



Staff Report – Consent Agenda

September 7, 2021, Council Regular Meeting

Green Mountain Master Plan Phase 1 Park Impact Fee Credits
(Submitted by James Carothers, Engineering Manager)

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PURPOSE: This agenda item is to approve the assignment of park impact fee credits in the amount of \$1,286,647.32, to CLB Washington Solutions, Bluestone Communities. The developer has constructed Phase 1 of the Neighborhood Park per the attached recorded "Development Agreement" (DA17-01) as described and in the Legal Description, dated April 6, 2017, on pages 10-17. The amount of PIF credits was slightly reduced from the original estimate due to minor changes during construction.



Figure 1: Playground equipment with park bench.



Figure 2: Picnic Structure with picnic tables.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item?

Formal approval of assignment of the park impact fee credits.

What's the data? What does the data tell us?

Phase 1 of the park has been constructed and the park impact fee credits should be assigned per DA 17-01 with minor changes to the total amount as described above.

How have communities been engaged? Are there opportunities to expand engagement?

The public was given the opportunity to participate at the time of the 2014 Parks, Recreation, and Open Space (PROS) adoption, as well as during the public hearing for the development.

Who will benefit from, or be burdened by this agenda item?

N/A

What are the strategies to mitigate any unintended consequences?

N/A

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact.

No.

Will this agenda item improve ADA accessibilities for people with disabilities?

Yes, the park and its amenities, are ADA accessible.

What potential hurdles exists in implementing this proposal (include both operational and political)?

None

How will you ensure accountabilities, communicate, and evaluate results?

There will be a 2-year warranty period in the event of unforeseen site issues. Additionally, the developer is responsible for maintenance of the park for 10-years from the date of final acceptance. Final acceptance was issued on August 13, 2021.

How does this item support a comprehensive plan goal, policy, or other adopted resolution?

By constructing a park that is universally accessible, per the 2035 Comprehensive Plan Park Impact Fee Policy-6 (PIF-6).

BUDGET IMPACT: This item is budget neutral.

RECOMMENDATION: Approve Park Impact Fee credits in the amount of \$1,286,647.32 to CLB Washington Solutions, Bluestone Communities.