

Revision to the Parks Capital Facilities Plan



Bill Bjerke, Parks Manager
Laurie Lebowsky, Planner III, Community Planning



Board of County Councilors work session
11/09/16

Purpose

Park Impact Fee Increase Implementation

- Background
- Options
- Recommendation

Background

➤ **The Clark County Parks Division was created in 2014** *RE: The County elected not to renew its Memorandum of Understanding (MOU) with the City of Vancouver.*

➤ **The Clark County Parks Advisory Board was created in August, 2014.**



Background: PROS

September 2015
Parks Recreation and Open Space Plan Adopted
(PROS)

Extensive Public Involvement

Updated Capital Facilities Plan

Level of Service Standards

Comprehensive Plan Update

- As part of the Comprehensive Plan, the County is required to update the Capital Facilities Plan which includes parks.
- The State Growth Management Act grants cities and counties the authority to assess park impact fees on new development (*RCW 82.02 “ensure adequate facilities are available to serve new growth and development.”*).
- It was determined in 2016 that Park Impact Fees (PIF) needed to be revised as a part of the 2016 Comprehensive Plan.
 - *The Park Impact Fee had not been updated since 2003*

The Comprehensive Plan Continued

- The Board adopted the revised PIF rates as a part of funding the Capital Facilities Plan for the 2016 Comprehensive Plan Update.
- The Councilors had indicated in the deliberation for raising PIF that they may want to re-visit how the new rates would be phased in.
- Staff had determined that the only way to change in phasing of the PIF rates would be through an out-of-cycle comp plan amendment adopted at the same time as the county budget, per RCW 36.70A.130(iv)(v).

Background: Level of Service Standards

- **Parks level-of-service:** compares the adopted service standard for the different park classifications to the actual inventory of existing acreage and developed lands as a measure of performance.
- **The National Recreation and Parks Association (NRPA)** recommended level-of-service guideline is 10 acres/1,000 population.
- **The 2015 Adopted County Parks Standard** for urban parks and natural areas, combined is 6 acres/1,000 population.
 - As adopted – 60% of the National Standard



Level of Service Standards

Current Park Acreage Deficit

Neighborhood Parks

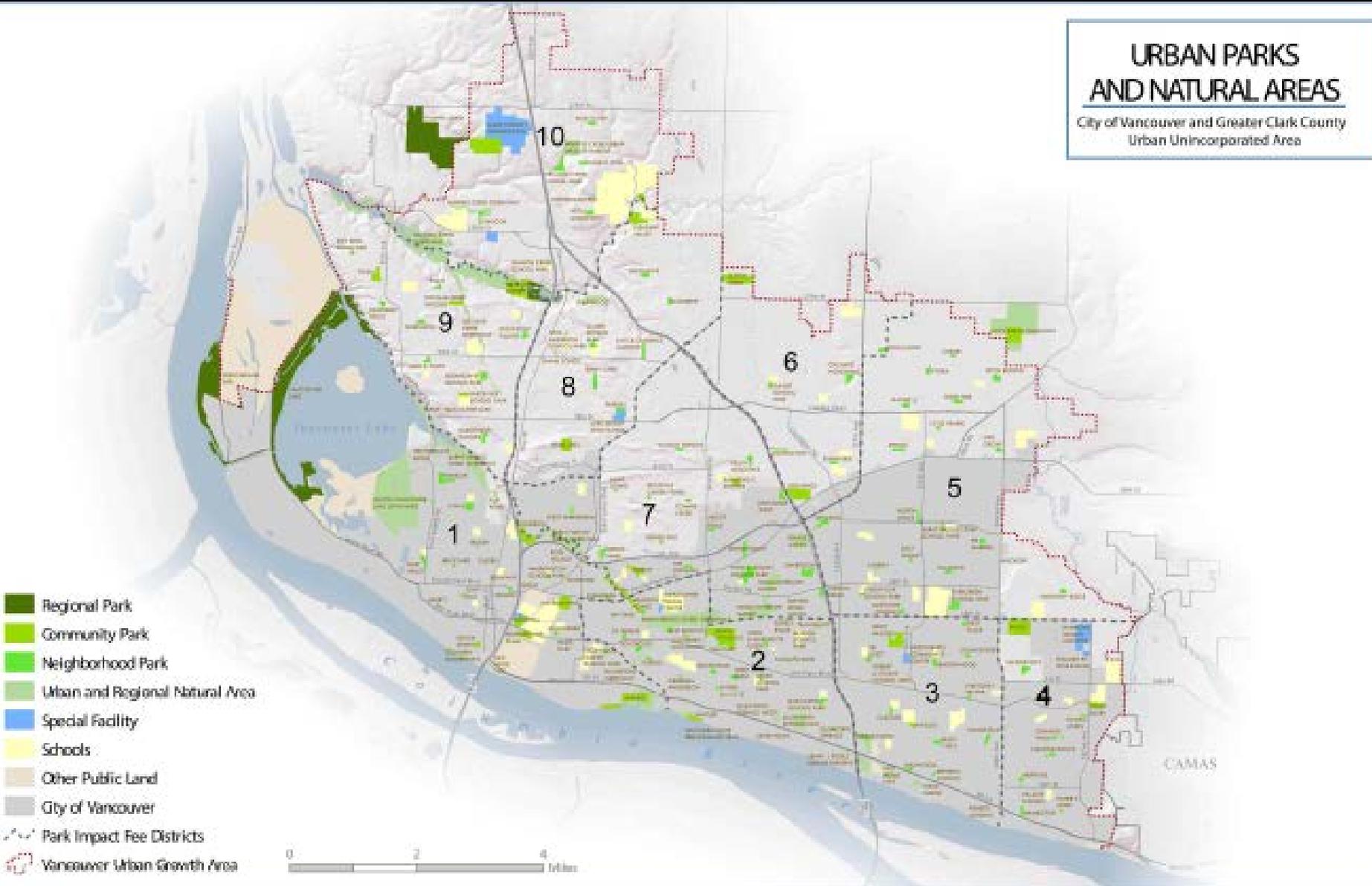
- 221.14 total acres acquired as of 2016
- 329.08 acres needed = 107.94 Acre Deficit

