

RECEIVED

2016 NOV 21 AM 8 43

CITY CLERK, FRESNO CA

Public Review Draft Report

2016 Park Impact Fee Nexus Study Update

The Economics of Land Use



Prepared for:

City of Fresno

Prepared by:

Economic & Planning Systems, Inc. (EPS)

November 2016

*Economic & Planning Systems, Inc.
400 Capitol Mall, 28th Floor
Sacramento, CA 95814
916 649 8010 tel
916 649 2070 fax*

*Oakland
Sacramento
Denver
Los Angeles*

www.epsys.com

EPS #142063

Table of Contents

| | | |
|----|--|-----|
| 1. | INTRODUCTION..... | 1-1 |
| | Purpose of the Report..... | 1-1 |
| | Authority | 1-2 |
| | Summary of Proposed Fee | 1-2 |
| | Structure of the Report..... | 1-7 |
| 2. | OVERVIEW OF THE CITY PARK IMPACT FEE PROGRAM | 2-1 |
| | Level of Service Standards..... | 2-1 |
| | Park Improvements..... | 2-1 |
| | Principles to Establish the Park Fees | 2-3 |
| | Population and Employment Growth Estimates | 2-4 |
| 3. | PARK DEVELOPMENT AND LAND ACQUISITION COST ESTIMATES..... | 3-1 |
| | Background..... | 3-1 |
| | Park Development and Land Acquisition Cost Estimates | 3-1 |
| | Quimby Land Acquisition Fee | 3-6 |
| 4. | PARK IMPACT FEE CALCULATION AND NEXUS FINDINGS | 4-1 |
| | Summary of Methodology | 4-1 |
| | Allocation of Park Development Costs | 4-2 |
| | Fee Calculation | 4-2 |
| | Findings for the PIF | 4-3 |
| 5. | IMPLEMENTATION | 5-1 |
| | Fee Program Adoption and Updates..... | 5-1 |
| | Fee Components and Collection | 5-1 |
| | Fee Exemptions | 5-1 |
| | Fee Credits and Adjustments..... | 5-2 |
| | Periodic Inflation Adjustment and Fee Review..... | 5-2 |
| | Administration Component..... | 5-2 |

Appendices:

Appendix A: Fee Calculations

Appendix B: Park Development Cost Estimate Detail

Appendix C: Key Demographics

List of Figure and Tables

| | | |
|----------|--|-----|
| Figure 1 | Park Impact Fee Components | 1-3 |
| Table 1 | Summary of Proposed Park Development and Quimby In-Lieu Fees | 1-4 |
| Table 2 | Comparison of Existing and Proposed Park Fees..... | 1-5 |
| Table 3 | Comparison of Existing and Proposed Park Fees by Fee Category..... | 1-6 |
| Table 4 | Existing City Parks and Facilities Level of Service | 2-2 |
| Table 5 | Detailed Estimate of Population Projections | 2-5 |
| Table 6 | Distribution of Existing Quimby Parks by Facility Type | 3-2 |
| Table 7 | Future Park Facilities and Costs | 3-3 |
| Table 8 | Outstanding Debt Service on 2008 Lease Revenue Bonds | 3-5 |

1. INTRODUCTION

This 2016 Park Impact Fee (PIF) Nexus Study Update (Nexus Study) provides the technical documentation supporting implementation of an updated park development and land acquisition impact fee. The City of Fresno (City) retained Economic & Planning Systems, Inc., (EPS) to update the current PIF Nexus Study, documenting the requisite statutory findings to establish updated Park Impact Fees that account for changing park development costs, land acquisition costs, and to support the goals of the General Plan. The PIF is assessed on new residential development in the City and will be used to pay for development of City neighborhood and community parks serving those future residents. The PIF also includes a land acquisition component to fulfill the requirement of Fresno Municipal Code §12-1027 (Quimby Ordinance).

The City adopted an updated General Plan (General Plan) in December 2014 that discusses the full scope of City park and recreation facilities, including pocket, neighborhood, and community parks. The General Plan identifies the need for funding options for acquisition and development of parks and open space in the City. A key component among these options is collection of the PIF that is reviewed and revised on a periodic basis. While the funds from the PIF can be used citywide, a public hearing is required to use PIF funds in the areas outside of the service area where the funds are collected.

The City's PIF is imposed on all new residential development in the City. The City originally adopted the PIF in 2005 and the PIF has not been modified or updated since 2005. The amount of the fee adopted in 2005 was \$3,398 per single-family unit. There have been no adjustments made to the fee to account for inflation. The proposed 2016 PIF of \$3,816 for single-family units represents an increase of 12 percent.

Purpose of the Report

This Nexus Study updates the cost, level of service goals, and population assumptions used to derive the PIF and establishes the required nexus findings pursuant to California Government Code Section 66000 et. seq.

The General Plan addresses the City's vision for parks, facilities, and recreation services and identifies the City's specific needs for these facilities. The General Plan establishes a level of service standard of 3 acres of pocket, neighborhood, and community parks per 1,000 residents.

The City currently charges the PIF to new residential development as established in 2005. The current fee charged, however, is less than what is required to fund the park and recreational facilities outlined in the General Plan. As a result, the City requested that the Nexus Study Update identify the fee level to fund park and recreation facility development in the City to attain a level of service closer to the service standard established by the General Plan. The Nexus Study establishes a funding mechanism to fulfill a portion of the General Plan level of service standards.

The Nexus Study calculates the PIF to be levied for single and multifamily residential land uses, based on the proportionate share of the total park and recreation facility need generated by each land use type.

New residents housed in these new single and multifamily units will create the need for additional parks and park amenities. The General Plan projects an increase of 255,391 residents (39 percent) from 2014 through 2035. The costs associated with this increased demand will be allocated to each residential unit. While the fee is based on 2014-2035 population growth, the “service standard” approach utilized to determine the fee allows the fee to be applied beyond 2035.

Authority

This report has been prepared to update the PIF program in accordance with the procedural guidelines established in Assembly Bill (AB) 1600, which is codified in California Government Section 66000 et. seq. This code section sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that “a reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition.”¹

Specifically, each local agency imposing a fee must perform the following tasks:

- Identify the purpose of the fee.
- Identify how the fee is to be used.
- Determine how a reasonable relationship exists between the fee’s use and the type of development project on which the fee is imposed.
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- Demonstrate a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The findings for this Nexus Study are presented in **Chapter 4**.

Summary of Proposed Fee

This Nexus Study makes findings concerning the relationship or nexus between the costs of providing parks for future residents of the City and the new development projects in the City on which these costs will be imposed. As illustrated by **Figure 1**, the fee will include funding for park development and land acquisition. Park development costs include the cost of new construction, renovations, redevelopment, and debt service on existing facilities that will serve

¹ *Public Needs & Private Dollars*; William Abbott, Marian E. Moe, and Marilee Hanson, page 109.

new development. Payment of the land acquisition component would partially fulfill a developer’s obligation under the Quimby ordinance. This obligation may also be fulfilled by land dedication in certain circumstances.

Figure 1 Park Impact Fee Components

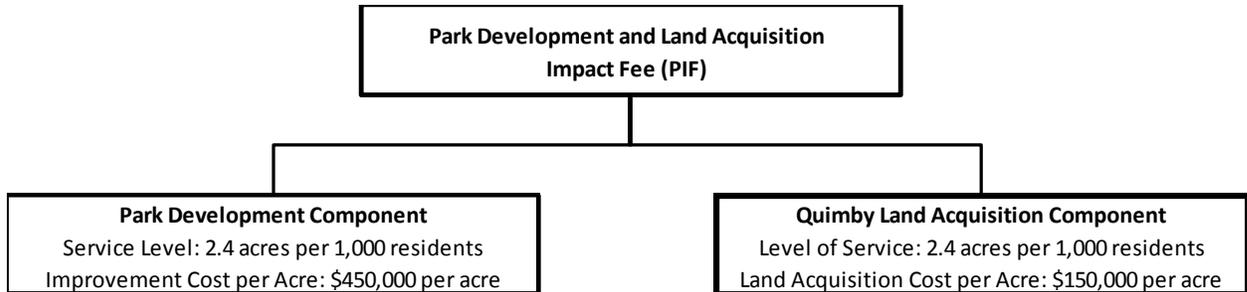


Table 1 illustrates the total park development and land acquisition costs described in this Nexus Study as well as the associated fee by component for single-family and multifamily units.

The proposed PIF will be used to acquire land for and to fund development of neighborhood and community parks. The PIF establishes a fee based on cost per acre of park land developed and acquired. This cost is applied to the expected growth within the City and used to establish a per unit fee.

Table 2 illustrates the change in the proposed fee from the current fee as set in 2005. The single-family fee increased by \$418 or 12 percent and the multifamily increased by \$114 or 4 percent to \$2,878 per unit. **Table 3** further compares the existing and proposed fees by fee category to illustrate the change in the fee due to the park development and Quimby land acquisition fees.

Implementation and Administration

The necessary findings and calculations of the PIF are presented in the subsequent chapters. All fees include a 2-percent increase for administration, which is commensurate with costs incurred by the Parks Department to administer the PIF.

Some developers may opt to build specific park facilities under a turn-key agreement with the City. In the case of such an agreement, the City will approve the design for the facilities to be constructed by the developer. On approval by the City, the developer may receive fee credits against the park development component or reimbursements from park fees collected based on the portion of their fee obligation that is met through the direct construction of facilities.

The fees presented in this Nexus Study are based on the best available cost estimates and land use information at this time. If costs change significantly in either direction or if other funding to construct the facilities identified in this study becomes available, the fees would be adjusted accordingly. The City periodically will conduct a review of facility costs and building trends in the City. Based on these reviews, the City will make necessary adjustments to the fee program. The fee will need to be updated periodically in accordance with state statutes.

Table 1
City of Fresno
Park Development Impact Fee
Summary of Proposed Park Development and Quimby In-Lieu Fees [1]

| Land Use | Park Development [2] | Quimby Land Acquisition | Total |
|-----------------------------|-----------------------------|--------------------------------|----------------------|
| Total Facility Costs | \$173,039,472 | \$74,945,160 | \$247,984,632 |
| <i>Percentage of Total</i> | <i>70%</i> | <i>30%</i> | <i>100%</i> |
| Fee per Unit | | | |
| Single-Family | \$2,663 | \$1,153 | \$3,816 |
| Multifamily | \$2,008 | \$870 | \$2,878 |

summ

Source: City of Fresno and EPS.

[1] Includes administration component of fee.

[2] Pocket Parks are not eligible for funding from the Impact Fee program.

Table 2
City of Fresno
Park Development Impact Fee
Comparison of Existing and Proposed Park Fees [1]

| Land Use Category | Existing Fee | Proposed Fee | Difference | % Change |
|--------------------------|---------------------|---------------------|-------------------|-----------------|
| Fee per Unit | | | | |
| Single-Family | \$3,398 | \$3,816 | \$418 | 12% |
| Multifamily | \$2,764 | \$2,878 | \$114 | 4% |

comp

Source: City of Fresno and EPS.

[1] Includes fee program administration and land acquisition.

Table 3
City of Fresno
Park Development Impact Fee
Comparison of Existing and Proposed Park Fees by Fee Category

| Land Use Category | Park Development | | | | Quimby Land Acquisition | | | |
|---------------------|------------------|--------------|--------------|------------|-------------------------|--------------|---------------|------------|
| | Existing Fee | Proposed Fee | Difference | % Change | Existing Fee | Proposed Fee | Difference | % Change |
| Fee per Unit | | | | | | | | |
| Single-Family | \$2,278 | \$2,663 | \$385 | 17% | \$1,120 | \$1,153 | \$33 | 3% |
| Multifamily | \$1,853 | \$2,008 | \$155 | 8% | \$911 | \$870 | (\$41) | -5% |

comp_park

Source: City of Fresno and EPS.

