



City of Grand Island

Tuesday, May 13, 2003

Study Session

Item -1

Greenspace and Parks Requirement Options for Grand Island: A Case Study

This will be a presentation and interactive discussion involving Council members, local developers, interested citizens and staff. The City Council has indicated that it is one of their priorities to continue to preserve greenspace and provide parks and recreational opportunities to the residents of Grand Island. This case study will allow participants to discuss the issues of greenspace preservation and park development based on population, park demand and cost projections. Staff will use the information provided by participants during this exercise to create greenspace and park policies for new development.

Staff Contact: Chad Nabity



INTEROFFICE MEMORANDUM *Regional Planning*

*Working Together for a
Better Tomorrow. Today.*

DATE: May 7, 2003
TO: The Honorable Mayor Jay Vavricek and the Grand Island City Council

FROM: Chad Nabity, AICP Regional Planning Director
Steve Paustian, Grand Island Parks Director

RE: Greenspace Requirements and Projected Park Needs

The Grand Island City Council has been interested in the concept of preserving greenspace in the community. As part of this interest the city has adopted landscaping regulations that apply in commercial and industrial areas. Another aspect of greenspace that council has indicated an interest in is preserving the ability of the city to provide parks and recreational opportunities in areas with new development at a level similar to that found throughout the city.

Staff has put together a *Case Study* of Northwest Grand Island as a way to begin discussions on how to pay for parks and recreation facilities needed for new development. The *Case Study* is limited to potential residential development in the area generally bounded by on the south by Old Potash Highway, on the north by Highway 2, on the east by Highway 281, and on the west by Engleman Road. This area has 1274 acres of undeveloped land that could be developed for residential purposes. Many assumptions were made for the purposes of this case study:

1. Residential development will occur at the same ratio of multi-family to single family that currently exists in the city.
2. Only 75% of the available land will be developed for residential purposes the rest will be used for streets and other improvements.
3. Single-family development will occur at an average density of 5 units per acre.
4. Multi-family development will occur at an average density of 15 units per acre.
5. Residents per dwelling unit will remain at 2.55 units per dwelling unit.
6. The City Council will want to maintain the level of service for parks and recreation facilities at the same level as it was in 1994 when the comprehensive parks plan was completed.
7. The City and the Public Schools will continue to cooperate to provide recreational facilities.

The case study approach allows us to make projections for population, park needs and facility costs. These projections and input from Council, local developers, and other interested citizens at the study session will provide staff with information necessary to develop greenspace preservation and development policies consistent with the wishes and needs of the community.

Parks and Recreation Goals (Comprehensive Plan Subcommittee Dec. 2002)

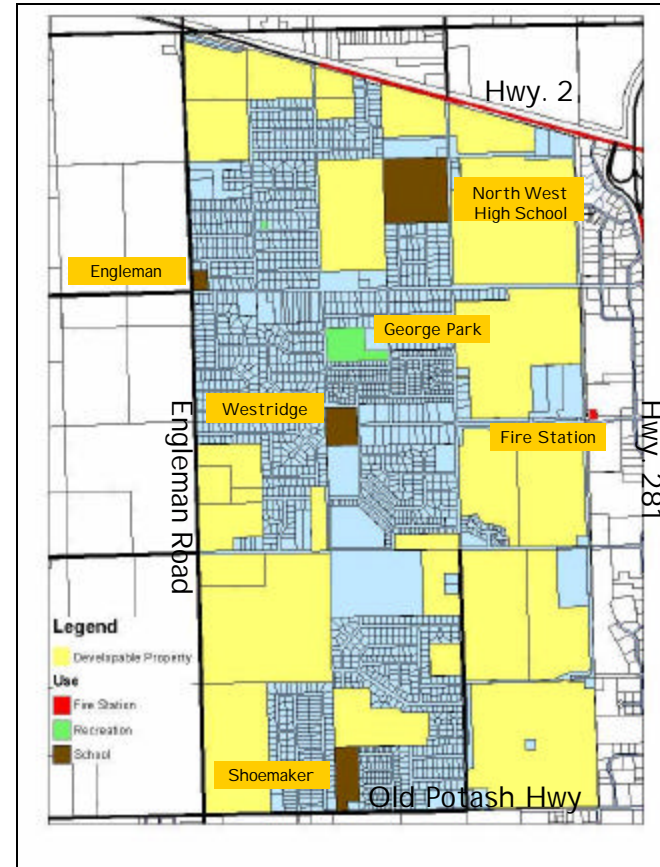
The Parks and Recreation committee held their fourth planning session Thursday November 7th, at the Five Points Bank North conference room. After review and approval of the previous week's minutes and recommendations, the committee continued its efforts to finalize the wording of the group's priorities for advancement.

