

**AMENDMENT TO THE 2002
IMPACT FEE STUDY,
THE 2004 IMPACT FEE UPDATE,
& THE 2013 IMPACT FEE UPDATE**

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

APRIL 2015

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. 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. Since then, a 2013 park impact fee public facility need assessment update was completed.

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 April 22, 2015 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.

April 22, 2015

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, Inc. (R/M) has completed the 2015 park impact fee update. This update was performed to make adjustments to project costs, park improvement completions/removals, and changes in development activity. The original park impact fee was implemented in 2002 and an update occurred in 2013. It is important to update all impact fees on a regular basis to ensure revenue projections dependent on development are still accurate.

The original park impact fee public facility need assessment determined the total growth share to be collected through park impact fees to be \$8,512,495.00. In 2002, the first year of park impact fee implementation, a fee was set at \$740.00 per capita or \$2,219.00 per single family home (assuming 3 persons per unit; average) to begin collection of the park impact fee eligible costs. In the 2013 park impact fee public facility need assessment update it was determined the total growth share to be collected through park impact fees to be \$10,750,220.00. In 2013, a fee was set at \$2,816.00 per single family home, assuming 2.9 people per unit (occupancy factor supplied by MMSD (Milwaukee Metro Sewer District)), and \$1,942.00 per multi-family dwelling assuming 2.0 people per unit.

In this 2015 update of the park impact fee analysis, it was determined the new park impact fee eligible costs would be \$13,053,596.00. Thus the City must collect funds to support the updated eligible costs for future projects prior to year end 2030. Based on the updated eligible costs and development projections for the next 15 years, the proposed current park impact fee would be \$3,116.00 per single family home, assuming 2.84 people per unit (occupancy factor supplied by MMSD), and \$2,194.00 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. It is important ALL impact fees be updated on a regular basis (every 3-5 years) to ensure the most proper and justifiable impact fee is still in place.

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Attached hereto are park impact fee tables with supporting financial tables and impact fee calculation tables. Tables 5 and 15a through 29a are tables or modifications of tables contained within the original 2002 impact fee study. 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 numbers 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 within the City.

Tables 19 through 21 represent the beginning of the impact fee calculation. These tables compare existing and future facilities and developed and undeveloped parks and trails. This comparison along with NRPA standards allow for the creation of a design service level standard for all types of parks 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 2030. These costs along with the deficiency analysis for each park type or trail type allow for a final allocation of facilities to be conducted 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 2030 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. Table 29a shows the effects on housing affordability the park impact fee would have on the City. This table is created to satisfy statutory requirements as well as to ensure the City maintains a competitive edge in the housing market. Since the maximum allowable impact fee as a result of the public facility needs assessment remains lower than actual impact fees prior to the 2013 amendment the impact on availability of affordable housing should be negligible, if any.

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The revisions necessary for the 2015 park impact fee update were summarized in a document received by R/M entitled *Notes for an Update to Public Facility Need Assessment* dated April 2, 2015 from the City of Franklin and via phone conversation and email correspondence with Mark Luberda and Orrin Sumwalt April 21, 2015. All revisions and changes requested by the City have been incorporated into the attached tables for your review and described below.

The All-Inclusive Park was incorporated into the 2015 park impact fee update. The Cost Summary was placed in Table 24 (Planned Facilities and Facility Development Cost Summary: Planned City Parks) and based off of a document provided by the City of Franklin entitled *Kayla's Playground at Franklin Woods Detailed Budget ESTIMATE* dated April 7, 2015 with a total project cost of \$1,362,154.00. The Cost Summary has since been revised to exclude the \$75,000.00 splash pad and \$200,000.00 of playground equipment due to donations. The remaining total cost of \$1,059,654.00 for the All-Inclusive Park was then allocated into Table 26 (Acquisition and Development Cost Summary: Existing and Planned City Parks). Since the proposed park is assumed to be located in an existing park, there is no acquisition cost. The development cost was then allocated using Community Park Existing Deficiency/Area Needed for Future Development split of 64%/36%. The deficiency share of the All-Inclusive Park is \$868,006.00 (64%), and the growth share is \$494,148.00 (36%).

