



CITY OF LONG BEACH

DEPARTMENT OF PARKS, RECREATION & MARINE

R-40

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March 20, 2007

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive and file the Park Impact Fee Report for Fiscal Year 2006. (Citywide)

DISCUSSION

The Fiscal Year 2006 (FY 06) Park Impact Fee Annual Report was prepared in accordance with Municipal Code Section 18.18.160, and California Government Code Section 66006, to update the City Council on the status of the Park Impact Fee Fund. This report covers the fiscal year ending September 30, 2006.

In February 1989, the Long Beach City Council established the Park Impact Fee for parkland acquisition and improvements. The Park Impact Fee was originally imposed on all new residential development to mitigate the impact of increased population from those new developments on parks and park facilities. The fees were based on a citywide recreation standard, the projected growth in population, and the estimated cost to provide the new and expanded recreational facilities needed to serve the increased population at the citywide standard.¹

Based on the projected housing growth from 1989 to 2000, the Park Impact Fee program was projected to generate \$46,866,000 during this period of time. Through September 30, 2006, only \$12,362,150 in fees, interest, and "in lieu" contributions have been received. The difference between the actual receipts and the projected receipts is the result of residential construction being significantly lower than the projected rate. The fees have purchased 15.23 acres of new or expanded parks, built 5,225 square feet of community recreation center buildings, developed a one-third acre nature reserve and provided the equivalent of one new soccer field through lighting night play. Attachment A summarizes Park Impact Fee collections and expenditures. The lower receipts noted above have caused a delay in implementing many of the planned projects. Attachment B is the development impact fee program progress, including the projects originally planned to be funded by this fee and modifications to the plan since

¹ A service level standard of 1.35 acres of park space per 1,000 persons was adopted in 1989. This ratio was one-half the citywide average service level of 2.7 acres per 1,000 persons that was estimated to exist at the time. The standard for the Park Impact Fee was set at half the cost of providing the then existing service level because it was believed the same level of service could be achieved more efficiently by utilizing school land for public recreation and by providing recreational equipment to allow more intense park use.

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its inception. The achievement of less than one-quarter of the proposed programs is also due to the reduced purchasing power of the fee over the last 16 years.

During FY 06, \$471,466 was received from fees and \$33,897 from interest, for a total of \$505,363. During FY 06, \$1,220,000 of Park Impact Fees collected from multiple years was expended in the Capital Improvement Budget. This was expended as indicated in the following table:

FY 06 Expenditures

<u>Project</u>	<u>Amount</u>	<u>District</u>
MLK Pool Locker Rooms and Classroom	\$340,170	6
Silverado Pool Classrooms	\$40,505	7
California Recreation Center Expansion	\$307,040	6
Chittick Field Land Purchase	\$40,000	6
Build Admiral Kidd Park Teen/Community Center	\$85,428	7
Seaside Park	\$537,655	1
Administrative Expenditures	\$31,500	

The Parks and Recreation Commission received and filed the Park Impact Fee Report for FY 06 on January 18, 2007. This matter was reviewed by Deputy City Attorney Gary Anderson on February 13, 2007, and Budget and Performance Management Bureau Manager David Wodynski on February 16, 2007.

TIMING CONSIDERATIONS

City Council action is requested on March 20, 2007, as State law directs that this report be received no later than 180 days following the end of the fiscal year. Therefore, the Park Impact Fee Report for FY 06 must be received by March 30, 2007.

FISCAL IMPACT

There is no fiscal impact associated with the suggested action.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PHIL T. HESTER
DIRECTOR OF PARKS, RECREATION AND MARINE

PTH:DLE:SG:jca
Attachments

APPROVED:



GERALD R. MILLER
CITY MANAGER

ATTACHMENT A

SUMMARY OF COLLECTIONS AND EXPENDITURES

Resources

Fees Collected and Interest	\$11,374,150
Value of in lieu Projects*	<u>\$988,000</u>
Total Value of Receipts	\$12,362,150
Loan**	<u>\$117,519</u>
Total Resources	<u><u>\$12,479,669</u></u>

