

# Park Impact Fees

Lee's Summit City Council  
Conceptual Presentation

October 24, 2023



# Why are we here?

- Support the long term visioning of the community through the IGNITE! Strategic Plan and Comprehensive Plan
  - Cultural & Recreational Amenities Success Factor
    - Identify funding opportunities to support amenities and implement current plan
    - Prioritize cultural and recreational space needs
- Continue to maintain a high level of service of parks and facilities
- Existing funding of park sales tax will not maintain level of service for future development
- Create a funding mechanism to address future growth with PRI properties and secure adequate parkland to accommodate new residents
- Follow through on goals from Park Master Plan Update of 2022 and direction from Parks and Recreation Board



# A Vibrant Community with a great Parks system

- Parks are critical infrastructure
- 88% community satisfaction in programs, facilities, and parks from 2019 ETC survey
- 80% voter approval to renew ¼ cent Park Sales Tax in August, 2016
- 2010 Gold Medal for Best Park Agency in the nation
- CAPRA Accreditation in 2003, 2008, 2013, 2018, and 2023



# Responding to future growth....

## Established Goals for “Legacy for Tomorrow and Beyond”

- A Park within ½ mile of all residents
- 10 acres of neighborhood park per 1,000 residents
- 10 acres of community park per 1,000 residents

## In 2023 LSPR currently has

- Approximately 30,000 dwelling units within a 10 min walk (1/2 mile) of a local or regional park (71%)
- Approximately 1,250 acres of regional, community, and neighborhood parks
- Current “Level of Service” is 12.5 acres of park/1000 residents



# Responding to future growth...

## By 2040 (from 2021 “IGNITE! Comprehensive Plan”)

- Lee’s Summit is projected to have a population of 140,000 with approximately 59,000 dwelling units
- In order to maintain the current level of parks per capita, Lee’s Summit will need a total of 1,725 park acres, an increase of 475 acres
- Cost of land and cost of development continue to rise



# Estimate of Probable Cost for Neighborhood Park Land Acquisition and Development (+/- 15 acres)

Item	Est Cost
Land Cost at \$34,000/ac	\$510,000
Utility Infrastructure	\$100,000
Parking and Roads	\$150,000
Grading/Site Work/Drainage	\$100,000
Trails (asphalt)	\$200,000
Playground and Surfacing	\$400,000
Park Shelters and Shade	\$100,000
Restrooms	\$150,000
Site Furnishings	\$25,000
Landscaping	\$20,000
Project Soft Costs (15%)	\$275,000
<b>Total</b>	<b>\$2,020,000</b>



# Work done to date

- Oct 21-June 22 Parks and Recreation Master Plan Update
- June 2022 Finalize Master Plan Update and input from task force on parks funding mechanisms and developer exactions
- August 2022 Parks and Recreation Board approved Park Master Plan Update
- October 2022 Joint Parks and Recreation Board and City Council meeting- exactions discussed
- October 2022 Parks and Recreation Board discussion on exactions at annual retreat
- January 2023 Staff presentation to Parks and Recreation Board – general background information
- Feb 2023 Planning Commission Approved Park Master Plan update and adoption into IGNITE! Comprehensive Plan
- March 2023 Follow up presentation to Park Board -Case Studies
- Apr-Aug 2023 Staff research and consultation with City Development Services and City Legal Department
- August 2023 Parks and Recreation Board work session- request for additional info
- August 2023 Staff prepared Parks and Recreation Board response
- Sept 2023 Parks and Recreation Board approved motion to proceed with park impact fee and direct staff to prepare conceptual presentation to City Council and begin to draft an ordinance



# What is a Park Impact Fee?

- An exaction or fee assessed to developers/builders who are responsible for creating demand for new park facilities
- Originally developed for infrastructure (sewer, water, streets) and local government “police power” to regulate land development to protect health, safety, and welfare of community
- Calculated by Dwelling Unit or per Square Foot of residential, commercial, and industrial development





# Park Impact Fees cont.

- Typically one time, up-front charges due when building permit is issued
- In metro area, cities of Lenexa, Olathe, and Gardner administer park impact fees
- Fees are limited to capital improvements for park land purchase or park development
- Fees to be used within predetermined service areas
- Fees are predictable and simple to calculate



# Legal Aspects of Park Impact Fees

- Authority: Lee's Summit Charter and Home Rule Power
- Fee vs Tax
  - Comparison to Excise Tax for Road Improvements
- Checklist of Ordinance Components to Enhance Legal Defensibility
  - Needs and Benefits
  - Service Areas
  - Capital Facilities Plan
  - Earmarking for Parks
  - Credits
- Ordinance Preparation



# Next Steps

- Draft Ordinance
- To be determined
  - How are fees collected? When? How much? Who pays?
  - Creation of service areas to keep fees localized
  - Are fees assessed on redevelopment projects
  - Developer Credits
  - Appeal process



# Next Steps

## Projected Future Schedule

- October 24, 2023 City Council Conceptual Presentation
- December 6, 2023 Park Board approve form of Impact Fee ordinance
- January 10, 2024 CEDC/Public hearing
- February 6, 2024 City Council/Public hearing; Ordinance 1st reading
- February 13, 2024 Ordinance 2nd reading