The park impact fee update now reflects the *City of Franklin CORP update: 2030* by using the forecast population of 41,390 for the year 2030. The occupancy factor used in the impact fee schedule was changed from 2.90, as supplied by MMSD, to 2.84. This change is a better representation of the average occupancy factor for a single family home.

The Special Park was incorporated into the 2015 park impact fee update and is called the Greenseams Program Special Park. The acreage and cost was placed in Table 23B (Recommended Land Acquisitions and Cost Summary: Planned City Parks) and based off of a letter provided by the City of Franklin referencing the acquisition of eleven Greenseams properties from Mayor Stephen R. Olson to Mr. Kevin Shafer dated April 9, 2015. The total cost of \$2,463,259.00 for the Greenseams Special Park was then allocated into Table 26 (Acquisition and Development Cost Summary: Existing and Planned City Parks). The costs of the proposed park are assumed to be all acquisition cost for the transfer of the land. The acquisition cost was then allocated using Community (Special) Park Existing Deficiency/Area Needed for Future Development split of 64%/36%. The deficiency share of the Special Park is \$1,569,663.00 (64%), and the growth share is \$893,596.00 (36%).

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Table 22 (Recommended Improvements and Cost Summary: Existing City-Owned Parklands) was updated to reflect the improvements made in the City Parks based on information provided by the City.

The costs of the improvements were updated in Table 24 (Planned Facilities and Facility Development Cost Summary: Planned City Parks) to reflect the provided values of \$200,000.00 for an lighting for eight tennis courts, and \$435,000.00 for a one-story 2,400 SF enclosed pavilion with indoor restroom facilities. In addition, the Planned Trails, Bicycle Routes, and Linkages were updated to reflect the construction cost of the Pleasant View Trail.

For planning purposes, the cost of a lighted tennis court, unlighted tennis court, dog park, restrooms, fitness stations and splash pads were placed in Table 24 (Planned Facilities and Facility Development Cost Summary: Planned City Parks) under the section called Park Improvements for a total cost of \$470,000.00. The cost of the Park Improvements was then allocated into Table 26 (Acquisition and Development Cost Summary: Existing and Planned City Parks). The development cost was then allocated using Community Park Existing Deficiency/Area Needed for Future Development split of 64%/36%. The deficiency share of the Park Improvements is \$299,498.00 (64%), and the growth share is \$170,502.00 (36%). These features could be added at any City Park as determined is appropriated or such features listed as anticipated for a specific park could be reallocated to any different City Park.

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

Very truly yours,

RUEKERT & MIELKE, INC.



Brennen E. Fischer, E.I.T.
Project Engineer
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BEF:tag
Enclosures

cc: William J. Mielke, P.E., R.L.S, Ruekert & Mielke, Inc.
Joseph W. Eberle, P.E., Ruekert & Mielke, Inc.
Jesse A. Wesolowski, Wesolowski, Reidenbach & Sajdak, S.C.
File

Table 5
Existing and Forecast Population and Households Based Upon Forecast Land Use Conditions:
1960 to 2030
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
2030 ⁽¹⁾⁽²⁾	41,390	5,939	16.8	16,727	2,371	16.5	2.47

Notes:

- 1.) 2030 Population provided by City: *City of Franklin CORP Update: 2030*
- 2.) Household projection values provided by City: *City of Franklin CORP Update: 2030*

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: 2030", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2015.

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: 2030", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2015.

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: 2030", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2015.

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: 2030", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2015.

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: 2030", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2015.

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 2030 Park Sites (Acres)
Community (including Special Parks, and Southwest Park, and off road planned trails) ⁽¹⁾	149.5	14.0	556.0	719.5
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	622.1	876.9

	Existing Trails (Lineal Feet)	Proposed Trails to be constructed by City of Franklin (Lineal Feet)	Recommended Trail Acquisition (Lineal Feet)	Total Recommended 2030 Trail Length (Lineal Feet)
Connecting Trail Total	50,504	43,547	N/A	94,051

1) Recommended 2030 acreage need is based on existing developed active park and recreation facilities, plus additional facilities recommended in the Comprehensive Outdoor Recreation Plan Update of 2030.

