

Park Impact Fees Proposed Ordinance

City Council Presentation

March 5, 2024



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 for parks and facilities
- Existing funding of park sales tax will not maintain level of service for future land acquisition and development
- Create an additional funding mechanism to address future growth and help 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



Lea McKeighan Park South Renovation: 2014



A Vibrant Community with a great Parks system

- Parks are critical infrastructure
- 88% community satisfaction with 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



Summit Park renovation: 2020



Responding to future growth....

Established Goals for “Legacy for Tomorrow and Beyond”

- A Park within ½ mile of all residents
- 20 acres of park land per 1,000 residents (10 acres neighborhood/10 acres community)

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



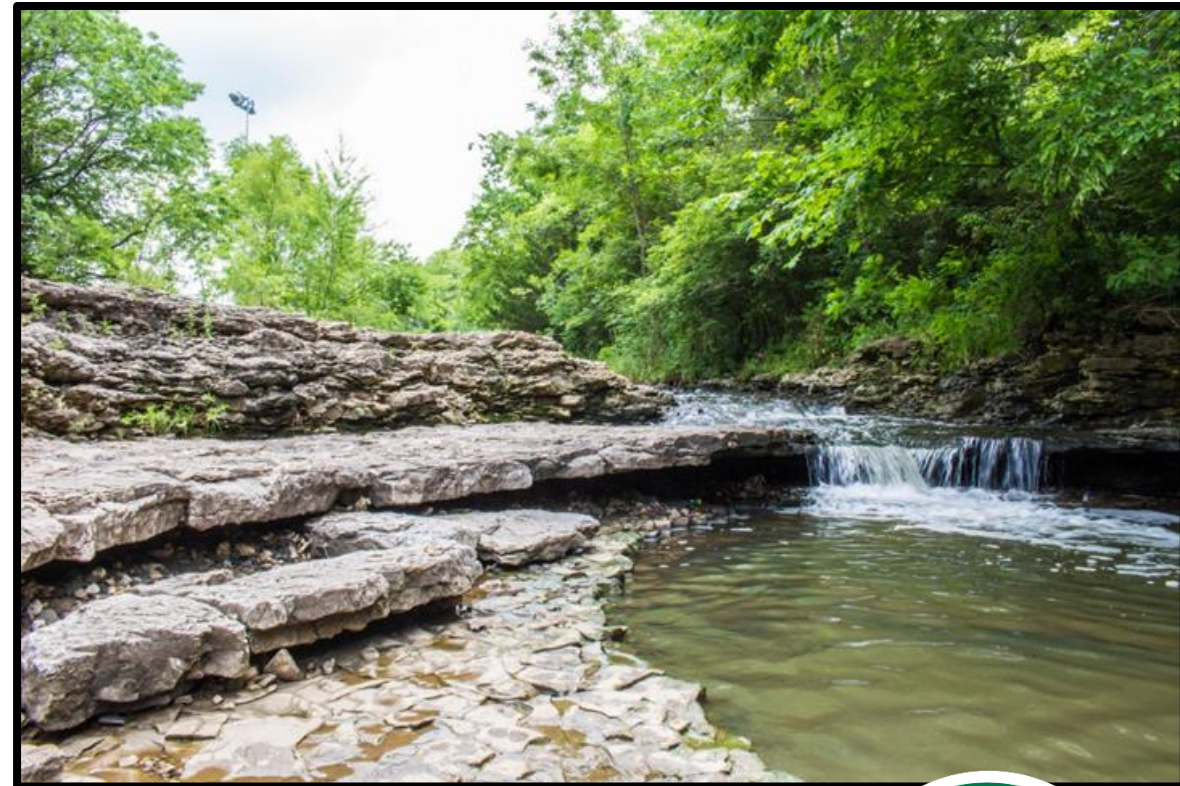
Lea McKeighan Park North Renovation: 2018



Responding to future growth cont...

