

# Park, Open Space & Habitat Mitigation Fees

National Impact Fee Roundtable

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# Outline

# Policy Objectives – New Development Should...

- Park & recreation
  - Provide parkland and improvements
  - Provide recreation facilities, community centers, sports centers, etc.?
- Open Space
  - Preserve open space
  - Preserve agricultural land
- Habitat Mitigation
  - Mitigate take of endangered species habitat

# Statutory Authority

- Park & recreation
  - Impact fee statute
  - Parkland dedication statute (Calif., others?)
  - General authority to regulate land use
- Open Space
  - Impact fee statute (?)
  - General authority to regulate land use
- Habitat Mitigation
  - Impact fee statute (?)
  - Federal regulatory compliance (?)

# Park and Recreation: Burden (Impact or Benefit) Nexus

- Service population incl. Worker
  - Local survey data
  - Data from other communities
- Standards (existing or planned)
  - Land (ac./capita)
  - Improvements (ac./capita)
  - Other facilities (bsf or \$/capita)
  - Joint use facilities
- Credits: separate land vs. improvements

# Open Space: Burden (Impact or Benefit) Nexus

## ■ Standards

- No. acres preserved / developed acre
- Build out ratio (developed vs. undeveloped land)
- Project-by-project mitigation ratio

## ■ Credits

- Fair share of current dedicated open space
- Direct on- or off-site mitigation

# Habitat Mitigation: Burden (Impact or Benefit) Nexus

- Direct impacts
    - No. acres preserved / developed acre
    - Build out ratio or project mitigation ratio
    - Type of impact
      - ◆ Wetlands & vernal pools
      - ◆ Open range & forests
      - ◆ Agricultural land
  - Indirect impacts (?)
  - Cumulative impacts
  - Credits (on- or off-site mitigation)
- } Infill development

# Benefit Nexus (Use of Fee Revenues)

- Park & recreation
  - Improve existing facilities?
- Open Space
  - Minimal improvements needed?
- Habitat Mitigation
  - Land acquisition & one-time costs only
  - Endowment & operating costs
  - Need for alternative revenue sources
    - ◆ Existing deficiencies
    - ◆ Demonstration of adequate funding



# Proportionality Nexus (Fee Schedule)

- Park & recreation
  - Household size or employment density
- Open Space & Habitat Mitigation
  - No. of Developed acres

# Conclusions

- Match funding approach to policy objective
- How to handle direct dedication or mitigation of impacts
- Combine approaches
  - Park & open space
  - Habitat mitigation & open space