

# ARLINGTON'S PUBLIC SPACES MASTER PLAN (PSMP)

Also referred to as  
Plan Our Public Spaces  
or “POPS”



# Level of Service (LOS) Standards

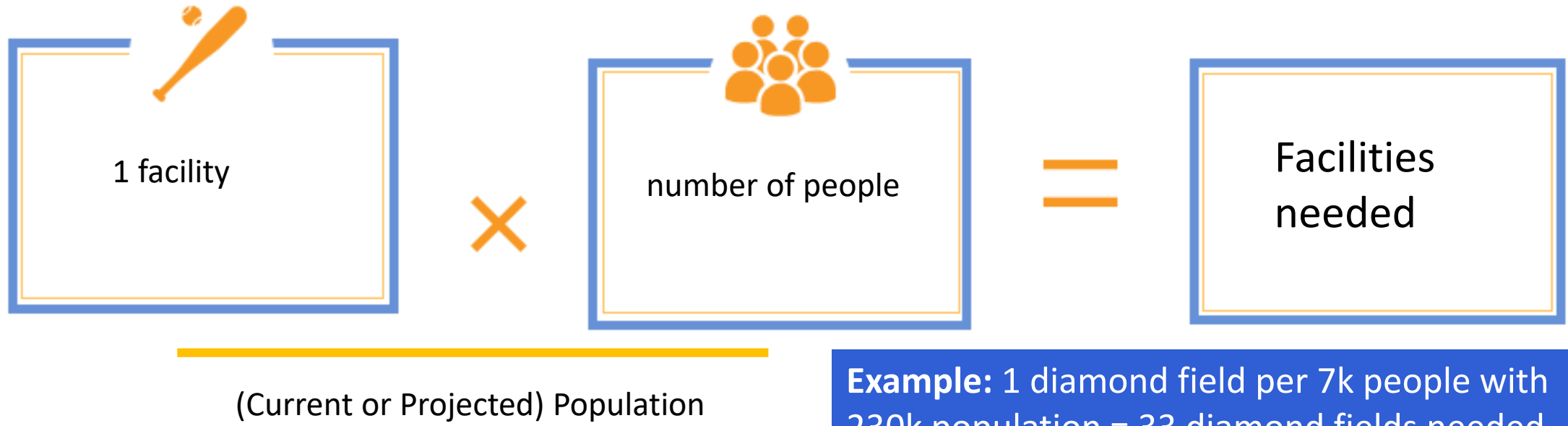
Figure 27. Population-based standards.

Population-Based Standards							
Amenity	Units	Inventory	Current LOS	Peer Median	Typical	Survey Priority	Recommended LOS
Basketball Courts	each	87	1/2,547	1/2,132	1/6,000	Low	1/3,000
Community Gardens	each	7	1/31,651	1/37,205	1/30,000	Medium	1/30,000
Multi-Use Trails	miles	48.4	1/4,577	N/A	1/2,500	High	1/3,300
Off-Leash Dog Parks	each	8	1/27,695	1/59,426	1/40,000	Low	1/25,000
Playgrounds	each	126	1/1,758	1/3,101	1/3,500	Low	1/3,000
Casual Use Spaces							
<b>Diamond Fields</b>	each	43	1/5,153	1/4,107	1/6,000	Low	1/6,000
Tennis Courts	each	92	1/2,408	1/3,768	1/4,000	Low	1/3,000
Picnic Areas	each	45	1/4,924	N/A	1/6,000	Low	1/5,000
Rectangular Fields	each	53	1/4,180	1/3,643	1/6,000	Low	1/4,200
Volleyball Courts	each	10	1/22,156	N/A	1/12,000	Low	1/20,000
Comm., Rec., and Sports Centers	sq. ft.	386,223	1/0.57	N/A	1/74	Medium	1/0.57
Hiking Trails	miles	14.5	1/15,242	N/A	1/10,000	High	1/10,000
Indoor and Outdoor Pools	each	4	1/55,390	N/A	1/40,000	High	1/40,000
Natural Lands	acres	1,127	1/197	N/A	1/333	High	1/200
Nature Centers	each	3	1/73,853	1/110,900	1/50,000	Medium	1/75,000
Skate Parks	each	1	1/221,560	1/118,851	1/40,000	Low	1/120,000
Small Game Courts	each	14	1/15,826	N/A	1/6,000	Low	1/8,000
Spraygrounds	each	5	1/44,312	N/A	1/45,000	Low	1/45,000
Outdoor Tracks	each	3	1/73,853	N/A	1/45,000	N/A	1/45,000

