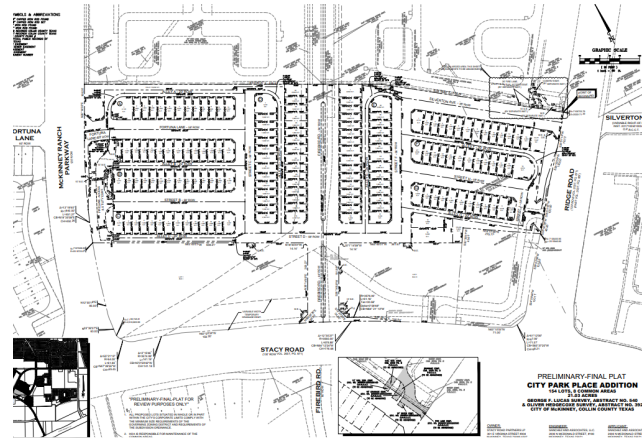


City Park Place Addition (PLAT2024-0010) – 154 townhomes located at Ridge and Stacy

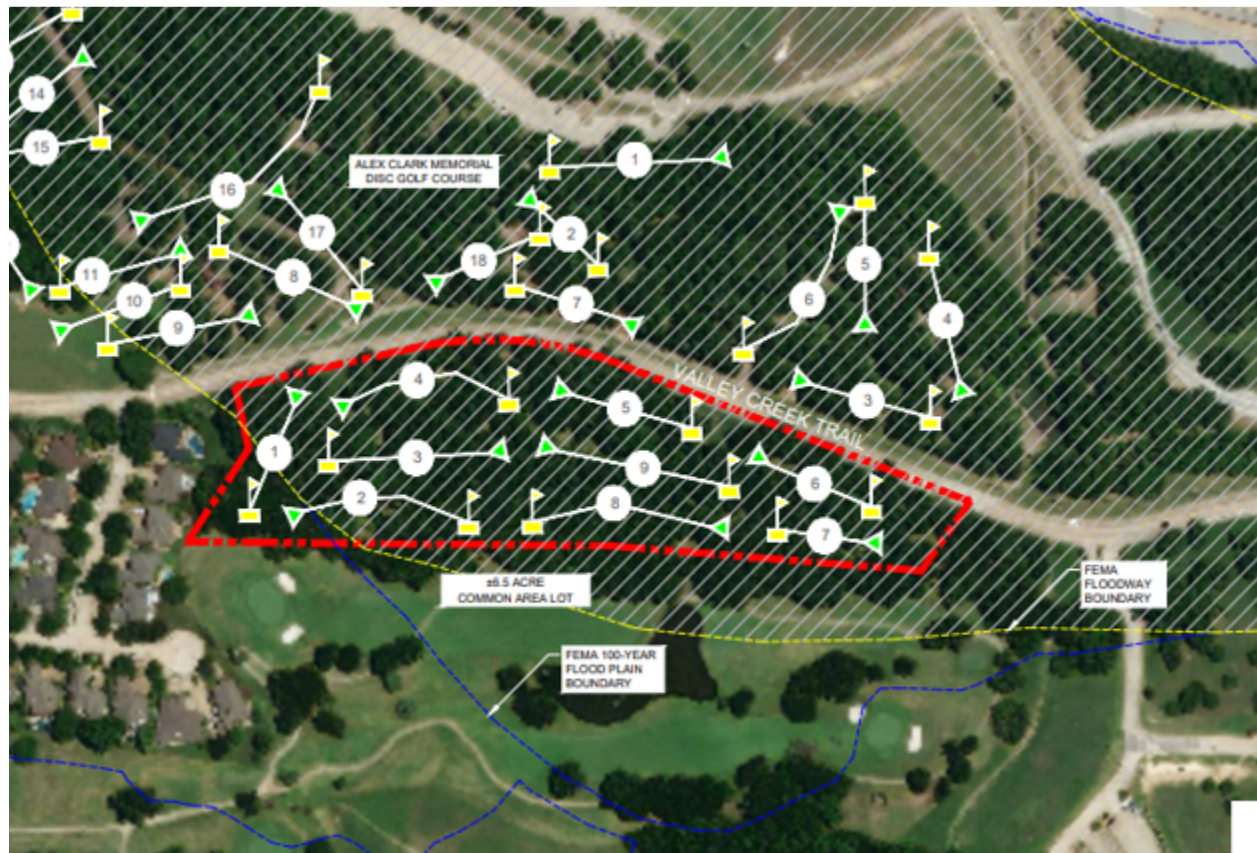
- 3.08 acres of parkland OR \$1,341,648 cash in lieu of (\$435,600/ac using 2023 CCAD)