Structure of the Report

This report is divided into 5 chapters. **Chapter 1** is this Introduction and presents the Executive Summary, which includes a description of the analysis. **Chapter 2** provides an overview of the City's park development program, as well as the estimated new population to be served by future park development. **Chapter 3** discusses the park and recreation facilities needed to serve new development and provides a cost estimate for those facilities. **Chapter 4** shows the methodology used in calculating the citywide PIF, presents the findings for the fee that satisfy AB 1600 requirements, and shows the fee calculation. **Chapter 5** describes the implementation and periodic updates of the PIF.

Appendix A includes the cost allocation tables that provided the calculation of the PIF by component. **Appendix B** provides details pertaining to the existing parks and facilities currently in the City. **Appendix C** contains key demographic assumptions.

2. OVERVIEW OF THE CITY PARK IMPACT FEE PROGRAM

The City has approximately 284 acres of community, neighborhood, and pocket parks, 114 acres of community and neighborhood centers, 166 acres of basins and uncategorized parks, 963 acres of regional parks, and 88 acres of school facilities (see **Table 4.**) The existing level of service within the City is 1.09 acres of pocket, neighborhood, and community parks per 1,000 residents. The General Plan establishes a targeted level of service standard of 3.0 acres of pocket, neighborhood, and community parks per 1,000 residents. The proposed PIF will provide a mechanism to bring the level of service closer to the standard set in the General Plan for new development. As the PIF alone cannot quite fully fund the desired level of service for park development, it will need to be combined with other funding mechanisms or development conditions to meet General Plan level of service objectives.

The PIF proposed in this Nexus Study is restricted to acquiring land for and development of new neighborhood and community parks serving future development. In 2008, the City issued bonds to advance fund the acquisition of park land and construction of park facilities that will serve both existing and future development. The proposed PIF therefore also includes funding for payments on the proportion of debt service needed to repay debt for parks advanced funded to the benefit of future development.

Level of Service Standards

The City updated its General Plan in 2014. The General Plan addresses the City's vision for parks, facilities, and recreation services and identifies the City's specific needs for these facilities. The General Plan establishes a level of service standard of 3 acres of pocket, neighborhood, and community parks per 1,000 residents.

Given consideration to the financial feasibility of new development, the proposed PIF is established at a level sufficient to fund the acquisition and development of 2.4 park acres per 1,000 new residents. This accounts for 2 acres per 1,000 residents of new neighborhood and community park acres as well as 0.4 acres per 1,000 residents of existing parks expected to benefit future development. To achieve the level of service standard as outlined in the General Plan, the City must identify alternative funding sources or mechanisms to acquire and develop 0.6 acres of park land per 1,000 new residents. As the PIF cannot be used to fund existing deficiencies, this improved standard is related to new development and residents only.

Park Improvements

Development of parks can include various components, from basic greening of the park (turf and irrigation) to more intense recreational development with amenities, such as field and court facilities, play areas or community facilities, and swimming pools. Cost estimates are established for complete development of two categories of parks; neighborhood and community parks. The fee program established through this Nexus Study is based on cost estimate of \$450,000 per

Table 4
City of Fresno
Park Development Impact Fee
Existing City Parks and Facilities Level of Service

| |
|------------------------------|
| Existing Level of Service |
|------------------------------|

| City Park and Recreation Facility | General Plan LOS Standard (per 1,000 pop.) | Number of Acres | Acres per 1,000 Population | |
|---|--|--------------------|----------------------------|---------------|
| | | | Amount | Percentage |
| Existing City Population | | 515,609 | | |
| Facility Type | | | | |
| Quimby Parks | | | | |
| Community Center | | 43.3 | 0.08 | 2.7% |
| Neighborhood Center | | 70.2 | 0.14 | 4.4% |
| Parks | | | | |
| Basins | | 129.5 | 0.25 | 8.0% |
| Community | | 45.9 | 0.09 | 2.8% |
| Neighborhood | | 214.0 | 0.42 | 13.3% |
| Pocket | | 23.7 | 0.05 | 1.5% |
| Subtotal Parks | | 413.2 | 0.80 | 25.6% |
| Uncategorized Parks | | 35.8 | 0.07 | 2.2% |
| Subtotal Quimby Parks [1] | 3 Acres per 1,000 Residents | 562.4 | 1.09 | 34.9% |
| Regional Parks & Trails | | | | |
| Parks | | 868.6 | 1.68 | 53.9% |
| Trails | | 93.8 | 0.18 | 5.8% |
| Subtotal Regional Parks & Trails [2] | 2 Acres per 1,000 Residents | 962.5 | 1.87 | 59.7% |
| Schools | | | | |
| Fresno Unified School District | | 5.7 | 0.01 | 0.4% |
| Clovis Unified School District | | 82.2 | 0.16 | 5.1% |
| Subtotal Schools | | 87.9 | 0.17 | 5.5% |
| Total | | 1,612.8 | 3.13 | 100.0% |

parks los

Source: City of Fresno PARCS; EPS.

[1] The City's General Plan establishes a target level of service standard of 3.0 acres of neighborhood, community, and pocket parks per 1,000 residents.

[2] The City's General Plan establishes a target level of service standard of 2.0 acres of regional parks, trails and greenways per 1,000 residents.

park acre as estimated based on a thorough review of recently constructed parks² and discussions with the City regarding desired levels of park programming for future parks.

General Plan policies address 3 categories of park development that together comprise the 3.0 acres per 1,000 residents service level standard; pocket, neighborhood, and community parks. The PIF will fund the acquisition and development of neighborhood and community parks, while pocket parks will be a condition of development for certain projects:

- Pocket parks range from 0.5 to 2.0 acres and serve a more local neighborhood within a half-mile of the park. Pocket parks can include amenities, such as a tot lot, picnic bench, or shade structure. The proposed PIF will not be used to fund pocket parks. The City will require new development projects above a specified size to dedicate and develop pocket parks to fulfill the remainder of the 3.0 acre per 1,000 resident General Plan goal.
- Neighborhood parks are defined as parks over 2 and up to 10 acres in size and designed to serve the community within one-half mile of the park's location (within walking or biking distance). Neighborhood parks can accommodate a wide range of facilities, including play fields and courts, children's play structures, picnic tables, restrooms, and a small center. These parks may also include passive features, such as trails, gardens, and nature areas.
- Community parks range from 10 to 40 acres. Community-serving parks are designed to have a service area of 2 to 4 miles. Community parks typically include facilities such as lighted sport fields, a community center building, and may include swimming pools, tennis courts, concession stands, community defining public art, courtyard, or plaza.³

Principles to Establish the Park Fees

The following principles were used to determine the park fees (i.e., proposed Park Development Component, and Quimby Land Acquisition Component):

- Further City level of service objectives for Park Facilities serving new development.

The Park Development Component would fund construction of neighborhood and community park improvements to serve new development.

This Nexus Study also shows the justification for assessing the Quimby Land Acquisition Fee to be used to fund the acquisition of neighborhood and community park land.

The standard level of service is established by the City, and new development is not asked to fund more than its share of the demand for new facilities. The amount of park facilities to be constructed is based on the difference between the facilities required to meet standards based on 2014 population estimates and the facilities required to meet the standards based on 2035 population estimates.

² Refer to **Appendix B, Tables B-4** and **B-5** for information regarding recently constructed park facilities.

³ Descriptions of all park classifications located in the December 2014 City of Fresno General Plan, pages 5-4 and 5-5.

- Allocate costs to benefitting land uses. Residents benefit from all types of parks and recreational facilities. Employees within the city have a negligible impact on park facilities and the PIF will be assessed on residential development only.
- Consider financial feasibility limitations. Level of service goals are calibrated to ensure that new development is not overly burdened by the proposed fee.
- Ensure adequate funding for included facilities.
- Ensure PIF keeps pace with costs through periodic updates and annual inflation adjustments. The PIF analysis will be reviewed periodically to ensure that current residential and nonresidential development trends and other pertinent information, such as changes to population per-unit factors identified in the City's Quimby park land dedication ordinance, are reflected in the study. In addition, The PIF will be reviewed annually for adjustments to account for the inflation of public facilities design, construction, installation, and acquisition costs unless there is a Periodic Update that year.

Population and Employment Growth Estimates

Population and employment growth estimates used in this Nexus Study include estimated development within City boundaries between 2014 and 2035. The following sources were used to derive future population and employment growth estimates.

- EPS used estimates presented in the Fresno General Plan for anticipated increases in residential population and employment between 2014 and 2035.
- The base residential population in 2014 was obtained from the California Department of Finance for the City of Fresno.
- The total population for the City's sphere of influence was taken from the Fresno General Plan Fiscal Impact Analysis.
- The population of unincorporated islands within the City was found by taking the total sphere of influence population less the City population and the population of the unincorporated areas outside of the City.

Table 5 displays the resulting population and growth estimates. For this timeframe, residential population was expected to increase by 39 percent or 215,391 residents, including population growth resulting from incorporation of currently unincorporated islands within the City. To calculate the PIF, this analysis excludes population growth resulting from incorporation of unincorporated islands within the City and other unincorporated areas outside the City.

This report assumes no allocation of park usage to employees in the City beyond the factors attributed to employees who are also residents. While there is a projected 86,400 employee increase in employment from 2014 to 2035, they are not considered to be "park users" bringing the City's projections of the total service population increase estimate to 208,181, when excluding population growth resulting from incorporation of unincorporated islands in the city.

**Table 5
City of Fresno
Park Development Impact Fee
Detailed Estimate of Population Projections (2014-2035)**

| Item | Fresno Planning Area | | |
|--------------------------------------|----------------------|----------------|----------------|
| | Existing | 2035 | Total Growth |
| Population | | | |
| Incorporated City | 515,609 | 771,000 | 255,391 |
| County "Islands" Located Within City | 40,000 | 0 | (40,000) |
| Other Unincorp. Areas Outside City | 7,210 | 0 | (7,210) |
| TOTAL | 562,819 | 771,000 | 208,181 |
| Employment | | | |
| Incorporated City | 206,000 | 332,954 | 126,954 |
| County "Islands" Located Within City | 15,988 | 0 | (15,988) |
| Other Unincorp. Areas Outside City | 2,966 | 0 | (2,966) |
| Subtotal | 224,954 | 332,954 | 108,000 |
| Less: Government and Education | (44,991) | (66,951) | (21,600) |
| TOTAL | 179,963 | 266,003 | 86,400 |

lu

Sources of Data:

City Existing Population: DOF (1/1/14)

Total Existing Population: Fresno General Plan Fiscal Impact Analysis (1/3/14)

Projected Population: General Plan 2035 population

County Islands existing population: Map Atlas Fresno Existing Conditions Report (August 2011)

Other Unincorp. Areas Outside City Population: Total planning area population less City and County Islands population.

Total 2035 Population: Fresno General Plan Update

Total Existing Employment: Fresno General Plan Fiscal Impact Analysis (1/3/14)

Growth Employment: Fresno General Plan Update (108,000: 50,000 retail, 32,500 office, 25,500: other) + uninc. area employment assumed to incorporate by 2035.

City Existing Employment: EDD (2014 Average)

County Islands Employment: same ratio of employment to population as for whole Fresno planning area.

