	1.3	\$436,251	\$38.83	\$564,809		
	gravel/dirt trail - 10'	mile	6.5	0.16	8.8	2.3	\$203,331	\$31.79	\$462,467		
dog parks	dog parks	acre	2	0.05	3	1	\$75,000	\$3.61	\$52,487		
playground	uncovered	each	13	0.31	18	5	\$297,586	\$93.06	\$1,353,691		
skateboard	skateboard court - concrete	court	1	0.02	1	0	\$750,000	\$18.04	\$262,437		
basketball	outdoor lighted	court	2.0	0.05	3	1	\$88,462	\$4.26	\$61,909		
	outdoor uncovered	court	2.0	0.05	2.7	0.7	\$79,890	\$3.84	\$55,910		
tennis	outdoor lighted	court	6	0.14	8	2	\$573,301	\$82.75	\$1,203,642		
soccer	turf lighted	field	2	0.05	3	1	\$6,040,532	\$290.62	\$4,227,355		
	grass lighted	field	1	0.02	1	0	\$3,100,044	\$74.57	\$1,084,754		
baseball	300+ turf lighted	field	3	0.07	4	1	\$2,905,876	\$209.71	\$3,050,436		
	250+ grass lighted	field	3	0.07	4	1	\$1,819,780	\$131.33	\$1,910,309		
	200+grass unlighted	field	4	0.10	5	1	\$769,363	\$74.03	\$1,076,849		
rctn cntr	indoor gymnasium	sq ft	11,500	276.64	15,524	4,024	\$352	\$97.38	\$1,416,459		
	physical conditioning	sq ft	3,000	72.17	4,050	1,050	\$275	\$19.85	\$288,681		
	racquetball (1600 each/sf ft)	ea/sq ft	4	0.10	5	1	\$450,000	\$43.30	\$629,848		
comty cntr	classrooms/meeting rooms	sq ft	40,600	976.67	54,807	14,207	\$300	\$293.00	\$4,261,975		
	teen, senior	sq ft	7,700	185.23	10,394	2,694	\$300	\$55.57	\$808,306		
operations	maintenance fclties	sq ft	15,000	360.84	20,249	5,249	\$120	\$43.30	\$629,848		
restrooms	permanent	fixture	78	1.88	105	27	\$73,005	\$136.98	\$1,992,564		
	temporary/sanican	each	1	0.02	1	0	\$1,000	\$0.02	\$350		
Subtotal for facility impact			78,231	1,881.90	105,605	27,374		\$1,999.95	\$29,091,266		
Total impact for land and facilities - per capita								\$4,520.33	\$65,752,732		
Total impact for land and facilities - persons/household of						2.50		\$11,300.83			
Total value of existing park lands									\$104,772,250		
Total value of existing park facilities									\$83,137,903		
Total value of existing park lands and facilities									\$187,910,153		

Note - facility costs include site preparation, utilities, parking, amenities, and other improvements pro rated.

Existing level-of-service (ELOS) requirements for all (city, school, other) facilities

Population in development 1
Population in city 2019 41,570
Population in city 2040 56,116

		2019 ELOS	Year 2040			Facility	Project/	Year 2040
		fcilty	standard	facility	deficit	cost	per capita	funding
		total	/1000	rqmnt		/unit	fee	deficit
land	units	acres						
resource conservancy	acres	545.8	13.13	736.8	191.0	\$75,000	\$984.72	\$14,323,803
resource activities	acres	250.7	6.03	338.5	87.7	\$275,000	\$1,658.60	\$24,125,995
linear trails	acres	27.3	0.66	36.8	9.5	\$275,000	\$180.40	\$2,624,106
athletic fields/playgrounds	acres	47.6	1.14	64.2	16.6	\$325,000	\$371.91	\$5,409,786
recreation centers/pools	acres	1.3	0.03	1.8	0.5	\$400,000	\$12.70	\$184,756
special use facilities	acres	29.1	0.70	39.3	10.2	\$300,000	\$210.01	\$3,054,765
support facilities/yards/buil	acres	2.9	0.07	3.9	1.0	\$300,000	\$20.86	\$303,377
Subtotal for land impact		904.7	21.76	1,221.2	316.6		\$3,439.20	\$50,026,588