Table 20
 Park and Recreation Facilities Needs Assessment
 Design Service Level Standards: 2030

Park Type	Recommended 2030 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⁾	719.5	17.4	2.2
Neighborhood (in Park Sites)	121.0	2.9	1.7
Mini-Park (in Park Sites)	36.4	0.9	1.0
Total	876.9	21.2	4.9

	Recommended 2030 (Lineal Feet)	Design Standard (Lineal Feet per 1,000 Residents)	NRPA Standard (Lineal Feet per 1,000 Residents)
Connecting Trail Total	94,051	2,272	N/A

- 1.) Recommended 2030 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 2030 population of 41,390.
- 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 (12.2 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	512.7	(363.2)
Neighborhood (in Park Sites)	46.6	86.2	(39.6)
Mini-Park (in Park Sites)	12.0	25.9	(14.0)
Total	208.0	624.9	(416.8)
	2000 Existing Developed Trail (Lineal Feet)	2000 Needed Trail (Lineal Feet)	2000 Excess/(Deficiency)
Connecting Trail	50,504	67,020	(16,516)

- 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			
Detailed landscape plan					Completed
Asphalt paved off-street parking lot					Completed
2nd one-story pavilion with restrooms & concessions. (4,700 SF)					Completed
20 ft. bandstand with adjoining audience area					Completed
New unlighted tennis court, and expand the three existing tennis courts.					Completed
New softball diamond with backstop and bleachers					Completed
One unlighted soccer field with goals					Completed
Install additional park signage					Completed
Install park benches, picnic tables, grills					Completed
Install additional landscape plant materials					Completed
Sanitary sewer extension (500 linear feet)					Completed
Public water extension (500 linear feet)					Completed
Electric extension (500 linear feet)					Completed
Development of a pre-school area on the northeast side of the park					Completed
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				858,531	
<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		
Legal, Engineering and Design (10%) for unfinished items			200		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			3,300		
Total Development Costs (Completed Costs)				858,531	
Total Development Costs (Future + Completed Costs)			861,831		

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
Pleasant View Neighborhood Park	Neighborhood	15.0			
Baseball diamond with backstop and lighting					Completed
Two (2) tennis courts					Completed
Asphalt paved off-street parking lot					Completed
Walking / education trail (1,120 feet)					Completed
Installation of 950 lineal feet of collector street					Completed
Sanity sewer extension (230 linear feet)					Completed
Public water extension (230 linear feet)					Completed
<i>Costs for items completed after 2002 Impact Fee Study</i>				914,085	
<i>Less Special Assessment Fees</i>				189,500	
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				724,585	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Detailed landscape plan			3,700		
Four (4) basketball goals			23,000		
Playfield			59,700		
Playground/Totlot			41,500		
One (1) tennis court			85,000		
One sand volleyball court			5,000		
Ice-skating area			0		
One-story 2,400 SF enclosed pavilion with restroom facilities			410,000		
Picnic / passive recreation area			24,000		
Install additional landscape plant materials			30,000		
Install park benches, picnic tables, grills			20,000		
Installation of all park signage			25,000		
Outdoor fitness station			5,000		
Electric extension (230 linear feet)			1,000		
Legal, Engineering and Design (10%)			73,290		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			1,209,285		
Total Development Costs (Completed Costs)				724,585	
Total Development Costs (Future + Completed Costs)			1,933,870		

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
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>					
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Install park benches, picnic tables, grills			20,000		Added
Ice-skating area			0		
One (1) tennis court (unlighted)			85,000		
Provide outdoor fitness stations			4,000		
Legal, Engineering and Design (10%) for unfinished items			10,900		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			179,850		
Total Development Costs (Completed Costs)				171,025	
Total Development Costs (Future + Completed Costs)			350,875		
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>					
Misceallenous Improvements			0		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			0		
Total Development Costs (Completed Costs)				45,892	
Total Development Costs (Future + Completed Costs)			45,892		

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
Christine Rathke (Formerly Quarry View Park)	Neighborhood	8.6			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				220,361	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Misceallenous Improvements			1,202		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			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 2015)			79,800		
Total Development Costs (Completed Costs)				30,825	
Total Development Costs (Future + Completed Costs)			110,625		

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
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 2015)			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 2015)			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 2015)			672,750		
Total Development Costs (Completed Costs)				223,036	
Total Development Costs (Future + Completed Costs)			895,786		