Other Unincorp. Areas Outside City Employment: Total planning area employment less City and County Islands employment

2035 Employment: Existing plus growth.

City Existing Government and Education: EDD (Jan. 2015) - County education and government percentage of total employment * city employment.

Assumes all County Islands and Unincorporated areas outside the City annex by 2035. The General Plan states that all unincorporated area in the planning area is expected to eventually annex (page 1-13).

3. *PARK DEVELOPMENT AND LAND ACQUISITION COST ESTIMATES*

This chapter summarizes the City's park development, outstanding debt service, and land acquisition costs used to establish the fee program in this Nexus Study. The costs described in this chapter are used to calculate the proposed PIF, including the park development component and the Quimby land acquisition component. The proposed park development component is limited to the costs associated with developing neighborhood and community parks exclusive of land acquisition costs. The Quimby land acquisition component is based on land acquisition values for neighborhood and community parks in the City.

Background

This chapter discusses the need for construction of park facilities to meet the needs of new population growth. It also defines the level of service for park and recreation facilities development and discusses the estimated costs associated with the development of parks. In addition, this chapter will discuss the total outstanding debt service on 2008 lease revenue bonds attributable to future development.

The park development and construction costs discussed below pertain only to funding parks serving new population growth in the City. AB 1600 legislation requires that new development cannot fund the costs of existing deficiencies (see "Authority" section, **Chapter 1**). As mentioned in **Chapter 2**, the proposed PIF will fund a service level of 2.4 park acres per 1,000 new residents, through a combination of new park acres and park acres advance funded to the benefit of future development.

Park Development and Land Acquisition Cost Estimates

Table 6 shows the current inventory of park land for each park category and **Table 7** shows the number of park acres and facilities required to accommodate new growth expected to occur between 2014 and 2035, based on a service level standard of 2.0 acres of new neighborhood and community parks per 1,000 new residents.

The park development cost provides the basis to calculate the fee to be used to fund development costs of community and neighborhood parks. The Quimby land acquisition component is calculated based on estimated community and neighborhood park land acquisition costs to serve projected population growth.

Park Development Costs Attributed to Future Park Development

The total cost to fund development of these parks and associated park facilities to accommodate new growth is an estimated \$187.4 million (see **Table 7**).

Table 6
City of Fresno
Park Development Impact Fee
Distribution of Existing Quimby Parks by Facility Type

| Item | Acreage | Percentage of Total | Percentage of Total (Excluding Pocket Parks) |
|------------------------------------|--------------|---------------------|--|
| Community Parks | | | |
| Community Centers | 43.3 | 7.7% | 8.1% |
| Ponding Basin [1] | 56.6 | 10.1% | 10.5% |
| Community Parks | 45.9 | 8.2% | 8.5% |
| Uncategorized Parks [2] | 9.9 | 1.8% | 1.8% |
| Subtotal Community Parks | 155.6 | 27.7% | 29.0% |
| Neighborhood Parks | | | |
| Neighborhood Center | 70.2 | 12.5% | 13.1% |
| Ponding Basin [1] | 73.0 | 13.0% | 13.6% |
| Neighborhood Parks | 214.0 | 38.1% | 39.9% |
| Uncategorized Parks | 24.3 | 4.3% | 4.5% |
| Subtotal Neighborhood Parks | 381.5 | 67.8% | 71.0% |
| Pocket Parks | | | |
| Pocket Parks | 23.7 | 4.2% | |
| Uncategorized Parks | 1.6 | 0.3% | |
| Subtotal Pocket Parks | 25.4 | 4.5% | |
| Total | 562.4 | 100.0% | 100.0% |

dist

Source: City of Fresno General Plan and PARCS Facility Inventory.

[1] Basin acreage distributed between Neighborhood and Community Parks based on acreage reported in General Plan.

[2] 40 acres of uncategorized parks distributed proportionately between categories based on each categories percentage share of total park acres.

**Table 7
City of Fresno
Park Development Impact Fee
Future Park Facilities & Costs (2015\$)**

| Item | LOS Standard | Amount | Cost per Unit | Total Cost | Other Funding Sources [1] | Net Cost |
|---|---------------------------------|----------------|--------------------|----------------------|---------------------------|----------------------|
| Population Growth (Current - 2035) [2] | | 208,181 | | | | |
| Additional Quimby Park Acres Required [3] | | | | | | |
| Community Parks | 0.58 acres per 1,000 res | 120.6 | \$450,000 per acre | \$54,281,329 | \$8,691,368 | \$45,589,961 |
| Neighborhood Parks | 1.42 acres per 1,000 res | 295.7 | \$450,000 per acre | \$133,081,571 | \$21,308,632 | \$111,772,939 |
| Pocket Parks [4] | 0.00 acres per 1,000 res | 0.0 | \$450,000 per acre | \$0 | \$0 | \$0 |
| Total Quimby Park Acres | 2.00 acres per 1,000 res | 416.4 | | \$187,362,900 | \$30,000,000 | \$157,362,900 |
| Future Development Share of 2008 Lease Revenue Bond Debt Service [5] | 0.40 acres per 1,000 res | 88.7 | | \$15,676,572 | - | \$15,676,572 |
| Total | 2.40 acres per 1,000 res | 416.4 | | \$203,039,472 | \$30,000,000 | \$173,039,472 |

fut

Source: City of Fresno and EPS.

- [1] Based on historical trends of grant funding secured for parks construction, assumes \$1 million per year (2015\$). Assumption provided by the City of Fresno Staff.
- [2] Excludes growth in incorporated City population generated by annexation of unincorporated County islands.
- [3] Distributed based on existing distribution of community and neighborhood parks. Includes park acreage and associated improvements only. Excludes neighborhood and community center buildings. See Table 6. Improvement cost estimates are estimated based on recently constructed parks.
- [4] Pocket Parks are not eligible for funding from the Impact Fee program.
- [5] Includes existing parks and facilities funded through 2008 lease revenue bond issuance that are expected to serve both existing and future residents. Costs reflect outstanding debt service attributable to facilities benefitting future development (see Table 8). For details regarding the allocation of these costs between existing and future development, see Table B-1. The LOS Standard is rounded for analytical simplicity.

Development costs associated with neighborhood and community parks are based on current engineering cost estimates for recently constructed parks in the City as shown in **Table B-5** in **Appendix B**. These estimates were provided by the City and are converted to a per-acre basis. Upon discussion with the City, Al Radka Park was used as an example to establish a base cost to develop a neighborhood or community park of \$450,000 per acre. The cost estimates do not include the cost of land acquisition or major amenities, such as swimming pools or community centers.

As displayed in **Table 7**, 416 neighborhood and community park acres are required by 2035 to provide 2 acres per 1,000 new residents based on the service population estimates presented in **Chapter 2**. New development will fund 121 acres of community park development totaling approximately \$54.3 million and 296 acres of neighborhood park development totaling approximately \$133.1 million.

Park Development Costs Attributed to Outstanding Debt Service

In 2008, the City issued lease revenue bonds to fund a variety of park improvements in the City. To the extent that these parks serve future residents of the City, the 2008 lease revenue bonds effectively advance-funded these facilities. Future development may be required to fund their fair share of the remaining debt service on those facilities.

In addition to newly acquired park acres, 89 acres of existing parks funded by lease revenue bonds and expected to serve new development within the city are therefore included in the total park development costs attributable to new development. New development can be required to fund payment of remaining debt service attributed to these park development costs. As discussed in **Chapter 2** this brings the level of service funded by the proposed fee to 2.4 acres of new park development per 1,000 residents.

Table 8 shows the calculation of future development's share of the remaining debt service on the 2008 lease revenue bonds. The net present value of the outstanding debt service on the 2008 lease revenue bonds is calculated assuming a discount factor of 3 percent. The share of outstanding debt service benefitting future development is calculated based on the allocation of park development costs funded by the 2008 lease revenue bonds expected to benefit future development (refer to **Table B-1**).

Further adjustment is made to the remaining debt service to exclude land acquisition costs (refer to **Table B-2**). This adjustment is based on a determination regarding what was funded by the bond proceeds and how to apportion the costs between existing and future development. The costs can be allotted to three categories, land acquisition, preliminary design, and park development costs. As shown on **Table B-3**, land acquisition and preliminary design costs can be fully attributed to future development, while park development costs are allocated to future development based on location or other characteristics as determined by the City. The percentage of park development costs allocated to future development ranges from 28.8 percent to 50 percent. The park development costs exclude the portion of debt service attributable to land acquisition as that obligation may be funded through the Quimby land acquisition portion of the PIF.

The net present value of total outstanding debt service attributable to future development excluding land acquisition is therefore approximately \$15.7 million.

Table 8
City of Fresno
Park Development Impact Fee
Outstanding Debt Service on 2008 Lease Revenue Bonds

| Payment Schedule | Annual Debt Service | | |
|--|---------------------|---------------------|---------------------|
| Debt Service Paid (Fiscal Year Ending) | Principal | Interest | Total |
| 2008 | - | - | - |
| 2009 | \$485,000 | \$1,255,449 | \$1,740,449 |
| 2010 | \$640,000 | \$1,545,354 | \$2,185,354 |
| 2011 | \$675,000 | \$1,518,346 | \$2,193,346 |
| 2012 | \$700,000 | \$1,490,838 | \$2,190,838 |
| 2013 | \$725,000 | \$1,468,088 | \$2,193,088 |
| 2014 | \$750,000 | \$1,444,525 | \$2,194,525 |
| 2015 | \$775,000 | \$1,418,275 | \$2,193,275 |
| 2016 | \$800,000 | \$1,391,150 | \$2,191,150 |
| Total Debt Service Paid | \$5,550,000 | \$11,532,023 | \$17,082,023 |
| Remaining Debt Service (Fiscal Year Ending) | | | |
| 2017 | \$830,000 | \$1,361,150 | \$2,191,150 |
| 2018 | \$860,000 | \$1,330,025 | \$2,190,025 |
| 2019 | \$900,000 | \$1,295,625 | \$2,195,625 |
| 2020 | \$935,000 | \$1,259,625 | \$2,194,625 |
| 2021 | \$970,000 | \$1,222,225 | \$2,192,225 |
| 2022 | \$1,010,000 | \$1,182,213 | \$2,192,213 |
| 2023 | \$1,050,000 | \$1,139,288 | \$2,189,288 |
| 2024 | \$1,100,000 | \$1,094,138 | \$2,194,138 |
| 2025 | \$1,150,000 | \$1,042,919 | \$2,192,919 |
| 2026 | \$1,200,000 | \$991,169 | \$2,191,169 |
| 2027 | \$1,250,000 | \$937,169 | \$2,187,169 |
| 2028 | \$1,315,000 | \$879,356 | \$2,194,356 |
| 2029 | \$1,375,000 | \$818,538 | \$2,193,538 |
| 2030 | \$1,440,000 | \$752,925 | \$2,192,925 |
| 2031 | \$1,510,000 | \$684,213 | \$2,194,213 |
| 2032 | \$1,580,000 | \$612,163 | \$2,192,163 |
| 2033 | \$1,650,000 | \$536,775 | \$2,186,775 |
| 2034 | \$1,730,000 | \$458,050 | \$2,188,050 |
| 2035 | \$1,815,000 | \$374,900 | \$2,189,900 |
| 2036 | \$1,905,000 | \$287,663 | \$2,192,663 |
| 2037 | \$1,990,000 | \$196,100 | \$2,186,100 |
| 2038 | \$2,090,000 | \$100,450 | \$2,190,450 |
| 2039 | - | - | - |
| Total Remaining Debt Service | \$29,655,000 | \$18,556,675 | \$48,211,675 |
| Total Debt Service | \$35,205,000 | \$30,088,698 | \$65,293,698 |
| Net Present Value of Outstanding Debt Service [1] | | | \$35,975,503 |
| <i>Future Development Share of Remaining Debt Service [2]</i> | | | <i>51%</i> |
| Outstanding Debt Service Attributable to Future Development | | | \$18,186,209 |
| <i>Park Improvement and Preliminary Design Share of Remaining Debt Service [3]</i> | | | <i>86%</i> |
| Outstanding Debt Service Attributable to Future Development Less Land Acquisition | | | \$15,676,572 |

debt

Source: City of Fresno, Fresno Lease Revenue Bonds 2008 Debt Service Schedule for Parks Impact Fee Projects, and EPS.

