Parks Maintenance Policies

Agenda:

• Upcoming Report
• Presentations
  • Laura Locklear, Planning and Development Specialist, Seattle Parks and Recreation
  • Ali Peters, Unified Care Team Director, Office of Mayor Bruce A. Harrell
• General Q&A
• Breakout Groups (20 min)
• Closing & Farewell
Report on Parks Operations & Maintenance Best Practices
City park systems have an (increasingly) good handle on the number and condition of amenities / assets / improvements in their parks.
Funding for Public Park Agencies

Public park system budget are primarily public spending (93%) with a growing number (7%) funded through parks nonprofit organizations. (ParkScore 2024)
The average of O&M spending per acre for parks is $8,260, with the top quadrille at $18,491 per acre and the bottom quadrille $3,564 per acre. (NRPA Agency Performance Review, 2024)
The biggest expense for city park agencies is staff, over half (54%) their budgets are spent on staffing. The majority of staff work in operations and maintenance roles, visiting between 5-8 parks per day.
City park agencies increasingly have standards for park care based on usage and provide service accordingly. Still, given staffing challenges, funding gaps, and increased responsibility for disaster recovery, it’s challenging to always meet those standards.
More agencies are building in O&M costs for new park facilities and amenities into annual city budgets.
Challenges in Staffing and Capacity

A key challenge is retaining staffing. Excellent economic conditions, high cost of living, and some retirements among senior staff continue to challenge public park agencies. Some cities, like Boston, have residency requirements.
Partnerships are varied. While the bulk are with park nonprofits and park friends groups, universities, healthcare organizations and business associations (BIDs) are growing in number. These can really positively impact O&M.
Report on Parks Operations & Maintenance Best Practices

1. Funding for Public Park Agencies
   a. Traditional Models
   b. Other Sources of Public Funding
   c. Non-Traditional Models
2. Park Operations and Maintenance Policies
3. Operations and Maintenance Standards
4. Managing Public Input and Repairs
5. Reporting and Assessments
6. Operations and Maintenance Costs
Policies for Park Maintenance

Seattle, Washington
Maintenance Policy and Funding

History of Fix it First Policy

- City of Seattle approved Proposition 1 which created the Metropolitan Park District (MPD).
- Property taxes collected by the Seattle Park District now provide funding for City parks and recreation.
- Fix it First came out of the MPD, which is an ongoing funding source. Previously funding was received levy to levy.
Maintenance Policy and Funding

History of Fix it First Policy

- MPD was well received and strongly supported by the public.
- 2 levies prior to MPD built a lot of new parks and did not have any maintenance plans.
- Previously responded to maintenance issues as they arose – a reactionary, emergency management model.
- Integrated asset management work order system (AMWO)
Maintenance Policy and Funding

Impacts of MPD & Asset Management Planning Process

- Fix it First = Asset Management Plan
- Class-specific plans are developed every 1-7 years
- Every 2-3 years SPR hires a consultant to do a survey
Asset Management Planning Process

Project Prioritization

- **EQUITY**: Does the asset serve an historically underserved community?
- **CONDITION**: Does the asset need to be fixed or replaced?
- **SAFETY**: Will the project reduce a threat to users or staff?
- **REGULATORY**: Will the project bring an asset into legal compliance?
- **OPPORTUNITY**: Is the timing of the project important?
- **EFFICIENCY**: Will the project reduce operating costs or resource use?

Factors used to determine what locations & types of projects are prioritized.
Asset Management Planning Process

An Asset Life Cycle - a Team Approach

- **Custodians:** Essential eyes on the site
- **Trades:** Maintain assets and extend life through preventative and demand maintenance
- **Conservation Corps:** Construct and improve assets
- **Planning:** Develop plans and scopes in coordination with community
- **Engineering:** Provide design and design oversight for new and renewed assets
- **Project Managers:** Deliver new and renewed assets
- **Dispatch and Administration:** Make it all possible

City of Seattle
Asset Management Planning Process

- **Asset in Service**: Asset Management Planning
  1. Conduct inventory of assets and review data with internal stakeholders
  2. Assess condition of assets and identify capital needs
  3. Collect equity, climate, use, and asset class-specific data
  4. Update asset data in system of record

- ** Asset Remains in Service OR Asset Becomes Part of a Funded Project

- **Capital Renewal**: Develop Asset Class-Specific Plan
  1. Analyze data collected in condition assessment to prioritize assets for renewal
  2. Identify measurable goals for program and assess program performance
  3. Develop recommendations to inform design and scope of future projects and program funding

- **Plan CIP**: Plan Comprehensive Projects through Holistic Approach to Priority Asset Sites and Facilities
  1. Scope comprehensive projects through holistic approach to priority asset sites and facilities
  2. Prioritize scoped projects and identify funding sources to develop Capital Improvement Program (CIP) budget for capital renewal