Facilities

community garden	acres	each	2	0.05	3	1	\$50,000	\$2.41	\$34,992
waterfront access	bank	park space	3	0.07	4	1	\$11,982	\$0.86	\$12,578
handcarry launch	concrete ramp	park space	1	0.02	1	0	\$18,464	\$0.44	\$6,461
picnic	benches	bench	140	3.37	189	49	\$15,000	\$50.52	\$734,823
	tables w/o shelter	table	131	3.15	177	46	\$25,684	\$80.94	\$1,177,328
	shelters-group use	shelter	18	0.43	24	6	\$118,236	\$51.20	\$744,708
multipurpose trail	asphalt trail - 10'	mile	30.50	0.73	41.2	10.7	\$672,574	\$493.47	\$7,178,000
park trail	concrete/asphalt trail - 10'	mile	6.19	0.15	8.4	2.2	\$436,251	\$64.96	\$944,910
	gravel/dirt trail - 10'	mile	3.74	0.09	5.0	1.3	\$203,331	\$18.29	\$266,096
dog park	park acres	acre	1.76	0.04	2	1	\$75,000	\$3.18	\$46,189
playground	uncovered	each	24	0.58	32	8	\$297,586	\$171.81	\$2,499,121
skateboard	skateboard court - concrete	court	1	0.02	1	0	\$750,000	\$18.04	\$262,437
basketball	outdoor lighted	court	2.0	0.05	3	1	\$88,462	\$4.26	\$61,909
	outdoor uncovered	court	22.5	0.54	30.4	7.9	\$79,890	\$43.24	\$628,982
tennis	outdoor lighted	court	18	0.43	24	6	\$573,301	\$248.24	\$3,610,927
soccer/lacrosse	turf lighted	field	3	0.07	4	1	\$6,040,532	\$435.93	\$6,341,033
	grass unlighted	field	29	0.70	39	10	\$3,100,044	\$2,162.65	\$31,457,877
football	grass lighted	field	3	0.07	4	1	\$2,000,000	\$144.33	\$2,099,495
	grass lighted	field	5	0.12	7	2	\$1,075,487	\$129.36	\$1,881,649
field track	rubber surface	track	7	0.17	9	2	\$850,000	\$143.13	\$2,081,999
	dirt surface	track	1	0.02	1	0	\$500,000	\$12.03	\$174,958
baseball	300+ turf lighted	field	3	0.07	4	1	\$2,905,876	\$209.71	\$3,050,436
	250+ grass lighted concessio	field	8	0.19	11	3	\$1,819,780	\$350.21	\$5,094,158
	200+grass unlighted	field	26	0.63	35	9	\$769,363	\$481.20	\$6,999,519
swimming pool	indoor pool	sq ft	26,400	635.07	35,638	9,238	\$679	\$431.21	\$6,272,451
rcntr cntr	indoor gymnasium	sq ft	118,900	2,860.24	160,505	41,605	\$352	\$1,006.80	\$14,644,956
	physical conditioning	sq ft	4,000	96.22	5,400	1,400	\$275	\$26.46	\$384,907
	racquetball (1600 each/sf ft)	ea/sq ft	4	0.10	5	1	\$450,000	\$43.30	\$629,848
comty cntr	classrooms/meeting rooms	sq ft	41,600	1,000.72	56,156	14,556	\$300	\$300.22	\$4,366,949
	teen, senior	sq ft	8,700	209.29	11,744	3,044	\$300	\$62.79	\$913,280
operations	maintenance fcilties	sq ft	15,000	360.84	20,249	5,249	\$120	\$43.30	\$629,848
restrooms	permanent	fixture	118	2.84	159	41	\$73,005	\$207.23	\$3,014,392
	temporary/sanican	each	1	0.02	1	0	\$1,000	\$0.02	\$350
Subtotal for facility impact		215,213	5,177.12	290,519	75,306		\$7,441.74	\$108,247,568	

Total impact for land and facilities - per capita \$10,880.94 \$158,274,156

Total impact for land and facilities - persons/household of 2.50 \$27,202.35

Total value of existing park lands \$142,967,500

Total value of existing park facilities \$309,353,184

Total value of existing park lands and facilities \$452,320,684

* Does not include value of 2 soccer/lacrosse fields overlaid existing baseball fields at Puyallup Valley Sports Complex.
 Note - facility costs include site preparation, utilities, parking, amenities, and other improvements pro rated.