Expenditures

<u>Projects</u>	<u>Impact Fee Allocations</u>	<u>Total Project Cost</u>	<u>PIF % of Project Cost</u>	<u>Council District</u>
Burnett School/Park Master Plan	\$10,270	\$10,270	100%	6
Ramona Park Community Center	\$170,771	\$683,084	25%	9
Cesar E. Chavez Land Acquisition	\$4,307,944	\$15,902,597	27%	1
Cesar E. Chavez Park Development	\$224,594	\$4,534,600	5%	1
Cesar E. Chavez Community Center	\$540,112	\$3,636,006	6%	1
Mary Butler School Play Fields	\$90,000	\$180,000	50%	6
Orizaba Park Improvements	\$88,412	\$88,412	100%	4
Jack Dunster Reserve***	\$174,428	\$2,294,314	8%	3
East Village Arts Park	\$300,000	\$400,000	75%	2
Rotary Centennial Park	\$1,574,000	\$2,270,277	69%	4
Homeland @ MacArthur Park	\$252,415	\$704,348	36%	6
Admiral Kidd Park Expansion 2004	\$295,429	\$1,477,145	20%	7
Admiral Kidd Teen Center	\$329,905	\$2,705,000	12%	7
Miracle on 4 th Street Mini-park	\$168,343	\$168,343	100%	2
Grace (Plymouth and Elm) Mini-park	\$199,237	\$1,434,237	14%	8
Davenport (55 th Way) Park Site	\$217,736	\$2,473,587	9%	9
Houghton Skate Park	\$268,654	\$1,118,459	24%	9
MLK Pool	\$340,170	\$2,310,040	15%	6
Silverado Pool Classrooms	\$40,505	\$2,913,699	1%	7
Cal Rec Teen Center	\$500,000	\$2,892,256	17%	6
Chittick Field Land Purchase	\$40,000	\$500,000	8%	6
Rancho Los Cerritos Visitor Center	\$200,000	\$200,000	100%	8
Seaside Park	\$537,655	\$756,260	71%	1
Drake/Chavez Greenbelt	\$30,763	\$8,394,907	0%	1
Stearns Restroom	\$10,000	\$142,432	7%	4
Park Planning and Administrative Costs	<u>\$462,807</u>	<u>\$462,807</u>	NA	NA
Project Expenditures	<u>\$11,374,150</u>	<u>\$58,653,080</u>		

"In Lieu" Projects *

	<u>Value</u>		
Chittick Soccer Field Lighting	\$188,000	100%	6
Orizaba Park Acquisition	<u>\$800,000</u>	100%	4
Project Value Received	<u>\$988,000</u>		

* Projects constructed by the housing developer instead of paying the fee.

** From Traffic Impact Fee

***Park Impact Fees from one housing tract are dedicated to the Jack Dunster Marine Biological Reserve per agreement between City and State Lands Commission.

ATTACHMENT B

PARKS AND RECREATION DEVELOPMENT IMPACT FEE PROGRAM PROGRESS

<u>ORIGINAL PLAN</u>	<u>COST</u>	<u>COUNCIL DISTRICT</u>	<u>REVISED PLAN</u>	<u>COST</u>	<u>COMPLETION</u>	<u>COUNCIL DISTRICT</u>
I. PARK ACQUISITION AND DEVELOPMENT PROGRAM						
Downtown Park 7 acres	\$7,500,000	1	Cesar E. Chavez Park 1.75 acres	\$4,732,538	Nov-99	1
			East Village Arts Park 0.06 acres	\$300,000	Mar-04	2
			Cesar E. Chavez Park 1 acre	\$1,000,000	Future	1
			East Village Park 4.19 acres	\$1,460,000	Future	2
						4
Orizaba Park Expansion 2 acres	\$3,473,000	4	Orizaba Park Expansion 1 acre	\$88,412	1998	4
			Orizaba Park Expansion 1 acre	\$3,384,588	Future	
M.L. King, Jr. Park Expansion 1 acre	\$1,686,000	6	M.L. King, Jr. Park Expansion 1 acre	\$1,686,000	Future	6
14th Street Park Expansion 2 acres	\$4,016,000	1	14th Street Park Expansion 2 acres	\$4,016,000	Future	1
Admiral Kidd Park Expansion 7 acres	\$9,800,000	7	Admiral Kidd Park Expansion 3.6 acres	\$295,429	Jan-04	7
			Admiral Kidd Park Expansion 2.28 acres	\$7,900,000	Future	7

