

**AMENDMENT TO THE 2002
IMPACT FEE STUDY
&
THE 2004 IMPACT FEE UPDATE**

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

SEPTEMBER 2013

INTRODUCTION

In 2002, the City of Franklin hired Ruekert & Mielke, Inc. to prepare a public facilities needs assessment and impact fee study (2002 Impact Fee Study) for the construction of law enforcement and municipal court facilities and fire protection and emergency medical facilities, as well as library, park and recreation, transportation system and water system facilities. The needs assessment was prepared during February and March of 2002 in accordance with Wisconsin Statutes 66.0617, formerly Wisconsin Statutes 66.55, and was presented to the City on April 16, 2002. The City held a public hearing on the proposed impact fee ordinance on May 7, 2002. On May 7, 2002 the City adopted the impact fee ordinance imposing total impact fees in the amount of \$3,809. Since then a 2004 amendment updated the law enforcement/municipal court, and fire protection and EMS impact fees. Within the 2004 update most of the analyses remained unchanged with the exception of the development projections, land use projections, and a few of the estimated project costs for the police and fire facilities. After the 2004 update, no other amendments or changes have been implemented to alter the Franklin impact fees until now, through the 2013 park impact fee update.

The purpose of this amendment is to update the original needs assessment to revise the land use, population and development projections and update the park impact fee project lists, costs, and identify any new park projects or improvements that may be required due to new development. These amendments are intended to allow the City to recover the costs related to serving new development within a reasonable amount of time and to reallocate costs based on the revised projections of development in each class. This amendment is supplementary to and intended to be read in conjunction with the 2002 Impact Fee Study, and 2004 amendment. This amendment is to act as an updated public facilities needs assessment for the Park and Recreation Facilities. The methodology on how the needs assessment took place can be seen below.

The July 12, 2013 memorandum (attached hereto) includes all updated park and recreation facilities updates and changes for the public facilities needs assessment. The memorandum text describes all changes and updates that were completed to the park and recreation, which each of the updated tables incorporated and completed for viewing.

METHODOLOGY

The public facilities needs assessment prepared in 2002 included the following, as required by Wisconsin Statutes 66.0617:

1. An inventory of existing public facilities including an identification of existing deficiencies in the quantity or quality of those public facilities, for which it was anticipated that an impact fee would be imposed.

2. An identification of new public facilities or improvements or expansions of existing public facilities that will be required because of new land development. The identification was based upon an explicitly identified level of service and standards.
3. A detailed estimate of the capital costs of providing the new public facilities or improvements or expansion previously mentioned.
4. A computation of the cost per capita of providing the new public facilities required because of new land development, and a recommended schedule of impact fees, including an estimate of the effect of imposing impact fees on the availability of affordable housing within the City. (Note: due to the projected park and recreation facilities impact fee being less than the current fee, the impact on housing affordability is a net positive impact. By proposing to decrease the fee there should be no negative effect on the housing affordability for the new park and recreation facilities impact fee.)

July 12, 2013

Mr. Mark Luberda
Director of Administration
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

RE: Park Impact Fee Update

Dear Mr. Luberda:

Ruekert/Mielke (R/M) has completed the 2013 park impact fee update. All items listed in the May 10, 2013 memorandum and discussed during the June 17, 2013 conference call with City Staff have been addressed. All revisions and changes requested by the City have been incorporated into the attached tables for your review and described below.

As discussed during the conference call, the occupancy factor was changed from 2.72, as supplied by MMSD (Milwaukee Metro Sewer District) to 2.90. This change was requested by the City for a better representation of the average occupancy factor over the past several years. Secondly, the City and R/M came to an agreement that all future yearly fee escalations shall be based upon the Milwaukee CPI (Consumer Price Index). In addition to the yearly fee escalations, all impact fees should be reviewed on a regular basis (every 3-5 years) to ensure the most proper and justifiable impact fee is still in place.

Several smaller changes to individual costs attributed to park improvements were modified or updated based on the revised information supplied from the City's finance department. These changes in cost are reflected in the updated cost tables attached hereto, specifically Tables 22 through 29. One large cost that was added is the North Cape Road bike trail improvements. These improvements were not included in the CORP plan, but rather supplemented through City Council direction at the June 4, 2013 meeting to include these improvements within the impact fee calculations. These improvements include 10,820 lineal feet of addition trail way at a cost of approximately \$760,000.

In addition, a footnote was added to table 20 to explain the significant change in the community park type design standard versus the NRPA design standard. The inclusion of Southwest Park, a regional/multi-community park facility, within the community park type, significantly increases the City design standard. However, when comparing it to the NRPA design standards, it does not have a category for regional/multi-community park facilities; therefore the comparison is not relevant to the circumstances of the City.



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The only change that is not reflected in the attached updated tables is within Table 2, which is the total amount of impact fee dollars to be spent in accordance with state law time frame requirements. The City of Franklin finance department asked whether or not the interest accumulated over time was required to be spent in accordance with the timing requirements of the statutes or whether this money was exempt from time frame restrictions. R/M reviewed the statutes and deferred the answer to the City Attorney for interpretation of the statutes. Therefore, at this time, R/M still illustrates Table 2 to include the interest accrued within the total amount to be spent within the required time frame. If the City attorney finds that this is not the most accurate interpretation of the law, R/M can provide an updated table at that time.

Therefore, with all the changes described above, the new park impact fee eligible costs would be \$10,750,220.00. Thus the City must collect funds to support the updated eligible costs for future projects prior to year end 2025. Based on the updated eligible costs and development projections for the next 12 years, the proposed current park impact fee would be \$2,816.00 per single family home, assuming 2.9 people per unit, and \$1,942.00 per multi-family dwelling assuming 2.0 people per unit. This new park impact fee would allow the City to continue collecting sufficient funds to complete park improvements for years to come.

Attached hereto are revised and updated park impact fee tables with supporting financial tables and impact fee calculation tables. Tables 1 and 2, help show the previous and current year financial status of park impact fee collections for the City. Table 1 is a financial summary of the park impact fee collections over the past 10 years. This table shows the amount collected, amount spent, interest allocation to date, and total park impact fee amount with interest included. Table 2 breaks down the amount spent to date and the remaining to spend with the associated year it must be spent according to state law as described above.