#SeattleShines
## Asset Management Planning Process

<table>
<thead>
<tr>
<th>Project</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loyal Heights PF Synthetic Turf Replacement</td>
<td>NW</td>
</tr>
<tr>
<td>Mickey Merriam Field 5 at Magnuson Synth Turf Replacement</td>
<td>NE</td>
</tr>
<tr>
<td>Lower Woodland Park PF #2 Synthetic Turf Replacement</td>
<td>NW</td>
</tr>
<tr>
<td>Queen Anne Bowl PF Synthetic Turf Replacement</td>
<td>CW</td>
</tr>
<tr>
<td>Mickey Merriam Field 7 at Magnuson Synth Turf Replacement</td>
<td>NE</td>
</tr>
<tr>
<td>Lower Woodland Park PF #7 Synthetic Turf Replacement</td>
<td>NW</td>
</tr>
<tr>
<td>Miller Playfield Synthetic Turf Replacement</td>
<td>CE</td>
</tr>
<tr>
<td>Mickey Merriam Field 9 at Magnuson Synth Turf Replacement</td>
<td>NE</td>
</tr>
<tr>
<td>Georgetown PF Synthetic Turf Replacement</td>
<td>SE</td>
</tr>
<tr>
<td>Hiawatha Playfield Synthetic Turf Resurfacing</td>
<td>SW</td>
</tr>
<tr>
<td>Mickey Merriam Field 5 at Magnuson Synth Turf Replacement (Rugby)</td>
<td>NE</td>
</tr>
<tr>
<td>Washington Park PF Synthetic Turf Replacement</td>
<td>CE</td>
</tr>
<tr>
<td>Mickey Merriam Field 8 at Magnuson Synth Turf Replacement</td>
<td>NE</td>
</tr>
<tr>
<td>Garfield PF Synthetic Turf Replacement</td>
<td>CE</td>
</tr>
<tr>
<td>DeNigro PF Synthetic Turf Replacement (counts as 2 fields)</td>
<td>SW</td>
</tr>
<tr>
<td>Jefferson Park PF Synthetic Turf Resurfacing</td>
<td>SE</td>
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<tr>
<td>Montlake PF Synthetic Turf Replacement</td>
<td>CE</td>
</tr>
<tr>
<td>Genesee PF #2 (Lower) Synthetic Turf Replacement</td>
<td>SE</td>
</tr>
<tr>
<td>Walt Hundley PF Synthetic Turf Replacement</td>
<td>SW</td>
</tr>
<tr>
<td>Genesee PF #1 (Upper) Synthetic Turf Replacement</td>
<td>SE</td>
</tr>
<tr>
<td>Lower Woodland Park PF #1 Synthetic Turf Replacement</td>
<td>NW</td>
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<tr>
<td>Interbay Stadium Synthetic Turf Replacement</td>
<td>CW</td>
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<tr>
<td>Bobby Morris Synthetic Turf Replacement</td>
<td>CE</td>
</tr>
<tr>
<td>Cleveland Playfield Synthetic Turf Conversion/Replacement</td>
<td>SE</td>
</tr>
<tr>
<td>Brighton Playfield Synthetic Turf Replacement</td>
<td>SE</td>
</tr>
<tr>
<td>Ballard Playground (not yet converted - only infields)</td>
<td>NW</td>
</tr>
<tr>
<td>South Park Playfield (not yet converted)</td>
<td>SW</td>
</tr>
<tr>
<td>Soundview Playfield Synthetic Turf Replacement (not converted)</td>
<td>NW</td>
</tr>
<tr>
<td>W. Queen Anne Playfield South (not yet converted)</td>
<td>CW</td>
</tr>
<tr>
<td>Magnolia Park Field 12 (not yet converted)</td>
<td>NE</td>
</tr>
<tr>
<td>W. Magnolia Playfield South (not yet converted)</td>
<td>CW</td>
</tr>
</tbody>
</table>
Asset Management Planning Process

Condition Assessment Example

- Over-Water Structures (Docks, Piers, Floats) Condition Assessment Data

Remaining Serviceable Life (71 Total)

- End of Serviceable Life (7) 10%
- 1-5 Years (7) 10%
- >15 years (29) 41%
- 6-10 Years (16) 22%
- 11-15 Years (5) 7%
- Managed/Maintained through Partnerships (7) 10%

Assessed Remaining Serviceable Life
- > 15 Years
- 11-15 Years
- 6-10 Years
- 1-5 Years
- End of Serviceable Life
- Managed/Maintained through Partnerships

#SeattleShines
Asset Management Planning Process

Condition Assessment Example

- Adding Social Condition to Inform Prioritization

Asset Scores Mapped Across Census Tracts

- Highest priority/Most disadvantaged
- Second highest
- Middle
- Second lowest
- Lowest priority/Most advantaged

- End of Serviceable Life
- 1-5 Years
- 6-10 Years
- 11-15 Years
- >15 years
- Managed/Maintained through Partnerships

Race and Social Equity Quintile of Census Tract
Purpose
The Park CommUNITY Fund will advance park equity through a community-led funding process by:

Expanding inclusive access to clean and safe parks that foster healthy people, thriving environments, and vibrant communities.

