

Sumner Parks & Trails Plan Update

Corrections | January 5, 2018

This set of corrections ensures that the more recently purchased land in Loyalty Park is carried through the detailed system inventory and value.

CHAPTER 1

Section 1.3, update per capita investment to address more recently purchased land in Loyalty Park in Exhibits 1-2 and 1-3.

Exhibit 1-2. Facility Demand, Sumner City Limits, 2023 & 2035

TYPE	2017 NUMBER	UNIT	EQUIVALENT POPULATION PER FACILITY	DEMAND 2023	DEMAND 2035
Level of Investment	\$1,060.23 \$1,052.27	Per Resident Equivalent		\$2,079,790 \$2,064,169	\$7,113,012 \$7,059,586
Active Recreation Facilities	9	Facilities	1,700	1.1	3.9
Informal Recreation Facilities	10	Facilities	1,500	1.3	4.4
Trails	9.28	Miles	1,600	1.2	4.1
Parks (walkable ¼ mile)	28.6	Acres	500	3.8	13.1

Source: BERK Consulting, 2017

Exhibit 1-3. Base LOS and Comparison to Capital Program

TYPE	DEMAND 2023	2023 PROGRAM OPTION 1	2023 PROGRAM OPTION 2
Minimum Investment (\$2018)	\$2,079,790 \$2,064,169	\$8,560,008	\$3,739,072
Active Facilities (number)	1.1	6	3
Informal Facilities (number)	1.3	4	2
Trails (miles)	1.2	2	1.2
Parks (acres)	3.8	10	4

Source: BERK Consulting, 2017

CHAPTER 6

Page 6-24: Amend description of level of service regarding per capita amounts.

- 1. How much:** Maintain a level of investment per capita (resident equivalent) that is consistent with the current value of the system per person. The 2017 value is about ~~\$1,050-060~~ per resident equivalent, as may be adjusted periodically for system value, inflation, or annexation.

The total land value is \$~~6.97.1~~ million (2017\$) and relies primarily on Assessor data. The replacement value of facilities is estimated at \$8.7 million. The replacement value of structures and facilities was based on insurance estimates, County Assessor improvement estimates, and recent example parks construction cost estimates (e.g. a database of cost estimates developed by HBB Landscape Architecture). See Appendix A.

The current value per capita is presented below.

Exhibit 6-3. Sumner City Limits Value per Capita 2017

Land Value	\$7,089,600 \$6,970,800
Facility Value	\$8,727,100
Total Value	\$15,816,700 \$15,697,900
Resident Population	9,920
Value per capita Resident Population	\$1,594.43 \$1,582.45
Resident Equivalent Population	14,918
Value per capita Resident Equivalent 2017\$	\$1,060.23 \$1,052.27
Adjustment for Inflation to 2018\$	\$1,086.62 \$1,078.46

Source: BERK Consulting, 2017

If this value per capita ~~\$1,060.23~~ ~~\$1,052.27~~ (2017\$) were applied to future growth, the minimum level of investment needed would be \$6.9 million by 2035.

Adjusting to 2018\$, the first year of plan implementation, the per capita rate would be ~~\$1,086.62~~ ~~\$1,078.46~~.

- By 2023: 1,914 resident equivalents x ~~\$1,086.62~~ ~~\$1,078.46~~ = ~~\$2,079,790~~ ~~\$2,064,169~~
- By 2035: 6,546 resident equivalents x ~~\$1,086.62~~ ~~\$1,078.46~~ = ~~\$7,113,012~~ ~~\$7,059,586~~

This part of the LOS can help the City plan its capital facility program and mix of revenues available for capital improvements. It also can be used, with appropriate discounts for other revenues, be used as a basis for an impact fee. See the draft rate study under separate cover.

CHAPTER 7

Policy 1.13, objective 1.13.1, amend level of service language regarding per capita investment.

1.13.1 **Investment:** Maintain a level of investment per capita (resident equivalent) that is consistent with the current value of the system per person. The 2017 value is \$1, ~~050-060~~ per resident equivalent, as may be adjusted periodically for system value, inflation, or annexation.