Tables 5 and 15a through 29 are tables or modifications of tables contained within the original 2002 impact fee study. These tables follow the same general numbering scheme as the 2002 impact fee study to provide clarity and ease for comparison purposes. These tables have since been updated with new information and data as provided by the City of Franklin administration. Table 5 shows updated population numbers and projections for the City of Franklin. These population numbers, as provided by the City of Franklin, are extremely important in the calculation of impact fees as future development is one of the driving factors in the impact fee calculation. Table 15 has been edited to include Table 15a and 15b. These two tables combined show the existing park facilities and connecting trail facilities. Tables 16 through 18 show an inventory of park facilities and list the currently developed parks throughout the City.

Tables 19 through 21 include the initial data for the impact fee calculation. These tables compare existing and future facilities as well as developed and undeveloped parks and trails. This comparison along with NRPA standards allow for the creation of a design service level



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standard for all park types and trails present. Table 21 uses the newly created design standards and the updated development projections from Table 5 to complete the excess/deficiency analysis for all park and trail types categorized. Tables 22 through 24 show the recommended and completed improvements, as well as land acquisitions for all current city owned parklands and planned city parkland purchases and developments prior to 2025. These costs along with the deficiency analysis for each park type or trail type allow for a final allocation of facilities to be constructed for each facility type. This allocation represents the percentage of deficiency and/or excess for future development within each facility type. These percentages are then used in Table 26, the cost summary, where all proposed improvements scheduled to take place prior to 2025 are shown with their amount of eligible costs through impact fee collections. This impact eligible amount is dependent on allocation percentages in Table 25 and the improvements and land acquisitions listed in Tables 22 through 24.

With the total amount of eligible costs and future development projections updated, a new per capita impact fee was created and shown in Table 27. Table 28 shows an updated park and recreation facilities impact fee schedule for single family dwelling units, as well as multi-family dwelling units based on the proposed costs for improvements and land purchases. Lastly, Table 29 shows a preliminary capital improvement plan for the City to use as a sample model. This plan will allow for future planning of borrowing and spending of impact fee contributions.

Please feel free to contact our office if you have any questions, comments or concerns.

Very truly yours,

RUEKERT/MIELKE

Derrick J. Rice
Project Engineer, E.I.T.

DJR:crp

Enclosures

cc: William J. Mielke, P.E., R.L.S, Ruekert & Mielke, Inc.
Joseph W. Eberle, P.E., Ruekert & Mielke, Inc.
Jim Fiacco, Senior Economic Consultant
File

Table 1 - Interest Allocation Summary Table

Year	Amount Collected	Amount Spent	Interest Collected to Date	Balance	Total w/ Average Interest Allocation
2002	\$275,620	\$0	\$3,114	\$278,734	\$275,620
2003	\$668,917	\$0	\$6,284	\$953,935	\$668,917
2004	\$1,028,255	\$28,523	\$17,433	\$1,971,100	\$1,028,255
2005	\$1,006,696	\$471,251	\$63,383	\$2,569,928	\$1,006,696
2006	\$646,907	\$392,618	\$144,950	\$2,969,167	\$646,907
2007	\$220,706	\$823,897	\$172,806	\$2,538,782	\$220,706
2008	\$133,074	\$10,913	\$95,988	\$2,756,931	\$133,074
2009	\$80,215	\$5,459	\$86,652	\$2,918,339	\$80,215
2010	\$145,479	\$47	\$66,273	\$3,130,044	\$145,479
2011	\$163,106	\$0	\$44,506	\$3,337,656	\$163,106
2012	\$263,398	\$0	\$102,473	\$3,703,527	\$263,398
Total	\$4,632,373	\$1,732,708	\$803,862	-	\$4,632,373

Table 2 - Remaining Impact Fee Amount unaccounted for with spending date requirements

Year Collected	Amount to Spend	Amount Spent to Date	Remaining to Spend	Spend by End of Year
2002	\$275,620	(\$275,620)	\$0	2012
2003	\$668,917	(\$668,917)	\$0	2013
2004	\$1,028,255	(\$788,171)	\$240,084	2014
2005	\$1,006,696	\$0	\$1,006,696	2015
2006	\$646,907	\$0	\$646,907	2016
2007	\$220,706	\$0	\$220,706	2017
2008	\$133,074	\$0	\$133,074	2018
2009	\$80,215	\$0	\$80,215	2019
2010	\$145,479	\$0	\$145,479	2020
2011	\$163,106	\$0	\$163,106	2021
2012	\$263,398	\$0	\$263,398	2022
Totals	\$4,632,373	(\$1,732,708)	\$2,899,665	

Table 5
Existing and Forecast Population and Households Based Upon Forecast Land Use Conditions:
1960 to 2025
City of Franklin, Milwaukee County, Wisconsin

	Resident Population			Resident Households			Persons per Household
	Population	Change	Change	Households	Change	Change	
1960	10,006			2,668			3.75
1970	12,247	2,241	22.4	2,941	273	10.2	4.16
1980	16,871	4,624	37.8	5,550	2,609	88.7	3.04
1990	21,855	4,984	29.5	7,434	1,884	34.0	2.94
2000	29,494	7,639	35.0	10,602	3,168	42.6	2.78
2010	35,451	5,957	20.2	14,356	3,754	35.4	2.47
2025 ⁽¹⁾⁽²⁾	40,564	5,113	14.4	15,827	1,471	10.2	2.56

Notes:

- 1.) 2025 Population provided by City: *City of Franklin CORP Update: 2025*
- 2.) Household projection values provided by City: *Franklin Comprehensive Plan Final Draft September 2009.*
- 3.) Agreed on projected population of 40,564 for the year 2025 consistent with Master Plan and City CORP Update 2025, at meeting with City Staff on 05/01/2012

Table 15a
Park and Recreation Facilities Needs Assessment
Inventory of Existing Park and Recreation Sites