Parks and Recreation Development Impact Fee Program Progress
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<u>ORIGINAL PLAN</u>	<u>COST</u>	<u>COUNCIL DISTRICT</u>	<u>REVISED PLAN</u>	<u>COST</u>	<u>COMPLETION</u>	<u>COUNCIL DISTRICT</u>
			Rotary Centennial Park (A) 0.71 acres	\$750,000	Jan-02	4
			Rotary Centennial Park (D) 0.41 acres	\$824,000	Feb-05	4
Drake Park Expansion 2 acres	\$3,828,000	1	Drake Park Expansion 1.9 acres	\$3,750,000	Future	1
			Drake/Chavez Greenbelt 0.1 acres	\$50,000	2005	1
Channel View Park 1 acre	\$481,000	3	Dunster Marine Reserve 0.36 acres	\$174,428	Nov-02	3
			Chittick Field Expansion 0.62 acres (overhead and some escrow fees)	\$40,000	Jan-06	6
			Chittick Field Development	\$265,000	Future	6
Funds from Regional Park Sports Park Program			Miracle on 4th St Mini-Park 0.14 acres	\$168,343	Jul-04	2
			Houghton Skate Park 0.35 acres	\$268,654	Sep-04	9

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<u>ORIGINAL PLAN</u>	<u>COST</u>	<u>COUNCIL DISTRICT</u>	<u>REVISED PLAN</u>	<u>COST</u>	<u>COMPLETION</u>	<u>COUNCIL DISTRICT</u>
			Davenport Park (55th Way) 0.51 acres (prorated share of 5.8 acres)	\$217,736	Sep-06	8
			Grace (Plymouth and Elm) (D) 1.12 acres	\$199,237	Jul-05	8
			Seaside Park (D) 2.16 acres	\$537,655	Jan-08	1
			Seaside Park 1 soccer field	\$500,000	Future	1
			Stearns Restrooms (D)	\$10,000	Sep-06	4
			Drake/Chavez Greenbelt (A) 1.2 acres (overhead and escrow costs)	\$30,763	Mar-06	1
II. SCHOOL SITE DEVELOPMENT						
School Development Program						
20th and Orange Elementary 3.3 acres	\$324,000	6	Mary Butler 3.3 acres	\$90,000	Oct-94	6
Vets (Robinson) Elementary 2 acres	\$354,000	6	Robinson Elementary 2 acres	\$354,000	Future	1

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<u>ORIGINAL PLAN</u>	<u>COST</u>	<u>COUNCIL DISTRICT</u>	<u>REVISED PLAN</u>	<u>COST</u>	<u>COMPLETION</u>	<u>COUNCIL DISTRICT</u>
Burnett Elementary 2.4 acres	\$286,000	6	Burnett Elementary 0 acres	\$10,270	Oct-92	6
			Burnett Elementary 2.4 acres	\$387,337	Future	6
Sutter Elementary 3.5 acres	\$794,000	8	Sutter Elementary 3.5 acres	\$794,000	Future	8
Roosevelt Elementary 2 acres	\$1,051,000	1	Roosevelt Elementary 1 acre	\$1,051,000	Future	1
Birney Elementary 2.3 acres	\$272,000	7	Birney Elementary 2.3 acres	\$272,000	Future	7
McKinley Elementary 2 acres	\$322,000	9	McKinley Elementary 2 acres	\$322,000	Future	9
Stevenson Elementary 2 acres	\$438,000	1	Stevenson Elementary 2 acres	\$438,000	Future	1
Lincoln Elementary 1.5 acres	\$353,000	6	Lincoln Elementary 1.5 acres	\$353,000	Future	6
Webster Elementary 4 acres	\$803,000	7	Webster Elementary 4 acres	\$803,000	Future	7

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<u>ORIGINAL PLAN</u>	<u>COST</u>	<u>COUNCIL DISTRICT</u>	<u>REVISED PLAN</u>	<u>COST</u>	<u>COMPLETION</u>	<u>COUNCIL DISTRICT</u>
School Facility Lighting Program						
Hamilton Middle School 2 soccer, 1 restroom	\$660,000	9	Hamilton Middle School 3 basketball, 1 softball, 1 soccer	\$660,000	Future	9
Washington Middle School 6 basketball, 1 soccer	\$263,000	1	Washington Middle School 6 basketball, 1 soccer	\$263,000	Future	1
Poly High School 6 tennis courts	\$114,000	1	Poly High School Six tennis courts	\$114,000	Future	1
Franklin Middle School 6 multipurpose courts	\$114,000	2	Franklin Middle School 6 basketball courts	\$114,000	Future	2
Lindbergh Middle School 1 soccer/softball	\$376,000	8	Lindbergh Middle School 1 soccer/softball	\$376,000	Future	8
III. REGIONAL PARK DEVELOPMENT PROGRAM						
Sports Park 2 soccer and 2 softball fields	\$1,500,000	7	Transferred to Park Acquisition & Development Program			
Bicycle/Hiking Path 3.2 miles	\$1,200,000		Bicycle/Hiking Path 3.2 miles	\$1,200,000	Future	
IV. LOCAL PARK DEVELOPMENT PROGRAM						
Park Lighting Chittick Field 1 soccer field	\$188,000	6	Chittick Field 1 soccer field	\$188,000	Dec-91	6