CHAPTER 9

Page 9-62, amend note under Exhibit 9-2.

Note: Since 2009, the City of Sumner has operated on a biennial budget schedule, which includes tracking parks ~~impact mitigation~~ fees on a two-year basis. For the purposes of this analysis, we have annualized this data by splitting it evenly across each year of the biennium.

Amend Exhibit 9-3, regarding per capita investment.

Exhibit 9-3. Base LOS and Comparison to Capital Program

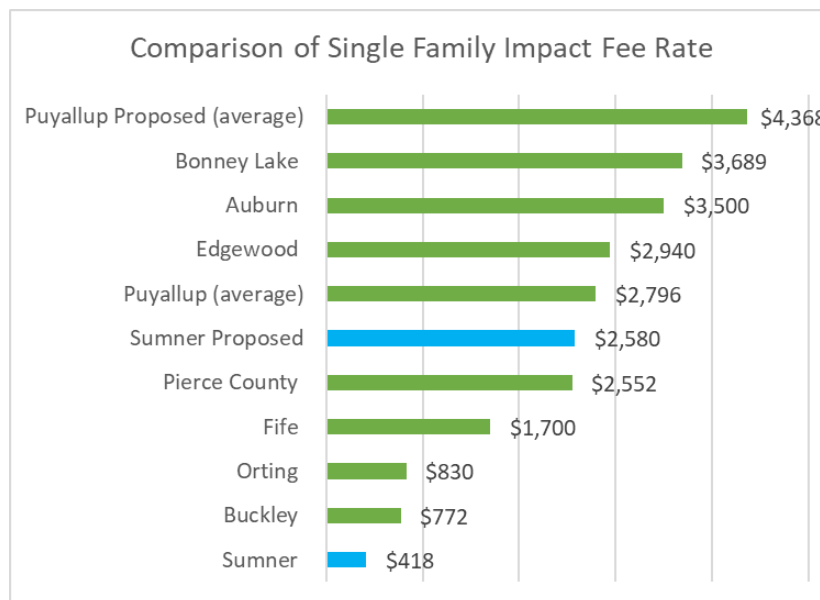
TYPE	DEMAND 2023	2023 PROGRAM OPTION 1	2023 PROGRAM OPTION 2
Minimum Investment (\$2018)	\$2,079,790 \$2,064,169	\$8,560,008	\$3,739,072
Active Facilities (number)	1.1	6	3
Informal Facilities (number)	1.3	4	2
Trails (miles)	1.2	2	1.2
Parks (acres)	3.8	10	4

Source: BERK Consulting, 2017

Section 9.3, Exhibit 9-5, Correct proposed fee from \$2,560 to \$2,580 in the introductory text and exhibit.

...The proposed fee is approximately ~~\$2,560~~ \$2,580 for a single-family dwelling (per capita applied to a single-family household size). For more information, and other residential and employment categories, see the rate study under separate cover. In comparison to other nearby jurisdictions, Sumner's current fee is the lowest, and the proposed fee is in the mid-range.

Exhibit 9-5. Comparison of Park Impact Fees



Source: Pierce County 2016 (see Impact Fee Working Group document at <https://www.co.pierce.wa.us/DocumentCenter/View/40435>), Code Publishing Company 2017 for Edgewood, Puyallup, Bonney Lake, BERK 2017

APPENDIX A. SYSTEM INVENTORY

Amend Loyalty Park acres to be 3.25, and the value of the land to be \$869,900, also adjusting the total value to be \$15,816,700. The value per capita would match above changes:

	2017\$	2018\$
Value per capita Residential Pop	\$ 1,594.43	\$1,634.10
Value per capita Residential Equiv	\$ 1,060.23	\$1,086.62

APPENDIX D. FUNDING SITUATION ASSESSMENT

Replace the comparison of Park Impact Fees same as Section 9.3.

