

G.R.I.T. notes on the formatting of this file: (1) The document states that changes were highlighted in yellow. There was no highlighting on the electronic copy forwarded by the city; and (2) The alignment and other formatting of this file is incorrect and skewed (especially pages 5-7), but we have published this, for now, as it appeared in the Oct. 26, 2005 agenda packet. We will try to find the time to correct the formatting at a later date.

Changes Highlighted in yellow

Revision date 10/17/05

CITY OF SULTAN

PARK AND RECREATION NEEDS AND IMPACT FEE ANALYSIS AND RECOMMENDATIONS

SECTION I

PARKS AND OPEN SPACE LEVEL OF SERVICE (LOS)

2004 Comprehensive Plan Facility/services Level Of Service (LOS)

Existing LOS 42.6 acres of parkland/1000 residents

Adopted LOS 42.6 acres of parkland/1000 residents

LOS 42.6 acres of parkland/1000 resident's is both based on "active" and "open space/passive" uses:

Adopted/current Active: 21.4 25.04 acres or 5.6 6.65 acres/1000 based on 2004 Comp Plan and a population of 3,814.

Adopted/current Open Space/passive: 36.9 111.5 or 9.7 29.23 acres/1000 based on 2004 Comp Plan and a population of 3,814

20-year requirement and deficit based on a 2025 Comp Plan population estimate of 11,119 and a population increase of 7,305:

Current available Active: 62.3 25.04 acres

2025 Active deficit: 40.9 48.6 acres

Current available Open Space/Passive: 107.8 111.5 acres

2005 Open Space/Passive deficit: 70.8 213.5 acres

Bike, Jogging and Hiking Trails (Non Motorized Transportation and Trails Plan.)

Current available trails: 1.1 miles

2025 year Deficit: 16.8 combined trail miles.

For the purposes of this analysis it is estimated ½ of this system deficit will be part of existing, renovated or newly constructed public sidewalks and street systems. Adjusted deficit for 2005 to 8.4 miles will be constructed within new developments and required open space and critical area buffers.

SECTION II

NEEDS ANALYSIS

FOR

PARKS, TRAILS AND OPEN SPACE

The following types of parks, trails and open space are defined so that the existing inventory and future demand based on the 2004 Comprehensive Plan and Park Element and their respective Level of service (LOS) can be expressed in measurable terms.

MINI PARKS

Smallest park classification.

Meet recreational needs in areas of concentrated or limited populations, isolated developments, and topographic or environmental constraints or in business districts

Examples include scenic viewpoints, plazas, gardens, and historic places, private "tot lots" in subdivisions, sport courts, fountains or beautification areas.

Service Area: Less than 1/2 mile walking distance (7-8 blocks) 2000 foot walking distance for tot lots in subdivisions

Size Criteria: One lot based residential density or specific needs analysis.

Guidelines: Geographic spacing around city and within subdivision.

2025 Need/ Deficit: Skateboard/Sport Court.

NEIGHBORHOOD PARKS

Recreation and social hub of several neighborhoods.

Developed for both active and passive recreation activities for residents (kids) living within safe walking or bicycling distance.

Access by way of connector trails, sidewalks, or low-volume residential streets.

Activities specific to neighborhood needs.

Accommodate a wide variety of age and user groups including children, adults, older adults and special populations

Informal, non-programmed open multi-use playfield or open space, baseball and soccer fields, basketball, tennis or volleyball courts and playground. Natural areas may allow for park trails and nature study.

Typically do not contain restrooms or lights for evening activities.

Service Area: About 1/2 mile walking distance.

Size Criteria: 5 acres minimum: 7-10 optimal

Guidelines: Geographically spaced in service area.

2025 Need/deficit: 3 Neighborhood Parks on Plateau

COMMUNITY PARKS

Larger in size serving a broader purpose than neighborhood parks.

Meet the needs of the entire community as well as preserve unique landscapes and open spaces.

Allow for group activities and offer other recreational opportunities not feasible or desirable at the neighborhood level.

Natural character of the some of the site could play a key role in the design

Ideally adjacent to or part of a larger natural resource area and/or greenway

Facilities may include community centers, stadiums, swimming pools, lighted athletic fields for baseball, soccer, football and basketball and tennis courts, playgrounds, trails picnic shelters, and parking lots.