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

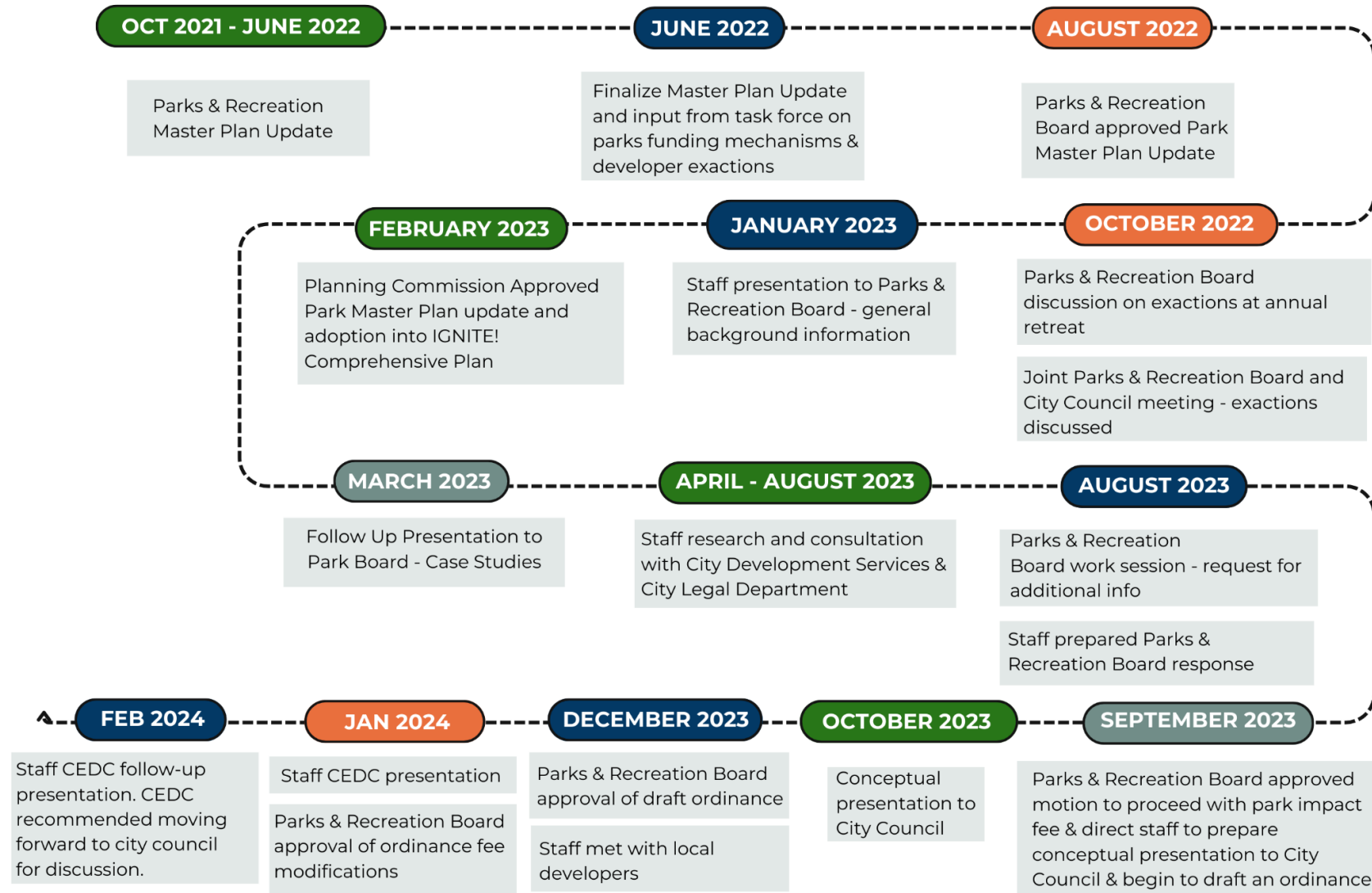
- Lee’s Summit is projected to have a population of 140,000 with approximately 59,000 dwelling units
- To maintain current level of parks per capita, Lee’s Summit will need a total of 1,750 park acres, an increase of 500 acres
- To accomplish the 2022 LSPR Master Plan goal of 20 acers per 1,000 residents Lee’s Summit will need a total of 2,800 park acres, an increase of 1,550 acres
- Cost of land and cost of development continue to rise



Winterset Nature Area Est.: 1992



Work done to date



LSPR Capital Improvements – 2018 Sales Tax

2018 Sales Tax Commitments	Investments Made	Projected Investments ¹
Park Development	\$ 535,000.00	\$ 11,200,000.00
Practice Space	\$ 395,000.00	\$ 1,500,000.00
Park Improvements	\$ 6,629,000.00	\$ 3,709,000.00
Splashpads	\$ 390,000.00	\$ -
Outdoor Adventure Park	\$ 250,000.00	\$ 1,080,000.00
Ice rink	\$ 1,000,000.00	\$ -
Sylvia Bailey Park Development	\$ -	\$ 2,500,000.00
Wave Pool	\$ 4,989,000.00	\$ -
Safety Town	\$ -	\$ 1,000,000.00
Athletic Field House	\$ -	\$ 24,000,000.00
Community Center #4 (Longview)	\$ 5,600,000.00	\$ -
Community Center #5	\$ -	\$ -
Nature Center	\$ -	\$ 5,000,000.00
Greenway & Trail Development	\$ 650,000.00	\$ 1,127,000.00
Blueway Development	\$ -	\$ -
Art in Parks	\$ 20,000.00	\$ 50,000.00
Gamber Community Center subsidy	\$ 1,225,000.00	\$ 875,000.00
Totals	\$ 21,683,000.00	\$ 52,041,000.00
¹ Projected investments through FY29 based on proposed CIP		



Recently Completed Projects



Lower Banner Park renovation: 2024



Lea McKeighan North Park renovation: 2018



Summit Park renovation: 2020



Velie Park renovation: 2022



Future Projects

Bailey Farm Park & Nature Center

EVENT SPACE:

- Best for outdoor gatherings and demonstrations
- Canopy pavilion
- Potential for event tents
- 150 person capacity

ORCHARD:

- Relatively small scale to avoid maintenance burden

COMMUNITY GARDENS:

- Expansion of existing facility

INTERPRETIVE SIGNAGE:

- Signs at key program areas identifying their relationship and importance to agriculture themes and the "farm-to-table" concept

WINDMILL:

- Signifying element and entry feature, provide play structure space for irrigation well water
- Additional attachments to serve as weather station

MAIL POUCH TOBACCO:

PLAY SPACE:

- Indoor play opportunities (including barn entry)
- General meeting space

DEMONSTRATION GARDENS:

- Distribution of jamonero and raspberry
- Varying themes to support overall theme

WILDLIFE FENCING:

- More transparent means of restricting access to garden areas
- Replace existing chain link fence

SYLVIA BAILEY PARK - AERIAL PERSPECTIVE

AERIAL PERSPECTIVE FROM WEST

Lee's Summit Parks & Recreation, BBN Architects



Safety Town



Future Projects

Fieldhouse



Pickleball Court Complex

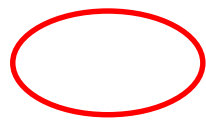


Estimate of Probable Cost for Neighborhood Park Land Acquisition and Development (+/- 15 acres)

Item	Est Cost
Land Cost at \$40,000/ac	\$600,000
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%)	<u>\$275,000</u>
Total	\$2,120,000



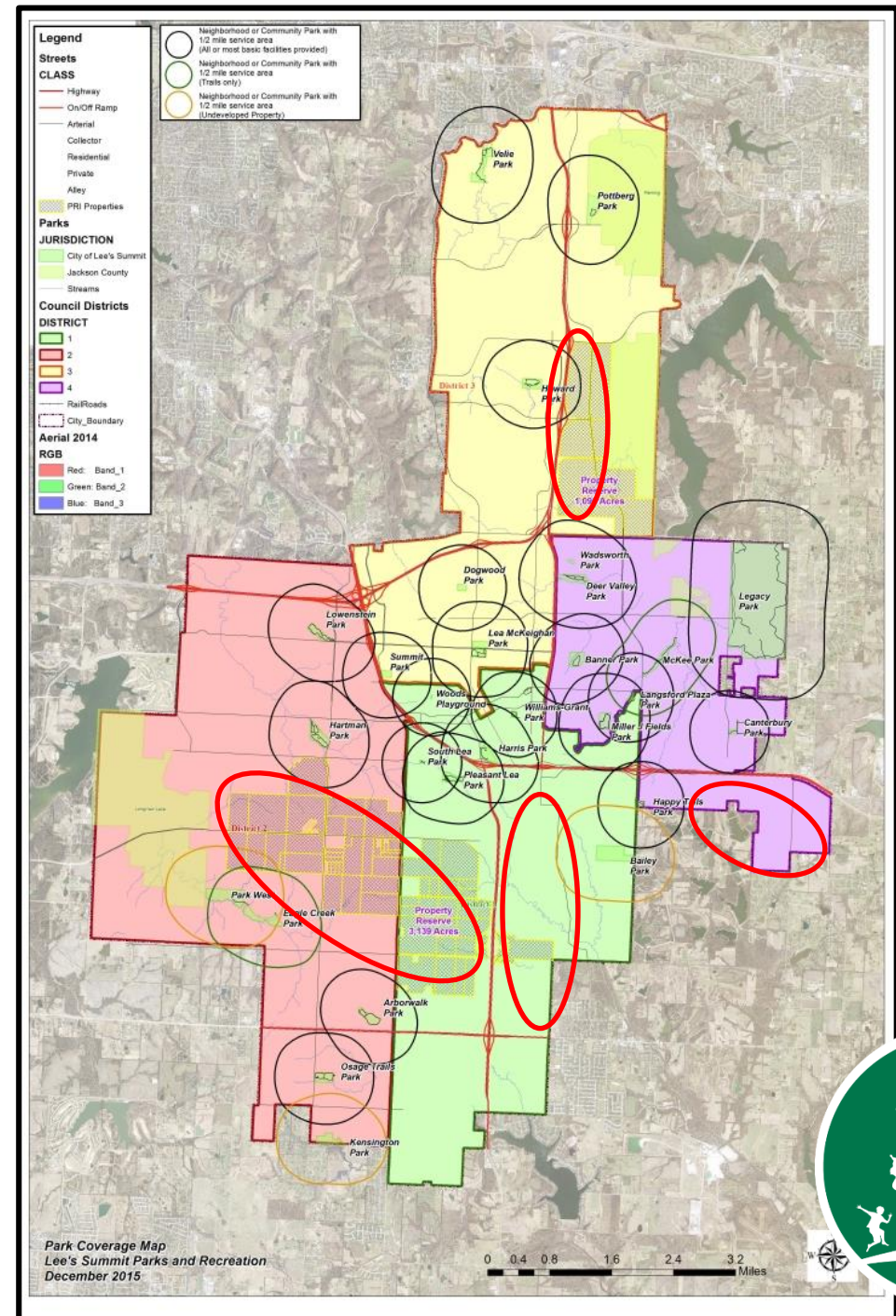
Current Park Service Areas



Park acquisition and development opportunities

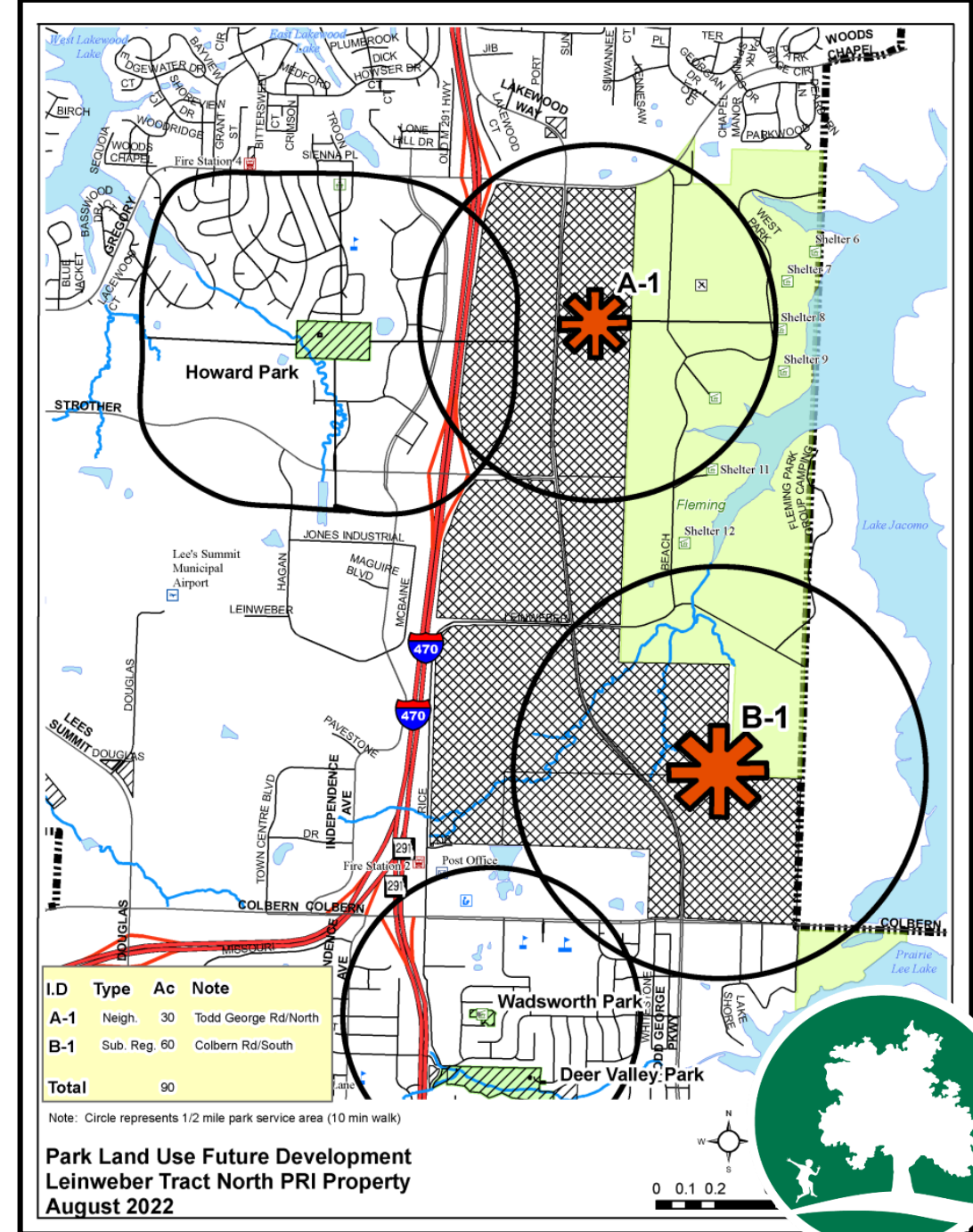


Hartman Park renovation: 2016



Projected Park Locations - North

- Per LSPR Master Plan and Strategic Plan
 - 1 Neighborhood Park (30 acres)
 - 1 Regional Park (60 acres)
 - Estimated total acres - 90