[1] Net present value calculated using a 3.0% annual discount rate.

[2] Based on the allocation of park development costs funded by 2008 lease revenue bonds expected to benefit future development. For details, see Table B-1.

[3] Excludes land acquisition. Those costs would be eligible for funding from Quimby land acquisition fee.

Other Funding

Total park development costs are offset by estimated grant funding. Based on recent experience, City staff anticipates grant funding of \$1 million per year. This results in \$30 million in other funding sources as shown in **Table 7**, bringing the total park development cost to approximately \$157.4 million.

Quimby Land Acquisition Fee

The PIF Quimby land acquisition component includes land acquisition costs needed to acquire 2.4 neighborhood and community park acres per 1,000 new residents. Projected new development through 2035 will generate a need for an additional 499.6 neighborhood and community park acres (refer to **Table A-4**). The City provided the estimated per acre land acquisition cost of \$150,000, based on average current land values for a total land acquisition cost of approximately \$75 million. Developers may satisfy this obligation either through dedication of park land or payment of the land acquisition component of the fee. The City may establish criteria for dedicated land that would be eligible to fulfill the land acquisition component of the fee. Refer to **Table A-4** for details pertaining to the calculation of the Quimby Land Acquisition fee.

4. PARK IMPACT FEE CALCULATION AND NEXUS FINDINGS

This chapter describes the Nexus Study methodology and the findings necessary to establish the proposed PIF, including the park development component and the Quimby Land Acquisition Fee component. The park and recreation facility nexus and fee calculation builds on the results of the park development chapter (**Chapter 3**) of this Nexus Study.

Summary of Methodology

The methodology used to determine the proposed PIF is described as follows:

- Estimate New Residential Population. New residential development and associated population increases occurring in the City through 2035 is estimated based on the General Plan and other sources as specified in **Chapter 2**. Because the fee is a proportional fee, the beginning and end years of population growth are less significant than the standards set for parks and recreation facilities (i.e., the fact that the range of years end in 2035 does not inhibit the functionality or rationality of the fee calculation).
- Determine the Recommended Level of Service for Park Development. The level of service for park and facility development in the City was discussed in **Chapter 2** of this report. The level of service is based on standards set forth in the General Plan.
- Estimate Park Development Costs. The Nexus Study estimates the cost of developing neighborhood parks and community parks, as well as the future development share of 2008 lease revenue bond debt service.

Development costs are based on a comprehensive review of costs of recently constructed parks and recreation facilities in the City and conversations with City officials. Outstanding Debt Service on existing parks benefitting future development is a portion of the net present value of outstanding debt service. Total development costs and outstanding debt service is presented in **Chapter 3** of the report.

- Allocate Park Development Cost to New Development. Park development costs and park land acquisition costs are allocated to residential development only. The costs are allocated on a per-park-user basis. The allocation of costs to new development is presented in this chapter.
- Determine Park Fee. The cost per park user then is applied to a common use factor to determine the proposed PIF per unit. For residents, the cost per park user is multiplied by the estimated average persons per household for each unit type (i.e., single-family and multifamily). The park fees are presented in this chapter.

By following this methodology, the fee amount for each land use is based on the amount of benefit received from the parks and park amenities.

Allocation of Park Development Costs

Estimate of Park Users

Park development costs and outstanding debt service are allocated based on the estimated number of park users. As shown in **Table 4**, new City residents benefiting from neighborhood and community parks are estimated to be approximately 208,181 new residents by 2035, excluding growth resulting from incorporation of county islands within the city and other unincorporated areas outside of the city. As non-resident employees are anticipated to have a negligible effect on park usage, park development costs are allocated solely to the residential population.

Determining the number of users for each park and amenity type to be funded by the proposed PIF calculation allows for the allocation of costs by each land use type. **Appendix A** shows the cost per park user based on development costs described in **Chapter 3** and the projected number of new users presented in **Table 4**. **Table A-1** shows the cost per resident for future development's share of park facilities. **Tables A-2** and **A-3** illustrate the cost per resident for community and neighborhood park development, respectively. **Table A-4** shows the cost per resident of the total Quimby land acquisition cost.

Common Use Factors

Once the total cost per user is determined, it is applied to the appropriate number of persons per household unit for each household type—single-family or multifamily residential. The persons-per-household units are shown in **Table C-1** in **Appendix C** and are based on estimates provided by the US Census in the 2013 American Community Survey.

Fee Calculation

This Nexus Study provides justification for the PIF, which include the following two fee categories, the calculations for which are provided below:

1. The proposed park development component, which is designed to mitigate the impact of new development by developing new community and neighborhood parks.
2. The Quimby Land Acquisition fee component to cover the cost of community and neighborhood park land acquisition for residential development subject to the Quimby Ordinance.

Both fee programs include a 2-percent administrative charge. The purpose of that charge is to cover the cost of preparing the Nexus Study along with periodic updates, as well as funding the administrative costs related to the development impact fee program, such as the costs of accounting and audits, investing, and planning. The fees are payable at the time of building permit for new development. No fees are to be collected from existing development unless the existing development was subject to prior agreements requiring fee funding for future improvements.

Park Development Fee

The park development component is limited to development of neighborhood and community parks as well as fund the payment of existing debt service on parks expected to benefit future

development. To calculate the total park development cost, the total acres of community and neighborhood parks required to serve the anticipated population growth was multiplied by a cost per acre of \$450,000. The total park development cost was divided by the anticipated population growth to arrive at a cost per resident figure. The cost per resident was applied to a persons per household factor for each residential land use and escalated by 2 percent to account for administration costs. This cost with the 2 percent adjustment represents the proposed park development fee for each residential land use category. The proposed park development fee for a single-family residential unit is \$2,663.

Quimby Land Acquisition Fee

The Quimby land acquisition fee component is used to fund the purchase of new park land to the level of service standard of 2.4 acres per 1,000 residents for a total land acquisition cost of \$75 million. The proposed Quimby land acquisition fee for a single-family residential unit is \$1,153.

Appendix A displays the PDF calculations for residential land uses for each classification of park, outstanding debt service, and Quimby in-lieu fees.

Findings for the PIF

As stated in the introduction to this Nexus Study, the authority to collect a development impact fee is outlined in Government Code Section 66000 et. seq. in accordance with the guidelines established in AB 1600. Among other conditions, these procedures require that a proper nexus must exist between the proposed exaction and the purpose of the condition. The nexus for the PIF was established at the time the fee program was developed. This Nexus Study updates the information used to calculate the park fees. This section of the report presents the following findings:

- Purpose of the fee.
- Use of the fee.
- Relationship between the use of the fee and the type of development.
- Relationship between the need for a facility and the type of project.
- Relationship between the amount of the fee and the cost portion attributed to new development.

The following facilities and costs are included in the Nexus Study:

- Development costs, exclusive of land acquisition, associated with providing neighborhood- and community-serving parks, including the costs of new construction, renovations, redevelopment, and debt service on existing facilities that will serve new development.

- Land acquisition for neighborhood and community parks (Quimby Land Acquisition Fee).
- Program administration costs, including Nexus Study costs.

Purpose of the Fee

The park fees developed through this Nexus Study would fund the park improvements necessary to serve new residential development in the City, based on the City's General Plan Service Level Goals. New development in the area will increase park users generating the need for new facilities to serve the increased service population.

Use of the Fee

The proposed Park Development Component will be used to develop approximately 121 acres of community parks and 296 acres of neighborhood parks. The increased service population resulting from new development between 2014 and 2035 is approximately 208,181 for all parks and recreational amenities. It does not include regional parks or any community, regional or citywide recreational amenities, nor does it include regional park land acquisition. In addition, the proposed Park Development Component will be used to repay outstanding debt service attributable to future development resulting from the 2008 lease revenue bond sales, excluding land acquisition costs.

The Quimby Land Acquisition Fee Component will be used to acquire sufficient park land to maintain the a service level of 2.4 acres of neighborhood and community parks per 1,000 residents by assessing a fee on residential development subject to the Quimby Ordinance. All fee programs, through an administrative fee, will fund the studies and administration to support development of park land and recreational facilities.

Relationship between the Use of the Fee and the Type of Development

The development of new residential land uses in the City will generate additional demand for park and recreation facilities and the associated need for development of such facilities. The proposed PIF will be used to acquire land for and to develop neighborhood and community parks at the levels required to meet the demand created by new development.

Relationship between the Need for a Facility and the Type of Project

Each new residential development project will generate additional demand for park and recreation services and an associated need for park and recreation facilities. To maintain the City's Service Level Goals, the City must develop a commensurate number of acres and facilities to serve the population generated by new development, scaled to the number of new residents generated by the typical unit in each residential land use calculation.

Relationship between the Amount of the Fee and the Cost Portion Attributed to New Development

The amount of park and recreation facilities needed to meet new resident demand for each residential land use category has been estimated by applying the park cost per user to the appropriate the number of persons per household for single-family and multifamily units.

5. IMPLEMENTATION

Fee Program Adoption and Updates

The updated 2016 PIF for the City of Fresno will become effective 60 days following the City's adoption of this 2016 Park Impact Fee Nexus Study Update and adoption of the ordinance authorizing collection of the updated PIF.

The PIF analysis will be reviewed periodically to ensure that current development trends and other pertinent information, such as changes to population per-unit factors, are reflected in the study. The fees presented in this Nexus Study are based on the best available cost estimates and land use information at this time. If costs change significantly in either direction or if other funding to construct the facilities identified in this study becomes available, the fees would be adjusted accordingly. The City periodically will conduct a review of facility costs and building trends in the City. Based on these reviews, the City will make necessary adjustments to the fee program. The fee will need to be updated periodically in accordance with state statutes. This Nexus Study Update contains cost estimates in the year 2015 dollars.

Fee Components and Collection

The PIF will be collected at building permit issuance from developers of residential property located in the City of Fresno who do not have fee credits available to use. The City administers the PIF program and collects the PIF. The PIF is collected as one fee and divided by the City into the following two components:

- Park Development Component
- Quimby Land Acquisition Component

Both of the above components include a 2 percent administration fee.

Fee Exemptions

The following types of development are specifically exempt from the PIF:

- All federal and state agencies, public school districts, special districts, and the City will be exempt from the Fee Program, unless other arrangements or agreements are established with the City.
- Any internal or external alternation or modification to existing residential buildings when no change in use occurs and the square footage increase is 500 square feet or less.
- Any replacement or reconstruction of any structure that is damaged or destroyed as a result of fire, flood, explosion, wind, earthquake, riot, or other calamity, or act of God. If the building replaced or reconstructed exceeds the documented total floor area of the damaged/destroyed building, the excess square footage is subject to the PIF. If a structure has been vacant for more than one year, no exemption or credit shall apply. If a structure is

replaced with an alternative land use, such as replacing a single family home with a commercial building, no exemption shall apply.

- Residential accessory structures that do not increase covered building square footage such as such as open decks and pools.