Community Parks

- 400.92 total acres acquired as of 2016
- 617.21 acres needed = 216.29 Acre Deficit

Park Impact Fee Districts

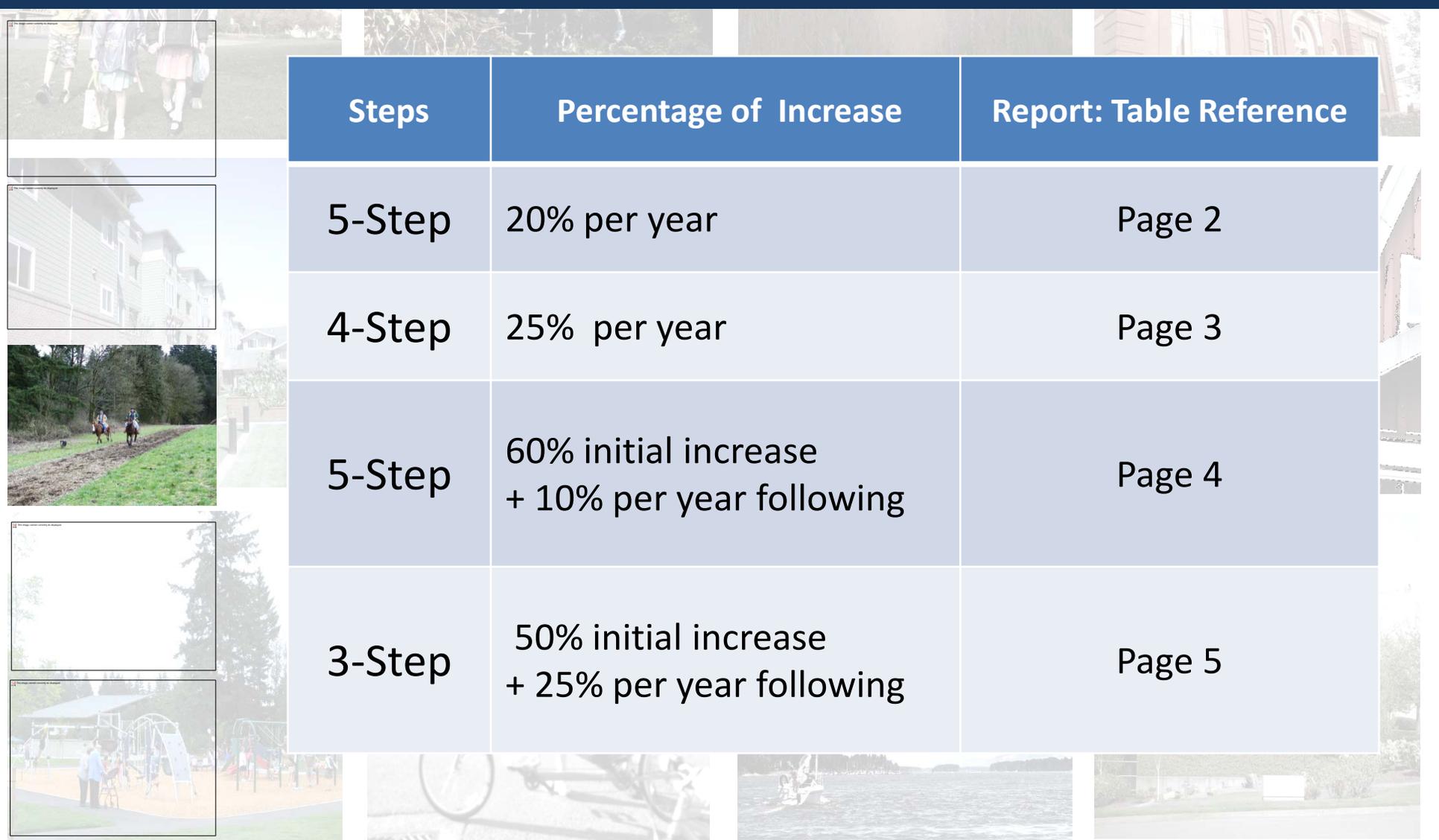
**URBAN PARKS
AND NATURAL AREAS**
City of Vancouver and Greater Clark County
Urban Unincorporated Area