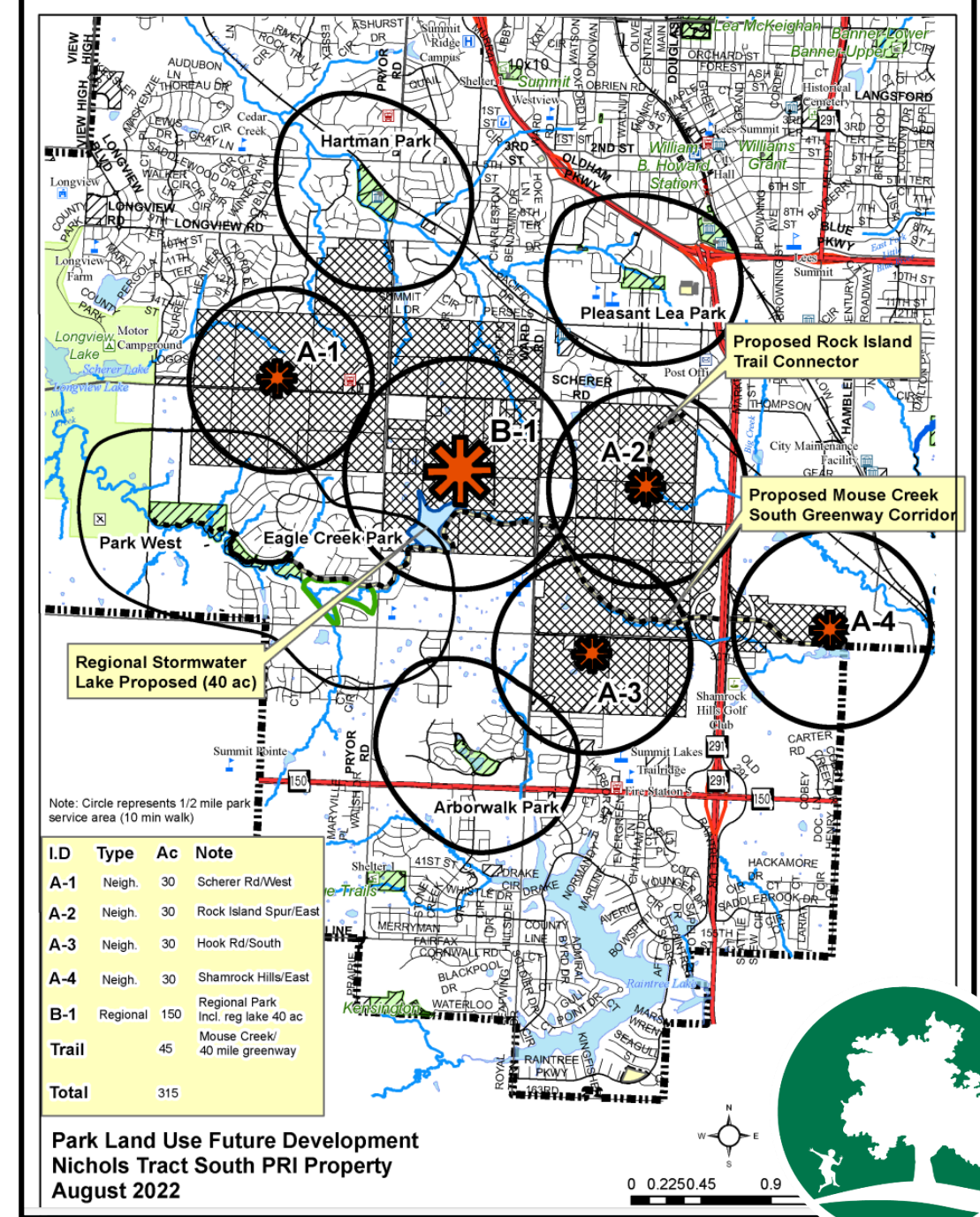


Projected Park Locations - South

- Per LSPR Master Plan and Strategic Plan
 - 1 Regional Park (150 acres)
 - 4 Neighborhood Parks (120 acres)
 - Trail (45 acres)
 - Estimated total acres - 315