Closing gaps in access to quality parks and park facilities that disproportionately affect frontline communities.

Centering efforts in partnership and transparency with communities to build ongoing trust, relationships, and investment.
Asset Management Plan Successes

Successful Outcomes of AMP Implementation

• Proactive rather than reactive approach.
• Inform user groups well in advance of closures.
• Work with other departments to coordinate other projects and effectively close parks for multiple projects simultaneously.
• Perform outreach with communities to ensure amenities meet the needs.
• Allocation of resources/funding across City of Seattle ensuring all neighborhoods and groups benefit.
Thank you!
Unified Care Team

Trust for Public Land Presentation
June 5, 2024

Ali Peters (she/her)
Unified Care Team Director
Seattle Homeless System: Addressing Impact of Homelessness on People

PREVENTION

Keeping People in their Homes

Emergency System

EMERGENCY

Homeless Services System

Shelter | Transitional Housing | Day/Hygiene | Permitted Villages

Skip Emergency Services

HOUSING

Diversion

- Funds and services (one-time)
- Housing

Rapid Rehousing

- Rent subsidy and services (up to 1 year)
- Housing

Permanent Supportive Housing

- Rent subsidy and services (unlimited)
- Housing

Enter Housing
Unified Care Team

Bringing together city departments and partners for a coordinated, strategic, and data-driven approach to ensuring...

...Seattle’s public spaces, sidewalks, and streets remain open and accessible to all, while helping people move indoors.
Unified Care Team - A One Seattle Approach
Ensuring Seattle public spaces, sidewalks, and streets remain open and accessible to all.

- Accessible Sidewalks & Streets
- Supports for Unhoused Neighbors
- Customer Service & Standards
- Safe Spaces & Activation Solutions
- Safe Property Solutions & Standards

Key:
- SDOT
- SPD
- HSD
- SPR
- FAS
- SPU
- SCL
- SPL
- SDCI
- SFD

- Engaged Communities & Neighbors
- Community Service & Safety
- Safe & Accessible Public Spaces
- Protecting Public Health & Environment
- Bringing People Together
- Emergency Response & Prevention
Vision

The Unified Care Team brings together City departments to ensure Seattle public spaces, sidewalks, and streets remain clean, open, and accessible to all.

Strategies

Understand the landscape and keep constituents informed

Outreach, resolutions, and mitigation of site public impact

Address immediate hazards, maintain and activate spaces

Understand what is happening in public spaces and respond to constituent requests in a timely manner

Provide outreach and allocate resources to highest impacted locations

Maintain clear locations and rebuild inviting community spaces
## 2023 UCT Highlights

<table>
<thead>
<tr>
<th>20%</th>
<th>11K+</th>
<th>5.9M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase in shelter referrals over 2022</td>
<td>Visits by UCT crews to clean sites</td>
<td>Pounds of debris removed from encampments</td>
</tr>
<tr>
<td>41K+</td>
<td>24%</td>
<td>12K+</td>
</tr>
<tr>
<td>Customer Service Requests triaged &lt; 3 days</td>
<td>Decrease in verified tent count citywide since Jan 2023</td>
<td>Site inspections completed</td>
</tr>
</tbody>
</table>
Intersection of Public Safety and Encampments

We encourage constituents to always report dangerous or criminal behavior by calling 9-1-1 for emergency situations or SPD’s non-emergency number (206) 625-5011 for other criminal activity or incidents.

- Data from SPD and SFD informs our site prioritization score
- Team of trained SPD officers provide staff support to field teams and follow up on actionable encampment related illicit behaviors
- Thought partnering with departments leadership on solutions
Public Safety Encampment Data

We believe this data shows our prioritization process is helping reduce many of the dangerous or violent elements we see at some encampments.

**Addressing the highest impact sites first appears to be contributing to a reduction in fires and shots fired.**

<table>
<thead>
<tr>
<th></th>
<th>2022</th>
<th>2023</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shots fired</td>
<td>116</td>
<td>69</td>
<td>-41%</td>
</tr>
<tr>
<td>Fires</td>
<td>1,617</td>
<td>1,351</td>
<td>-16%</td>
</tr>
<tr>
<td>Medical response calls</td>
<td>12,138</td>
<td>12,946</td>
<td>+7%</td>
</tr>
</tbody>
</table>
Thank you!
Breakout rooms

20 minutes

Questions for peer discussion & exchange

1. How would you rate your understanding of your park conditions before arriving at a site or sending staff to that park? What is the existing data that your organization has? What is the knowledge gap?

2. What are the main factors for your park maintenance prioritization schemes?
   • Based on today’s presentation or past sessions, what would you do differently?

3. What’s the big lesson learned in your work for maintenance policies? What do you want to convey to the cohort?
Welcome back!

Fill out the survey before you leave.
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Preview of NEW tracks

Launching this Fall 2024…

● Policy Incubator: Framework to Advance Park Equity
● Parks Plus: Economic Development
● Park Access & Connectivity
Thank you!

Questions? Comments?
Reach out to Christina Jang
christina.jang@tpl.org