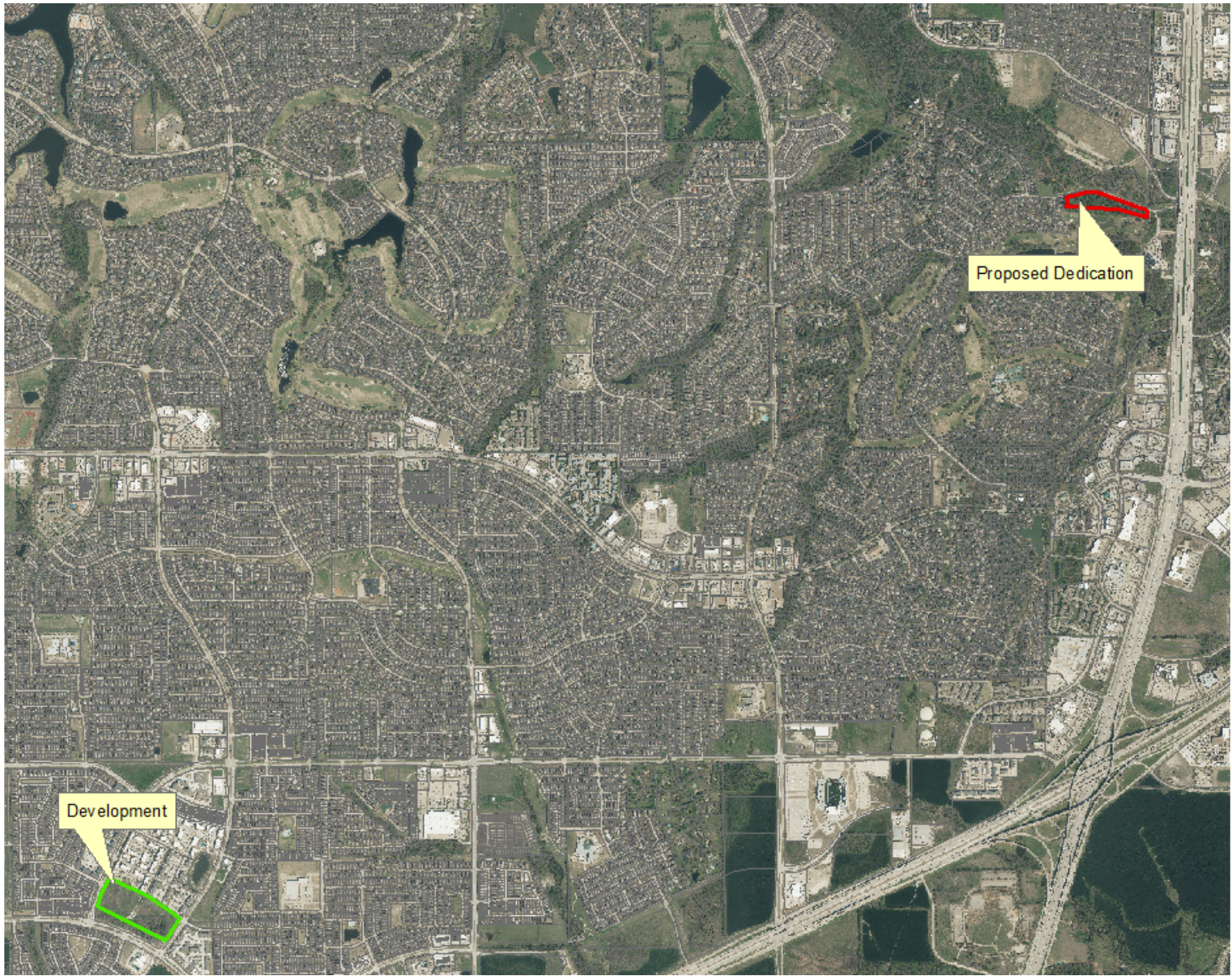


- In August of 2023, the applicant submitted an alternate proposal for satisfaction of parkland dedication, which includes dedication of an off-site parcel of land and construction of improvements. This proposal was formally denied by the Parks Department.
- The applicant is now appealing this denial to the City Council.