Pleasant Lea Park renovation: 2023

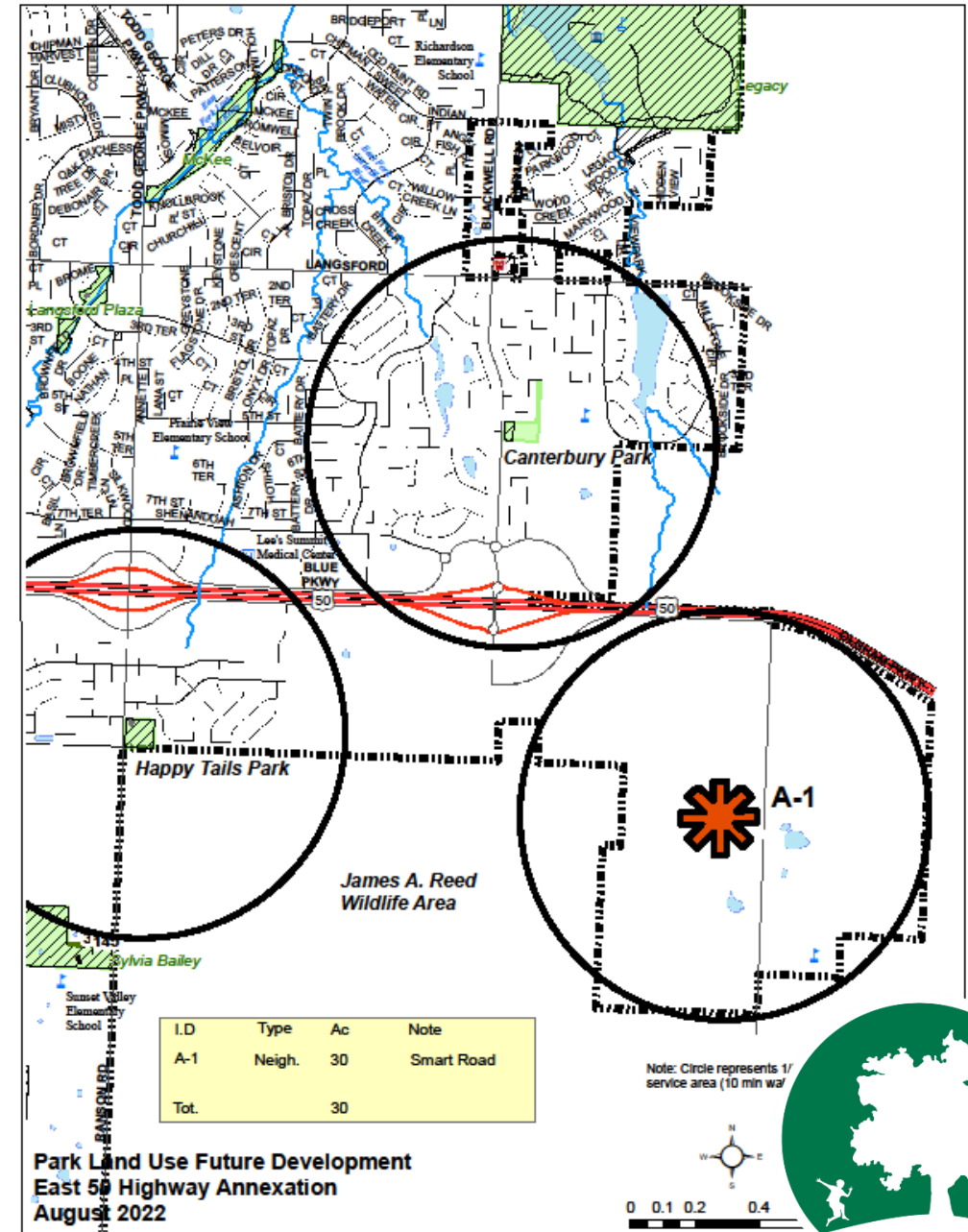


Projected Park Locations - East

- Per LSPR Master Plan and Strategic Plan
 - 1 Neighborhood Park (30 acres)
 - Trail (10 acres)
 - Estimated total acres - 40



Osage Trails Est.: 2009



Ordinance Overview

- Start Date
- Collection
- Fee Rates
- Credits and Waivers
- Service Areas
- Use of Fees
- Appeals
- Annual Review



Velie Park Renovation: 2022



Ordinance Overview cont...

Effective Start Date

- Applies to all building permit requests on or after October 1, 2024

Collection

- Payment Due at the building permit application phase



Howard Park Renovation: 2020



Ordinance Overview cont...

Credits and Fee Waivers

Full or partial credits are granted under the following conditions:

- Public facilities for governmental use
- Schools
- Repair or rebuilding structure(s) damaged involuntarily
- Any development exempt from local, state, or federal taxes
- Any redevelopment where there is an accessory use or no change in use
- When developer makes a park land dedication or park construction/improvements to an existing park within the service area



Pleasant Lea Park Renovation: 2023



Ordinance Overview cont...

