

SAN JOSE
PARKS, RECREATION &
NEIGHBORHOOD SERVICES



Building Community Through Fun



Parkland Developer Fees – Nexus Study

Neighborhoods Commission, January 12, 2022

Presented by Rebekah Ross, Planner IV: rebekah.ross@sanjoseca.gov

Purpose of the Presentation

Inform the Neighborhoods Commission of the
Parkland Developers Fee Study



Lake Cunningham Skate Park

Agenda

- What is the Parkland Developer Fee program
- Why is this important?
- Steps forward
- How can the Commission be involved?



Arena Green – Guadalupe River Park

Parkland Obligation



- SJMC Chapters 19.38 (Parkland Dedication) and 14.25 (Park Impact)/Resolution 78474
- These City laws require residential development to fulfill a parkland obligation
- Options for compliance
 - Land Dedication
 - Delivery of Constructed Park with Land Dedication (Turnkey)
 - Other public recreational improvements
 - Payment of Fees

Park Trust Fund (PTF)

- Primary source of funding
- Supports Park System Development
 - Studies
 - Planning
 - Design
 - Construction
- Development in proximity to fee collection
- O&M expenses not eligible

Park Trust Fund Monies Received 2017 - 2021

- 2021 - \$11.6 million
- 2020 - \$5.5 million
- 2019 - \$15.6 million
- 2018 - \$24.8 million
- 2017 - \$13.4 million

Approximate Amounts to Fund Projects

- Land acquisition: Market-rate value
- Parks: \$6 million / acre
- Trails: \$3 million / mile
- Community Center: \$50 million+
- Improvements: Varies on type and scope

Credits

The parkland obligation can be reduced via allowable credits:



Private Recreation
(on site recreational amenities)



Affordable Housing
(low & moderate income)



Existing Housing Units



Stormwater Treatment

Amount of Credit Given Since 2016

Year	Affordable Housing Credit Given	Private Recreation Credit Given	Total amount of Credit Given in Dollar Amounts
2016	\$1,514,200	\$3,958,622	\$5,472,822
2017	\$737,200	\$7,865,867	\$8,603,067
2018	\$937,900	\$993,155	\$1,931,055
2019	\$1,514,200	\$2,157,917	\$3,672,117
2020	\$1,105,850	\$784,667	\$1,890,517
Sum by Credit Type	\$5,809,350	\$15,760,228	\$21,569,578

Fee Study

- Existing Fee Schedule Adopted December 2017
- Adjustments: Made Ad Hoc
- Current Fee Study: Initiated in 2021
- Completed Fee Study: December 2022



Intent of the Fee Study

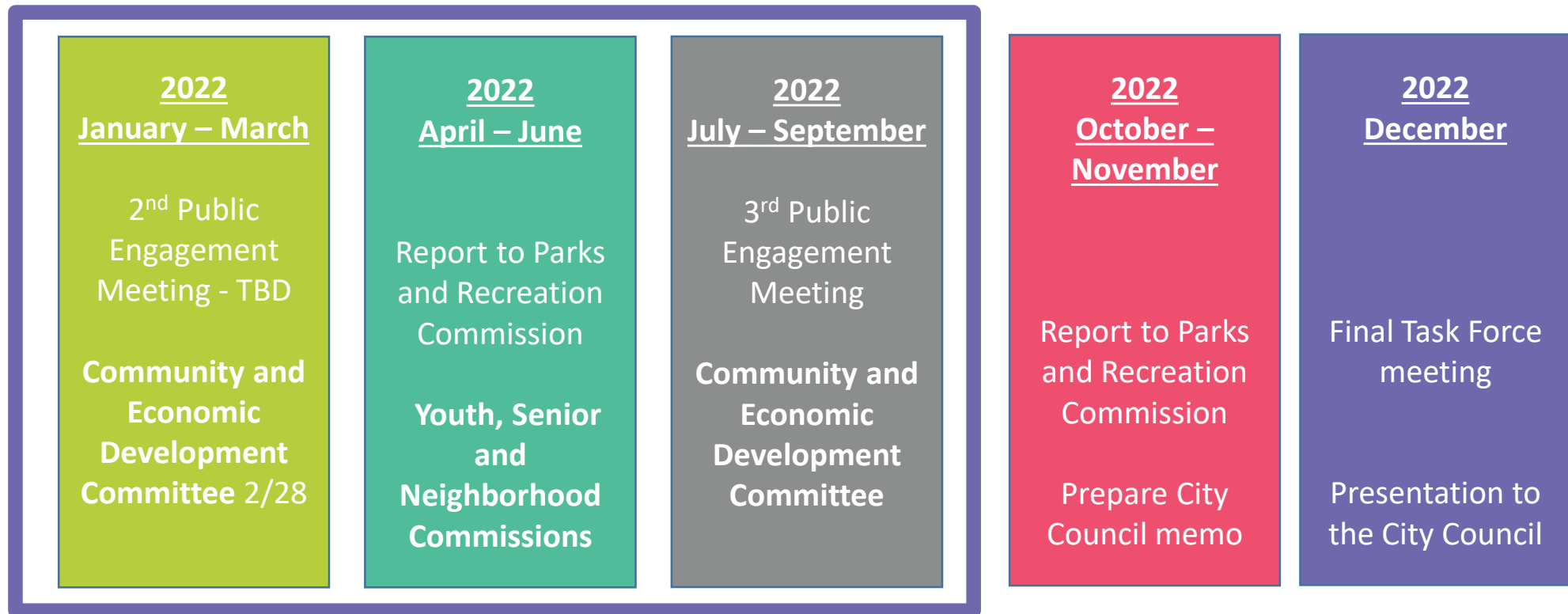
- Transparency and Clarity
- Align with Development Fee Framework
- Explore new Geography
- Consider a Commercial Impact Fee
- Align with ActivateSJ and the General Plan



Orchard Park

Tentative Timeline

Public Outreach and Public Meeting Plan (in addition to monthly Task Force Meetings)



Contact the Team

Rebekah Ross, Planner IV
rebekah.ross@sanjoseca.gov

Nicolle Burnham, Deputy Director
nicolle.burnham@sanjoseca.gov

Visit our website at:

<https://bit.ly/PRNS-PDOPIO>

Thank You!