

# Parkland Impact Fee Ordinance

# Discussion Topics

---

- Purpose of a Parkland Impact Fee Ordinance
- Summary of Key Components
- Review the Parkland Impact Fee Obligation Formula
- Proposing an Effective Date of January 1, 2018

# Purpose of Parkland Impact Fee Ordinance

---

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

# Summary of Key Components

- Land Value – per acre
  - ✓ *\$ 62,121 Outside the Floodplain*
  - ✓ *\$ 45,747 Inside the Floodplain*
- Portion of Parkland Impact Fee for Community Parks
  - ✓ *25% of Parkland Impact Fee Obligation shall be dedicated for the acquisition and improvement of Community Parks, city-wide.*
  - ✓ *Exception...when a developer dedicates land and improves a 5 acre Neighborhood Park, a 100% off-set is allowed.*
- Portion of Parkland Impact Fee for Neighborhood Parks
  - ✓ *75% of Parkland Impact Fee Obligation shall be used to acquire land and improve Neighborhood Parks within the same quadrant where the development is located.*
- Incentive for Developers to Include Public and/or Private Parks and Multi-Use Trails into Development Plans
  - ✓ *Off-Set to Parkland Impact Fee Obligation after Contribution to Community Parks.*
  - ✓ *Up to 25% Off-Set allowed for Private Amenities (Example: Gated Swimming Pool)*

\* Numbers in red reflect updated information

**PARKLAND IMPACT FEE AND PARKLAND DEDICATION IN LIEU OF PARKLAND IMPACT FEE FORMULAS  
(For Illustrative Purposes Only)**

	2015	2017
City of Franklin Population	67,502	70,908
Total Acres of <u>Non-Historic Parkland</u> , On- and Off-Road Linear Parks (Trails)	378.66	
<u>Plus Private Pools (~47 Acres)</u>	47.00	
Total Acres of <u>Non-Historic Parkland</u> , On- and Off-Road Linear Parks (Trails) and Private Pools (~47 Acres)	425.66	

***There are Two Parts in Determining the Total Parkland Impact Fee and Parkland  
Dedication Obligation...Land and Development (i.e. Improvements)***

## Part 1 - Land Outside of Floodplain

### *Level of Service (Population/Acres of Parks)*

$$67,502 / 425.66 =$$

158.58 People per Acre of Parks

$$70,908 / 425.66 =$$

**166.58 People per Acre of Parks**

### People per Dwelling Unit

2.4

### Service Level (People per Acre/People per DU)

$$158.58 / 2.4 =$$

66.08 Dwelling Units per Acre

$$166.58 / 2.4 =$$

**69.41**

### Cost of 1 Acre of Land (2015)

\$ 52,548

### **Cost of 1 Acre of Land (2017)**

**\$ 62,121**

### Cost for Park Land per DU (Cost/DUs)

$$\$ 52,548 / 66.08 \text{ DUs} =$$

**\$ 795 per Dwelling Unit**

$$\$ 62,121 / 69.41 \text{ DUs} =$$

**\$ 895 per Dwelling Unit**

## Part 2 - Park Development Formula

5 Acre Neighborhood Park Development Cost \$ 1,183,029

Number of Dwelling Units Served by a 5 Acre Neighborhood Park

(Dwelling Units per Acre x 5 Acres)

66.08 DUs x 5 Acres =

330.40 Dwelling Units

**69.41 DUs x 5 Acres =**

**347.05 Dwelling Units**

Cost to develop a 5 Acre Neighborhood Park per Dwelling Unit  
(Neighborhood Park Development Cost / DUs)

\$1,183,029 / 330.40 DUs =

**\$ 3,581 per Dwelling Unit**

**\$1,183,029 / 347.05 DUs =**

**\$ 3,409 per Dwelling Unit**

**TOTAL PARKLAND IMPACT FEE OBLIGATION PER DWELLING UNIT - EXISTING**

	<b><u>Land Outside of Floodplain</u></b>
Parkland Dedication Portion	\$ 795 per Dwelling Unit
Park Development Portion	<b><u>\$ 3,581 per Dwelling Unit</u></b>
TOTAL PER DWELLING UNIT	\$ 4,376 per Dwelling Unit

**TOTAL PARKLAND IMPACT FEE OBLIGATION PER DWELLING UNIT - 2018**

	<b><u>Land Outside of Floodplain</u></b>
Parkland Dedication Portion	\$ 895 per Dwelling Unit
Park Development Portion	<b><u>\$ 3,409 per Dwelling Unit</u></b>
TOTAL PER DWELLING UNIT	\$ 4,304 per Dwelling Unit



## EXAMPLE PARKLAND IMPACT FEE CALCULATION

Proposed Development:	10 Dwelling Units (DUs)  Developer proposes to dedicate 0.25-acre of land, located outside of the floodplain, to construct a multi-use trail segment shown on the Comprehensive Parks Master Plan.
Total Parkland Impact Fee (PIF) Obligation:	<b>\$ 43,040</b> <i>(10 DUs x \$4,304)</i>
Parkland < 5 acres requires 25% PIF payment:	<b>- \$ 10,760 paid to citywide fund for Community Parks</b>
Remaining 75% of PIF Eligible for Off-Sets:	<b>\$ 32,280</b> <i>(Amount of PIF eligible to receive off-sets)</i>
Value of Parkland Dedication In Lieu of PIF Off-Set:	<b>- \$ 15,530</b> <i>(0.25 acre x \$62,121)</i>
Value of Parkland Construction In Lieu of PIF Off-Set:	<b>- \$ 10,000</b> <i>(Based on actual documented cost of proposed improvement)</i>
Remaining PIF Obligation to go to Quadrant:	<b>\$ 6,750</b> <i>(\$32,280 - \$25,530 = \$6,735)</i>

EXAMPLE PARKLAND IMPACT FEE CALCULATION FOR A PRIVATE AMENITY

Proposed Development:	50 Dwelling Units (DUs)  Developer proposes to dedicate 1.00 - acre of land, located outside of the floodplain, and construct a gated, private swimming pool and clubhouse of which cost \$100,000 <i>(Based on documented cost of proposed improvement).</i>
Total Parkland Impact Fee (PIF) Obligation:	<b>\$215,200</b> <i>(50 DUs x \$4,304)</i>
Parkland < 5 acres requires 25% PIF payment:	<b>\$53,800 paid to citywide fund for Community Parks</b>
Remaining 75% of PIF Eligible for Off-sets:	<b>\$161,400</b>
Value of Parkland Dedication In Lieu of PIF Off-set:	<b>\$15,530</b> <i>(1.00 acre = \$62,121 x .25 =\$ 15,530)</i>
Value of Parkland Construction In Lieu of PIF Off-set:	<b>\$25,000</b> <i>(\$100,000 x .25 = \$25,000 Based on documented cost of proposed improvement)</i>
Calculation of Remaining PIF Obligation:	<b>\$161,400</b> (Amount of PIF eligible to receive off-set) <b>- \$ 40,530</b> <u>(Total Off-set = \$15,530 Parkland + \$25,000)</u>
Remaining PIF Obligation to go to Quadrant:	<b>\$ 120,870</b>



