



RIVERSIDE~RIEBE PARK

On the rivers edge.

MEMORANDUM



TO: Park Board
FROM: Stephanie Hillesheim, Community Development
Manager
SUBJECT: **Park Dedication Fees**
DATE: May 17, 2021

Background:

Staff has been assessing the Park Dedication Fees and ordinance as requested by the Park Board in 2020. Using the study the City of North Branch had prepared in 2019, and looking at other neighboring communities, staff has researched the best method moving forward for the City of Princeton.

Analysis:

Upon review, the City of Princeton currently uses a value percentage method to assess park dedication fees for new development. The current Park Dedication Ordinance is attached. This method can be complicated as land values are fluid and can change quickly, making it difficult for land owners and city staff to estimate the appropriate fees for a new development without having the property formally appraised. Many neighboring cities have changed their ordinance to have flat fees on a per unit basis ranging from \$1,500-\$2,000 per residential unit if land is not a part of the park dedication. Land is often dedicated based on a percentage of the proposed developed land area. (ie: If 100 acres are being developed 10 acres are dedicated towards park land). Standards for the quality of land to be dedicated are also established to ensure the land is developable for park purposes.

Recommendation:

Staff recommends that the park Board consider the following action steps:

- 1.) Review the Future Land Use Map and determine, based on identified land uses, whether cash, land or a combination for a dedication is desired. This will guide staff in meetings with developers going forward.
- 2.) Consider the following recommended fee schedule:
 - a. Residential: \$1,800 per residential unit/ \$900 per unit for apartments
or
10% of land area (between 3 acres and 10 acres) + \$1,200 per unit/ \$600 per unit for apartments; reviewed by staff and recommended by the Park Board.
 - b. Commercial/Industrial: \$1,800 base (up to one acre) plus \$1,000 per additional acre
- 3.) Review the attached Park Dedication Ordinance, paying particular attention to the land requirements, and recommend any updates to the City Council.

All fees (Park Dedication and Franchise Fees) are reserved for the Park CIP and will be expended for development and improvements per the approved CIP that is reviewed annually with the Park Board.



Challenge Rules

#princetonparkschallenge2122

1. Visit the park and attempt the activity designated each month.
2. Post a picture of yourself/family/friends participating in the challenge to the City of Princeton Facebook page.
3. Use the #princetonparkschallenge2122 with each participant's name in the post.
4. Everyone who participated can pick up their complimentary water bottle sticker at City Hall.
5. Participants will be entered into monthly drawings.
6. Participants who complete all 12 challenges will receive a Princeton Parks Challenge patch or pin.
7. Stay tuned for more fun throughout the year!!

A new challenge will be announced each month!



Month	Park	Activity
April	Sherb. Cty Parks	Chamber Challenge w/Big Lake, Elk River, SCAUW
May	Rainbow Park Civic Center Park	Shoot some hoops at Riverside Park. Play Pickleball at Civic Center Park
June	Splash Park Mark Park	Go to Splash Park, have a picnic at Mark Park, watch a baseball/softball game
July	Riverside Park	Canoe/Kayak - Go Fishing
August	Pioneer Park	Rucking/obstacle course
September	Riebe Park	Play Disc golf or take your dog to the dog park
October	Riverview Terrace	Take your best Fall pictures
November	Veterans Park	Honor veterans by visiting the park.
December	Light Up Princeton	Drive through the display or volunteer for a night.
January	Pioneer Park Riebe Park	Cross Country Skiing at Pioneer Park Snowshoeing at Riebe Park
February	Civic Center Park	Ice skating
March	Trails	Community 1-mile walk/run- Event Date TBD