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
Meadowlands Park	Special	15.0			Partially Completed
Provide permanently anchored park benches			5,000	278	
Install all park signage			2,000		
Expand internal walkway / education trail			18,000		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			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			Completed Completed Completed
Provide permanently anchored park benches					
Provide walking / education trail					
Provide Outdoor Fitness Stations					
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>			0	35,522	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Install all park signage			2,500		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			3,750		
Total Development Costs (Completed Costs)				35,522	
Total Development Costs (Future + Completed Costs)			39,272		
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 2015)			42,075		
Total Development Costs (Completed Costs)				8,113	
Total Development Costs (Future + Completed Costs)			50,188		

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
Oak Leaf Trail System Trail Improvements	Trail	N/A		1,259	
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			0		
Total Development Costs (Completed Costs)				1,259	
Total Development Costs (Future + Completed Costs)			1,259		
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Pleasant View Trail Trail Improvements	Trail	N/A			Added
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				215,197	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Provision of Permanently Anchored Park Benches			3,000		Added
Installation of All Park/Trail Signage			15,000		Added
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			18,000		
Total Development Costs (Completed Costs)				215,197	
Total Development Costs (Future + Completed Costs)			233,197		
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Victory Creek Special Park <i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>	Special	84.6		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 2015)			104,115		
Total Development Costs (Completed Costs)				0	
Total Development Costs (Future + Completed Costs)			104,115		
Total - All Improvements to Existing City Parks	5,026,559				

Table 23A
 Park and Recreation Facilities Needs Assessment
 Completed Land Acquisitions and Cost Summary from 2002 to 2014: 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
Greenseams Program Special Park	213.2	11,554	2,463,259	Added
Subtotal Special Parks	243.2		2,914,939	
Total	530.1		7,068,889	

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.

Acquisition Cost of \$11,554/ acre basis if formulated from a letter dated April 9,2015 from Mayor Stephen R. Olson to Mr. Kevin Shafer regarding the intention to accept transfer of eleven Greenseams properties.

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)			255,000	
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>			947,650	
Legal, Engineering and Design (10%)			94,765	
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			1,563,623	

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
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)			255,000	
Ice-skating area			0	
One-story 2,400 SF pavilion with indoor restrooms			232,800	
Passive (picnicking, ect.) and other recreation 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	
Subtotal of Capital Costs			1,157,900	
Legal, Engineering and Design (10%)			115,790	
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			1,910,535	

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
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			255,000	
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	
Subtotal of Capital Costs			1,135,300	
Legal, Engineering and Design (10%)			113,530	
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			1,873,245	

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 2015)			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.

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
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			680,000	Added
Lighting for eight (8) tennis courts			200,000	Added
Ice-skating area			0	Added
One-story 2,400 SF pavilion with indoor restrooms			435,000	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			3,071,700	
Legal, Engineering and Design (10%)			307,170	
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			5,068,305	

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
Planned Trails, Bicycle Routes, and Linkages	Community	15.03	1,282,797	Added
Minimum 43,547 Lineal Feet of 10 foot wide paved trail				
Legal, Engineering and Design (10%)				
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			2,116,615	

Note: 2.) Planned trails, bicycle routes, and linkages are those shown in the Comprehensive Outdoor Recreation Plan or as otherwise approved and authorized by action of the Common Council, pending inclusion into the CORP. These features may include bridges or boardwalks or other design structures necessary to accommodate geographic demands.

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				
Development of a detailed site plan and landscape plan				
Installation of all park signage (including interpretive signage)				
Provision of paved 8-space off-street parking				
Provision of a walking/education trail				
Addition of park benches and picnic tables				
Provision of outdoor fitness stations				
Subtotal of Capital Costs				
Legal Engineering and Design (10%)				
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			184,965	