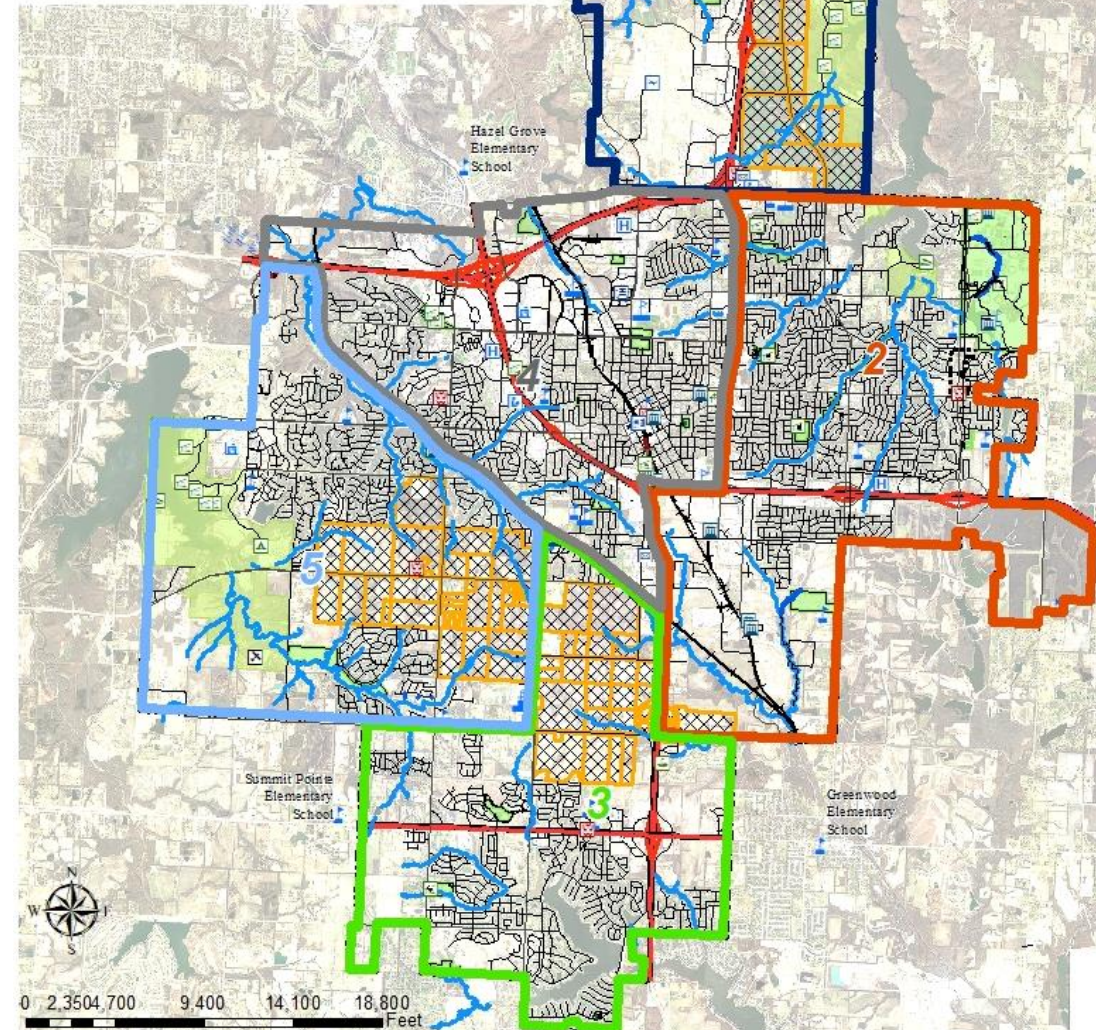
Park Impact Fee Service Area

- **Area 1: North (15.38 Sq. Miles)**
 - Includes I-470 corridor. Colbern Road to North City Limits (Little Blue River), east and west boundaries.
- **Area 2: East (14.62 Sq. Miles)**
 - Includes US Highway 50 East Corridor. MO-291 to Eastern City Boundary. Colbern Road to City Limits (Greenwood)
- **Area 3: South (11.32 Sq. Miles)**
 - Includes MO-150 Corridor and South MO-291 Corridor. Rock Island Line to South City Limits, east and west boundaries.
- **Area 4: Downtown (11.46 Sq. Miles)**
 - Includes US 50 Highway South/East to MO-291 and US 50 Hwy/I-470 Interchange. Includes Downtown Lee's Summit
- **Area 5: West (12.86 Sq. Miles)**
 - Includes Rock Island South. West city limits to Ward Road to Hook Road south.

Park Impact Fee Service Area Map

Area Summary

ID	Area	Total Square Miles	PRI Square Miles
1	North/Airport	15.38	1.69 (11.0%)
2	Legacy Park/East	14.62	0.21 (1.4%)
3	PRI/South	11.32	1.98 (17.5%)
4	Downtown	11.46	0 (0%)
5	PRI/West	12.86	2.85 (22.2%)



Ordinance Overview cont...

Use of Fees

- To be used within designated park service areas
- To be used for park acquisition and development
- To be used within ten (10) years of collection date



Lea McKeighan Park North Renovation: 2018



Ordinance Overview cont...

Appeals

- Applicant may appeal the following
 - Applicability of fee to application
 - Calculation of fee
 - Any credit determination
- Process
 - Appeal to City Manager
 - Appeal to Parks and Recreation Board
 - Circuit court for litigation



Velie Park Renovation: 2022



Ordinance Overview cont...

Annual Review

- Completed by Impact Fee Administrator
- Presented to Parks and Recreation Board
- Recommendations for fee increase to be approved by City Council through Schedule of Fees



Summit Waves Est.: 2008



Ordinance Overview cont...

Fee Rates

- Determined in the schedule of fees during the budget process
- Fees are not included in the ordinance

Proposed Fees

- Residential: Demand based
 - 1 bedroom \$350
 - 2 bedroom \$700
 - 3 bedroom \$1,050
 - 4 bedroom \$1,400
 - 5 bedroom \$1,750
 - 6 bedroom \$2,100
 - 7 bedroom \$2,450
- Non-residential: \$.30 per gross sq. ft.