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<u>ORIGINAL PLAN</u>	<u>COST</u>	<u>COUNCIL DISTRICT</u>	<u>REVISED PLAN</u>	<u>COST</u>	<u>COMPLETION</u>	<u>COUNCIL DISTRICT</u>
Heartwell Park	\$376,000	5	2 soccer fields	\$376,000	Future	5
M.L. King, Jr. Park 1 softball field	\$188,000	6	M.L. King, Jr. Park 1 softball/baseball field	\$188,000	Future	6
Cherry Park 1 softball field	\$188,000	7	Wardlow Park 1 soccer field	\$188,000	Future	5
Marina Vista Park 2 tennis courts	\$38,000	3	Replaced by Silverado			
DeForest Park 1 multipurpose field	\$188,000	9	Silverado Park 1 softball field	\$226,000	Future	7
Houghton Park 2 multipurpose fields	\$376,000	9	Houghton Park 1 multipurpose field	\$376,000	Future	9
Veterans Park 1 multipurpose field	\$188,000	6	Veterans Park 1 multipurpose field	\$188,000	Future	6
Hudson Park 1 multipurpose field	\$188,000	7	Hudson Park 1 multipurpose field	\$188,000	Future	7
Park Buildings and Structures						
M.L. King, Jr. Park 5,000 sq. ft.	\$650,000	6	M.L. King, Jr. Pool 3,854 sq. ft.	\$340,170	Jan-07	6
			M.L. King, Jr. Park 1,146 sq. ft.	\$300,000	Future	6

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<u>ORIGINAL PLAN</u>	<u>COST</u>	<u>COUNCIL DISTRICT</u>	<u>REVISED PLAN</u>	<u>COST</u>	<u>COMPLETION</u>	<u>COUNCIL DISTRICT</u>
Silverado Park 5,000 sq. ft.	\$650,000	7	Silverado Pool 303 sq. ft.	\$40,505	Oct-06	7
			Silverado Park 4,697 sq. ft.	\$600,000	Future	7
Ramona Park 3,000 sq. ft.	\$390,000	9	Ramona Park 1,125 sq. ft. (prorated share of 4,500 sq. ft. building)	\$170,771	Jan-95	9
			Heartwell Park 1,875 sq. ft.	\$200,000	Future	5
El Dorado Park West 5,000 sq. ft.	\$650,000	5	Admiral Kidd Teen/Comm. Ctr 2,700 sq. ft. (prorated share of 4,500 sq. ft. building)	\$329,905	Jan-07	7
			Heartwell Park 2,300 sq. ft.	\$75,000	Future	5
Coolidge Park 2,000 sq. ft.	\$260,000	9	MacArthur Park (Homeland) 1,406 sq. ft. (prorated share of 4,000 sq. ft. building)	\$252,415	Jan-08	6
			California Recreation Center 594 sq. ft.	\$7,000	Future	6

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<u>ORIGINAL PLAN</u>	<u>COST</u>	<u>COUNCIL DISTRICT</u>	<u>REVISED PLAN</u>	<u>COST</u>	<u>COMPLETION</u>	<u>COUNCIL DISTRICT</u>
California Recreation Center 1,000 sq. ft.	\$130,000	7	California Recreation Center 650 sq. ft. (prorated share of 4,000 sq. ft. building)	\$171,844	Sep-08	6
Neito Building 5,000 sq. ft.	\$750,000	3	Scherer Park 3,000 sq. ft.	\$550,000	Future	8
			Rancho Los Cerritos Visitor Center 3,700 sq. ft.	\$200,000	Jul-08	8
Transferred from Project Operational Cost Program			California Recreation Center 350 sq. ft.	\$1,460,000	Future	6
			Cesar E. Chavez Community Center 1,400 sq. ft.	\$540,112	Aug-01	1
V. PROJECT OPERATIONAL COSTS	\$1,460,000		Reallocated to Park Buildings and Structures			