Site Name	Land Area (acres)	Type of Park	Ownership	Undeveloped
Root River Parkway (incl. Anderson Lake)	2166.0	Regional	Milwaukee County	
Whitnall Park	388.0	Regional	Milwaukee County	
Oakwood Park and Golf Course	278.3	Regional	Milwaukee County	
Milwaukee County Sports Complex	132.0	Regional	Milwaukee County	
Crystal Ridge	92.0	Regional	Milwaukee County	
Franklin Park	164.6	Regional	Milwaukee County	
Grobschmidt Park	143.0	Regional	Milwaukee County	
Subtotal Regional Parks	3363.9			
Froemming Park	16.3	Community	Milwaukee County	
Franklin High School	76.9	Community	Franklin Public School District	
Forest Park Middle School Education Center	40.0	Community	Franklin Public School District	
Lion's Legend Park	38.0	Community	City of Franklin	
Subtotal Community Parks	171.2			
St. Martins (Robinwood) Neighborhood Park	19.2	Neighborhood	Milwaukee County	
Southwood Glen Neighborhood Park (County Park Site #59)	8.9	Neighborhood	Milwaukee County	
Pleasant View Elementary School	14.1	Neighborhood	Franklin Public School District	
Ben Franklin Elementary School	12.5	Neighborhood	Franklin Public School District	
Country Dale Elementary School	9.8	Neighborhood	Franklin Public School District	
Southwood Glen Elementary School	8.8	Neighborhood	Franklin Public School District	
Robinwood Elementary School	8.2	Neighborhood	Franklin Public School District	
Christine Rathke (Formerly Quarry View Park)	6.5	Neighborhood	Payne & Dolan	
Pleasant View Neighborhood Park	23.8	Neighborhood	City of Franklin	X
Jack E. Workman Neighborhood Park	12.0	Neighborhood	City of Franklin	
Subtotal Neighborhood Parks	123.7			
Lions Baseball Field (Formerly Ollie Pederson Field)	9.4	Mini-Park	City of Franklin	
Cascade Creek Park	9.0	Mini-Park	City of Franklin	X
Friendship Park	1.6	Mini-Park	City of Franklin	
Glenn Meadows Park	1.0	Mini-Park	City of Franklin	
Subtotal Mini Parks	21.0			
Franklin Little League Complex	25.7	Special Use	Milwaukee County	
Franklin Woods Nature Center	40.0	Special Use	City of Franklin	
Meadowlands Park	15.0	Special Use	City of Franklin	
Ernie Lake Park	14.0	Special Use	City of Franklin	X
Mission Hills Neighborhood Wetlands	14.0	Special Use	City of Franklin	
Market Square	0.5	Special Use	City of Franklin	
Subtotal Special Use Parks	109.2			
Total Park and Recreation Land within the City of Franklin prior to 2002 Impact Fee Study	3,789.0			
Parks & Trail Land acquired after 2002 Impact Fee Study				
Dr. Lynette Memorial Park	0.42	Mini-Park	City of Franklin	
Pleasant View Special Park	8.90	Special Use	City of Franklin	
Cascade Creek Trail	6.3	Trails	City of Franklin	
Victory Creek Park	76.34	Special Use	City of Franklin	
Subtotal of Parks acquired after 2002 Impact Fee Study	92.0			
Total Park and Recreation Land within the City of Franklin Year 2012	3881.0			

Source: "Comprehensive Outdoor Recreation Plan: 2025", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2011.

Table 15b
 Park and Recreation Facilities Needs Assessment
 Inventory of Existing Trail System

Site Name	Trail Length (Lineal Feet)	Ownership
Connecting Trail System under City Control	50504.0	City of Franklin

Source: "Comprehensive Outdoor Recreation Plan: 2025", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2011.

Table 16
Park and Recreation Facilities Needs Assessment
Inventory of Community, Neighborhood and Mini Parks and Existing Park Facilities

Park	Baseball / Softball Field	Basketball Courts	Bicycle Racks	Concession Stand	Indoor Gymnasium	Passive Nature Areas	Picnic Area	Playfield	Playground/Totlot	Restrooms	Lodge/Pavilion/Shelter	Softball Field	Soccer Fields	Tennis Court	Track	Trails	Volleyball Court	Offstreet Parking
Community Parks																		
Froemming Park	X		X			X	X	X	X	X	X	X		X		X	X	X
Franklin High School	X		X	X	X	X		X				X	X		X			X
Forest Park Middle School Edu. Center	X	X	X		X			X					X			X		X
Lion's Legend Park	X		X	X		X	X		X	X	X	X		X		X	X	X
Special Use Community Parks																		
Franklin Woods Nature Center						X			X		X					X		X
Franklin Little League Complex	X			X				X		X		X						X
Neighborhood Parks																		
St. Martin's Neighborhood Park	X	X				X	X	X	X	X	X	X						
Southwood Glen Neighborhood Park (County Site #59)	X						X	X	X			X					X	X
Pleasant View Elementary School		X	X		X			X	X				X		X			X
Ben Franklin Elementary School		X	X		X	X		X	X				X			X		X
Country Dale Elementary School	X	X	X		X			X	X			X						X
Southwood Glen Elementary Park		X	X		X	X	X	X	X									X
Robinwood Elementary School					X	X	X	X	X				X					X
Christine Rathke (Formerly Quarry View Park)	X						X	X	X			X				X		X
Pleasant View Neighborhood Park						X												X
Jack E Workman Neighborhood Park	X					X	X		X			X		X		X	X	
Mini Parks																		
County Park Site #64						X		X								X		
Lions Baseball Field (Formerly Ollie Pederson Field)	X			X														X
Cascade Creek Park								X										
Friendship Park	X	X					X	X	X			X				X		
Glenn Meadows Park		X						X	X									
Other Special Use Parks																		
Meadowlands Park						X										X		
Ernie Lake Park (unofficial name)						X										X		
Mission Hills Neighborhood Wetlands						X		X										
Market Square						X	X				X							X
Total																		

Source: "Comprehensive Outdoor Recreation Plan: 2025", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2011.
Note: Does not include park acquisitions after initial Impact Fee Study (2002).

Table 17
 Park and Recreation Facilities Needs Assessment
 National Recreation and Park Association Public Outdoor Recreation Facilities Minimum Standards

Facility Category	Minimum Development Standard (Gross Acres / 1000 Residents)
Regional & Multi-Community	No Standard
Community (in park sites)	2.2
Community (in middle school or high school sites)	0.9
Neighborhood (in park sites)	1.7
Neighborhood (in elementary school sites)	1.6
Mini Parks (in park sites)	1.0
Connecting Trails	No Standard*

Source: "Comprehensive Outdoor Recreation Plan: 2025", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2011.

Note: *Standard established by municipal plans.

