

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
Total	\$2,020,000

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?

- A developer exaction or fee assessed to developers and land owners 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