Proposed composite level-of-service (PLOS) additions - 2020-2040

Land		units	PLOS facility addtn	Facility cost /unit	PLOS funding required	City fundir share	City funding required	Comments
land	resource conservanc	acres	3.7	CAO	\$0	100%	\$0	78th Avenue Open Spac
		acres	12.6	CAO	\$0	100%	\$0	52nd Street/82nd Ave
		acres	70.0	CAO	\$0	100%	\$0	WSU Open Space
		acres	8.5	CAO	\$0	100%	\$0	DeCoursey Park Extensi
		acres	30.2	CAO	\$0	100%	\$0	Wildwood Park/Luckett
		acres	13.0	CAO	\$0	100%	\$0	5th Street SE Pond
		acres	102.6	CAO	\$0	100%	\$0	East Pioneer Way/148th
		acres	9.4	CAO	\$0	100%	\$0	Wapato Creek
	resource activities	acres	2.5	\$275,000	\$687,500	100%	\$687,500	SW Park Proposal
		acres	2.5	\$275,000	\$687,500	100%	\$687,500	SE Park Proposal
	special use facilities	acres	5.8	\$275,800	\$1,599,640	100%	\$1,599,640	Old Dump Site
		acres	2.0	\$300,000	\$600,000	0%	\$0	Meeker Mansion
Subtotal for land impact			262.8		\$3,574,640		\$2,974,640	
Facilities								
community g	garden plots - in exist	each	1	\$50,000	\$50,000	100%	\$50,000	Van Lierop Park
boating	hand-carry-fresh	ea/pkn;	1	\$18,464	\$18,464	100%	\$18,464	Veteran's Park
	hand-carry-fresh	ea/pkn;	1	\$18,464	\$18,464	100%	\$18,464	WSDOT Weigh Station
	hand-carry-fresh	ea/pkn;	1	\$18,464	\$18,464	100%	\$18,464	11th Street NW
	hand-carry-fresh	ea/pkn;	1	\$18,464	\$18,464	100%	\$18,464	North Levy Road East
	hand-carry-fresh	ea/pkn;	1	\$18,464	\$18,464	100%	\$18,464	4th Street NW
	hand-carry-fresh	ea/pkn;	1	\$18,464	\$18,464	100%	\$18,464	SR-512 Bridge
	hand-carry-fresh	ea/pkn;	1	\$18,464	\$18,464	100%	\$18,464	East Main Avenue Bridg
	floating platforms	sq ft	1000	\$100	\$100,000	100%	\$100,000	Bradley Lake Park
picnic	tables w/o shelter	table	4	\$25,684	\$102,736	100%	\$102,736	Wildwood Park
		table	4	\$5,000	\$20,000	100%	\$20,000	Silver Creek Restoratio
		table	8	\$5,000	\$40,000	100%	\$40,000	Van Lierop Park
		table	4	\$5,000	\$20,000	100%	\$20,000	SW Park Proposal
		table	4	\$5,000	\$20,000	100%	\$20,000	SE Park Proposal
	shelters-group use	shelter	1	\$118,263	\$118,263	100%	\$118,263	Bradley Lake Park
		shelter	1	\$118,263	\$118,263	100%	\$118,263	Rainier Woods Park
		shelter	1	\$118,263	\$118,263	100%	\$118,263	Sam Peach Park
		shelter	1	\$118,263	\$118,263	100%	\$118,263	Van Lierop Park
		shelter	1	\$118,263	\$118,263	100%	\$118,263	Grayland Park
multipurpose	asphalt	mile	0.4	\$6,250,000	\$2,500,000	100%	\$2,500,000	Riverwalk Trail extensio
park trail	asphalt	mile	0.5	\$436,251	\$218,126	100%	\$218,126	Van Lierop Park