Table 18
Park and Recreation Facilities Needs Assessment
Inventory of Existing Developed Park and Recreation Facilities in Park Sites

Park Name	Ownership	2010 Total Acreage
Community Parks (Including Special Parks)		
Froemming Park	Milwaukee County	16.3
Lion's Legend Park	City of Franklin	38.0
Mission Hills Neighborhood Wetlands	City of Franklin	14.0
Market Square	City of Franklin	0.5
Franklin Woods Nature Center	City of Franklin	40.0
Meadowlands Park	City of Franklin	15.0
Franklin Little League Complex	City of Franklin	25.7
Total Acreage		149.5
Neighborhood Parks (in Park Sites)		
St. Martins Neighborhood Park	Milwaukee County	19.2
Southwood Glen Neighborhood Park (County Park Site #59)	Milwaukee County	8.9
Christine Rathke (Formerly Quarry View Park)	Payne and Dolan	6.5
Jack E. Workman Neighborhood Park	City of Franklin	12.0
Total Acreage		46.6
Mini Parks (in Park Sites)		
Lions Baseball Field (Formerly Ollie Pederson Field)	City of Franklin	9.4
Friendship Park	City of Franklin	1.6
Glenn Meadows Park	City of Franklin	1.0
Total Acreage		12.0

Source: "Comprehensive Outdoor Recreation Plan: 2025", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2011.

Note: Does not include park acquisitions after initial Impact Fee Study (2002).

Table 19
 Park and Recreation Facilities Needs Assessment
 Summary of Existing and Planned Park and Recreation Facilities

Park Type	Existing Developed Park Sites (Acres)	Existing Undeveloped Parks to be Developed (Acres)	Recommended Park Site Acquisitions (Acres)	Total Recommended 2025 Park Sites (Acres)
Community (including Special Parks, and Southwest Park, and off-road planned trails) ⁽¹⁾	149.5	14.0	342.8	506.3
Neighborhood (in Park Sites) ⁽¹⁾	46.6	23.8	50.6	121.0
Mini-Park (in Park Sites) ⁽¹⁾	12.0	9.0	15.4	36.4
Total	208.0	46.8	408.9	663.7

	Existing Trails (Lineal Feet)	Proposed Trails to be constructed by City of Franklin (Lineal Feet)	Recommended Trail Acquisition (Lineal Feet)	Total Recommended 2025 Trail Length (Lineal Feet)
Connecting Trail Total	50,504	43,547	N/A	94,051

1) Recommended 2025 acreage need is based on existing developed active park and recreation facilities, plus additional facilities recommended in the Comprehensive Outdoor Recreation Plan Update of 2025.

Table 20
Park and Recreation Facilities Needs Assessment
Design Service Level Standards: 2025

Park Type	Recommended 2025 Acres ⁽¹⁾	Design Standard (Acres per 1,000 Residents) ⁽²⁾	NRPA Standard (Acres per 1,000 Residents) ⁽³⁾
Community (including Special Parks, and Southwest Park) ⁽⁴⁾	506.3	12.5	2.2
Neighborhood (in Park Sites)	121.0	3.0	1.7
Mini-Park (in Park Sites)	36.4	0.9	1.0
Total	663.7	16.4	4.9

	Recommended 2025 (Lineal Feet)	Design Standard (Lineal Feet per 1,000 Residents)	NRPA Standard (Lineal Feet per 1,000 Residents)
Connecting Trail Total	94,051	2,319	N/A

1.) Recommended 2025 acreage need is based on existing developed active park and recreation facilities, plus additional facilities recommended in the Comprehensive Outdoor Recreation Plan.

2.) Service level provided by the recommended acres, assuming a 2025 population of 40,564.

3.) Guidelines for minimum park acres per thousand residents published by the National Recreation and Park Association.

4.) Inclusion of Southwest Park, a regional/multi-community park facility, within the Community Park Type, significantly increases the design standard above the suggested NRPA Standard (12.5 vs. 2.2). However, since the NRPA design standard tables do not have a category for the regional/multi-community park facilities, the comparison is not relevant to the circumstances of the City.

Table 21
 Park and Recreation Facilities Needs Assessment
 Analysis of Existing Park and Recreation Facilities Deficiencies

Park Type	2000 Existing Developed Park Sites (Acres) ⁽¹⁾	2000 Needed Park Sites (Acres) ⁽²⁾	2000 Excess/(Deficiency)
Community (including Special Parks)	149.5	368.1	(218.7)
Neighborhood (in Park Sites)	46.6	88.0	(41.4)
Mini-Park (in Park Sites)	12.0	26.5	(14.5)
Total	208.0	482.6	(274.5)

	2000 Existing Developed Trail (Lineal Feet)	2000 Needed Trail (Lineal Feet)	2000 Excess/(Deficiency)
Connecting Trail	50,504	68,384	(17,880)

- 1.) Existing developed active park and recreation facilities, from Table 18.
 2.) Based on design standard from Table 20, applied to the 2000 Franklin population.

Table 22
 Park and Recreation Facilities Needs Assessment
 Recommended Improvements and Cost Summary: Existing City-Owned Parklands

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status					
Lion's Legend Park	Community	38.0			Completed					
Detailed landscape plan										
Asphalt paved off-street parking lot										
2nd one-story pavilion with restrooms & concessions. (4,700 SF)										
20 ft. bandstand with adjoining audience area										
New unlighted tennis court, and expand the three existing tennis courts.										
New softball diamond with backstop and bleachers										
One unlighted soccer field with goals										
Install additional park signage										
Install park benches, picnic tables, grills										
Install additional landscape plant materials										
Sanitary sewer extension (500 linear feet)										
Public water extension (500 linear feet)										
Electric extension (500 linear feet)										
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>									837,625	
<i>Unfinished Items after 2002 Impact Fee Study</i>										
Ice-skating area (about 0.35-acre needed)			0							
Two (2) bicycle racks located in Phase II (for pavilion and bandstand areas)			2,000							
Development of a pre-school area on the northeast side of the park			20,750							
Legal, Engineering and Design (10%) for unfinished items			2,275							
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			37,538							
Total Development Costs (Completed Costs)				837,625						
Total Development Costs (Future + Completed Costs)			875,163							
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status					
Pleasant View Neighborhood Park	Neighborhood	15.0								
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>										
Detailed landscape plan			3,700							
Four (4) basketball goals			23,000							
Baseball diamond with backstop and lighting			51,500							
Playfield			59,700							
Playground/Totlot			41,500							
Three (3) tennis courts			109,500							
One sand volleyball court			5,000							
Ice-skating area			0							
One-story 2,400 SF enclosed pavilion with restroom facilities			232,800							
Picnic / passive recreation area			24,000							
Install additional landscape plant materials			30,000							
Install park benches, picnic tables, grills			20,000							
Asphalt paved off-street parking lot			181,700							
Installation of all park signage			25,000							
Walking / education trail (4,535 feet)			102,265							
Outdoor fitness station			5,000							
Installation of 950 lineal feet of collector street			143,935							
Sanity sewer extension (230 linear feet)			9,700							
Public water extension (230 linear feet)			10,100							
Electric extension (230 linear feet)			1,000							
Legal, Engineering and Design (10%)			107,940							
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			1,781,010							
Total Development Costs (Completed Costs)				0						
Total Development Costs (Future + Completed Costs)			1,781,010							
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status					
Jack E. Workman Neighborhood Park	Neighborhood	12.5			Completed					
Detailed landscape plan										
Two (2) basketball goals										
One (1) unlighted tennis court										
One (1) sand volleyball court										
One (1) softball diamond with backstop and bleachers										
Playfield										
Playground/Totlot										
Passive / picnic area										
Install additional landscape plant materials										
Install additional park signage										
Provide walking / education trail										
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>									171,025	
<i>Unfinished Items after 2002 Impact Fee Study</i>										
Install park benches, picnic tables, grills								20,000		
Ice-skating area			0							
One (1) tennis court (unlighted)			36,500		Added					
Provide outdoor fitness stations			4,000							
Legal, Engineering and Design (10%) for unfinished items			6,050							
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			99,825							
Total Development Costs (Completed Costs)				171,025						
Total Development Costs (Future + Completed Costs)			270,850							
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status					
St. Martin's Trail	Neighborhood	19.8								
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>										
<i>Unfinished Items after 2002 Impact Fee Study</i>										
Miscellaneous Improvements										
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			0							
Total Development Costs (Completed Costs)				45,892						
Total Development Costs (Future + Completed Costs)			45,892							
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status					
Christine Rathke (Formerly Quarry View Park)	Neighborhood	8.6								
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>										
				220,361						