Adopted PIF Rates

	Current Rates	Single-Family PIF Rates			Current Rates	Multi-Family PIF Rates		
		Year 1 2017	Year 2 2018	Year 3 2019		Year 1 2017	Year 2 2018	Year 3 2019
PIF District		80%	90%	100%		80%	90%	100%
5	\$1,799	\$3,482	\$3,918	\$4,353	\$1,314	\$2,520	\$3,023	\$3,359
6	\$1,543	\$4,458	\$5,015	\$5,572	\$1,127	\$3,225	\$3,870	\$4,300
7	\$1,885	\$3,402	\$3,827	\$4,252	\$1,377	\$2,461	\$2,953	\$3,282
8	\$1,800	\$3,167	\$3,563	\$3,959	\$1,315	\$2,291	\$2,750	\$3,055
9	\$2,016	\$4,400	\$4,950	\$5,500	\$1,472	\$3,183	\$3,820	\$4,244
10	\$1,534	\$3,082	\$3,467	\$3,852	\$1,120	\$2,229	\$2,675	\$2,973

Four alternative scenarios for PIF



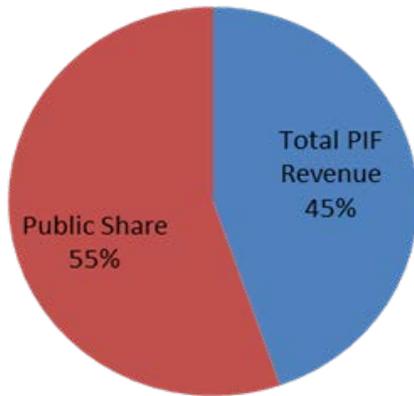
Steps	Percentage of Increase	Report: Table Reference
5-Step	20% per year	Page 2
4-Step	25% per year	Page 3
5-Step	60% initial increase + 10% per year following	Page 4
3-Step	50% initial increase + 25% per year following	Page 5

Impact of PIF scenarios on revenue: table

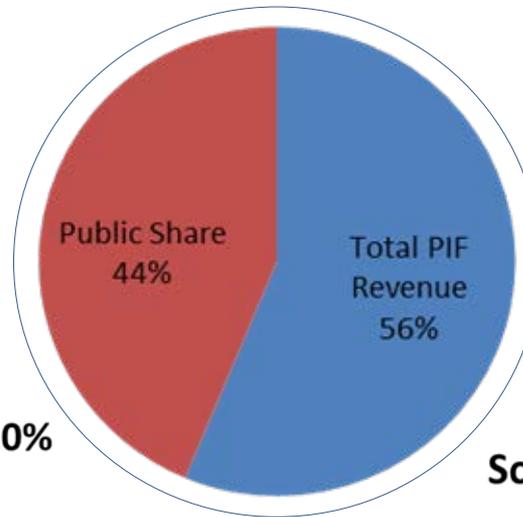
Scenario	Year 1	Year 2	Year 3	Year 4	Year 5	Total
3-step 80% +10% (Adopted)	\$4,947,100	\$10,600,000	\$16,881,000	\$23,162,000	\$29,443,000	\$29,443,000
5-Step 20%	\$3,073,300	\$6,948,500	\$11,625,700	\$17,104,700	\$23,385,800	\$23,385,800
4 Step 25%	\$3,273,800	\$7,550,000	\$12,828,600	\$19,109,600	\$25,390,600	\$25,390,600
5 Step 60% + 10%	\$4,677,200	\$9,755,300	\$15,234,400	\$21,114,400	\$27,395,400	\$27,395,400
3-Step 50% + 25%	\$4,276,200	\$9,554,800	\$15,835,800	\$22,116,800	\$28,397,800	\$28,397,800