Summit Waves Wave Pool Addition: 2020

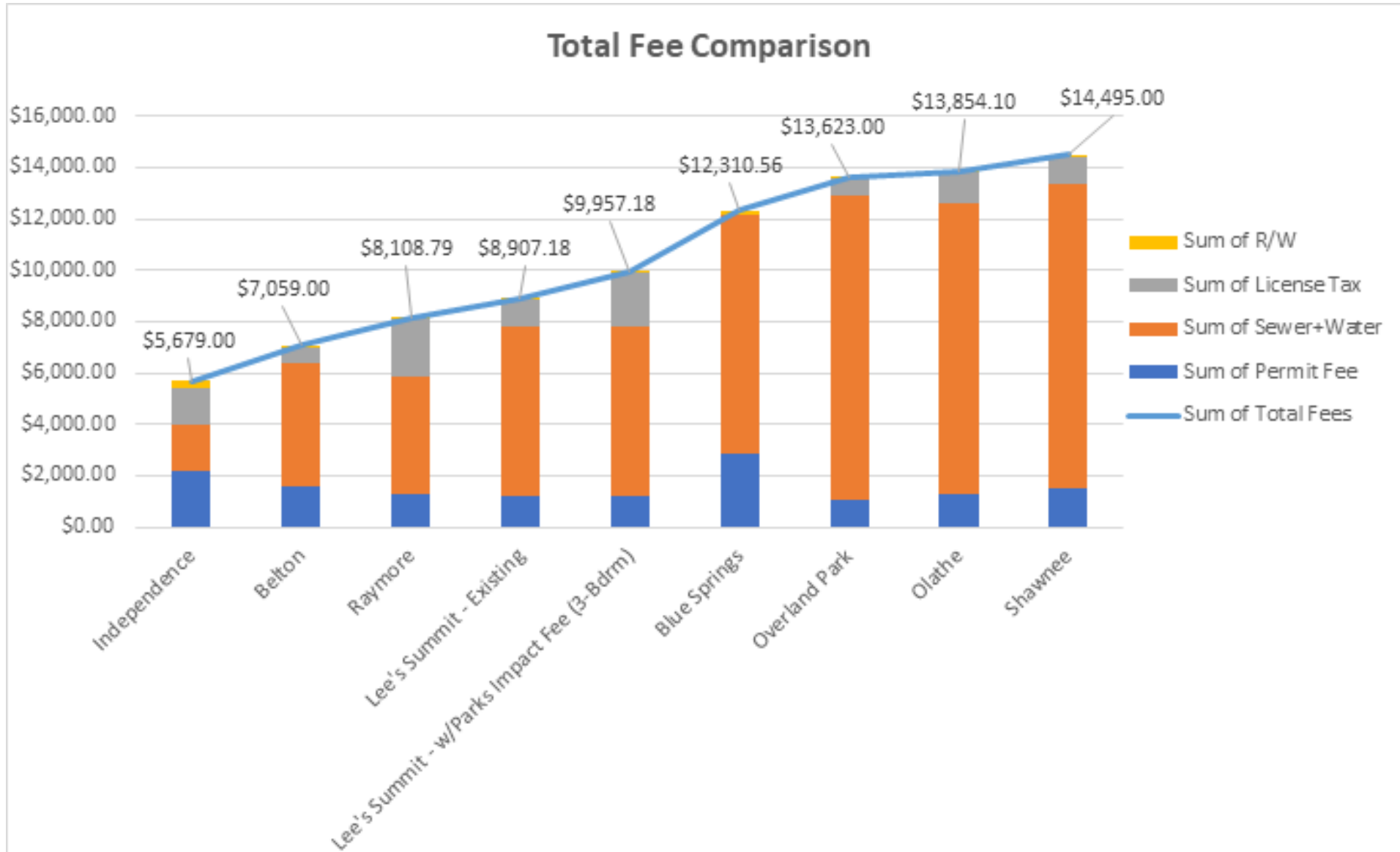


Comments – Development Community

- Supportive of a strong parks and recreation system
- No feedback on proposed non-residential fee of \$0.30 per sq. ft.
- Confirmed that similar types of fees are charged/paid in other communities
- Indicated fee will be passed on to home buyer
- Fee should not apply to projects with executed development agreements and are in process
- Existing subdivision private green space and pools address need
- Development fees in Lee's Summit are high for the metro



Summary – Regional Permit Fees



Impact on New Development

Average cost LS home¹ \$460,000

$$\frac{\$1,400}{\$460,000} = 0.3\%$$

Average cost multi-family 200 units² \$50,000,000

$$\frac{\$140,000 (\$700 \times 200)}{\$50,000,000} = 0.28\%$$

Average cost non-residential 100,000 sq.ft.³ \$38,800,000

$$\frac{\$30,000 (100,000 \times \$0.30)}{\$38,800,000} = 0.08\%$$

¹ Development Services

² Recent LS projects

³ Construction Solutions Inc., General Contractors



Projected Annual PIF Revenue

Demand Based Approach		Average	Avg. Sq. Ft.	
		Number of Bedrooms ¹	Annually ²	Est Rev
Bedrooms	Fee			
1BR	\$ 350	94		\$ 32,900.00
2BR	\$ 700	159		\$ 111,300.00
3BR	\$ 1,050	131		\$ 137,550.00
4BR	\$ 1,400	214		\$ 299,600.00
5BR	\$ 1,750	64		\$ 112,000.00
6BR	\$ 2,100	12		\$ 25,200.00
7BR	\$ 2,450	1		\$ 2,450.00
Sq. Ft. Non-Res	\$ 0.30		483824	\$ 145,147.20
Total Projected Revenue				<u>\$ 866,147.20</u>

Data provided by Development Services

¹ Based on 3 years of data

² Based on 6 years of data



Anticipated Impact of PIF Revenue

Projected Annual Revenue:	\$ 866,150
Projected Revenues after 5 years:	\$4,330,750
Projected Investment per 15 acre park:	\$2,120,000

Impact - 2 New Neighborhood Parks Every 5 Years



Pleasant Lea Park: 15 acres



Lowenstein Park: 18 acres