Table 22
Park and Recreation Facilities Needs Assessment
Recommended Improvements and Cost Summary: Existing City-Owned Parklands

<i>Unfinished Items after 2002 Impact Fee Study</i>					
Miscellaneous Improvements				1,202	
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)				1,803	
Total Development Costs (Completed Costs)					220,361
Total Development Costs (Future + Completed Costs)				222,164	
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Cascade Creek Park	Mini-Park	9.0			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>					
				30,825	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Ice-skating area without fencing			0		
Provide paved, 8-space off-street parking			18,000		
Install all park signage			2,500		
Provide walking / education trail			32,700		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			79,800		
Total Development Costs (Completed Costs)				30,825	
Total Development Costs (Future + Completed Costs)			110,625		
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Friendship Park	Mini-Park	1.6			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>					
				107,607	Completed
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Detailed Landscape Plan			3,700		
Install landscape and plant materials adjacent to abutting residential properties			7,000		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			16,050		
Total Development Costs (Completed Costs)				107,607	
Total Development Costs (Future + Completed Costs)			123,657		
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Glen Meadows Park	Mini-Park	1.0			
Detailed Landscape Plan			3,700		
Install landscape and plant materials adjacent to abutting residential properties			7,000		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			16,050		
Total Development Costs (Completed Costs)				0	
Total Development Costs (Future + Completed Costs)			16,050		
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Franklin Woods Nature Center	Special	40.0			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>					
				223,036	Completed
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Sanitary sewer extension (370 linear feet)			15,600		
Public water extension (370 linear feet)			16,300		
Provide lighting for the off-street parking			25,000		
One-story, 4,000 SF enclosed park pavilion with restroom facilities			388,000		
Install all park signage			2,000		
Electric line extension (370 linear feet)			1,600		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			672,750		
Total Development Costs (Completed Costs)				223,036	
Total Development Costs (Future + Completed Costs)			895,786		
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Meadowlands Park	Special	15.0			
Provide permanently anchored park benches			5,000	278	Partially Completed
Install all park signage			2,000		
Expand internal walkway / education trail			18,000		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			37,500		
Total Development Costs (Completed Costs)				278	
Total Development Costs (Future + Completed Costs)			37,778		
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Ernie Lake Park	Special	15.0			
Provide permanently anchored park benches					Completed
Provide walking / education trail					Completed
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>					
			0	32,953	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Install all park signage			2,500		
Provide Outdoor Fitness Stations			3,000		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			8,250		
Total Development Costs (Completed Costs)				32,953	
Total Development Costs (Future + Completed Costs)			41,203		
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Mission Hills Neighborhood Wetlands	Special	15.0			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>					
			0	8,113	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Provide permanently anchored park benches			3,000		
Install all park signage			2,500		
Potentially provide a walkway / education trail			22,550		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			42,075		
Total Development Costs (Completed Costs)				8,113	
Total Development Costs (Future + Completed Costs)			50,188		
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Oak Leaf Trail System	Trail	N/A			
Trail Improvements				1,259	
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			0		
Total Development Costs (Completed Costs)				1,259	
Total Development Costs (Future + Completed Costs)			1,259		

Table 22
 Park and Recreation Facilities Needs Assessment
 Recommended Improvements and Cost Summary: Existing City-Owned Parklands

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Victory Creek Special Park	Special	84.6			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>			0	0	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Provision of permanently anchored park benches			3,000	Added	
Provision of a walkway/education trail			45,100	Added	
Installation of all park/trail signage (including interpretive signage)			15,000	Added	
Subtotal of Capital Costs			63,100		
Legal Engineering and Design (10%)			6,310		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			104,115		
Total Development Costs (Completed Costs)				0	
Total Development Costs (Future + Completed Costs)			104,115		
Total - All Improvements to Existing City Parks		4,575,740			

Table 23A
 Park and Recreation Facilities Needs Assessment
 Completed Land Acquisitions and Cost Summary from 2002 to 2012: City Parks

Planned Land Acquisition	Total Park Site Acreage	Acquisition Cost/Acre (\$/acre)	Actual Costs	Status since 2002 Impact Fee Study
Community Parks/Trail Facilities				
Cascade Creek Trail	6.3	238	1,500	Completed
Subtotal Community Parks & Trail Facilities	6.3		1,500	
Mini-Parks				
Dr. Lynette Memorial Park	0.4	204,757	85,998	Completed
Subtotal Mini Parks	0.4		85,998	
Special Parks				
Pleasant View Special Park	8.9	4964	44179	Completed & Reallocated to Victory Creek
Victory Creek Park	76.34	0	0	Completed
Subtotal Special Parks	85.2		44,179	
Total	92.0		131,677	

Note: Land for Victory Creek Park was donated to City of Franklin from MMSD.