Developer Proposal:

- dedicate 6.5 acres in floodplain (valued at \$1,000) between Eldorado Golf Course and Valley Creek Tr.
- construct a 9-hole disc golf extension at Alex Clark (area shown below in red)
- construct a pedestrian crosswalk from Alex Clark to proposed site
- 1 year maintenance escrow to the City
- full satisfaction of parkland dedication





Development

Proposed Dedication

Staff Evaluated the Appeal from several perspectives:

1. Compliance with the Parkland Dedication Ordinance
2. Suitability of the land for disc golf
3. Maintenance

1) Parkland Dedication Ordinance:

- 1 acre is required for every 50 residential units – vested under old parkland ordinance
- 3.08 acres **required** to be dedicated OR \$1,341,648 cash in lieu of land
- The townhome site was rezoned in 2021 to a PD with a Commercial District designation and to allow single family uses
- 6.5 acres in floodplain is **proposed** for dedication (valued at \$1,000 on the tax rolls)
- $6.5137 \text{ acres} / 3 = 2.17 \text{ acres}$ (floodplain land is at a 3:1 ratio)
 - $3.08 - 2.17 = .91 \text{ acres}$ **remaining to be satisfied (would equal \$396,396)**
- Construction of the 9-hole disc golf course would not cover this remaining amount above – City’s cost estimates are closer to \$40,000 for a similar type 9-hole disc golf course
- Staff’s recommendation is to accept the \$1,341,648 cash in lieu of land (and as updated using CCAD’s most current land values)

2) Suitability of the land

- The land does not set itself up for a 9-hole disc golf. The shape, size and orientation is too narrow and fitting 9 holes does not appear feasible from a player's perspective (as evaluated from our disc golf representative)
- Nearest parking is north of Alex Clark which would require crossing Valley Creek Trail road to access the site
 - heavy traffic on Valley Creek Trail
 - Mid-block pedestrian crossings are not ideal and are only used if no other options are available
 - Users will likely cross wherever they want to
 - Expect an increase of on street vehicle parking
- City has 3 disc golf courses within less than a mile of each other: 1 beginner; 1 intermediate and 1 advanced
- The land is almost entirely encumbered by floodway
- The acceptance of this land as a donation for parkland was previously declined

2) Maintenance

- Maintenance funds for 1 year are included in this appeal, however parkland dedication funds may not be used for routine maintenance.
- For comparison, Parks Maintenance currently spends approximately \$17,000 annually for maintenance on the 18-hole Alex Clarke disc golf course.
 - Weekly mowing during the growing season
 - Tree clean up and removal as needed
 - Net repair
 - \$17,000



Looking south from Alex Clark



Looking south from Alex Clark



Looking southeast towards 75



Looking southwest from Valley Creek Trail



Alex Clarke Disc Golf - 18 holes

New Disc Golf - 9 holes

Towne Lake Disc Golf - 18 holes

Staff's recommendation is to deny this appeal:

- This property is not desirable for parkland
 - Almost entirely encumbered by floodplain
 - Concerns about pedestrian access to the site
 - Not identified as a need in the Parks Master Plan
 - Was previously offered as a donation which was turned down by the Parks Director in March of 2022.
- Even with additional enhancements proposed by the applicant – shade structures, signage, pedestrian crossing, etc. does not change Staff's perspective on the suitability of the land itself
- Current and future CIP plans include other park priorities and commitments that are unfunded or in need of additional funding
 - Parkland dedication funds are a significant funding source for park improvements – this fee could have been much higher if assessed under the current ordinance
- Concerns over opening the door for other developments to propose less desirable tracts for parkland dedication and setting a precedent if this is approved