

WHY PARKLAND DEDICATION FEES ARE IMPORTANT

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AGENDA

The Benefits of Parkland

Importance of the Program

We are losing ground

FUNDING SOURCES FOR PARKS

- Construction and conveyance
 - 64% Parks
 - 15% goes to operations and maintenance
- Parkland Impact Fees
- Measure P (2000)- was a funding source and is now fully allocated (Columbus Park will be last project)
 - Last time ballot measure dedicated to City Parks

IMPORTANCE OF PARK IMPACT FEES

Primary source of funding for

- ✓ Parkland acquisition
- ✓ Capital Improvement i.e.
 - Trail improvements
 - Playground renovations
 - New irrigation systems
 - Community Center Improvements
 - And More!

Why it matters

- ✓ Inadequate and equitable distribution of parkland
- ✓ Poorly maintained park infrastructure

HOW WE USE OUR PARKS

Organized
Sports

Casual
Sports

Trails

Community
Centers

Playgrounds

Community
Events

Casual Social
Gathering

Walking

Relaxing

Picnicking

Dog Parks

Etc.

Promote
Community Social
Programs and
Services

Encouraging
Physical Activity
in Kids (and
adults)

Enhance the
Natural
Environment

Providing a
Connection with
Nature

Creating Free
and Safe
Gathering
Spaces

Increasing
Property Values

IMPROVES QUALITY OF LIFE

MAKES SAN JOSE A BETTER PLACE TO LIVE

OVERWHELMING PUBLIC SUPPORT FOR PARKS AND OPEN SPACE



Measure P in 2000 with 79%
(last bond measure specifically for SJ City Parks)

Measure A for County Parks 2016 with 78%

Measure T Open Space Authority Ballot Initiative in
2020 with 81%

THE GENERAL PLAN STATES

Recognizes the importance of park amenities in creating complete neighborhoods, providing recreation opportunities for residents, and enhancing the livability and the social and environmental quality of the City.

WE ARE FAILING TO MEET IMPORTANT CITY GOALS AND OBJECTIVES



10 minute to a walk to a Park



Providing 3.5 acres per 1000 residents



Providing Equitable Access to Parks

CURRENT FEE SCHEDULE DOESN'T COVER COST

Example:

Developing a park for a 113-unit housing project in West San Jose (D1) will cost approximately \$11 Million for property and improvements
Based on the current fee schedule the project will only pay \$2.75 Million

A project with 113 units in west San Jose (Council District 1) has a \$24,400* per unit fee.

$113 \text{ units} \times \$24,400 = \$2.75 \text{ million dollar fee (gross obligation)}$

If land is currently valued at \$4.5 million** an acre:

$\$6.5 \text{ for improvements} + \$4.5 \text{ million for acreage} = \$11 \text{ million dollars needed for buying land and building park}$

Land acquisition costs are not met, plus \$0 is collected for improvements.

$\$11 \text{ million (needed)} - \$2.75 \text{ million (provided)} = \$8.25 \text{ million-dollar short fall.}$

*Resolution No. 78474, Exhibit A: <https://records.sanjoseca.gov/Resolutions/78474.pdf>

**Estimated – from DTA presentation shown to the Task Force April 21,2022

DISCOUNTS & CREDITS

- A long history of substantial credit for downtown high rises
- Credit for Private Recreation Space
- Discount for Affordable Housing
 - Credits can be combined to get up to 75% off the gross obligation
- Small (less than 750 sq ft) Accessory Dwelling Unit (ADUs) do not pay park fees (per State law)



CURRENTLY
COMMERCIAL
DEVELOPERS PAY
NO PARK FEES

State Law & studies recognizes the nexus between commercial development and park usage. Parks benefit commercial users and help create a quality project.

What park space is needed?
Insight from lunchtime in No.SJ



Naturally activated

* Photos by Jean Dresden

IN SUMMARY

Parks are Important!

We are unable to meet City goals and polices!

We are Losing Ground!

We are losing trust with the public!

**THIS IS OUR OPPORTUNITY TO REVERSE THE TREND AND
SECURE FUNDING FOR PARKS!**

GET INVOLVED !

We need to make a concerted lobbying effort to take advantage of this opportunity

- Lobby you district leadership group
- Lobby your neighbors
- Write your Council member
- Attend Public Meetings : Parks, Youth, and Senior Commissions, City Council and Council Committee Meetings
- Contact Us

