

CHAPTER 3 : PARK FACILITIES

The City of Sandpoint contains a number of outdoor recreational opportunities for both the local residents as well as tourists visiting the area. Park space and facilities are a high priority for the residents of Sandpoint. As the population of Sandpoint continues to grow, community park facilities will be needed to serve future development. Park facilities primarily benefit the residents within a community. Therefore, only future residential development will be assessed impact fees for park facilities.

I. LEVEL OF SERVICE STANDARD

The performance standard for park facilities is 8 acres of parkland per 1000 population. This standard was based on information provided the Parks Director regarding existing conditions and average standards for neighboring cities.

II. FACILITIES ANALYSIS

The information used to analyze park facilities was obtained through written communication and conversations with the Parks Director as well as input from the Development Impact Fee Advisory Committee and City staff. The following will provide an inventory of existing facilities, adequacy of the facilities and the future demand for additional facilities.

A. Inventory of Existing Facilities

The City of Sandpoint owns and maintains ten different public parks, each of unique size and amenities totaling 66.6 acres. Table 10 provides a summary of park acreage and amenities.

B. Adequacy of Existing Facilities

The adequacy of existing facilities is determined by evaluating the performance standard and the existing population. Based on a performance standard of 8 acres per 1,000 population and a current population of 8,228 people, the required park acreage needed to satisfy the existing park demand is 65.82 acres.

<i>Existing Population</i>	x	<i>Performance Standard</i>	=	<i>Existing Demand</i>
8,228 Population	x	8 Acres/ 1,000 Pop.	=	65.82 Acres

Table 10: City of Sandpoint Park Inventory

Park Facility	Location	Size (acres)	Restrooms	Playground	Picnic Tables	BBQ Pits	Concessions	Boat Launch	Swim Area	Baseball	Softball	Soccer/Football	Volleyball	Tennis Courts	Basketball	Horseshoe	Trail/Path
City Beach	102 Bridge Street	18	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y
Travers Park	2102 Pine Street	17.5	Y	Y	N	N	Y	N	N	Y	Y	Y	Y	Y	N	N	Y
Lakeview Park	901 Ontario Street	13	Y	Y	Y	Y	N	Y	N	N	N	N	N	Y	Y	N	Y
Centennial Park	Lincoln Street	7.25	N	N	Y	N	N	N	N	N	N	Y	N	N	N	N	Y
War Memorial Field	801 Ontario	4.5	Y	N	N	N	Y	N	N	Y	N	Y	N	N	N	N	N
Hickory Street Park	812 Hickory Street	2.25	N	Y	Y	Y	N	N	N	N	N	N	N	N	Y	N	N
Pine Street Park	1114 Lake Street	2	N	Y	N	N	N	N	N	Y	Y	N	N	N	Y	N	N
Old Ninth Grade Center Field	Hwy 200 and Boyer	1.6	N	N	N	N	N	N	N	Y	N	Y	N	N	N	N	N
Farmin Park	3rd and Main	0.25	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N
3rd Avenue Pier	South 3rd Avenue	0.25	N	N	Y	N	N	N	Y	N	N	N	N	N	N	N	Y
Total		66.6															

Based on the current demand, there is a surplus of 0.78 acres of park facilities. Therefore, no additional facilities are necessary to meet current demand.

<i>Existing Park Acres</i>	-	<i>Current Demand</i>	=	<i>Park Surplus</i>
66.6 Acres	-	65.82 Acres	=	0.78 Acres

C. Future Demand for Facilities

The same logic is used to determine build out demand. Based on a build out population of 37,170 people, there will be a build out demand of 297.36 acres. Since there are 66.6 acres of existing park facilities, there will be an additional need for 230.76 acres of park facilities to meet the demand created by the future population of Sandpoint.

<i>Build out Demand</i>	-	<i>Existing Park Acres</i>	=	<i>Future Demand</i>
297.36 acres	-	66.6 acres	=	230.76 acres

The City is planning to develop a 7 acre park in the next year and has identified other funding sources to pay for a portion of the park. This study will assume the land has already been acquired and that this development impact fee will pay for the additional costs associated with construction. In addition, the City currently owns 20 acres of land in the Area of Impact that has been identified as future potential park land. The City is also considering the conversion of an additional 0.86 acres of highway district owned land (dead end streets) to pocket parks. Therefore, this study assumes acquisition of the following:

North Park	7.0 acres
Trailhead Park in AOI (City owned)	20.0 acres
Waterfront Pocket Parks	0.86 acres