# Critical Data Missing from the Public Spaces Master Plan (PSMP) Negatively Impacts Arlington's Ability to Plan for the next 20 years

HOW QUESTIONABLE LEVEL OF SERVICE (LOS) STANDARDS  
HIDE CRITICAL DATA AND UNDERMINE RESIDENT PRIORITIES

# The PSMP relies on a Population based Level of Service (LOS) Methodology\* to plan Arlington's park needs *(\*but without supply and demand data)*



**Example:** 1 diamond field per 7k people with 230k population = 33 diamond fields needed

LOS can help residents and the County Board answer questions like:

- Do we **need more** of a particular facility and **when** will we need them?
- Do we need to **make investments** such as synthetic turf and lights?
- Should **we convert some excess facilities** to other park and recreational needs?

# LOS drives the number of fields “Needed” and Underlies EVERY Park Planning Decision and Capital Expenditure

**The PMSP final Draft states by 2035,**

*“Level of service [LOS] standards show that Arlington will need..”*



**Affecting 20 years of planning decisions for:**

1. Amount of **land needed**
2. Investments **in Synthetic Turf & Lights**
3. All community **park planning**
4. **Benchmarking** data



# Population Based LOS can be a valid tool to estimate need IF it includes supply and demand data.

Understanding that no one standard should be directly applied to every community, no formal adopted standards exist for LOS analyses. **Instead, guidelines are provided that help each community determine its own LOS standard based on current supply/demand and future supply/demand projections.**

*Consultant's Methodology statement on how to conduct Population Based Level of Service (LOS) "POPS LOS Methodology 171220."*

But the PSMP plan does **NOT incorporate current or future supply and demand data.**

- **No data about actual usage and supply** in any public POPS document or calculation.
- This consultant **methodology statement was never shown to the public** and only discovered via a FOIA request.
- Sports and Planning **Commissioners and residents asked for this data** and LOS explanation throughout the process. **DPR did not respond to these requests.**

# LOS Numbers are Not the Result of Any Calculation.

As reflected in documents obtained by FOIA...

Andrew,

I met with DPR leadership, and we have to make some tweaks in our LOS & recommendations. Is it possible to do this tomorrow?:

- Lower the recommended standard for playgrounds: 3,000
- Diamond fields- include all permit only fields except the following:
- Tennis courts-revise the recommended standard to 3,000
- Picnic areas- revise standard to 5,000
- Rectangular fields:
  - include all permit only fields
  - If possible, could we try 3 options for standards (4,000, 4,500, 5,000- to see if the number of fields needed is changing significantly?)- if this is not possible by tomorrow, let's change the rec. standard to 4,500.
- Volleyball courts- revise the rec. standard to 20,000
- Tracks- include only outdoor tracks- 1 County-owned, 1 APS owned
- Community Centers- total number is 14- (9 County-owned & 5 Aps owned)
- Nature centers- change standard to 75,000
- Skate park- 75,000

Please call me when you can so we can discuss the presentation.

Thanks,  
Irena

# But, DPR has a lot of supply/demand data and has analyzed the data

SCREEN SHOT OF DPR'S spreadsheet, POPS Field Est v3, Tab "Diamond Review"

2016						Fall					
Spring											
Field Size	Teams	Hours Needed	Hours Available	Delta		Field Size	Teams	Hours Needed	Hours Available	Delta	
A	254	11,557	13,333.13	1,776.13		A	128	4,160	8,277.25	4,117.25	
B	16	728	1,835.73	1,107.73		B	6	195	786.27	591.27	
C	16	728	998.25	270.25		C	6	195	1,663.88	1,468.88	
Adult	150	1954.4	3,150.00	1,195.60		Adult	195	2532	3,150.00	618.31	
<b>Total</b>	<b>436</b>	<b>14,967</b>	<b>19,317</b>	<b>4,349.71</b>		<b>Total</b>	<b>335</b>	<b>7,082</b>	<b>13,877</b>	<b>6,795.70</b>	
29											
30 Seasonal Weeks		13				30 Seasonal Weeks		13			

Data shows:

1. Arlington currently has at least **11 more diamond fields than needed for demand** (even during the Spring season).
2. In 2035, Arlington will still have **4 more diamond fields** than needed.
3. No need for new lights, turf, nor diamond fields required for next 20+ years.