Fee Credits and Adjustments

Some developers may opt to build specific park facilities under a turn-key agreement with the City. In the case of such an agreement, the City will approve the design for the facilities to be constructed by the developer. On approval by the City, the developer may receive fee credits against the park development component or reimbursements from park fees collected based on the portion of their fee obligation that is met through the direct construction of facilities.

Periodic Inflation Adjustment and Fee Review

The PIF should be automatically adjusted annually to account for the inflation of construction and acquisition costs. The PIF will be adjusted annually on July 1st of each year beginning July 1, 2018. The adjustment will be based on the 20-City Construction Index as reported in the Engineering News Record (ENR) for the 12-month period ending in May of the year of the adjustment.

The PIF is subject to adjustment based on changes in developable land, cost estimates, or other funding sources. The City should review the PIF on a periodic basis to determine if any adjustments to the fees are warranted. This review should include:

- Changes to population per-unit factors.
- Changes in facility development costs
- Changes in the cost to update or administer the fees.
- Changes in costs due to inflation.
- Changes in assumed development.
- Changes in other funding sources.

Any proposed changes to the PIF based on the periodic review must be presented to City Council prior to any adjustment of the fees.

Administration Component

The Administration component of the PIF constitutes an additional fraction of the total cost estimates (currently estimated at 2 percent). The purpose of that charge is to cover the cost of preparing the Nexus Study along with periodic updates, as well as funding the administrative costs related to the development impact fee program, such as the costs of accounting and audits, investing, and planning. The fees are payable at the time of building permit for new development. No fees are to be collected from existing development unless the existing development was subject to prior agreements requiring fee funding for future improvements.



APPENDICES:

Appendix A: Cost Allocation

Appendix B: Existing Facility Cost Estimates and Inventory

Appendix C: Miscellaneous Assumptions



APPENDIX A: Cost Allocation

| | | |
|-----------|--|-----|
| Table A-1 | Calculation of Park Development Fees— Existing Parks Serving Future Development | A-1 |
| Table A-2 | Calculation of Park Development Fees— Community Parks | A-2 |
| Table A-3 | Calculation of Park Development Fees— Neighborhood Parks | A-3 |
| Table A-4 | Quimby In-Lieu Fee Cost and Allocation..... | A-4 |

Table A-1
City of Fresno
Park Development Impact Fee
Calculation of Park Development Fees - Existing Parks Serving Future Development [1]

| Item | Service Population | Allocation Factor | Adj. Service Population | Total/ Assumption | Total Fee | Admin. Charge (at 2.0%) | Total Fee w/ Admin. | |
|--|-----------------------|----------------------|----------------------------|----------------------|------------------------|----------------------------|------------------------|-----------------------|
| 2014 - 2035 Population Growth [2] | 208,181 | 1.000 | 208,181 | | | | | |
| 2014 - 2035 Employment Growth [2] | 86,400 | 0.000 | 0 | | | | | |
| Total Service Population Growth | | | 208,181 | | | | | |
| Future Development Share of Park Facilities [3] | | | | | \$15,676,572 | | | |
| Cost per Person Served | | | | | \$75 | | | |
| Cost per Resident | | | | | \$75 | | | |
| Cost per Employee | | | | | \$0 | | | |
| RESIDENTIAL | | | | | <u>Persons/DU</u> | <u>Per Unit</u> | <u>Per Unit</u> | <u>Per Unit</u> |
| Single-Family | | | | | 3.14 | \$236 | \$5 | \$241 |
| Multifamily | | | | | 2.37 | \$178 | \$4 | \$182 |
| NONRESIDENTIAL | | | | | <u>Empl/1K Sq. Ft.</u> | <u>Per 1K Sq. Ft.</u> | <u>Per 1K Sq. Ft.</u> | <u>Per 1K Sq. Ft.</u> |
| Retail | | | | | 2.00 | \$0 | \$0 | \$0 |
| Office | | | | | 2.86 | \$0 | \$0 | \$0 |
| Industrial | | | | | 1.00 | \$0 | \$0 | \$0 |

fee_exist

Source: City of Fresno and EPS.

[1] Reflects future development share of outstanding debt service on park facilities funded by 2008 lease revenue bond issuance.

[2] Excludes population and employment growth resulting from incorporation of unincorporated islands.

[3] See Table 7.

Table A-2
City of Fresno
Park Development Impact Fee
Calculation of Park Development Fees - Community Parks

| Item | Service Population | Allocation Factor | Adj. Service Population | Total/ Assumption | Total Fee | Admin. Charge (at 2.0%) | Total Fee w/ Admin. |
|---|--------------------|-------------------|-------------------------|------------------------|-----------------------|-------------------------|-----------------------|
| 2014 - 2035 Population Growth [1] | 208,181 | 1.000 | 208,181 | | | | |
| 2014 - 2035 Employment Growth [1] | 86,400 | 0.000 | 0 | | | | |
| Total Service Population Growth | | | 208,181 | | | | |
| Total Future Park Facilities [2] | | | | | \$45,589,961 | | |
| Cost per Person Served | | | | | \$219 | | |
| Cost per Resident | | | | | \$219 | | |
| Cost per Employee | | | | | \$0 | | |
| RESIDENTIAL | | | | | | | |
| | | | | <u>Persons/DU</u> | <u>Per Unit</u> | <u>Per Unit</u> | <u>Per Unit</u> |
| Single-Family | | | | 3.14 | \$688 | \$14 | \$702 |
| Multifamily | | | | 2.37 | \$519 | \$10 | \$529 |
| NONRESIDENTIAL | | | | | | | |
| | | | | <u>Empl/1K Sq. Ft.</u> | <u>Per 1K Sq. Ft.</u> | <u>Per 1K Sq. Ft.</u> | <u>Per 1K Sq. Ft.</u> |
| Retail | | | | 2.00 | \$0 | \$0 | \$0 |
| Office | | | | 2.86 | \$0 | \$0 | \$0 |
| Industrial | | | | 1.00 | \$0 | \$0 | \$0 |

Source: City of Fresno and EPS.

fee_cp

[1] Excludes population and employment growth resulting from incorporation of unincorporated islands.

[2] See Table 7.

DRAFT

| |
|--------------------|
| Neighborhood Parks |
|--------------------|

**Table A-3
City of Fresno
Park Development Impact Fee
Calculation of Park Development Fees - Neighborhood Parks**

| Item | Service Population | Allocation Factor | Adj. Service Population | Total/ Assumption | Total Fee | Admin. Charge (at 2.0%) | Total Fee w/ Admin. |
|---|--------------------|-------------------|-------------------------|------------------------|-----------------------|-------------------------|-----------------------|
| 2014 - 2035 Population Growth [1] | 208,181 | 1.000 | 208,181 | | | | |
| 2014 - 2035 Employment Growth [1] | 86,400 | 0.000 | 0 | | | | |
| Total Service Population Growth | | | 208,181 | | | | |
| Total Future Park Facilities [2] | | | | | \$111,772,939 | | |
| Cost per Person Served | | | | | \$537 | | |
| Cost per Resident | | | | | \$537 | | |
| Cost per Employee | | | | | \$0 | | |
| RESIDENTIAL | | | | <u>Persons/DU</u> | <u>Per Unit</u> | <u>Per Unit</u> | <u>Per Unit</u> |
| Single-Family | | | | 3.14 | \$1,686 | \$34 | \$1,720 |
| Multifamily | | | | 2.37 | \$1,272 | \$25 | \$1,297 |
| NONRESIDENTIAL | | | | <u>Empl/1K Sq. Ft.</u> | <u>Per 1K Sq. Ft.</u> | <u>Per 1K Sq. Ft.</u> | <u>Per 1K Sq. Ft.</u> |
| Retail | | | | 2.00 | \$0 | \$0 | \$0 |
| Office | | | | 2.86 | \$0 | \$0 | \$0 |
| Industrial | | | | 1.00 | \$0 | \$0 | \$0 |

Source: City of Fresno and EPS.

fee_np

[1] Excludes population and employment growth resulting from incorporation of unincorporated islands.

[2] See Table 7.

**Table A-4
City of Fresno
Park Development Impact Fee
Quimby In-Lieu Fee Cost and Allocation**

Quimby Land Acquisition

| Item | Service Population | Total/ Assumption | Total Fee | Admin. Charge (at 2.0%) | Total Fee w/ Admin. |
|---|---------------------|----------------------|-----------------|----------------------------|------------------------|
| 2014-2035 Population Growth [1] | 208,181 | | | | |
| Acres per 1,000 Residents | 2.40 | | | | |
| Total Quimby Acres | 499.6 | | | | |
| Land Acquisition Cost per Acre [2] | \$150,000 | | | | |
| Total Land Acquisition Cost | \$74,945,160 | | | | |
| Cost per Resident | | | \$360 | | |
| FEE PER RESIDENTIAL UNIT | | | | | |
| | | <u>Persons/DU</u> | <u>Per Unit</u> | <u>Per Unit</u> | <u>Per Unit</u> |
| Single-Family | | 3.14 | \$1,130 | \$23 | \$1,153 |
| Multifamily | | 2.37 | \$853 | \$17 | \$870 |

fee_quimby

Source: City of Fresno and EPS.

[1] Excludes population and employment growth resulting from incorporation of unincorporated islands.

[2] Provided by City of Fresno.

A-4



APPENDIX B:

Existing Facility Cost Estimates and Inventory

| | | |
|-----------|---|-----|
| Table B-1 | Distribution of Bond-Funded Parks between Existing and Future Development | B-1 |
| Table B-2 | Distribution of Bond Proceeds by Usage..... | B-2 |
| Table B-3 | Distribution of Bond Proceeds Benefitting Future Development | B-3 |
| Table B-4 | Recently Constructed Park Costs (2 pages) | B-4 |
| Table B-5 | Existing Facility Inventory Detail (7 pages) | B-6 |

**Table B-1
City of Fresno
Park Development Impact Fee
Distribution of Bond Funded Parks Between Existing and Future Development**