Land		units	PLOS facility addtn	Facility cost /unit	PLOS funding required	City fundir share	City funding required	Comments
	dirt - new park	mile	0.2	\$83,769	\$16,754	100%	\$16,754	SW Park Proposal
		mile	0.2	\$83,769	\$16,754	100%	\$16,754	SE Park Proposal
	asphalt - trail extens	mile	0.5	\$436,251	\$218,126	100%	\$218,126	Loop Trail network
	dirt - trail extensions	mile	1.5	\$83,769	\$125,654	100%	\$125,654	Loop Trail network
bike trails	on-road designation	mile	5.0	\$42,547	\$212,735	100%	\$212,735	Loop Trail network
dog park	fenced area	acre	1	\$75,000	\$75,000	100%	\$75,000	Bradley Lake Park
		acre	1	\$75,000	\$75,000	100%	\$75,000	Brown Community Garc
		acre	1	\$75,000	\$75,000	100%	\$75,000	Wildwood Park
		acre	1	\$75,000	\$75,000	100%	\$75,000	Van Lierop Park
		acre	1	\$75,000	\$75,000	100%	\$75,000	Old Dump Site
	shelter with services	each	1	\$38,555	\$38,555	100%	\$38,555	Clarks Creek Park
		each	1	\$38,555	\$38,555	100%	\$38,555	Bradley Lake Park
		each	1	\$38,555	\$38,555	100%	\$38,555	Brown Community Garc
		each	1	\$38,555	\$38,555	100%	\$38,555	Wildwood Park
		each	1	\$38,555	\$38,555	100%	\$38,555	Van Lierop Park
		each	1	\$38,555	\$38,555	100%	\$38,555	Riverside Park/Dump Si
spray park	spray park	each	1	\$434,636	\$434,636	100%	\$434,636	Grayland Park
playground	uncovered - existing	plygrnc	1	\$175,000	\$175,000	100%	\$175,000	Wildwood Park
		plygrnc	1	\$175,000	\$175,000	100%	\$175,000	Brown Community Garc
		plygrnc	1	\$175,000	\$175,000	100%	\$175,000	Van Lierop Park
	uncovered - new par	plygrnc	1	\$297,586	\$297,586	100%	\$297,586	SW Park Proposal
		plygrnc	1	\$297,586	\$297,586	100%	\$297,586	SE Park Proposal
skateboard	pump track - existin	track	1	\$400,000	\$400,000	100%	\$400,000	To be determined
		dots	2	\$5,000	\$10,000	100%	\$10,000	Clark's Creek Park
		dots	4	\$5,000	\$20,000	100%	\$20,000	Bradley Lake Park
		dots	4	\$5,000	\$20,000	100%	\$20,000	Van Lierop Park
basketball	uncovered - new par	court	1	\$79,890	\$79,890	100%	\$79,890	SW Park Proposal
		court	1	\$79,890	\$79,890	100%	\$79,890	SE Park Proposal
		court	1	\$79,890	\$79,890	100%	\$79,890	Van Lierop Park
tennis	indoor/pickleball ov	court	2	\$650,000	\$1,300,000	100%	\$1,300,000	Puyallup Rctn Ctr Addn
	outdoor lighted	court	2	\$573,301	\$1,146,602	100%	\$1,146,602	Van Lierop Park
		court	4	\$298,416	\$1,193,664	0%	\$0	High Schools
soccer/lacros	indoor turf lighted	field	1	\$7,000,000	\$7,000,000	100%	\$7,000,000	Puyallup Rctn Ctr Addn
	outdoor turf lighted	field	1	\$6,040,532	\$6,040,532	100%	\$6,040,532	Van Lierop Park
baseball	outdoor turf lighted	field-re	2	\$1,819,780	\$3,639,560	100%	\$3,639,560	Van Lierop Park
swimming po	indoor	sq ft	10000	\$679	\$6,790,000	0%	\$0	Rogers High School
rctn cntr	indoor gymnasium	sq ft	6,600	\$352	\$2,323,200	100%	\$2,323,200	Puyallup Rctn Ctr Addn
	physical conditionin	sq ft	2,000	\$275	\$550,000	100%	\$550,000	War Memorial Addn
cmtly cntr	class/meeting rooms	sq ft	13,200	\$300	\$3,960,000	100%	\$3,960,000	War Memorial Addn
restrooms	permanent	fixture	8	\$73,005	\$584,040	100%	\$584,040	Van Lierop Park

Appendix D: Land and facility demand
Burien Park, Recreation Open Space (PROS) Plan

Land	units	PLOS facility addtn	Facility cost /unit	PLOS City funding fundir required share	City funding required	Comments
Subtotal for facility impact		32,896		\$41,759,852	\$33,776,188	
Total impact for land and facilities				\$45,334,492	\$36,750,828	