DPR's calculations found an **unutilized capacity of 11,000 + diamond field PRIME HOURS** (evening and weekend) in 2016.

See handout appendix for more details on DPR's comprehensive supply/demand data.



# Poor Field Management Creates Misperception of Need

## Fields are over-reserved

Fields scheduled up to double what is used/needed by teams and appear “needed” when they are empty but are unavailable to other users

## DPR’s staff rover reports

In-person staff visits to reserved rectangular and diamond fields found reserved fields empty

## Outside Consultants Review of DPR’s practices

GreenPlay Consultants identified poor scheduling and prioritization practices by DPR

League	Total Needs	Total Allocation	Difference	Percent Above
All/ABR/ATB	612.6	1198.5	585.9	49%
ASA	1725.8	2088.0	362.3	17%
ASBR	80.0	148.0	68.0	46%
YULA	72.5	62.0	-10.5	-17%
AGSA	122.5	282.5	160.0	57%
Lax	73.5	104.0	30.5	29%
BVSL	0.0	6.5	6.5	100%
DPR Softball	0.0	124.5	124.5	100%
ACK	0.0	17.0	17.0	100%

Thursday				
10.6.16	Time	Diamond	Rectangle	
Patrick Henry	5:36	2	5	ASA Practices, 5-8
Drew	5:50	n/a	too early	* ASA Practices, 6:15-8
Jdean 1	7:45	game	n/a	DPR INTERNAL, 6:30-8:30
Jdean 2	7:45	0	n/a	Youth Baseball Practices, 5-9
Wake 90	8:00	practice	n/a	WHS Frisbee, 5:30-8:30
Wake Soft	8:00	0	n/a	AGSA Practice, 7-10
LongBranch	6:00	14	n/a	Youth Baseball Practices, 5-7
Taylor	5:30	n/a	15	ASA Practices, 5:30-8
Powhatan	6:15	n/a	15	ASA Practices, 4-8
Kenmore	6:30	n/a	50	ASA Practices 5-9:45

# Teams' Preference of few days & times creates "need" on only those days

Teams prefer only a few days and times during the season, leaving many fields empty.

