

Parkland Dedication Ordinance – Follow-up

Discussion Topics

- Purpose of a Parkland Dedication Ordinance
- Shortcomings of Existing Parkland Dedication Ordinance
- Existing City of Franklin Parkland vs. National Average
- Resources Available for Parkland Acquisition and Improvement
- Earlier Concerns Raised by Aldermen and Staff Recommendations
- Next Step...Guidance to Proceed with Drafting Revised Ordinance

Shortcomings of Existing Parkland Dedication Ordinance

- Based solely on land value and does not take into account park development/improvement costs.
- Fails to establish a measureable framework that ensures new development only contributes its proportionate share to maintain the existing public parkland to resident ratio.
- Does not offer an incentive for developers to include parks, multi-use trails, and other amenities into their developments.
- Fails to provide a “nexus” between new development and the location of newly developed or expanded public parks and multi-use trails when fees-in-lieu are received.
- Does not define different types of parks and associated improvements/amenities.

Purpose of Parkland Dedication Ordinance

To ensure new development, upon completion, will incorporate and contribute its proportionate share of parkland and recreational type of public amenities and/or, resources needed to maintain the existing level of parkland and recreational type of public amenities currently available to our citizens.

Existing City of Franklin Parkland vs. National Average

- National Average 6 acres per 1000 residents
- All City of Franklin Parkland (including reclaimed battlefields) ~ 8.64 acres per 1000 residents
- City of Franklin Existing Recreational Parkland ~ 4.73 acres per 1000 residents

Resources Available for Parkland Acquisition and Improvements

- Hotel – Motel Tax
- Property Tax
- Facilities Tax (Also used for Solid Waste, Police, and Fire Capital Improvements and Expenditures)
- Grants
- Parkland Dedication
- Donations – Friends of Franklin Parks

Earlier Concerns Raised by Aldermen and Staff Recommendations

- Determination of Land Value
 - ✓ *Staff Recommendation: \$ 53,000 per acre and updated every five (5) years concurrently with County Assessors reappraisal of property.*
- Condition of not being able to use Fees-in-Lieu for Community Parks
 - ✓ *Staff Recommendation: Allow 25%* of Parkland Obligation (fees-in-lieu) to be used for Community Parks. Community Parks may include similar amenities as a Neighborhood Park.*
- Timing regarding the use (spending) of fees-in-lieu. i.e. 5 years
 - ✓ *Staff Recommendation: Remove requirement but provide language that assures an annual report is presented to the Board of Mayor and Aldermen annually of funds received and list of capital park and multi-use trail projects planned and completed.*

Earlier Concerns Raised by Aldermen and Staff Recommendations

- Use of Floodplain as Parkland and Multi-Use Trails (part of the City trail network)
 - ✓ Multi-Use trails located with the floodplain and that are part of the City trail network would be allowed up to a 75%* credit of the total Parkland Obligation. Improved parks located in the floodplain would be eligible for a credit up to 50%* of the total Parkland Obligation. The maximum credit for parkland and improvements, combined, shall not exceed 75%*. 25%* of the Parkland Obligation shall be dedicated for the acquisition and improvement of Community type parks, city-wide.

- Credit for Parkland and Multi-Use Trails that are owned and maintained by Homeowners Associations but available to the general public.
 - ✓ Staff Recommendation: Allow up to a 75%* credit of the total Parkland Obligation to the developer who provides improved parkland and multi-use trails that are part of the City trail network. Improved Parkland equal to or greater than five (5) acres may be owned and maintained by the City. The maximum credit parkland and improvements combined shall be 75%*. 25%* of the Parkland Obligation shall be used for Community type parks, city-wide.



