



MEMORANDUM

Community Services Department

DATE: December 13, 2017
TO: Parks and Recreation Commission
FROM: J.P. de la Montaigne, Community Services Director

SUBJECT: Step Three for Reviewing Park Land Acquisition Program

RECOMMENDATION

Review the City's real estate processes including how Park Land In-Lieu fees are calculated, the current cost of land, and how the City pursues available properties in Mountain View with the City's Real Property Program Administrator.

BACKGROUND

The Parks and Recreation Commission (PRC) recommended a City Council goal to review the Park Land Acquisition process and explore alternatives to enhance and increase opportunities for purchasing and acquiring additional land for future park development. The City Council has made this one of their Council goals.

At the PRC meeting on September 13, 2017, the PRC approved a schedule to review the Park Land Acquisition Program. This is the third meeting of the approved schedule (Attachment 1).

ANALYSIS

The Real Property Program Administrator, Dennis Drennan, will review how park land dedications and Park Land In-Lieu fees are calculated for a residential development based on the Chapter 41 of the City Code. This fee is based, in part, on a prescribed formula in Chapter 41, with the one subjective variable being the value of the land for the proposed development on a per acre basis. Mr. Drennan will describe how he arrives at land value in computing the in-lieu fee and will present a sample project to illustrate how the fee is calculated. In addition, Mr. Drennan will address some of the challenges in finding suitable park sites and some of the strategies used in trying to find suitable sites.

As the PRC goes through the review process, please ask questions of staff that may help determine potential new strategies or practices for acquiring additional park land.

NEXT STEPS

In January, 2018, the PRC will review the information received regarding the Park Land Acquisition Program from the October, November, and December PRC meetings. Staff will answer outstanding questions and determine follow-up items.

At the March 2018 meeting, the PRC will discuss and provide recommendations to City Council regarding changes, actions, or maintaining current policies and practices.

JPdIM/BR/1/CSD

209-12-13-17M-E

- Attachments:
1. Schedule for Reviewing Park Land Acquisition Program
 2. Planning Area Assessment and map from Parks & Open Space Plan