Impact: Public & Private Share Scenarios

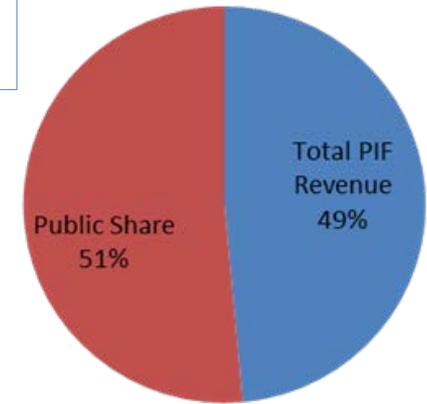
Scenario 2: 5-step-20%



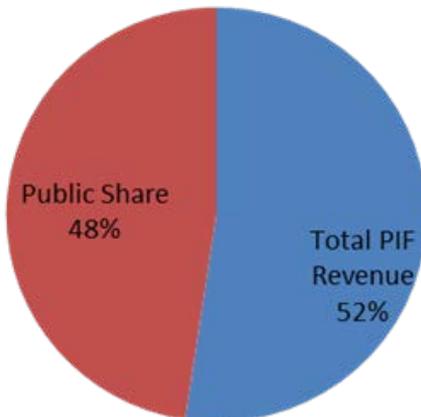
**Scenario 1
Adopted PIF Rates**



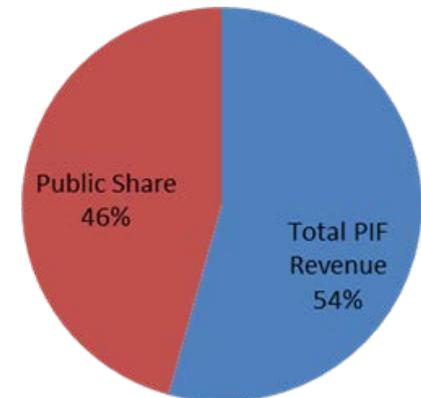
Scenario 3: 4-step-25%



Scenario 4: 5-step-60% plus 10%



Scenario 5: 3-step-50%, plus 25%



Public Involvement Timeline: PIF Revision

- April 8, 2016: PAB
Parks Advisory Board discusses PIF rate increases
- April 11, 2016: BIA
Building Industry Association of Clark County:
- April 14, 2016: DEAB
Development Engineering Advisory Board
- April 21, 2016
Planning Commission work session
- May 24, 2016
Joint PC/Board hearing on CFP
- June 27, 2016
Park Impact Fees and Parks Funding Work Session 1
- **June 28, 2016**
County Comprehensive Plan Adopted
 - Park Impact Fee Changes Increasing set at: 80% year 1; 10% year 2; 10% year 3



Actions for the Planning Commission to consider at the November 17 hearing

- 1. PC recommends to the Board adoption of one of the following phasing scenarios:**
 - 5-step-20% per year increase
 - 4-step-25% per year increase
 - 5-step-60% initial, plus 10% per year following
 - 3-step-50% initial, plus 25% per year following
 - 3-step-80% initial, then 90% in year 2 and 100% in year 3 (currently adopted)
- 2. Implications of the Board's final action may require the following:**
 - Update of the Clark County Comprehensive Plan
 - Adjustment to the 2017-2018 County Budget
 - Revision of the Parks Capital Facilities Plan

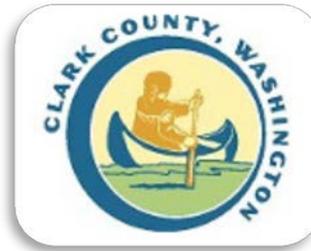
Plan Amendment Process And Timeline

- September 13, 2016 - Work Session 2
Park Impact Fees and Parks Funding
- November 3, 2016 – DEAB
Development Engineering Advisory Board
- November 3, 2016
Planning Commission work session
- November 9, 2016 – 1:30 PM
Board of County Councilors work session
- November 17, 2016
Planning Commission Hearing
- December 6, 2016 – 6:00 PM
Board of County Councilors hearing



Clark County Public Works Parks Division

Questions?



Thank you!