The land identified above has yet to be developed as a park, but this study assumes the conversion and development will occur. Therefore, there is a need to acquire 202.9 acres of park land, 27.86 less than the future demand. Therefore, the total future park need for acquisition and construction is as follows:

Future Park Land Acquisition	202.9 acres
Future Park Land Construction	230.8 acres

1. Active v. Passive Parks

As stated above, 230.76 acres park facilities will be needed in the future to maintain the level of service standard. The future park facilities will be a combination of active and passive parks. Due to the variation of cost for developing active and passive parks, it is useful to identify the proportion of each. A Master Parks Plan has not yet been completed for the City of Sandpoint, but based on input from the Parks and Recreation Director, it has been assumed that half of the acreage will be developed as active and half as passive parks.

III. PARK FACILITIES COSTS

The total cost required to meet the future demand of park facilities is based on two different cost figures, land acquisition costs and construction costs. Land acquisition cost is the amount of money required to purchase the land for the park facility, while the construction cost is the amount of money required to build the facility.

A. Land Acquisition Costs

In recent years, land value has increased significantly in the City of Sandpoint. The land acquisition cost per acre will greatly depend on the actual location and type of the park. For the purposes of this analysis, average cost of land acquisition was determined by two geographic locations: 1) within the City limits and northern Area of Impact; and 2) western Area of Impact. These numbers were based on recent land comps in Sandpoint from Tomlinson Black Realty. The acquisition cost must also take into account the difference between passive and active park facilities. Passive park land is typically acquired at a lower cost due to its location and potential physical constraints. As a result, four average acquisition cost were determined and are listed below:

Active parks	Cost/acre
City/North AOI:	\$125,114
West AOI:	\$57,167
Passive parks	Cost/acre
City/North AOI:	\$93,836
West AOI:	\$42,875

1. Active Park

As previously discussed in the future demand section, it is assumed that half of the future park acreage (115.38 acres) will be active park facilities. A plan is underway to develop a 7 acre active park in western portion of the City. The acreage will be acquired by funds other than the future development impact fees. As a result, 108.38 acres of active park facilities is needed to meet future demand. Based on the share of future growth in the geographic areas, the acquisition cost for active park facilities will be \$9,509,602.60.

2. Passive Park

To fulfill the future demand for parks, 115.38 acres of passive park land will need to be acquired to maintain the level of service standard. Due to the assumed acquisition of 20.86 acres of passive park land discussed in the Future Demand section, a total of 94.52 acres is needed to meet future demand. Based on the share of future growth in the geographic areas, the acquisition cost for passive park facilities will be \$6,220,120.17.

The total acquisition cost for future active and passive park facilities is \$15,729,722.77. Table 11 provides a detailed breakdown of the acquisition costs for park facilities.

B. Facility Construction Costs

Construction cost is the amount of money required to build the park facilities. There is a significant difference in the cost to develop an active park (sport facilities, fields etc) and a passive park (trails, open space etc.) Therefore, the development construction costs have been divided into active and passive parks.

1. Active Park

The construction cost for each acre of active park facilities is assumed to be approximately \$87,326 per acre based on recent development costs in neighboring cities. Based on the need for an additional 115.38 acres, the construction cost will be \$10,075,673.88.

Future Demand	x	Cost per Acre =	Construction Cost
115.38 Acres	x	\$87,326 per Acre =	\$10,075,673.88

2. Passive Park

The construction cost for each acre of passive park facilities is assumed to be approximately \$10,266 per acre based on recent development costs in neighboring cities. Based on the need for an additional 115.38 acres, the construction cost will be \$1,184,491.08.

Future Demand	x	Cost per Acre =	Construction Cost
115.38 Acres	x	\$10,266 per Acre =	\$1,184,491.08

The total development costs for active and passive parks are \$11,260,164.96. As previously mentioned, a plan is underway to develop a 7 acre active park in western portion of the City. The City has identified other funding sources to pay for a portion of cost to develop the park. This amount of \$250,000 is subtracted from the total and as a result, the future development cost will be \$11,010,164.96. Table 11 provides a breakdown of the construction costs for park facilities.

C. Total Costs

By adding the construction cost to the acquisition cost, the total cost of future park facilities to be funded by impact fees can be determined.