Service Area: City Wide

Size criteria: 20 to 30 acres or as needed to accommodate desired users

Guidelines: Preserve unique natural features; meet active recreation facility needs.

2025 Need/deficit: 1 Community Park on Plateau

NATURAL RESOURCE AREAS OPEN SPACE

Lands set aside for preservation and protection of natural resources, floodways, openspace, sensitive areas and buffers, important vegetation, etc.

Objective is enhancing the livability and character of community through preservation and conservation strategies. Community parks and natural resource areas may be similar with the exception of development for active recreation uses.

May provide some passive recreational opportunities such as nature viewing and trail user.

Lands under this category are dedicated 15% in standard subdivisions 20% in Planned Unit Developments

Service area: Community wide usually extending beyond city boundaries.

Size criteria Varies

Guidelines: Resource availability and opportunity.

2025 Need/ Deficit: 70.8 acres dedicated by new developments.

CONNECTOR TRAILS (BIKE- JOGGING – HIKING)

Emphasize safe recreation and transportation travel to and from parks and natural areas.

In general, located with in existing road right-of-way, utility easements, critical area buffers, open space, drainage ways, or on sidewalks.

Planned as part of the City's Non-motorized transportation and trails system.

Link public facilities rather than self-contained loops within parks.

May or may not be multi-use.

Can also be used for bicycle commuting purposes.

A community-wide system with clearly defined routes and design standards.

Multipurpose trail system for user such as pedestrians and bicyclists within streets with the pedestrian route on the sidewalk and the bicycles on the edge of the roadway.

Service Area: Safe travel to and from parks and around community.

Size Varies in width, length and location

Guidelines WSDOT, AASHTO, and Bike, Jogging and Hiking.

2025 Need Deficit: 16.8 miles, 8.4 miles of which will be within the existing and future citywide street system.

SECTION III

PARK IMPACT FEE ANALYSIS BASED ON 2004 COMPREHENSIVE PLAN

Park Site Location	Estimated Land Cost @\$80,000/acre	Estimated Development Costs*
1. Plateau Park 1 (10 acres) Neighborhood Park	\$560,000.00 \$800,000.00	\$600,000.00
2. Plateau Park 2 (10 acres) Neighborhood Park	\$560,000.00 \$800,000.00	\$600,000.00
3. Plateau Park 3 (9 acres) Neighborhood Park	\$560,000.00 \$720,000.00	\$600,000.00
4. Plateau Community Park	\$1,200,000.00	\$850,000.00

(20 acres)

5. Multipurpose Trails (8.4 miles)	\$651,637.00	\$1,318,800.00
TOTAL	\$3,531,637.00	\$3,968,890.00
	\$4,171,637.00	

*Prototype facility development costs attached.

Combined Land and development costs: \$ 7,500,527.00 through 2025 based on 2004 dollars.
\$8,140,527.00

2025 population estimate (2004 comp plan)	11,119
2004 Comp Plan population	3,814
Population to be served	7,305

Impact fee formula based on above land and development costs of \$7,500,527.00 \$8,140,527.00 divided by population growth through 2025 of 7,305 (\$1,114.38/cap) X 2.78 average occupancy rate for single family units and a 2.0 occupancy rate for Multi-family (based on 2000 census) equals a single family fee of \$2,854.00 \$3,098.00 and a multi-family fee of \$2,054.00 \$2,229.00

Impact fee adjustments: Property Tax revenues based on a \$200,000 home @\$600.00 in real estate taxes/year, 68% to general fund 5% or \$20.40 to Parks Department with \$5.00 for development or \$100.00 over 20 years) and \$15.40 for maintenance. In addition to the real estate tax adjustment other General Fund revenues provide \$4000.00 annually for park improvements. The \$4000.00 expenditure over the 20-year planning period will reduce the single-family impact fee by \$30.44 \$29.56 and the Multi family fee by \$21.90. Adjustment to the fees can be made assuming 25% to 50 % funding is available from State and Federal Grants and donations.

