



# STAFF REPORT

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**Meeting Type:** Parks and Trails Advisory Board  
**Meeting Date:** November 8, 2023  
**From:** Rochelle Anderholm-Parsch, Parks and Recreation Director  
**Subject:** Revisit Fee-in-Lieu Recommendation for Creekside Village Apartments formerly 38800 Junker St.

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## **DECISION TO BE MADE:**

The Parks and Trails Advisory Board is asked to revisit the recommendation regarding the acceptance of fee-in-lieu for the Creekside Village Apartments project, located at 38800 and 38920 Junker St, formerly referred to as 38800 Junker St.

## **PURPOSE / OBJECTIVE:**

The purpose of this staff report is to provide the Parks and Trails Advisory Board with information and an update regarding the acceptance of fee-in-lieu for the Creekside Village Apartments development.

## **BACKGROUND / CONTEXT:**

At the April 13, 2022 Parks Board meeting, the Parks Board previously recommended fee-in-lieu for the Creekside Village Apartments, formerly referred to as 38800 Junker St. The Parks Board recommended to the Planning Commission the acceptance of fee-in-lieu of parkland dedication for this project. The applicant, Arkitalo (Ben Smith)/ Brothers Development / Shan Hill, is scheduled for another pre-application conference on November 16, 2023. The proximity of this location to Tupper Park was one of the key reasons for the Parks Board's decision in April 2022 to accept fee-in-lieu, as no additional parkland is required in this area according to the Parks and Trails Master Plan.

Furthermore, there is already an existing trail connection from Bruns Ave down to Tupper Rd, making the area well-connected to the park and the broader trail network.

## **KEY CONSIDERATIONS / ANALYSIS:**

The Parks Board recommended fee-in-lieu during the April 13, 2022 meeting due to the following reasons:

1. Proximity to Tupper Park: The Creekside Village Apartments project is located in close proximity to Tupper Park, and the Parks Board previously accepted fee-in-lieu based on the understanding that no additional parkland is needed in this location.
2. Fee-in-Lieu Estimate: The estimated fee-in-lieu for this project is \$212,790, and the parkland dedication would be 0.154 acres. The fee-in-lieu would provide additional funds for a future land purchase meeting council goals of purchasing land for a future community park.

**BUDGET IMPACT:**

Fee-in-lieu is estimated at \$212,790.

**RECOMMENDATION:**

Based on the proximity of the Creekside Village Apartments to Tupper Park, the existing trail connections, and the absence of a need for additional parkland in this location as per the Parks and Trails Master Plan, staff recommends that the Parks and Trails Advisory Board continues to accept fee-in-lieu for the project.

**SUGGESTED MOTION LANGUAGE:**

Motion language, *“I move that the Parks and Trails Advisory Board continues to recommend the acceptance of fee-in-lieu for the Creekside Village Apartments project, formerly referred to as 38800 Junker St.”*

**LIST OF ATTACHMENTS / EXHIBITS:**

Creekside Village Apartments Pre-Application Conference

Aerial Picture of Junker St including Trail

Aerial Picture of Proximity to Tupper Park