

Staff Recommendation for
Franklin Woods Addition PUD

Franklin Woods Addition PUD is located in Section 2 of Township 9 North, Range 3 West of the Indian Meridian. It is located on the east side of 36th Avenue NW, on the north side of Franklin Road, across the street from Ruby Grant Community Park (See Map). This development is a mix of single-family residences on its north side, and apartments on the south side; with an area of commercial development in the northeast corner of the site. There are an estimated 47 units of R-1-type housing and 350 units of RM-6-type housing development in the PUD; requiring 1.857 acres of park land. The commercial land use indicated on the PUD does not require any park land dedication.

This development will yield \$29,775 in Neighborhood Park Development Fees and the same amount in Community Park Development fees once all building permits have been issued. The developer has requested a Fee-in-Lieu of land decision for this project; and we agree with that proposal; with the fees collected for this addition being assigned to the Castlerock Park development account. This park is located approximately ½ mile southwest of the intersection of Franklin and 36th, at the border between the Carrington and Castlerock neighborhoods (see map). This is a long-established neighborhood park, which includes several acres of voluntary park land adjacent to it, that was deeded to the city over the years along the high-line easement that traverses the Carrington neighborhood. Several practice soccer fields and a walking trail were built in this additional land over the past 20 years, which also provide public recreation for residents in the area. The Castlerock Park funds can be used to make improvements to any of this land as we continue to upgrade all of our parks through Norman Forward, Park Development and Capital Project funding.

Residents in this development will also be able to take advantage of being across the street from Ruby Grant Park, and all of the recreational opportunities that are presented at this 153 acre community park, including disc golf, walking trails, a cross-country running course, a dog park, our largest inclusive playground, and large native landscapes.

Staff recommends that the Board of Park Commissioners make a fee-in-lieu of land decision for the Franklin Woods Addition PUD.