**DARK BLUE** –  
RESERVED TIMES

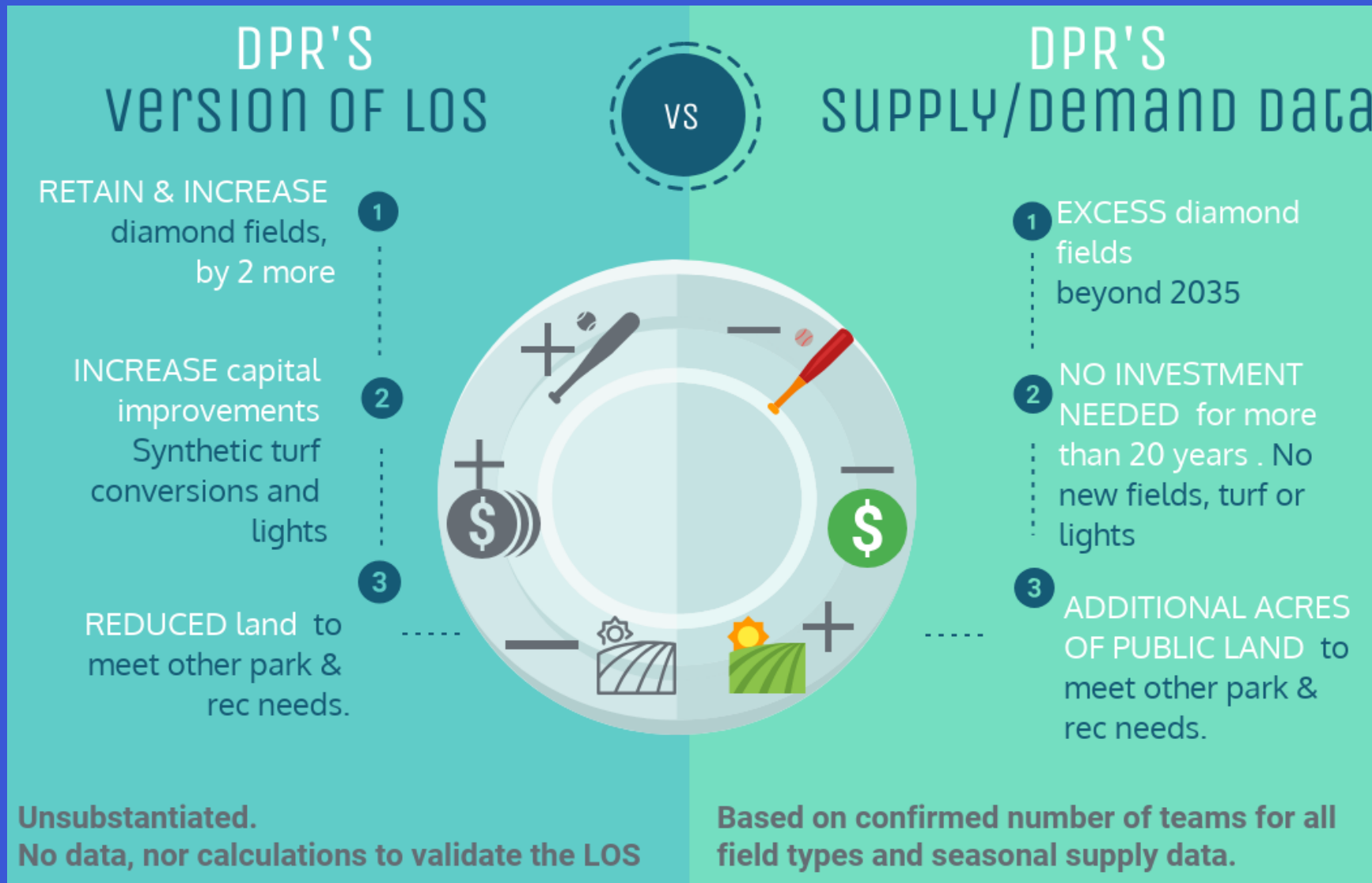
**RED** = PRIME HOURS,  
NO RESERVATIONS –  
Fields are empty



*Sample week of Adult Softball diamond field reservations (May 2017)*

See handout appendix for more details on DPR's Inefficient Field Management.

# PSMP recommendations contradict internal data



# CONCLUSION

## LACK OF TRANSPARENCY

- DPR HAD THIS DATA, BUT DID NOT MAKE IT PART OF THE PUBLIC PROCESS.
- PSMP RECOMMENDATIONS SKEWED BY MISPERCEPTION LIKE THERE ARE TOO FEW FIELDS
- **DPR NEEDS TO FULLY DISCLOSE SCHEDULING AND PRIORITIZATION MANAGEMENT ISSUES**

## PMSP MISSING CRITICAL DATA

- DATA NEEDS TO BE USED FOR DETERMINING THE REAL NEED FOR FIELDS IN ARLINGTON
- DATA CANNOT BE INCORPORATED INTO SUBSEQUENT INDIVIDUAL PLANNING PROCEEDINGS.
- **CURRENT SUPPLY AND DEMAND DATA MUST BE INTRODUCED IN A NEW PUBLIC REVIEW FOR THE LOS OF ATHLETIC FIELDS**

## FLAWED POPULATION-BASED LOS

- CORRECT METHODOLOGY STATEMENT WAS NEVER MADE PUBLIC.
- LOS NOT SUPPORTED BY SUPPLY AND DEMAND DATA CAN BE MEANINGLESS.
- **STANDARD INDUSTRY METHODOLOGY NEEDS TO BE SOCIALIZED WITH COMMISSIONS AND PUBLIC**

**THE COUNTY MUST NOT DISMISS THE DATA.**

**IT IS INAPPROPRIATE AND IMPRACTICAL FOR FUTURE PLANNING.**