Table 23B
Park and Recreation Facilities Needs Assessment
Recommended Land Acquisitions and Cost Summary: Planned City Parks

Planned Land Acquisition	Total Park Site Acreage	Acquisition Cost/Acre (\$/acre)	Estimated Costs	Status since 2002 Impact Fee Study
Regional & Multi-Community Parks				
Southwest Park	200.0	15,056	3,011,200	Added
Subtotal Regional Parks	200.0		3,011,200	
Community Parks/Facilities				
Planned Trails, Bicycle Routes & Linkages	15	15,056	225,840	Added
Community Recreation Center Park	6.3	15,056	94,853	
Subtotal Community Parks & Facilities	21.3		320,693	
Neighborhood Parks				
Forest Hill Neighborhood Park	11.0	0	0	
Hillcrest Neighborhood Park	19.8	15,056	298,109	
St. Martins Neighborhood Park	0	0	0	Removed
Woodview Neighborhood Park	19.8	15,056	298,109	
Subtotal Neighborhood Parks	50.6		596,218	
Mini-Parks				
Mini-Park #1	3.0	15,056	45,168	
Mini-Park #2	3.0	15,056	45,168	
Mini-Park #3	3.0	15,056	45,168	
Mini-Park #4	3.0	15,056	45,168	
Mini-Park #5	3.0	15,056	45,168	
Mini-Park #6	0.0	15,056	0	Removed
Subtotal Mini Parks	15.0		225,840	
Special Parks				
Fitzsimmons Special Park	0	0	0	Removed
Hunting Park Special Park	0	0	0	Removed
Mahr Woods Special Park	30	15,056	451,680	Added
Subtotal Special Parks	30.0		451,680	
Total	316.9		4,605,630	

Note: Acquisition Cost of \$15,056/acre basis is formulated from Single Source Inc. report used in the pricing determination for the Ryan Creek Interceptor Project within the City of Franklin.

Table 24
Park and Recreation Facilities Needs Assessment
Planned Facilities and Facility Development Cost Summary: Planned City Parks

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Forest Hills Neighborhood Park	Neighborhood	12.0		
Preparation boundary survey			3,000	
Detailed site development plan and landscape plan			3,700	
Softball diamond			46,000	
Playground to include a pre-school and school age play area			41,500	
Three (3) tennis courts (unlighted)			109,500	
Ice-skating area			0	
One-story 2,400 SF pavilion with indoor restrooms			232,800	
Passive (picnicking, etc.) and other recreation area			24,000	
Installation of landscape plant materials outside playfield area			30,000	
Installation of park benches, picnic tables, grills, etc.			26,000	
Provision of paved, lighted off-street parking			181,700	
Installation of all park signage			25,000	
Provision of an internal walkway/trail system			33,825	
Sanity sewer lateral extension into the park (500 linear feet)			21,000	
Public water supply extension into the park (500 linear feet)			22,000	
Electric line extension into the park (500 linear feet)			2,125	
<i>Subtotal of Capital Costs</i>			802,150	
<i>Legal, Engineering and Design (10%)</i>			80,215	
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			1,323,548	

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Hillcrest Neighborhood Park	Neighborhood	19.8		
Preparation of a boundary survey			3,000	
Detailed site development plan & landscape plan			3,700	
Six (6) basketball goals			34,500	
One (1) baseball diamond			51,500	
Two (2) softball diamonds			92,000	
Playfield with grading, landscaping, walkways, drives, etc.			59,700	
Playground to include a pre-school and school age play area			41,500	
Three (3) tennis courts (unlighted)			109,500	
Ice-skating area			0	
One-story 2,400 SF pavilion with indoor restrooms			232,800	
Passive (picnicking, ect.) and other recreationa area			24,000	
Installation of landscape plant materials outside of playfields			30,000	
Provision of park benches, picnic tables, grills, etc.			26,000	
Provision of paved, lighted off-street parking			181,700	
Installation of all park signage			25,000	
Provision of walking/education trail			38,350	
Provision of outdoor fitness stations			5,000	
Sanitary sewer lateral extension into the park (600 linear feet)			25,200	
Public water supply extension into the park (600 linear feet)			26,400	
Electric line extension into the park (600 linear feet)			2,550	
<i>Subtotal of Capital Costs</i>			1,012,400	
<i>Legal, Engineering and Design (10%)</i>			101,240	
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			1,670,460	

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Woodview Neighborhood Park	Neighborhood	19.8		
Preparation of a boundary survey			3,000	
Detailed site development plan & landscape plan			3,700	
Six (6) basketball goals			34,500	
One (1) baseball diamond			51,500	
Two (2) softball diamonds			92,000	
Playfield with grading, landscaping, walkways, drives, etc.			59,700	
Playground to include a pre-school and school age play area			41,500	
Three (3) tennis courts			109,500	
Ice-skating area			0	
One-story 2,400 SF pavilion with indoor restrooms			232,800	
Passive (picnicking, ect.) and other recreationa area			24,000	
Installation of landscape plant materials outside of playfields			30,000	
Provision of park benches, picnic tables, grills, etc.			26,000	
Provision of paved, lighted off-street parking			181,700	
Installation of all park signage			25,000	
Provision of walking/education trail			24,800	
Provision of outdoor fitness stations			5,000	
Sanity sewer lateral extension into the park (500 linear feet)			21,000	
Public water supply extension into the park (500 linear feet)			22,000	
Electric line extension into the park (500 linear feet)			2,100	
<i>Subtotal of Capital Costs</i>			989,800	
<i>Legal, Engineering and Design (10%)</i>			98,980	
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			1,633,170	

Table 24
Park and Recreation Facilities Needs Assessment
Planned Facilities and Facility Development Cost Summary: Planned City Parks

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Mini-Park Sites ⁽¹⁾	Mini-Parks	22.1		
Boundary Survey			3,000	
Detailed Landscape Plan			3,700	
Playfield/ice-skating area			59,700	
Playground/totlot			41,500	
Open air pavilion/gazebo			16,000	
Install landscape plant materials			10,000	
Install park benches, picnic tables, grills			5,500	
Provide lighted off-street parking			28,000	
Install all park signage			8,000	
Walking/education trails			9,000	
Outdoor fitness stations			3,000	
Subtotal Costs			187,400	
Legal, Engineering and Design (10%)			18,740	
Total Development Costs per Mini Park (Future Costs w/ inflation from 2002 to 2013)			309,210	
Actual Cost Mini Park #1 (Dr. Lynette Fox Memorial Park)			51,218	
Actual Cost Mini Park #4 (Ken Windl Park)			242,391	
Total Cost of Actual Mini Parks Completed and Five Proposed Parks			1,839,659	

Note: 1.) These facilities are to be added to all planned mini-park sites.