Construction Cost	+	Acquisition Cost	=	Total Cost
\$11,010,164.96	+	\$15,729,722.77	=	\$26,739,887.73

Table 11: Cost for Park Facilities

DEVELOPMENT COST			
	Acres Needed	Cost/Acre	Total Cost
Active	115.38	\$87,326	\$10,075,673.88
Passive	115.38	\$10,266	\$1,184,491.08
			<u>\$11,260,164.96</u>
Future Facility Development Cost			\$11,260,164.96
Other City Funding Sources		-	\$250,000.00
Future Development Cost			<u>\$11,010,164.96</u>
ACQUISITION COST			
	Acres Needed	Cost/Acre	Total Cost
Active	108.38		
City/North AOI	48.771	\$125,114	\$6,101,934.89
West AOI	59.609	\$57,167	\$3,407,667.70
			<u>\$9,509,602.60</u>
Passive	115.38		
City/North AOI	42.534	\$93,836	\$3,991,220.42
West AOI	51.986	\$42,875	\$2,228,899.75
			<u>\$6,220,120.17</u>
Future Acquisition Cost			\$15,729,722.77
TOTAL COST			\$26,739,887.73

ASSUMPTIONS

Level of Service (LOS) = 8

Of the LOS 8, LOS 4 for active parks, LOS 4 for passive parks

Development Cost based on costs other local cities for developing parks.

Acquisition Cost for Active parks based on Land Comps from Tomlinson Black Realty in Sandpoint. The listings were reduced by 5% to account for probable sale price.

Acquisition cost for passive parks based on Active costs reduced by 25%.

Breakdown of acreage between City/North and West based on percentage of future growth in the two areas.

IV. FEE CALCULATION

A. Equivalency Factor

To determine an equitable park impact fee for both residential and non-residential uses, a methodology was developed that to apportion the fee for both land use types. To do this, an equivalency must be created between a residential dwelling unit and square footage of non-residential uses. Based on the build out projections discussed earlier in this report, an average of 3.7 dwelling units per acre is assumed to be the average density for the remaining vacant residential land in the study area. Also, the non-residential build-out projections assume a 30 percent building coverage factor over vacant non-residential land. Based on these two factors, an equivalent dwelling unit (EDU) can be determined for non-residential land uses.

Based on a 30 percent building coverage factor, one acre of vacant non-residential land can be expected to develop 13,068 sq. ft. of floor area. Equating the residential density average of 3.7 du/acre to non-residential square footage, a non-residential equivalent dwelling unit is generated as follows:

$$3.7 \text{ du/acre} = 13,068 \text{ sq. ft./acre, therefore, 1 EDU} = 3531.9 \text{ sq. ft.}$$

B. Park Facilities Non-Residential Apportionment

Based on a future nonresidential square footage of 3,736,663, and utilizing the EDU factor, there are 1058 equivalent dwelling units. Therefore, 7.72% of future growth in Sandpoint will be non-residential development.

In order to determine a fair share apportionment and to ensure there is no double counting for park fees, another methodology was developed to ascertain the share of park impacts by employees who do not live in Sandpoint. This is an important component because employees that live in Sandpoint are already counted for park fees as residents. By using a sampling of employers in Sandpoint including the County of Bonner and Litehouse Foods, it was determined that approximately 35% of employees live outside of Sandpoint zip code. Therefore, the share of non-residential development for park cost would be 35% of the future non-residential development (7.72%), resulting in 2.7%. The park fee calculation is shown in Table 12.

Table 12: Fee Calculation for Park Facilities

STEP 1: Identify Total Cost for Future Development			
Total Park Cost			\$26,739,887.73
STEP 2: Determine Future EDUs			
Future Res DUs	12,639 Dwelling units =		12,639 EDUs
Future Non-Res DUs	3,736,663 Square feet =		1,058 EDUs
Total Future DUs			13,697 EDUs
STEP 3: Determine Non-Residential Share Of Future Development and Park Use			
% of Non-Res EDUs of future growth			7.724%
% of employees that do not live in City/AOI*			35.000%
% share for Non-Residential Park Use			2.704%
STEP 4: Determine Share Of Park Cost			
Residential share of Park Cost	=		\$26,016,971.73
Non-Residential share of Park Cost	=		\$722,916.00
STEP 5: Calculate Park Fees			
Residential Fee			
Cost	/	Future Dwelling Units	= Fee/DU
\$26,016,971.73	/	12639	= \$2,058.47
Non-Residential Fee			
Cost	/	Future Square Footage	= Fee/SF
\$722,916.00	/	3,736,663	= \$0.193
COST PER DWELLING UNIT	=		\$2,058.47
COST PER 1,000 SQ. FT. NON-RESIDENTIAL	=		\$193.47

*Based on a sampling of employers in Sandpoint, including Lifehouse Foods and Bonner County.