| Park | Total | | Benefit Allocation | | | |
|---|---------------|---------------------|-------------------------------|---------------------|-----------------------------|---------------------|
| | Acres | Bond Proceeds | Existing Development Acres | Cost | Future Development Acres | Cost |
| Non-Regional Parks | | | | | | |
| Regional Sports Complex Expansion [1] | 116.01 | \$1,270,029 | 58.01 | \$635,015 | 58.01 | \$635,015 |
| N. Figarden Drive Park | 7.16 | \$7,104,190 | 5.10 | \$5,060,839 | 2.06 | \$2,043,351 |
| Dickey Youth Development Center | 1.94 | \$1,947,544 | 1.38 | \$1,387,379 | 0.56 | \$560,165 |
| Eaton Plaza Phases 2-4 [2] | 0.92 | \$865,957 | - | - | 0.92 | \$865,957 |
| Victoria West Expansion Project | 7.35 | \$3,053,108 | 5.24 | \$2,174,954 | 2.11 | \$878,154 |
| Maple/Plymouth Park (named Todd Beamer) | 6.42 | \$2,027,744 | 4.57 | \$1,444,512 | 1.85 | \$583,232 |
| Polk/Gettysburg - Universally Accessible Park [1] | 7.50 | \$2,462,467 | 3.75 | \$1,231,233 | 3.75 | \$1,231,233 |
| Downtown Vagabond Skate Park [2] [3] | - | \$571,053 | - | - | - | \$571,053 |
| Peach (former USDA) [4] | - | \$479,816 | - | - | - | \$479,816 |
| EOC Neighborhood Youth Center/Gym | 2.12 | \$4,187,207 | 1.51 | \$2,982,856 | 0.61 | \$1,204,351 |
| Skate Park Development - Cary, Kaiser & Radio Parks | 20.18 | \$909,448 | 14.38 | \$647,867 | 5.80 | \$261,581 |
| Olive Ave. Motel - Roeding Park - RDA [5] | - | \$518,255 | - | - | - | \$518,255 |
| Willow & Jensen Ave Neighborhood Senior Center [6] | - | \$620,710 | - | - | - | \$620,710 |
| BMX Bike Park - Mosqueda Center [2] | 10.13 | \$1,160,295 | - | - | 10.13 | \$1,160,295 |
| Chestnut & Highway 180 Plaza Skate Park | 2.15 | \$590,592 | 1.53 | \$420,722 | 0.62 | \$169,870 |
| Fresno Unified School District Capital Improvements | - | \$1,600,000 | - | \$1,139,798 | - | \$460,202 |
| Various Parks | - | \$896,826 | - | \$638,875 | - | \$257,951 |
| Community Garden | 7.88 | \$84,663 | 5.61 | \$60,312 | 2.27 | \$24,351 |
| Downtown Riverwalk [2] | - | \$49,998 | - | - | - | \$49,998 |
| Riverside Municipal Golf Course (Tax-Exempt) | N/A | N/A | N/A | N/A | N/A | N/A |
| Total | 189.76 | \$30,399,902 | 101.08 | \$17,824,362 | 88.68 | \$12,575,540 |
| Regional Parks | | | | | | |
| Woodward Park Expansion [1] | - | \$720,558 | - | \$360,279 | - | \$360,279 |
| Amphitheater in Woodward Park [1] | - | \$1,727,676 | - | \$863,838 | - | \$863,838 |
| Total Regional Parks | - | \$2,448,234 | - | \$1,224,117 | - | \$1,224,117 |
| Subtotal All Parks | 189.76 | \$32,848,136 | 101.08 | \$19,048,479 | 88.68 | \$13,799,657 |
| <i>Less Debt Service Paid on Principal</i> | | <i>\$5,550,000</i> | | <i>\$5,550,000</i> | | <i>-</i> |
| Total All Parks | | \$27,298,136 | | \$13,498,479 | | \$13,799,657 |
| % of Total Bond Proceeds | | 100% | | 49% | | 51% |

impact_info

Source: City of Fresno; Lewis C. Nelson and Sons; American Paving Co.

- [1] Percentage benefitting future development estimated by the City of Fresno and EPS.
- [2] Bond funds used for preliminary design. 100% of costs allocated to future development.
- [3] Downtown Vagabond Skate Park project was never completed. Funds were used for architectural design work and to acquire land. The property was sold and is no longer in the PARCs inventory.
- [4] Bond funds used entirely for land acquisition. Future Quimby in-lieu fee revenues may be used to repay bond debt.
- [5] Proposed PARCS maintenance and storage yard relocated and the property remains vacant and undeveloped.
- [6] Initial plans for this property included a senior facility, but the residence was demolished and the land remains vacant.

**Table B-2
City of Fresno
Park Development Impact Fee
Distribution of Bond Proceeds by Usage**

| Park | Total Bond Proceeds | Land Acquisition | | Preliminary Design | | Park Improvement | |
|---|---------------------|--------------------|---|--------------------|---|---------------------|---|
| | | Costs | Percentage Benefitting Future Development | Costs | Percentage Benefitting Future Development | Costs | Percentage Benefitting Future Development [1] |
| Non-Regional Parks | | | | | | | |
| Regional Sports Complex Expansion [2] | \$1,270,029 | - | - | - | - | \$1,270,029 | 50.0% |
| N. Figarden Drive Park | \$7,104,190 | - | - | - | - | \$7,104,190 | 28.8% |
| Dickey Youth Development Center | \$1,947,544 | - | - | - | - | \$1,947,544 | 28.8% |
| Eaton Plaza Phases 2-4 [3] | \$865,957 | - | - | \$865,957 | 100.0% | - | - |
| Victoria West Expansion Project | \$3,053,108 | - | - | - | - | \$3,053,108 | 28.8% |
| Maple/Plymouth Park (named Todd Beamer) | \$2,027,744 | - | - | - | - | \$2,027,744 | 28.8% |
| Polk/Gettysburg - Universally Accessible Park [2] | \$2,462,467 | - | - | - | - | \$2,462,467 | 50.0% |
| Downtown Vagabond Skate Park [3] [4] | \$571,053 | \$285,527 | 100.0% | \$285,527 | 100.0% | - | - |
| Peach (former USDA) [5] | \$479,816 | \$479,816 | 100.0% | - | - | - | - |
| EOC Neighborhood Youth Center/Gym | \$4,187,207 | - | - | - | - | \$4,187,207 | 28.8% |
| Skate Park Development - Cary, Kaiser & Radio Parks | \$909,448 | - | - | - | - | \$909,448 | 28.8% |
| Olive Ave. Motel - Roeding Park - RDA [6] | \$518,255 | \$518,255 | 100.0% | - | - | - | - |
| Willow & Jensen Ave Neighborhood Senior Center [7] | \$620,710 | \$620,710 | 100.0% | - | - | - | - |
| BMX Bike Park - Mosqueda Center [3] | \$1,160,295 | - | - | \$1,160,295 | 100.0% | - | - |
| Chestnut & Highway 180 Plaza Skate Park | \$590,592 | - | - | - | - | \$590,592 | 28.8% |
| Fresno Unified School District Capital Improvements | \$1,600,000 | - | - | - | - | \$1,600,000 | 28.8% |
| Various Parks | \$896,826 | - | - | - | - | \$896,826 | 28.8% |
| Community Garden | \$84,663 | - | - | - | - | \$84,663 | 28.8% |
| Downtown Riverwalk [3] | \$49,998 | - | - | \$49,998 | 100.0% | - | - |
| Riverside Municipal Golf Course (Tax-Exempt) | N/A | - | - | - | - | - | - |
| Total | \$30,399,902 | \$1,904,308 | | \$2,361,777 | | \$26,133,818 | |
| Regional Parks | | | | | | | |
| Woodward Park Expansion [2] | \$720,558 | - | - | - | - | \$720,558 | 50.0% |
| Amphitheater in Woodward Park [2] | \$1,727,676 | - | - | - | - | \$1,727,676 | 50.0% |
| Total Regional Parks | \$2,448,234 | \$0 | | \$0 | | \$2,448,234 | |
| Total All Parks | \$32,848,136 | \$1,904,308 | | \$2,361,777 | | \$28,582,052 | |
| % of Total Bond Proceeds | 100% | 6% | | 7% | | 87% | |

bond_percent

Source: City of Fresno; Lewis C. Nelson and Sons; American Paving Co.

- [1] Percentage benefitting future development found by taking the percentage of total residents consisting of additional residents resulting from the project, except where noted otherwise.
- [2] Percentage benefitting future development estimated by the City of Fresno and EPS.
- [3] Bond funds used for preliminary design. 100% of costs allocated to future development, but no acreage credit available.
- [4] Downtown Vagabond Skate Park project was never completed. Funds were used for architectural design work and to acquire land. The property was sold and is no longer in the PARCs inventory.
- [5] Bond funds used entirely for land acquisition. Future Quimby in-lieu fee revenues may be used to repay bond debt.
- [6] Proposed PARCS maintenance and storage yard relocated and the property remains vacant and undeveloped.
- [7] Initial plans for this property included a senior facility, but the residence was demolished and the land remains vacant.

**Table B-3
City of Fresno
Park Development Impact Fee
Distribution of Bond Proceeds Benefitting Future Development**

| Park | Total Bond Proceeds Benefitting Future Development | Land Acquisition | Preliminary Design | Park Improvement |
|--|--|--------------------|--------------------|--------------------|
| Non-Regional Parks | | | | |
| Regional Sports Complex Expansion [2] | \$635,015 | - | - | \$635,015 |
| N. Figarden Drive Park | \$2,043,351 | - | - | \$2,043,351 |
| Dickey Youth Development Center | \$560,165 | - | - | \$560,165 |
| Eaton Plaza Phases 2-4 [3] | \$865,957 | - | \$865,957 | - |
| Victoria West Expansion Project | \$878,154 | - | - | \$878,154 |
| Maple/Plymouth Park (named Todd Beamer) | \$583,232 | - | - | \$583,232 |
| Polk/Gettysburg - Universally Accessible Park [2] | \$1,231,233 | - | - | \$1,231,233 |
| Downtown Vagabond Skate Park [3] [4] | \$571,053 | \$285,527 | \$285,527 | - |
| Peach (former USDA) [5] | \$479,816 | \$479,816 | - | - |
| EOC Neighborhood Youth Center/Gym | \$1,204,351 | - | - | \$1,204,351 |
| Skate Park Development - Cary, Kaiser & Radio Parks | \$261,581 | - | - | \$261,581 |
| Olive Ave. Motel - Roeding Park - RDA [6] | \$518,255 | \$518,255 | - | - |
| Willow & Jensen Ave Neighborhood Senior Center [7] | \$620,710 | \$620,710 | - | - |
| BMX Bike Park - Mosqueda Center [3] | \$1,160,295 | - | \$1,160,295 | - |
| Chestnut & Highway 180 Plaza Skate Park | \$169,870 | - | - | \$169,870 |
| Fresno Unified School District Capital Improvements | \$460,202 | - | - | \$460,202 |
| Various Parks | \$257,951 | - | - | \$257,951 |
| Community Garden | \$24,351 | - | - | \$24,351 |
| Downtown Riverwalk [3] | \$49,998 | - | \$49,998 | - |
| Riverside Municipal Golf Course (Tax-Exempt) | N/A | - | - | - |
| Total | \$12,575,540 | \$1,904,308 | \$2,361,777 | \$8,309,456 |
| Regional Parks | | | | |
| Woodward Park Expansion [2] | \$360,279 | - | - | \$360,279 |
| Amphitheater in Woodward Park [2] | \$863,838 | - | - | \$863,838 |
| Total Regional Parks | \$1,224,117 | \$0 | \$0 | \$1,224,117 |
| Subtotal All Parks | \$13,799,657 | \$1,904,308 | \$2,361,777 | \$9,533,573 |
| <i>% of Total Bond Proceeds Benefitting Future Development</i> | <i>100%</i> | <i>14%</i> | <i>17%</i> | <i>69%</i> |

fut_share

Source: City of Fresno; Lewis C. Nelson and Sons; American Paving Co.

- [1] Percentage benefitting future development found by taking the percentage of total residents consisting of additional residents resulting from the project, except where noted otherwise.
- [2] Percentage benefitting future development estimated by the City of Fresno and EPS.
- [3] Bond funds used for preliminary design. 100% of costs allocated to future development, but no acreage credit available.
- [4] Downtown Vagabond Skate Park project was never completed. Funds were used for architectural design work and to acquire land. The property was sold and is no longer in the PARCs inventory.
- [5] Bond funds used entirely for land acquisition. Future Quimby in-lieu fee revenues may be used to repay bond debt.
- [6] Proposed PARCS maintenance and storage yard relocated and the property remains vacant and undeveloped.
- [7] Initial plans for this property included a senior facility, but the residence was demolished and the land remains vacant.

