

Parkland Dedication Ordinance

December 7, 2021

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Why Review?

- #1 recommendation in our Parks Master Plan adopted by Council in 2017
- Not updated since the early 2000's
- Limited supporting documentation for current methodology
- We are exposed to challenges, including litigation

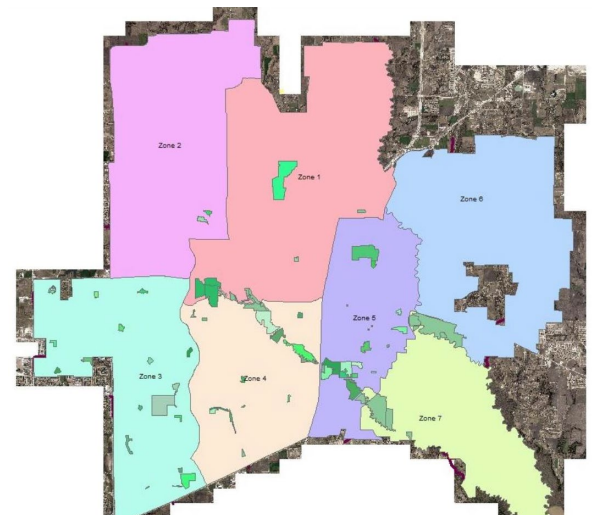
Intent

- Maintain our level of service
- Adopt a defensible methodology for arriving at our calculations
- Provide options and standards for reductions and credits, as appropriate

Parkland Dedication and Park Development Fee Requirements

	Parkland Dedication	Park Development Fee	
	Acres of Land	Single-family	Multi-family
Existing	1 : 50	n/a	n/a
Study Results	1 : 37	\$1,993 per Unit	\$1,631 per Unit

Zones	
Existing Ordinance	4
Study Results	7



Parkland Dedication and Park Development Fee Policy Options

		Parkland Dedication	Park Development Fee	
		Acres of Land	Single-family	Multi-family
Existing Ordinance		1 : 50	n/a	n/a
Study Results		1 : 37	\$1,993 per Unit	\$1,631 per Unit
Scenario A		25% Reduction of 1 : 37 (Result = 1 : 50)	\$ 0	\$ 0
Scenario B		1 : 37	\$ 0	\$ 0
Scenario C		1 : 37 or 1 : 50	- 60%	\$800
Scenario D		1 : 37 or 1 : 50	- 40%	\$1,200
Scenario E	2022	1 : 37 or 1 : 50	- 60%	\$800
	2023		- 40%	\$1,200
	2024 +		- 20%	\$1,600

\$1,631

Reduction in Required Acres - Discounts by Use

Use	Parkland Dedication Reduction in Required Acres or Fee in lieu of
Mixed-use Residential Structure	25 %
Senior/Independent Living	50 %
Affordable Housing	50 %
Assisted Living/Memory Care/Skilled Nursing	Not required

Private Park-Like Amenities - Fee Credits

Use	Park Development Fees Credit for Private Park-Like Amenities
Single-family Residential	50 %
Multi-family Residential	50 %
Mixed-use Residential Structure	50 %
Senior/Independent Living	Not Required
Affordable Housing	Not Required
Assisted Living/Memory Care/Skilled Nursing	Not Required

Credits Example: Honey Creek Phase 1

- Owed \$316,920 in park fees
- We issued a 50% credit for improvements made to one of their HOA parks that included a playground, pavilion and walking path

12-Month Parks Project

Active Projects	Bonds	MCDC	Parkland Dedication	Grants	Total Active
28	\$31,200,000	\$21,300,000	\$20,100,000	\$1,000,000	\$74,000,000

12-Month Project List – Forthcoming

	Projects	Units	Acres
Single-family	13	2,038	41
Multi-family	8	2,214	44
Total	21	4,252	85

Parkland Dedication and Park Development Fee Policy Options

		Acres of Land	Park Development Fee				Difference	
			Single-family		Multi-family			
Existing Ordinance		<u>85</u> 1: 50	n/a			n/a	-	
Study Results		<u>109</u> 1 : 37	<i>\$1,993</i>	\$3,751,744		<i>\$1,631</i> \$3,422,726	+ 24 acres + \$7,174,500	
Scenario A		<u>85</u> 1: 50	\$ 0			\$ 0	\$ 0	
Scenario B		<u>109</u> 1 : 37	\$ 0			\$ 0	+ 24 acres	
Scenario C		<u>85</u> 1: 50	<u>109</u> 1 : 37	- 60%	<i>\$800</i>	\$1,500,698	\$3,422,726	+ \$4,923,423
Scenario D		<u>85</u> 1: 50	<u>109</u> 1 : 37	- 40%	<i>\$1,200</i>	\$2,251,046		+ \$5,673,772
Scenario E	2022	<u>85</u> 1: 50	<u>109</u> 1 : 37	- 60%	<i>\$800</i>	\$1,500,698		+ \$4,923,423
	2023			- 40%	<i>\$1,200</i>	\$2,251,046		+ \$5,673,772
	2024 +			- 20%	<i>\$1,600</i>	\$3,001,395		+ \$6,424,121

Parkland Dedication and Park Development Fee : Painted Tree Example

	Acres of Land	Park Development Fee				Difference
		Single-family		Multi-family		
Existing Ordinance	<u>78</u> 1: 50	n/a		n/a		
Study Results	<u>105</u> 1: 37	\$1,993	\$6,527,075	\$1,631	\$978,600	+ 27 acres + \$7,505,675
Actual	250 acres Open Space (107 qualifying acres)	Fund / Design / Construct / Maintain All Parks / Trails / Private Amenities				+29 acres +\$10,000,000

Based upon most recent estimates:

- 3,275 SF Units
- 600 MF Units

Policy Direction

- Increase the number of Zones from 4 to 7
- Which Fee Scenario shall guide the final Ordinance Updates
- Continue with the overall strategy for the Discounts and Fee Credits

Thank You