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Southwest Park	Regional/Community	200.0		
Preparation of a boundary Survey			3,000	Added
Preparation of a detailed site development plan			3,700	Added
Six (6) basketball goals			34,500	Added
Two (2) baseball diamonds			103,000	Added
Lighting for two (2) baseball fields			75,000	Added
Two (2) softball diamonds			92,000	Added
Play Field			59,700	Added
Soccer Complex (about 8 acres for four fields)			200,000	Added
Lighting for Soccer Complex			75,000	Added
Skateboard Park			20,000	Added
1/4 Mile BMX Racetrack (with obstacles)			16,000	Added
Playground			41,500	Added
Eight (8) tennis courts			292,000	Added
Lighting for eight (8) tennis courts			100,000	Added
Ice-skating area			0	Added
One-story 2,400 SF pavilion with indoor restrooms			232,800	Added
Passive (picnicking, etc.) and other recreation area			25,000	Added
Installation of landscape plant materials			30,000	Added
Provision of park benches, picnic tables, grills			26,000	Added
Provision of a 200-space off-street parking lot			616,000	Added
Installation of all park signage			25,000	Added
Provision of a multi-use walking/snowmobile/educational trail			238,100	Added
Provision of outdoor fitness stations			10,000	Added
Sanity sewer lateral extension into the park (700 +/- linear feet)			29,400	Added
Public water supply extension into the park (700 +/- linear feet)			30,800	Added
Electric line extension into the park (700 +/- linear feet)			3,000	Added
Subtotal Capital Costs			2,381,500	
Legal, Engineering and Design (10%)			238,150	
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			3,929,475	

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Planned Trails, Bicycle Routes, and Linkages	Community	15.03		
Minimum 43,547 Linear Feet of 10 foot wide paved trail			1,497,994	Added
Legal, Engineering and Design (10%)			149,799	
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			2,471,690	

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Mahr Woods Special Park	Special	30.0		
Preparation of a boundary survey of the property			3,000	Added
Development of a detailed site plan and landscape plan			3,700	Added
Installation of all park signage (including interpretive signage)			15,000	Added
Provision of paved 8-space off-street parking			28,000	Added
Provision of a walking/education trail			56,400	Added
Addition of park benches and picnic tables			4,000	Added
Provision of outdoor fitness stations			2,000	Added
Subtotal of Capital Costs			112,100	
Legal Engineering and Design (10%)			11,210	
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			184,965	

Total Cost In Year 2013 Dollars - All Improvements to Planned City Parks			13,052,967	
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Table 25
Park and Recreation Facilities Needs Assessment

Allocation of Additional Neighborhood and Mini Park Acreage to Existing Deficiencies and Future Development

	Neighborhood Parks		Mini Parks		Community Parks (including Special Parks and Southwest Park)		Connecting Trails	
	Planned Acquisition / Development (Acres)	Percent of Total	Planned Acquisition / Development (Acres)	Percent of Total	Planned Acquisition / Development (Acres)	Percent of Total	Planned Acquisition / Development (lineal feet of trails)	Percent of Total
Existing Deficiency	41.4	56	14.5	59	218.7	61	17880.3	41
Area Needed for Future Development	33.0	44	9.9	41	138.2	39	25666.7	59
Total Planned Acquisitions / Development	74.4	100	24.4	100	356.8	100	43547.0	100

Table 26
Park and Recreation Facilities Needs Assessment
Acquisition and Development Cost Summary: Existing and Planned City Parks

Park Site	Acquisition Cost			Development Cost			Total Cost		
	Total Cost	Deficiency Share	Growth Share	Total Cost	Deficiency Share	Growth Share	Total Cost	Deficiency Share	Growth Share
Community Parks									
Community Recreation Center ⁽¹⁾	\$94,853	\$58,125	\$36,728	\$1,063,130	\$0	\$1,063,130	\$1,157,983	\$58,125	\$1,099,858
Lion's Legend Park	\$0	\$0	\$0	\$875,163	\$536,295	\$338,868	\$875,163	\$536,295	\$338,868
Southwest Park	\$3,011,200	\$1,845,248	\$1,165,952	\$3,929,475	\$2,407,962	\$1,521,513	\$6,940,675	\$4,253,209	\$2,687,466
Connecting Trail Facilities									
Cascade Creek Trail	\$1,500	\$616	\$884	\$1,259	\$517	\$742	\$2,759	\$1,133	\$1,626
Planned Trails, Bicycle Routes & Linkages	\$225,840	\$92,729	\$133,111	\$2,471,690	\$1,014,870	\$1,456,820	\$2,697,530	\$1,107,599	\$1,589,931
St. Martin's Trail	\$0	\$0	\$0	\$45,892	\$18,843	\$27,049	\$45,892	\$18,843	\$27,049
Neighborhood Parks									
Christine Rathke (Formerly Quarry View Park)	\$0	\$0	\$0	\$222,164	\$123,560	\$98,604	\$222,164	\$123,560	\$98,604
Jack E. Workman Neighborhood Park	\$0	\$0	\$0	\$270,850	\$150,638	\$120,212	\$270,850	\$150,638	\$120,212
Forest Hill Neighborhood Park	\$0	\$0	\$0	\$1,323,548	\$736,114	\$587,434	\$1,323,548	\$736,114	\$587,434
Hillcrest Neighborhood Park	\$298,109	\$165,798	\$132,310	\$1,670,460	\$929,055	\$741,405	\$1,968,569	\$1,094,854	\$873,715
Woodview Neighborhood Park	\$298,109	\$165,798	\$132,310	\$1,633,170	\$908,316	\$724,854	\$1,931,279	\$1,074,114	\$857,165
Pleasant View Neighborhood Park	\$0	\$0	\$0	\$1,781,010	\$990,540	\$790,470	\$1,781,010	\$990,540	\$790,470
Mini Parks									
Ken Windl Park	\$0	\$0	\$0	\$242,391	\$143,791	\$98,600	\$242,391	\$143,791	\$98,600
Friendship Park	\$0	\$0	\$0	\$123,657	\$73,355	\$50,302	\$123,657	\$73,355	\$50,302
Dr. Lynette Memorial Park	\$85,998	\$51,015	\$34,983	\$51,218	\$30,383	\$20,835	\$137,216	\$81,399	\$55,817
Cascade Creek Park	\$0	\$0	\$0	\$110,625	\$65,625	\$45,000	\$110,625	\$65,625	\$45,000
Glen Meadows Park	\$0	\$0	\$0	\$16,050	\$9,521	\$6,529	\$16,050	\$9,521	\$6,529
Mini-Park #1	\$45,168	\$26,794	\$18,374	\$309,210	\$183,429	\$125,781	\$354,378	\$210,223	\$144,155
Mini-Park #2	\$45,168	\$26,794	\$18,374	\$309,210	\$183,429	\$125,781	\$354,378	\$210,223	\$144,155
Mini-Park #3	\$45,168	\$26,794	\$18,374	\$309,210	\$183,429	\$125,781	\$354,378	\$210,223	\$144,155
Mini-Park #4	\$45,168	\$26,794	\$18,374	\$309,210	\$183,429	\$125,781	\$354,378	\$210,223	\$144,155
Mini-Park #5	\$45,168	\$26,794	\$18,374	\$309,210	\$183,429	\$125,781	\$354,378	\$210,223	\$144,155
Special Parks									
Meadowlands Park	\$0	\$0	\$0	\$37,778	\$23,150	\$14,628	\$37,778	\$23,150	\$14,628
Franklin Woods Nature Center	\$0	\$0	\$0	\$895,786	\$548,933	\$346,853	\$895,786	\$548,933	\$346,853
Pleasant View Special Park	\$44,179	\$27,073	\$17,106	\$0	\$0	\$0	\$44,179	\$27,073	\$17,106
Mission Hills Neighborhood Wetlands	\$0	\$0	\$0	\$50,188	\$30,755	\$19,433	\$50,188	\$30,755	\$19,433
Ernie Lake Park	\$0	\$0	\$0	\$41,203	\$25,249	\$15,954	\$41,203	\$25,249	\$15,954
Victory Creek Park	\$0	\$0	\$0	\$104,115	\$63,801	\$40,314	\$104,115	\$63,801	\$40,314
Fitzsimmons Road Woods Special Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hunting Park Special Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mahr Woods Special Park	\$451,680	\$276,787	\$174,893	\$184,965	\$113,346	\$71,619	\$636,645	\$390,133	\$246,512
Total	\$4,737,307	\$2,817,162	\$1,920,145	\$18,691,836	\$9,861,761	\$8,830,075	\$23,429,144	\$12,678,924	\$10,750,220