**Table B-4
City of Fresno
Park Development Impact Fee
Recently Constructed Park Costs**

| Item | Martin Ray Riley | | Universally Accessible - Inspiration Park | | Al Radka Community Park | | Figarden Loop Park | | Site Improvements at Figarden Elementary School | | Todd Beamer Neighborhood Park | |
|---|--------------------|------------------|--|------------------|-------------------------|------------------|--------------------|------------------|--|------------------|-------------------------------|------------------|
| | Cost | Cost per Acre | Amount | Cost per Acre | Amount | Cost per Acre | Amount | Cost per Acre | Amount | Cost per Acre | Amount | Cost per Acre |
| Acres | [1] | 3.57 | [1] | 7.93 | [1] | 15.00 | [1] | 11.13 | [1] | 10.2 | | 6.42 |
| Site Preparation | | | | | | | | | | | | |
| Dust Control and Storm water Pollution Prevention | \$0 | \$0 | \$51,000 | \$6,431 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Mobilization | \$75,000 | \$21,032 | \$75,000 | \$9,458 | \$20,233 | \$1,349 | \$18,387 | \$1,652 | \$18,847 | \$1,848 | \$18,387 | \$2,864 |
| Site Clearing | \$25,000 | \$7,011 | \$56,000 | \$7,062 | \$658,416 | \$43,894 | \$0 | \$0 | \$145,250 | \$14,240 | \$319,942 | \$49,835 |
| Excavation and Grading | \$180,000 | \$50,477 | \$802,000 | \$101,135 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$58,840 | \$9,165 |
| Soil for Earthwork | \$0 | \$0 | \$26,000 | \$3,279 | \$269,775 | \$17,985 | \$0 | \$0 | \$148,893 | \$14,597 | \$0 | \$0 |
| On-Site Water and Drain Lines | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$14,535 | \$1,425 | \$0 | \$0 |
| Vegetation Control | \$0 | \$0 | \$16,000 | \$2,018 | \$0 | \$0 | \$0 | \$0 | \$3,769 | \$370 | \$0 | \$0 |
| Subtotal Site Preparation | \$280,000 | \$78,519 | \$1,026,000 | \$129,382 | \$948,423 | \$63,228 | \$18,387 | \$1,652 | \$331,295 | \$32,480 | \$397,169 | \$61,864 |
| Site Development and Utilities | | | | | | | | | | | | |
| Flexible Paving (Parking Area) | \$88,000 | \$24,678 | \$261,000 | \$32,913 | \$302,262 | \$20,151 | \$0 | \$0 | \$192,774 | \$18,899 | \$76,003 | \$11,838 |
| Painting and Marking | \$3,000 | \$841 | \$22,000 | \$2,774 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,452 | \$382 |
| CIP Concrete | \$190,000 | \$53,281 | \$807,000 | \$101,765 | \$207,946 | \$13,863 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Site Reinforcement Concrete | \$0 | \$0 | \$31,000 | \$3,909 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Sanitary Sewer Utilities | \$26,000 | \$7,291 | \$100,000 | \$12,610 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$42,904 | \$6,683 |
| Storm Drainage Utilities | \$130,000 | \$36,455 | \$89,000 | \$11,223 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$55,162 | \$8,592 |
| Water Utilities | \$22,000 | \$6,169 | \$111,000 | \$13,997 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$31,872 | \$4,964 |
| Fences and Gates | \$33,000 | \$9,254 | \$135,000 | \$17,024 | \$122,292 | \$8,153 | \$5,198 | \$467 | \$5,629 | \$552 | \$8,581 | \$1,337 |
| Steel Ornamental Picket Fencing | \$11,000 | \$3,085 | \$0 | \$0 | \$0 | \$0 | \$4,593 | \$413 | \$0 | \$0 | \$0 | \$0 |
| Construction "City Park" | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,703,783 | \$332,775 | \$0 | \$0 | \$0 | \$0 |
| Concrete Masonry Units and Veneer | \$200,000 | \$56,085 | \$111,000 | \$13,997 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$84,582 | \$13,175 |
| Clay Infield Mix | \$0 | \$0 | \$0 | \$0 | \$10,359 | \$691 | \$0 | \$0 | \$16,083 | \$1,577 | \$0 | \$0 |
| On-Site Concrete Items | \$0 | \$0 | \$0 | \$0 | \$541,203 | \$36,080 | \$94,559 | \$8,496 | \$0 | \$0 | \$285,618 | \$44,489 |
| Off-Site Concrete Items | \$0 | \$0 | \$0 | \$0 | \$117,383 | \$7,826 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Off-Site Storm Drain Piping, Sewer, and Related Items | \$0 | \$0 | \$0 | \$0 | \$115,373 | \$7,692 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| On-Site Storm and Sewer Items | \$0 | \$0 | \$0 | \$0 | \$321,059 | \$21,404 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Power Distribution and Lighting | \$0 | \$0 | \$0 | \$0 | \$590,631 | \$39,375 | \$0 | \$0 | \$248,947 | \$24,407 | \$122,583 | \$19,094 |
| Steel Drain Tubes | \$0 | \$0 | \$0 | \$0 | \$4,546 | \$303 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Off-Site Concrete Access Ramps | \$0 | \$0 | \$0 | \$0 | \$6,798 | \$453 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Pre-Fabricated Restroom Building | \$152,000 | \$42,625 | \$0 | \$0 | \$406,685 | \$27,112 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Electrical | \$290,000 | \$81,324 | \$411,000 | \$51,828 | \$31,429 | \$2,095 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Plumbing | \$10,000 | \$2,804 | \$36,000 | \$4,540 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Granular Surfaces | \$0 | \$0 | \$36,000 | \$4,540 | \$21,515 | \$1,434 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Subtotal Site Development and Utilities | \$1,155,000 | \$323,892 | \$2,150,000 | \$271,122 | \$2,799,481 | \$186,632 | | \$0 | | \$0 | | \$0 |
| Landscaping | | | | | | | | | | | | |
| Hydroseeding | \$0 | \$0 | \$21,000 | \$2,648 | \$0 | \$0 | \$58,717 | \$5,276 | \$0 | \$0 | \$0 | \$0 |
| Irrigation | \$115,000 | \$32,249 | \$111,000 | \$13,997 | \$1,202,395 | \$80,160 | \$125,402 | \$11,267 | \$192,493 | \$18,872 | \$159,358 | \$24,822 |
| Irrigation, Well, Pressure Tank and Rock Dust Surfacing | \$0 | \$0 | \$0 | \$0 | \$727,623 | \$48,508 | \$135,086 | \$12,137 | \$0 | \$0 | \$0 | \$0 |
| Irrigation Well Power & Controls | \$0 | \$0 | \$0 | \$0 | \$31,429 | \$2,095 | \$6,742 | \$606 | \$0 | \$0 | \$0 | \$0 |
| Planting | \$73,000 | \$20,471 | \$347,000 | \$43,758 | \$781,967 | \$52,131 | \$11,903 | \$1,069 | \$76,017 | \$7,453 | \$134,841 | \$21,003 |
| 90 Day Landscape Maintenance | \$0 | \$0 | \$0 | \$0 | \$90,426 | \$6,028 | \$0 | \$0 | \$10,680 | \$1,047 | \$0 | \$0 |
| Buffalo Grass | \$0 | \$0 | \$21,000 | \$2,648 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Subtotal Landscaping | \$188,000 | \$52,720 | \$500,000 | \$63,052 | \$2,833,841 | \$188,923 | \$337,851 | \$30,355 | \$279,191 | \$27,372 | \$294,199 | \$45,825 |
| SUBTOTAL SITE PREPARATION, SITE DEVELOPMENT AND UTILITIES, AND LANDSCAPING | \$1,623,000 | \$455,132 | \$3,676,000 | \$463,556 | \$6,581,745 | \$438,783 | \$4,164,371 | \$374,157 | \$1,073,919 | \$105,286 | \$1,401,124 | \$218,244 |

**Table B-5
City of Fresno
Park Development Impact Fee
Existing Facility Inventory Detail**

| Facility | Facility Type | Acreage | Recreation Facilities | | |
|---|---------------|--------------|-----------------------|------------------|------------|
| | | | No. of Buildings | Facility Sq. Ft. | Pools |
| Community Center | | | | | |
| Mosqueda 4670 E. Butler | CC | 17.23 | 6.0 | 22,009.0 | 1.0 |
| Mary Ella Brown 1350 E. Annadale | CC | 8.67 | 3.0 | 19,382.0 | 1.0 |
| Dickey Youth Center 1515 Divisadero 93721 | CC | 0.51 | 1.0 | 0.0 | |
| Ted C. Wills 770 N. San Pablo Pinedale | CC | 6.30 | 5.0 | 41,528.0 | |
| 7170 N. San Pablo EOC Gymnasium | CC | 0.50 | 2.0 | 8,366.0 | 1.0 |
| 1802 E. California Ave Universally Accessible Park | CC | 2.12 | 1.0 | Not Avail. | |
| | | 7.93 | 1.0 | Not Avail. | |
| Subtotal Community Centers | | 43.26 | 19.0 | 91,285.0 | 3.0 |
| Neighborhood Centers | | | | | |
| Dickey 50 N. Calaveras | NCTR | 2.33 | 2.0 | 3,907.0 | |
| Einstein 3566 E. Dakota | NCTR | 15.02 | 1.0 | 2,540.0 | |
| El Dorado 1343 E. Barstow | NCTR | 2.50 | 1.0 | 1,440.0 | |
| Fink-White 535 S. Trinity | NCTR | 8.62 | 1.0 | 2,394.0 | 1.0 |
| Frank H. Ball 760 Mayor | NCTR | 3.31 | 2.0 | 14,313.0 | 1.0 |
| Highway City 5140 N. State | NCTR | 2.00 | 1.0 | 3,092.0 | 1.0 |

B-6

**Table B-5
City of Fresno
Park Development Impact Fee
Existing Facility Inventory Detail**

| Facility | Facility Type | Acreage | Recreation Facilities | | |
|--------------------------------------|---------------|---------------|-----------------------|------------------|------------|
| | | | No. of Buildings | Facility Sq. Ft. | Pools |
| Holmes 212 S. First Lafayette | NCTR | 9.75 | 1.0 | 7,118.0 | |
| 1516 E. Princeton Melody | NCTR | 4.13 | 1.0 | 2,800.0 | |
| 5935 E. Shields Quigley | NCTR | 5.33 | 1.0 | 3,367.0 | |
| 808 W. Dakota Romain | NCTR | 8.25 | 1.0 | 2,248.0 | 1.0 |
| 745 N. First Sunset | NCTR | 8.02 | 2.0 | 11,960.0 | 1.0 |
| 1345 W. Eden | NCTR | 0.97 | 1.0 | 5,367.0 | |
| Subtotal Neighborhood Centers | | 70.23 | 15.0 | 60,546.0 | 5.0 |
| Park Facilities | | | | | |
| Basins | | | | | |
| Ashlan & Barton (C) | Basin | 6.80 | | | |
| Barstow & Del Mar (F) | Basin | 4.80 | | | |
| Bullard & Teilman (I) | Basin | 0.00 | | | |
| Church & Fig (II1) | Basin | 4.60 | | | |
| First & Bullard (O) | Basin | 13.34 | | | |
| First & Herndon (CN) | Basin | 8.60 | | | |
| Haynes & Spruce (EG) | Basin | 1.40 | | | |
| Holland & Thorne (DD1) | Basin | 4.28 | | | |
| Kearney & West (FF) | Basin | 24.60 | | | |
| Kings Canyon & Adler (Y) | Basin | 5.00 | | | |
| Mesa & Del Mar (H) | Basin | 7.32 | | | |
| San Jose, E/ First (M) | Basin | 9.50 | | | |
| Sierra Vista & McKin. (V) | Basin | 7.40 | | | |
| Sunnyside (BO) | Basin | 12.10 | | | |
| Villa & Barstow (4C) | Basin | 11.70 | | | |
| Winery & Ashlan (Q) | Basin | 8.10 | | | |
| Subtotal Basins | | 129.54 | | | |