The review identified several areas that needed to be amended or added from the earlier recommendation. The new proposal is listed below:

1. Provide parks to impact every citizen of Grand Island. Neighborhood parks would be developed to provide a park facility within ½ mile of each city residence. Regional parks would be developed to provide a park facility within 1 mile of each city residence.
2. Recommend that the city work directly with schools to share, or "piggyback", property and/or facilities to provide mutual benefits in development of new sites.
3. Encourage the city to be proactive in land acquisition for development of future park sites and hike-bike trail routes (projecting ahead in 20-25 year increments).
4. Prioritize development of new park facilities based on current needs identified by the committee. A program to recognize needs for facilities should be implemented using recognized criteria for future development:
 - a. National parks/recreation usage standards
 - b. Input from school system and recreational programs
 - c. Public opinion
 - d. Provide general use facilities, allowing for expansion/upgrades as neededWe would recommend that a review mechanism (i.e. committee or review board) be established to track progress and re-evaluate current and future needs.
5. Incorporate the hike/bike trail to connect to park facilities, schools, and shopping centers.
6. Recommend that current and future detention cells be engineered to allow for recreational use as well as storm overflow control.
7. Prioritize funding to provide for continued growth.

Greenspace and Parks requirement options for Grand Island

A case study of
potential development
in Northwest Grand
Island and park needs
generated by that
development
May 13, 2003



Projected Residential Development and Population

Total Acres	1274 acres
Developable Acres	955 acres
Single Family Acres	851 acres
Multifamily Acres	104 acres
SF Dwellings	4256 units
MF Dwellings	1565 units
SF Population	10852 people
MF Population	3991 people
Total Population	14843 people

Level of Service (LOS) 1994 Parks Plan

Park/Facility	Per 1000 People
Mini Park	0.68 acres
Neighborhood Park	1.43 acres
Community Park	4.13 acres
District Park	2.29 acres
Play Grounds	0.7
Open Turf Fields	0.1
Tennis Courts	0.43
Softball Fields	0.15
Baseball Fields	0.2
Soccer/Football Fields	0.18
Swimming Pools	0.05

Mini Park

Examples	Schuff, Broadwell and detention cells
Optimum Size	.2 to 1 acre
Service Area	Residential neighborhoods within ¼ mile radius
Use	Playground, picnic tables/shelters, open turf, natural areas
Cost	\$60,000 excluding land

Neighborhood Park

Examples	Grace Abbott, Lincoln, Cedar Hills
Optimum Size	5 to 10 acres
Service Area	Residential areas within ½ mile radius
Use	Playground, Tennis Courts, Basketball Courts, Open field for casual/multi-use play.
Cost	\$150,000 excluding land

Community Park

Examples	Ryder, Ashely
Optimum Size	20 to 40 acres
Service Area	1 mile radius
Use	Active sports facilities, lighted sports fields with bleachers, small passive areas, natural areas with trail, community centers.
Cost	\$700,000 excluding land

District/Regional Park

Examples	L.E. Ray
Optimum Size	40 to 150 acres
Service Area	5 mile radius
Use	Large playground, Lighted active sports facilities (tennis, baseball, soccer, etc..) Significant dedicated natural areas with trails and passive areas
Cost	\$2,000,000 excluding land

Parks Needed based on 1994 LOS and Projected Population at Full Build Out

Park/Facility Type	Acres	Number
Mini Parks	10.1	10
Neighborhood Parks	21.2	3
Community Parks	61.3	2
District Parks	34	.1
Tennis Courts		6.4
Swimming Pools		.7

Projected Cost of Parks and Facilities

Park/Facility Type	Number	Total Cost
Land	77.1*	\$655,459
Mini Parks	10	\$600,000
Neighborhood Parks	3	\$450,000
Community Parks	2	\$1,400,000
District Parks	.0761	\$151,993
Tennis Courts	6.4	\$384,000
Swimming Pools	.7	\$1,400,000
Totals		\$5,041,452

*Total acreage projected is 117.1 acres. This figure assumes cooperation between school system and the City.

Summary

Developable Acres	955
Dwelling Units	5821
Population	14843
Acres of Park Ground	117
Cost of Parks	\$5,041,452
Cost Per Dwelling Unit	\$866
Cost Per Person	\$340
30 Year Build Out Cost per Year	\$168,048

Who Pays to Build New Parks?

- ✦ Citizens of Grand Island through property taxes
- ✦ Developers through fees on new lots
- ✦ Property owners through an assessment on the property
- ✦ Builders with building permits
- ✦ Property owners before an occupancy permit is granted
- ✦ Other Options

Other Considerations

- # Traditionally parks have been provided by the general fund.
- # We generally develop around 200 lots per year in Grand Island.
- # Some areas of town that are largely developed need parks.
- # Funds collected from new development need to be used to pay for parks to serve those developments.

Other Considerations

- # Private developer built and homeowner association maintained parks could be required.
- # Multi-Family units may need to be handled differently than single family units.
- # Should this apply to residential lots only or should commercial and industrial lots be included?

Other Considerations

- # How will fees, or requirements for private parks, affect affordability?
- # What other types of fees might the city consider in the future? (to pay for expanded sewer, water, fire protection, arterial streets, etc....)
- # Other Concerns?

Questions to Answer

Who should pay for new parks and facilities?

- General Fund
- Developers
- Homeowners/Apt. Developers
- Other

How should payment be made?

- Taxes
- Cash Payment
- Assessment

Questions to Answer

How much should the charges be?

- \$170,000 per year (taxes)
- \$866 per dwelling unit (fees)
- Some other amount
- Dedication of land in lieu of fees

When should the money be collected?

- At the time the parks department is buying/building the park.
- At the time of development
- At the time a building permit is applied for.
- At the time an occupancy certificate is requested
- At the time a lot is sold.
- Other?