

To the Mayor and Members of the City Council**August 2, 2011**

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**SUBJECT: FUTURE PARK LAND IN SOUTH FORT WORTH**

The purpose of this Informal Report is to provide information on future park land in the vicinity of I-35 south of Loop 820.

BACKGROUND

The Neighborhood and Community Park Dedication Policy adopted by City Council on April 18, 2000 (M&C G-12893), requires residential developers to provide either neighborhood and community park land or fees in lieu of land for future park land acquisition in underserved areas of the city. An area is considered served when the Neighborhood Park Unit (NPU) meets or exceeds 2.5 acres of park land per 1,000 population and/or the Community Park Unit (CPU) meets or exceeds 3.75 acres per 1,000 population. The required land or fee is based on a formula that takes into account the required land multiplier, number of units identified in the preliminary plat, and fair market value of the preliminary platted property. Currently the City is comprised of 69 NPU's and 21 CPU's.

The attached maps, which identify the area for this discussion, consist of 7 NPU's and 3 CPU's. As of July 2011, the City has approximately \$177,641 available for neighborhood park land acquisition and \$859,031 for future community parkland acquisition, distributed within these park units. Although these funds are dispersed in a large number of park units the Policy allows for neighborhood park fees to be used within the unit in which they are collected or immediately adjacent park units. This allows for the assimilation of sufficient fees in which to purchase land. On June 9, 2009, (M&C G-16952) City Council approved an amendment to the Policy to allow for the expenditure of community park fees within the Park Planning District in which the fees were collected. This revision to the Policy provides the ability to assimilate funds for large acreage acquisitions.

Since 2000, through the Neighborhood and Community Park Dedication Policy, the City has received one neighborhood park west of I-35. East of I-35, proposed neighborhood parks were identified in the subdivisions of Clear Creek Village, Deer Meadows, Deer Valley, Hanna Ranch, Mission Ridge Estates. Future park land is identified as proposed until the property is accepted by City Council. Due to the downturn in the economy the preliminary plats for Deer Meadows, Deer Valley, and Mission Ridge Estates have expired. Staff believes that with an improved economy, development in the areas will return and the proposed neighborhood parks will be realized.

It should be noted that land provided by developers must be suitable for use as parkland in order for staff to recommend acceptance by the City Council. If the land is determined to be unsuitable the developer is notified accordingly. The City will accept the property upon completion of all corrective measures.

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**SUBJECT: FUTURE PARK LAND IN SOUTH FORT WORTH****PROCESS FOR FUTURE LAND ACQUISITION**

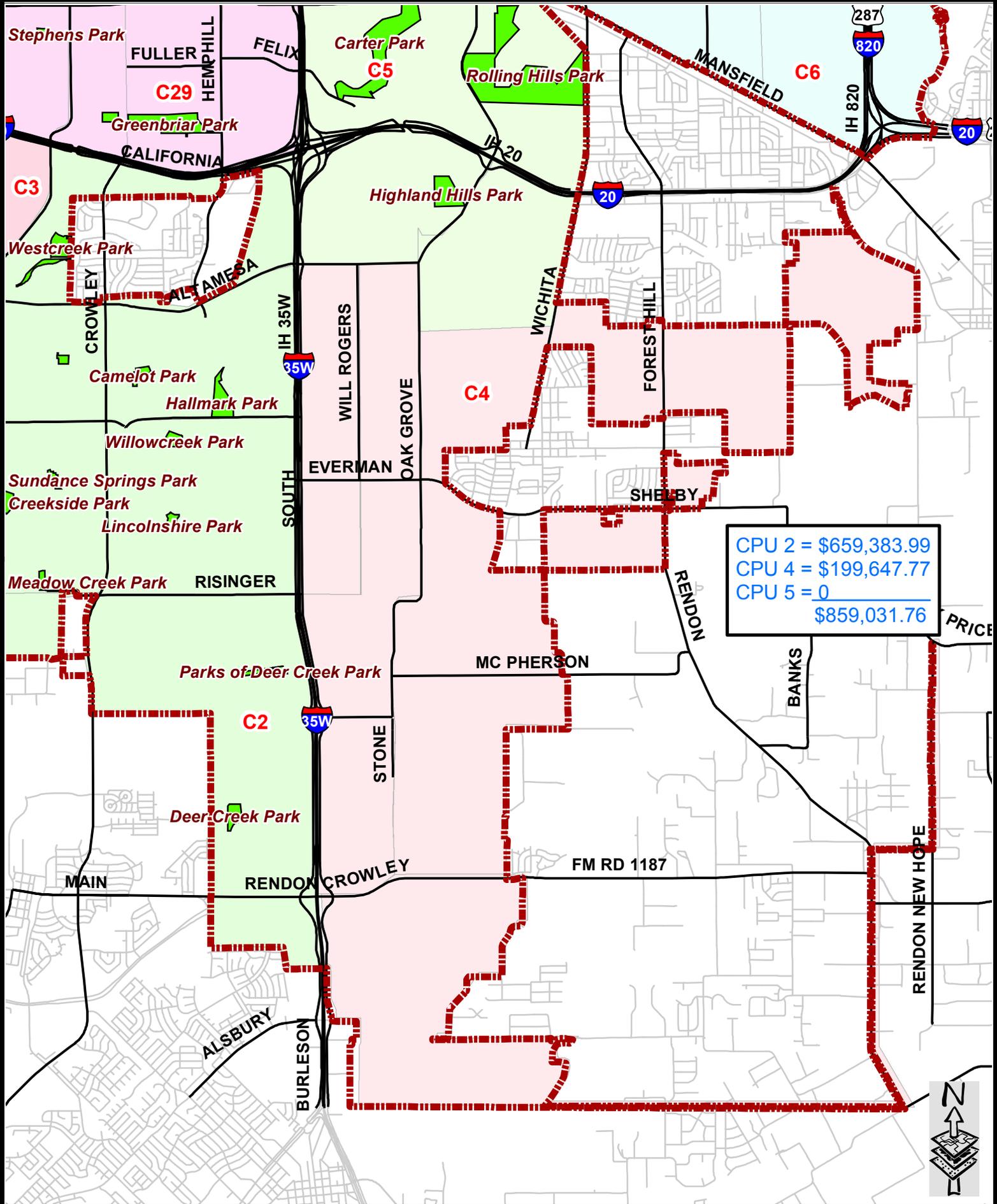
Currently the population used in the park unit data base is from the 2000 census. Upon receiving complete 2010 census tract information, staff will update unit populations to determine acreage deficiencies, if they exist, in each unit. Staff will work with Housing and Economic Development and real estate agents to locate and acquire suitable parkland throughout the city to provide needed park land in underserved areas

Should you have any questions in the regarding this matter please contact Richard Zavala, Parks and Community Services Director at 817-392-5704 or Susan Alanis, Assistant City Manager at 817-392-8180.

A handwritten signature in cursive script, appearing to read "Tom Higgins".

Tom Higgins
Interim City Manager

Community Park Land Acquisition Fees South of IH20 and East/West of IH35W



CPU 2 =	\$659,383.99
CPU 4 =	\$199,647.77
CPU 5 =	0
	<hr/>
	\$859,031.76



Neighborhood Park Land Acquisition Fees South of IH20 and East/West of IH35W