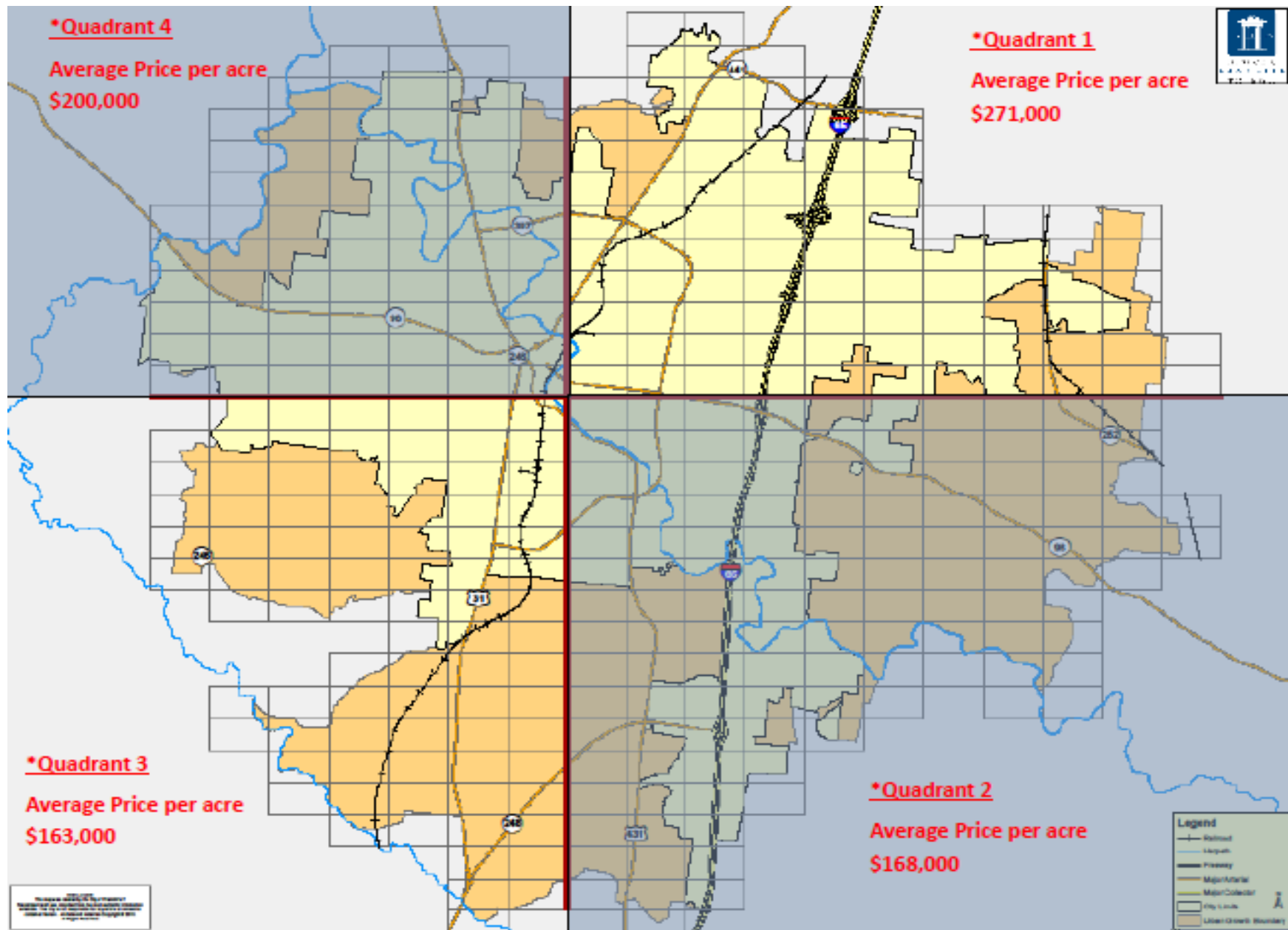
Earlier Concerns Raised by Aldermen and Staff Recommendations

- Credit for “private recreational amenities” that serve the residents of the neighborhood that are owned and maintained by the Homeowners Association.
 - ✓ Staff Recommendation: Allow up to a 50%* credit of the total Parkland Obligation when an approved “private recreational amenity” is provided. The maximum credit for parkland and improvements combined shall be 75%*. 25%* of the Parkland Obligation shall be dedicated for the acquisition and improvement of Community type parks, city-wide. used for Community type parks, city-wide.
 - Example of a “private recreational amenity” - Swimming Pool.
 - Smaller “Pocket” Neighborhood-Type Parks would qualify for the credit.*

- Consideration and establishment of Park Land Bank.
 - ✓ Staff Recommendation: Provide a provision, on a case by case basis, for the Board of Mayor and Alderman to enter into a Park Land Bank agreement with developers and/or private property owners for the purpose of receiving property for future Community and Neighborhood Parks greater than five (5) acres in size.