Notes: (1). Community Recreation Center Development Cost is total amount of fees collected by City of Franklin prior to state law changed in year 2006.

Table 27
 Park and Recreation Facilities Needs Assessment
 Capital Costs of Park and Recreation Facilities per Capita to Serve Future Residential
 Development: 2025

Allocation of Facility Costs	
Future Residential Development Share of Park Acquisition and Development Cost	\$10,750,220
Projected Population Increase through 2025	11,070
Cost of Acquisition and Development of City-Owned Park Facilities per Capita	\$971

Table 28
 Park and Recreation Facilities Needs Assessment
 Recommended Park and Recreation Facilities Impact Fee Schedule

Type of Residential Dwelling Unit	Fee / Unit
Single-Family or Two-Family Dwelling Unit ⁽¹⁾	\$2,816
Multi-Family Dwelling Unit ⁽²⁾	\$1,942

- 1.) Assumes 2.9 persons per unit, average. Occupancy Factor supplied from MMSD.
 2.) Assumes 2 person per unit, average.

Table 29
Park and Recreation Facilities Needs Assessment
Preliminary Capital Improvement Plan

Improvement / Land Acquisition	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Community Recreation Center-Land Acquisition									\$94,853				
Southwest Park-Land Acquisition		\$3,011,200											
Planned Trails, Bicycle Routes & Linkages--Land Acquisition						\$225,840							
Hillcrest Neighborhood Park--Land Acquisition	\$298,109												
Woodview Neighborhood Park-Land Acquisition	\$298,109												
Mini-Park #1-Land Acquisition				\$45,168									
Mini-Park #2-Land Acquisition				\$45,168									
Mini-Park #3-Land Acquisition	\$45,168												
Mini-Park #4-Land Acquisition	\$45,168												
Mini-Park #5-Land Acquisition	\$45,168												
Community Recreation Center-Development										\$1,063,130			
Lion's Legend Park-Development	\$37,538												
Southwest Park-Development							\$3,929,475						
Planned Trails, Bicycle Routes & Linkages-Development					\$2,471,690								
Pleasant View Neighborhood Park-Development			\$1,781,010										
Christine Rathke (Formerly Quarry View Park)-Development				\$1,803									
Jack E. Workman Neighborhood Park--Development											\$99,825		
Forest Hill Neighborhood Park--Development												\$1,323,548	
Hillcrest Neighborhood Park-Development													\$1,670,460
Woodview Neighborhood Park-Development								\$1,633,170					
Friendship Park--Development							\$16,050						
Cascade Creek Park-Development							\$79,800						
Glen Meadows Park-Development						\$16,050							
Mini-Park #1--Development									\$309,210				
Mini-Park #2-Development									\$309,210				
Mini-Park #3-Development									\$309,210				
Mini-Park #4-Development										\$309,210			
Mini-Park #5-Development										\$309,210			
Meadowlands Park-Development						\$37,500							
Franklin Woods Nature Center--Development											\$672,750		
Mission Hills Neighborhood Wetlands-Development						\$42,075							
Ernie Lake Park-Development	\$8,250												
Mahr Woods Special Park-Development												\$184,965	
Mahr Woods Special Park-Land Acquisition											\$451,680		
Victory Creek Park--Development												\$104,115	
TOTAL	\$777,509	\$3,011,200	\$1,781,010	\$92,139	\$2,471,690	\$321,465	\$4,025,325	\$1,633,170	\$1,022,483	\$1,063,130	\$1,842,675	\$1,612,628	\$1,670,460
Impact Fee Share of Costs	\$337,632	\$1,165,952	\$790,470	\$37,547	\$1,456,820	\$124,787	\$1,560,504	\$724,854	\$414,071	\$1,063,130	\$731,253	\$699,367	\$741,405
Net to be Financed by Other Sources	\$439,877	\$1,845,248	\$990,540	\$54,592	\$1,014,870	\$196,678	\$2,464,821	\$908,316	\$608,411	\$0	\$1,111,422	\$913,261	\$929,055

Note:
1. All costs in terms of constant 2013 dollars.