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
All-Inclusive Park	All-Inclusive	N/A		
Water Main			67,693	Added
Sanitary Sewer			23,100	Added
Drive and Parking			36,780	Added
Walkways, Entrance, Pads			57,845	Added
Patio			88,950	Added
Erosion and Sediment Control			4,830	Added
Landscaping			3,500	Added
Additional Engineering			35,233	Added
Restrooms			201,067	Added
Electric			6,800	Added
Playground Equipment (Does not include \$200,000 of donated Equipment)			43,373	Added
Playground Area			241,356	Added
Remove and Relocate Existing Equipment			2,000	Added
Design Detail			114,700	Added
Utility Charges			2,669	Added
Construction Related Expenses			2,170	Added
Sign			2,000	Added
Pave Trail			19,256	Added
Fitness Stations			10,000	Added
Subtotal of Capital Costs			963,322	
Legal, Engineering and Design (10%)			96,332	
Total Development Costs			1,059,654	
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Park Improvements	Community	N/A		
Tennis Court (Unlighted)				Added
Tennis Court (Lighted)				Added
Dog Park				Added
Restrooms				Added
Fitness Stations				Added
Splash Pads				Added
Total Development Costs			470,000	
Total Cost In Year 2015 Dollars - All Improvements to Planned City Parks			16,086,601	

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	39.6	53	14.0	57	363.2	64	16515.6	38
Area Needed for Future Development	34.8	47	10.4	43	206.8	36	27031.4	62
Total Planned Acquisitions / Development	74.4	100	24.4	100	570.0	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	\$60,443	\$34,410	\$1,063,130	\$0	\$1,063,130	\$1,157,983	\$60,443	\$1,097,540
Lion's Legend Park	\$0	\$0	\$0	\$861,831	\$549,185	\$312,646	\$861,831	\$549,185	\$312,646
Southwest Park	\$3,011,200	\$1,918,828	\$1,092,372	\$5,068,305	\$3,229,678	\$1,838,627	\$8,079,505	\$5,148,505	\$2,931,000
Park Improvements	\$0	\$0	\$0	\$470,000	\$299,498	\$170,502	\$470,000	\$299,498	\$170,502
Connecting Trail Facilities									
Cascade Creek Trail	\$1,500	\$569	\$931	\$1,259	\$477	\$782	\$2,759	\$1,046	\$1,713
Planned Trails, Bicycle Routes & Linkages	\$225,840	\$85,652	\$140,188	\$2,116,615	\$802,744	\$1,313,871	\$2,342,455	\$888,396	\$1,454,059
St. Martin's Trail	\$0	\$0	\$0	\$45,892	\$17,405	\$28,487	\$45,892	\$17,405	\$28,487
Pleasant View Trail	\$0	\$0	\$0	\$233,197	\$88,442	\$144,755	\$233,197	\$88,442	\$144,755
Neighborhood Parks									
Christine Rathke (Formerly Quarry View Park)	\$0	\$0	\$0	\$222,164	\$118,318	\$103,846	\$222,164	\$118,318	\$103,846
Jack E. Workman Neighborhood Park	\$0	\$0	\$0	\$350,875	\$186,865	\$164,010	\$350,875	\$186,865	\$164,010
Forest Hill Neighborhood Park	\$0	\$0	\$0	\$1,563,623	\$832,736	\$730,886	\$1,563,623	\$832,736	\$730,886
Hilcrest Neighborhood Park	\$298,109	\$158,763	\$139,345	\$1,910,535	\$1,017,491	\$893,044	\$2,208,644	\$1,176,254	\$1,032,390
Woodview Neighborhood Park	\$298,109	\$158,763	\$139,345	\$1,873,245	\$997,631	\$875,614	\$2,171,354	\$1,156,395	\$1,014,959
Pleasant View Neighborhood Park	\$0	\$0	\$0	\$1,933,870	\$1,029,918	\$903,952	\$1,933,870	\$1,029,918	\$903,952
Mini Parks									
Ken Windl Park	\$0	\$0	\$0	\$242,391	\$138,548	\$103,843	\$242,391	\$138,548	\$103,843
Friendship Park	\$0	\$0	\$0	\$123,657	\$70,681	\$52,976	\$123,657	\$70,681	\$52,976
Dr. Lynette Memorial Park	\$85,998	\$49,155	\$36,843	\$51,218	\$29,276	\$21,942	\$137,216	\$78,431	\$58,785
Cascade Creek Park	\$0	\$0	\$0	\$110,625	\$63,232	\$47,393	\$110,625	\$63,232	\$47,393
Glen Meadows Park	\$0	\$0	\$0	\$16,050	\$9,174	\$6,876	\$16,050	\$9,174	\$6,876
Mini-Park #1	\$45,168	\$25,818	\$19,350	\$309,210	\$176,741	\$132,469	\$354,378	\$202,558	\$151,820
Mini-Park #2	\$45,168	\$25,818	\$19,350	\$309,210	\$176,741	\$132,469	\$354,378	\$202,558	\$151,820
Mini-Park #3	\$45,168	\$25,818	\$19,350	\$309,210	\$176,741	\$132,469	\$354,378	\$202,558	\$151,820
Mini-Park #4	\$45,168	\$25,818	\$19,350	\$309,210	\$176,741	\$132,469	\$354,378	\$202,558	\$151,820
Mini-Park #5	\$45,168	\$25,818	\$19,350	\$309,210	\$176,741	\$132,469	\$354,378	\$202,558	\$151,820
Special Parks									
Meadowlands Park	\$0	\$0	\$0	\$37,778	\$24,073	\$13,705	\$37,778	\$24,073	\$13,705
Franklin Woods Nature Center	\$0	\$0	\$0	\$895,786	\$570,822	\$324,964	\$895,786	\$570,822	\$324,964
Pleasant View Special Park	\$44,179	\$28,152	\$16,027	\$0	\$0	\$0	\$44,179	\$28,152	\$16,027
Mission Hills Neighborhood Wetlands	\$0	\$0	\$0	\$50,188	\$31,981	\$18,207	\$50,188	\$31,981	\$18,207
Ernie Lake Park	\$0	\$0	\$0	\$39,272	\$25,025	\$14,247	\$39,272	\$25,025	\$14,247
Victory Creek Park	\$0	\$0	\$0	\$104,115	\$66,345	\$37,770	\$104,115	\$66,345	\$37,770
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	\$287,824	\$163,856	\$184,965	\$117,865	\$67,100	\$636,645	\$405,689	\$230,956
Greenseams Program Special Park	\$2,463,259	\$1,569,663	\$893,596	\$0	\$0	\$0	\$2,463,259	\$1,569,663	\$893,596
All-Inclusive Park									
All-Inclusive Park	\$0	\$0	\$0	\$1,059,654	\$675,244	\$384,410	\$1,059,654	\$675,244	\$384,410
Total	\$7,200,566	\$4,446,901	\$2,753,665	\$22,176,290	\$11,876,359	\$10,299,930	\$29,376,856	\$16,323,260	\$13,053,596