PROPERTY ANALYSIS - SUMMARY BY CLASS for IMPROVED or UNIMPROVED PARCELS

	INSIDE CITY LIMITS				UGB ONLY				TOTAL			
	# OF PARCELS	CALC ACRES	LAND MARKET VALUE	\$ per CALC ACRE	# OF PARCELS	CALC ACRES	LAND MARKET VALUE	\$ per CALC ACRE	# OF PARCELS	CALC ACRES	LAND MARKET VALUE	\$ per CALC ACRE
RESIDENTIAL	21,836	7,137	\$1,607,001,000	\$225,174	4,070	7,471	\$423,257,500	\$56,654	25,906	14,608	\$2,030,258,500	\$138,986
WITHOUT IMPROVEMENTS	1,021	840	\$106,519,700	\$126,775	292	739	\$34,282,700	\$46,388	1,313	1,579	\$140,802,400	\$89,157
WITH IMPROVEMENTS	20,815	6,296	\$1,500,481,300	\$238,305	3,778	6,732	\$388,974,800	\$57,781	24,593	13,028	\$1,889,456,100	\$145,026
FARM	108	6,514	\$197,490,700	\$30,319	248	13,202	\$234,190,100	\$17,739	356	19,716	\$431,680,800	\$21,895
WITHOUT IMPROVEMENTS	64	3,297	\$110,872,600	\$33,633	64	2,934	\$57,957,400	\$19,752	128	6,231	\$168,830,000	\$27,096
WITH IMPROVEMENTS	44	3,217	\$86,618,100	\$26,924	184	10,268	\$176,232,700	\$17,164	228	13,485	\$262,850,800	\$19,492
SUBTOTAL - NON COMMERCIAL	21,944	13,650	\$1,804,491,700	\$132,193	4,318	20,673	\$657,447,600	\$31,802	26,262	34,323	\$2,461,939,300	\$71,728
WITHOUT IMPROVEMENTS	1,085	4,137	\$217,392,300	\$52,551	356	3,673	\$92,240,100	\$25,111	1,441	7,810	\$309,632,400	\$39,645
WITH IMPROVEMENTS	20,859	9,514	\$1,587,099,400	\$166,823	3,962	17,000	\$565,207,500	\$33,248	24,821	26,513	\$2,152,306,900	\$81,178
COMMERCIAL	1,790	4,782	\$1,491,700,368	\$311,943	30	357	\$8,684,600	\$24,323	1,820	5,139	\$1,500,384,968	\$291,959
WITHOUT IMPROVEMENTS	212	1,197	\$276,879,200	\$231,238	11	261	\$3,760,900	\$14,384	223	1,459	\$280,640,100	\$192,372
WITH IMPROVEMENTS	1,578	3,585	\$1,214,821,168	\$338,901	19	96	\$4,923,700	\$51,503	1,597	3,680	\$1,219,744,868	\$331,436
TOTAL TAXABLE PARCELS	23,734	18,432	\$3,296,192,068	\$178,826	4,348	21,030	\$666,132,200	\$31,675	28,082	39,462	\$3,962,324,268	\$100,407
WITHOUT IMPROVEMENTS	1,297	5,334	\$494,271,500	\$92,661	367	3,935	\$96,001,000	\$24,398	1,664	9,269	\$590,272,500	\$63,683
WITH IMPROVEMENTS	22,437	13,098	\$2,801,920,568	\$213,915	3,981	17,095	\$570,131,200	\$33,350	26,418	30,194	\$3,372,051,768	\$111,681



1 Vandalia Cottages

2 Resource PUD

3 Amelia Park

4 Artessa

5 Ralston Row

6 Fountains of Franklin

7 Morning Point

8 Tap Root

9 Rucker Park

10 Blossom Park

11 Somerby Watson Glen

12 Nichol Mill lofts