B-7

**Table B-5
City of Fresno
Park Development Impact Fee
Existing Facility Inventory Detail**

| Facility | Facility Type | Acreage | Recreation Facilities | | |
|--|---------------|--------------|-----------------------|------------------|-------|
| | | | No. of Buildings | Facility Sq. Ft. | Pools |
| Community Parks | | | | | |
| Victoria West 3861 W. Clinton (Acreage includes expansion & basin) | CPARK | 19.72 | 0.0 | 680.0 | |
| Al Radka Park 5897 E. Belmont | NPARK | 15.00 | 0.0 | 0.0 | |
| Figarden Loop Park 4265 W. Figarden Drive | NPARK | 11.13 | 1.0 | 0.0 | |
| Subtotal Community Parks | | 45.85 | 0.0 | 680.0 | |
| Neighborhood Parks | | | | | |
| Belcher Park 2158 E. Alluvial | NPARK | 5.48 | 1.0 | 770.0 | |
| Carozza (G) 4921 E. Olive | NPARK | 6.00 | 1.0 | 660.0 | |
| Cary 4750 N. Fresno | NPARK | 8.88 | 1.0 | 250.0 | |
| Eaton Plaza 2330 Fresno St. | Park | 4.20 | 0.0 | 0.0 | |
| Hinton 2385 S. Fairview | NPARK | 6.23 | 1.0 | 16,322.0 | |
| Holman 6522 N. West | NPARK | 4.80 | 1.0 | 700.0 | |
| Hyde 319 W. Florence | NPARK | 16.03 | 0.0 | 0.0 | |
| Kaiser 425 E. Alluvial | NPARK | 4.66 | 0.0 | 1,296.0 | |
| Keith Tice 8695 N. Millbrook | NPARK | 5.00 | 0.0 | 730.0 | |
| Koligian 5165 W. Alluvial | NPARK | 7.19 | 0.0 | 700.0 | |
| Large 4424 N. Millbrook | NPARK | 6.91 | 0.0 | 0.0 | |

B-8

**Table B-5
City of Fresno
Park Development Impact Fee
Existing Facility Inventory Detail**

| Facility | Facility Type | Acreage | Recreation Facilities | | |
|------------------------------------|---------------|---------|-----------------------|------------------|-------|
| | | | No. of Buildings | Facility Sq. Ft. | Pools |
| Lions/Skate Park (in-ground) | | | | | |
| 4650 N. Marks Logan | NPARK | 9.02 | 1.0 | 1,220.0 | |
| 5450 N. Santa Fe Martin Ray Reilly | NPARK | 9.00 | 0.0 | 666.0 | |
| 750 N. Chestnut Manchester (BB) | NPARK | 3.38 | 0.0 | 0.0 | |
| 3414 N. Fresno Nielsen | NPARK | 9.40 | 0.0 | 408.0 | |
| 1730 S. Fruit Orchid | NPARK | 4.44 | 0.0 | 340.0 | |
| 3420 W. Fir | NPARK | 5.63 | 0.0 | 700.0 | |
| *Oso De Oro (456-3292) | | | | | |
| 5550 N. Forkner | NPARK | 9.32 | 0.0 | 992.0 | |
| Palm Lakes (SOLD 60ac) | | | | | |
| 5005 E. Dakota Pilibos | NPARK | 0.00 | 1.0 | 0.0 | |
| 4945 E. Lane Radio | NPARK | 13.29 | 0.0 | 0.0 | |
| 2233 N. First | NPARK | 7.55 | 0.0 | 324.0 | |
| Reedy (Discovery Ctr.) | | | | | |
| 1944 N. Winery Ave. | NPARK | 5.00 | 5.0 | 8,567.0 | |
| Robinson | | | | | |
| 401 E. Browning | NPARK | 4.84 | 0.0 | 0.0 | |
| Rotary East | | | | | |
| 6464 N. Cedar | NPARK | 4.27 | 0.0 | 629.0 | |
| Rotary West (BE) | | | | | |
| 3202 E. Gettysburg | NPARK | 17.26 | 0.0 | 0.0 | |
| Selma Layne | | | | | |
| 2065 E. Shepherd | NPARK | 9.40 | 0.0 | 700.0 | |
| Stallion | | | | | |
| 6245 N. Polk | NPARK | 5.67 | 0.0 | 700.0 | |
| Sunnyside | | | | | |
| 5279 E. Butler | NPARK | 4.27 | 0.0 | 700.0 | |

B-9

**Table B-5
City of Fresno
Park Development Impact Fee
Existing Facility Inventory Detail**

| Facility | Facility Type | Acreage | Recreation Facilities | | |
|--|---------------|--------------|-----------------------|------------------|-------|
| | | | No. of Buildings | Facility Sq. Ft. | Pools |
| Todd Beamer Park 1890 E. Plymounty Way *Trolley Creek - 456-3292 | NPARK | 6.42 | 0.0 | 0.0 | |
| 5100 E. Huntington Vinland | NPARK | 3.00 | 0.0 | 4,369.0 | |
| 4695 E. Gettysburg Milburn & Dakota | NPARK | 7.50 0.00 | 0.0 | 0.0 | |
| Subtotal Neighborhood Parks | | 214.0 | 12.0 | 41,743.0 | |
| Pocket Parks | | | | | |
| Audubon/LLMD (maintain) | Pocket | 2.50 | 0.0 | 0.0 | |
| Bigby Villa | | | | | |
| 1329 E. Florence | Pocket | 1.75 | 0.0 | 0.0 | |
| California, Mayor/A | Pocket | 0.13 | 0.0 | 0.0 | |
| California/Tupman (Southside) | | | | | |
| 2094 S. Tupman | Pocket | 0.95 | 0.0 | 0.0 | |
| Centex Park | | | | | |
| 5626 E. Burns | Pocket | 0.98 | 0.0 | 0.0 | |
| Chandler | | | | | |
| 1225 S. Crystal | Pocket | 2.33 | 0.0 | 0.0 | |
| Dog Park | | | | | |
| 4257 W. Alamos | Pocket | 1.50 | 0.0 | 0.0 | |
| Emerald Park | | | | | |
| Wathen & Dewey | Pocket | 1.43 | 0.0 | 0.0 | |
| First & Nevada | | | | | |
| 253 N. First | Pocket | 0.17 | 0.0 | 0.0 | |
| Granny's | | | | | |
| 2060 E. Pontiac Way | Pocket | 1.15 | 1.0 | 0.0 | |
| Habitat Park | | | | | |
| 300 W. Garrett | Pocket | 1.05 | 0.0 | 0.0 | |
| Kearny Park | | | | | |
| Fresno and Kearney Ave. | Pocket | 1.00 | 0.0 | 0.0 | |
| Maple & Huntington | Pocket | 0.03 | 0.0 | 0.0 | |

B-10

**Table B-5
City of Fresno
Park Development Impact Fee
Existing Facility Inventory Detail**

| Facility | Facility Type | Acreage | Recreation Facilities | | |
|-------------------------------------|---------------|-----------------|-----------------------|------------------|-----------------|
| | | | No. of Buildings | Facility Sq. Ft. | Pools |
| Maple & McKinley Mayor (east/west) | Pocket | 0.11 | 0.0 | | 0.0 |
| Mayor & Ventura | Pocket | 0.11 | 0.0 | | 0.0 |
| Ninth & Tulare | Pocket | 0.15 | 0.0 | | 0.0 |
| Pride Park | | | | | |
| Fresno & California | Pocket | 0.75 | 0.0 | | 0.0 |
| Safety Park | | | | | |
| 6350 N. Rafael | Pocket | 0.89 | 0.0 | | 0.0 |
| San Pablo Family Park/Lowell Garden | | | | | |
| 511 N. San Pablo | Pocket | 2.00 | 0.0 | | 0.0 |
| Spano Park | | | | | |
| 8050 N. Palm | Pocket | 1.00 | 0.0 | | 0.0 |
| University Park | | | | | |
| 4085 S. Angus | Pocket | 2.63 | 0.0 | | 0.0 |
| Willow/Balch | | | | | |
| 4963 E. Balch | Pocket | 1.13 | 0.0 | | 0.0 |
| DeWitt & Belmont | | | | | |
| El Dorado | | | | | |
| Subtotal Pocket Park | | 23.74 | 1.0 | | 0.0 |
| Regional Parks | | | | | |
| Woodward | | | | | |
| 7775 N. Friant | RP | 300.00 | 0.0 | | 0.0 |
| Regional Sports Park | | | | | |
| 1707 W. Jensen | RP | 247.62 | 0.0 | | 0.0 |
| Roeding/Chaffee Zoo | | | | | |
| 890 W. Belmont | RP | 145.02 | 0.0 | | 0.0 |
| Jensen River Ranch | | 176.00 | | | |
| Subtotal Regional Parks | | 868.64 | 0.0 | | 0.0 |
| Riverbottom Park | Natural | 35.76 | 0.0 | | 0.0 |
| Subtotal Park Facilities | | 1,431.06 | 14.0 | | 42,423.0 |

B-11

**Table B-5
City of Fresno
Park Development Impact Fee
Existing Facility Inventory Detail**

| Facility | Facility Type | Acreage | Recreation Facilities | | |
|---|---------------|-----------------|-----------------------|------------------|------------|
| | | | No. of Buildings | Facility Sq. Ft. | Pools |
| Trails | | | | | |
| Bond Bike Path | Trail | 7.07 | 0.0 | 0.0 | |
| Harrison Bike Path | Trail | 1.44 | 0.0 | 0.0 | |
| Hinton Bike Path | Trail | 0.29 | 0.0 | 0.0 | |
| Lewis S. Eaton Ph 1 | Trail | 1.46 | 0.0 | 0.0 | |
| Lewis S. Eaton Ph 2 | Trail | 9.22 | 0.0 | 0.0 | |
| MacMichael Loop (Between WWP & SJ River) | Trail | 20.00 | 0.0 | 0.0 | |
| McCaffrey Wall | Trail | 0.71 | 0.0 | 0.0 | |
| McKenzie Trail | Trail | 8.01 | 0.0 | 0.0 | |
| PG&E Easement (Greenway) | Trail | 1.25 | 0.0 | 0.0 | |
| Santa Fe Path | Trail | 0.28 | 0.0 | 0.0 | |
| Sugarpine Trail | Trail | 44.11 | 0.0 | 0.0 | |
| Subtotal Trails | | 93.83 | 0.0 | 0.0 | |
| GRAND TOTAL | | 1,524.90 | 48.0 | 194,254.0 | 8.0 |

inventory

B-12



APPENDIX C: Miscellaneous Assumptions

| | | |
|-----------|-----------------------------------|-----|
| Table C-1 | Key Demographic Assumptions | C-1 |
|-----------|-----------------------------------|-----|

**Table C-1
City of Fresno
Park Development Impact Fee
Key Demographic Assumptions**

| Item | Amount |
|---------------------------|----------------|
| Population | |
| 2014 Population | 555,609 |
| 2035 Population | <u>771,000</u> |
| Change (2014-2035) | 215,391 |
| Persons per Household [1] | |
| Single-family | 3.14 |
| Multifamily | 2.37 |
| Employment | |
| 2014 Employment | 177,590 |
| 2035 Employment | <u>266,363</u> |
| Change (2014-2035) | 88,773 |
| Square Feet per Employee | |
| Retail | 500 |
| Office | 350 |
| Industrial | 1,000 |

demo

[1] Source ACS 2013.

C-1