Fee before adjustment Single family	\$2,854.00	\$3,098.00
Fee before adjustment Multiple Family	\$2,054.00	\$2,229.00

Adjusted fee based on above tax adjustment and 25% from Grants, donations or fees	Single Family	\$ 2042.57	\$2,289.00
	Multiple Family	\$ 1442.67	\$1,637.00

Adjusted fee based on above tax adjustment and 50% from Grants, donations or fees:	Single Family	\$ 1,361.78	\$1,514.00
	Multiple Family	\$961.78	\$1,080.00

Impact Fee adjustment for onsite facilities constructed under Chapter 16.73 Recreation and Open Space Standards and identified in the Comprehensive Plan under LOS will be credited toward the development and reduce the fee on a per unit basis.

Other Options to reduce the fees:

1. Reassess the land and development costs.
2. Designate additional general fund dollars for park acquisition and development.
- 3 Review Level of Service (LOS) and adjust to an acceptable level.
4. Encourage donations of land and facilities.

**SECTION IV
OTHER CONSIDERATIONS**

1. Existing park and recreation facilities have been funded by donations of land, general fund expenditures, grants and in kind services. (Page 8)
2. No exemption for low-income/affordable housing is provided for or recommended. Any reduction or exemption of fees shall be paid from public funds other than impact fees accounts. Donation of available credits may be a consideration. Only exemption related to 12-month replacement period for demolished building. (16.112.070 A. and B.)
3. The Snohomish county assessor 2005 assessment will be used to determine the value of existing facilities.
4. Credits for the value of any dedication of land and or improvements will be given providing the facilities are identified the Capital Facility Plan. (16.112.080).
5. Calculations of impact fees and adjustments based on studies and data submitted by a developer can be made by City Council. (16.112.050 D.)
6. Service Area for the purposes of our park impact fee program is the City Limits and Urban Growth Area (UGA).
7. The 2006 CFP will identify all future needs and future deficiencies in the 20-year plan.

**SECTION V
RECOMMENDATION**

Support a recreation impact fee program that implements the goals and objectives of the recreation element of our Comprehensive Plan and meets the service and facility needs as determined by the City Council.

6-29-05 10-19-05

CITY OF SULTAN PARK INVENTORY

PARK	SIZE	ACTIVE USE	PASSIVE USE
1. Roadside Park	1.5 acres	1.5 acres	-0-
2. Reese Park	32 acres	4.0 acres	28 acres
3. River Park	6 acres	6 acres	-0-
4. Osprey Park	90 acres	7.5 acres	82.5 acres
5. Cemetery Park	1.5 acres	1.5 acres	-0-
6. Boys and Girls Club	.03 acres	.03 acres	-0-
7. 2 nd and Alder	.33 acres	.33 acres	-0-

8. 5th and Date .18 Acre .18 acre -0-

**CITY OF SULTAN
PARK
IMPROVEMENTS/
PURCHASE**

Park	Purchase	Improvements	Total
Reese Park			

9. Sportsman's 4.0 Acres 4.0 acre -0-

10. Garden Park 1.0 Acre -0- 1 acre

TOTAL 136.54 Acres 25.04 Acres 111.5 Acres

Conservation Futures	\$140,293.00		\$140,293.00
Ball field/Restrooms		\$76,971.00	\$76,971.00
Ball field		\$85,345.48	\$85,345.48
Osprey Park			
Conservation Futures	\$55,846.00		\$55,846.00
Nature Conservancy	\$230,000.00		\$230,000.00
Bridge Project 95		\$18,355.74	\$18,355.74
Ball Fields		\$133,176.00	\$133,176.00
Restrooms		\$88,600.00	\$88,600.00
Playground		\$50,199.00	\$50,199.00
Basketball Court		\$65,435.00	\$65,435.00
Trail System		\$89,675.00	\$89,675.00
Ball Fields		\$115,507.00	\$115,507.00
River Front Park			
Property	\$115,296.00		\$115,296.00
Mariner Field			
Construction		\$213,620.48	\$213,620.48
Boys and Girl Club			
Old City Hall			
Estimated Value	\$60,000.00	\$140,000.00	\$200,000.00
Roadside Park			
Improvements		\$ 20, 000.00	\$20,000.00
TOTAL ALL PARKS	\$601,435.00	\$1,096,884.70	\$1,698,319.70

The \$1,698,319.70 based on the 3,814 population in 2004 Comprehensive plan equals an impact fee of \$1,202.27 per single-family unit.