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: 2030

Allocation of Facility Costs	
Future Residential Development Share of Park Acquisition and Development Cost	\$13,053,596
Projected Population Increase through 2030	11,896
Cost of Acquisition and Development of City-Owned Park Facilities per Capita	\$1,097

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⁾	\$3,116
Multi-Family Dwelling Unit ⁽²⁾	\$2,194

- 1.) Assumes 2.84 persons per unit, average. Occupancy Factor supplied from MMSD.
 2.) Assumes 2 person per unit, average.

Table 29A
 Park and Recreation Facilities Needs Assessment
 Effect of Recommended Impact Fees on Housing Affordability

	Housing Prices and Income Requirements			
	\$150,000 Home		\$250,000 Home	
	Without Impact Fee	With Impact Fee	Without Impact Fee	With Impact Fee
Home Price	\$150,000	\$153,116	\$250,000	\$253,116
Down Payment	15,000	15,312	25,000	25,312
Amount Financed ⁽¹⁾	\$135,000	\$137,805	\$225,000	\$227,805
Annual housing Cost				
Principal and Interest Payment	\$8,288	\$8,460	\$13,813	\$13,985
Taxes ⁽²⁾	4,301	4,391	7,168	7,258
Insurance	200	200	400	400
Annual Housing Cost	\$12,789	\$13,051	\$21,381	\$21,643
Income Required ⁽³⁾	\$45,675	\$46,611	\$76,361	\$77,296
Additional Income Required		\$936		\$935
Additional Income as Percent of Total		2.0%		1.2%

- 1) Assumes 4.5 percent annual interest rate, 30 year fixed rate mortgage.
- 2) Assumes a tax rate of \$26.44 per thousand of value, based on the 2014 tax rate for the City.
- 3) Based upon standard conventional mortgage underwriting guidelines.