The proposed fee is approximately \$2,~~560~~580 for a single-family dwelling. In comparison to other nearby jurisdictions, Sumner's current fee is the lowest, and the proposed fee is in the mid-range. ~~[Replace Exhibit 10 per Section 9.3.]~~

IMPACT FEE RATE STUDY

Amend page 6, Modified Per Capita Investment Approach:

The value of the City of Sumner's parks and trail system is shown in Attachment A. The total land value is \$~~6.977.08~~ million (2017\$) and relies primarily on Pierce County Assessor's valuations.¹ The replacement value of improvements is estimated at \$8.7 million (2017\$), this is based on a mix of data from the Pierce County Assessor's valuations, insurance valuations, and replacement value, as estimated by using a database of cost estimates developed by HBB Landscape Architecture (HBB). The total combined 2017 system value is \$15.~~7~~8 million. A full accounting of the total system valuation is provided in *Appendix A: System Value Estimate*.

Based on the 2017 "modified per capita" service population estimates, the per beneficiary share of this value is ~~\$1,060.23~~\$1,052.27 per beneficiary. We can then revisit our resident equivalency calculation to generate the per person and per employee share of the value:

- Per beneficiary value: ~~\$1,060.23~~\$1,052.27
- Per resident value: ~~\$993.97~~\$986.50
- Per employee value: ~~\$486.84~~\$483.19

If adjusted for inflation to 2018\$, the year the per capita investment may be implemented, the results would be:

- Per beneficiary value: ~~\$1,086.62~~\$1,078.46
- Per resident value: ~~\$1,018.71~~\$1,011.05
- Per employee value: ~~\$498.96~~\$495.21

Amend Impact Fee Rate, Unadjusted, page 7, including Exhibits 6 and 7:

¹ For other studies, a market factor is applied to escalate land values to recognize potential differences between the market value and Assessor's value (which is generally lower). It would slightly increase the system value and the resulting per capita value. It is a method that can be applied in revisions to this memo as appropriate.

To generate an impact fee rate based on per resident and per employee values, we have to convert those values to the expected land uses through which they will pay impact fees. For residents, this is single-family and multifamily residential development. For employees, this is per 1,000 square feet of commercial and industrial development.

Exhibit 6: Unadjusted Impact Fee Rates (2017\$)

Unadjusted Rates			Expected Growth	Potential Investment
Single Family	dwelling unit	\$ 2,587.19	1,108	\$ 2,866,233
Multifamily	dwelling unit	\$ 2,220.05	628	\$ 1,394,506
Commercial	1,000 sq ft	\$ 1,298.25	805	\$ 1,045,674
Industrial	1,000 sq ft	\$ 608.55	2,747	\$ 1,671,612
Total				\$ 6,978,025

Source: BERK Consulting, 2017.

We can then use inflation to adjust the fee for the expected implementation year, 2018.

Exhibit 7. Unadjusted Impact Fee Rates (2018\$)

Unadjusted Rates			Expected Growth 2035	Potential Investment
Single Family	dwelling unit	\$ 2,651.57	1,108	\$ 2,937,562.24
Multifamily	dwelling unit	\$ 2,275.30	628	\$ 1,429,209.88
Commercial	1,000 sq ft	\$ 1,330.55	805	\$ 1,071,696.48
Industrial	1,000 sq ft	\$ 623.70	2,747	\$ 1,713,211.76
Total				\$ 7,151,680

Source: BERK Consulting, 2017.

To maintain the current per capita share of investment, the ~~County's-City's~~ total investment in its parks and ~~recreation-trails~~ system would be over \$6.98 million (2017\$) or \$7.1 million if adjusted to 2018\$. The proportionate share to be contributed by new growth through proportionate share adjusted GMA impact fees is estimated below.

Amend Exhibits 12 and 13 regarding adjusted fees:

This value can then be used to generate a proportionate-share adjusted impact fee rate, as shown in Exhibit 12, following.

Exhibit 12: Proportionate Share Adjusted Impact Fee Rates (2017\$)

Adjusted Rates		Proportionate Share	Adjusted Fee	Expected Growth	Potential Impact Fee Investment
Single Family	dwelling unit	\$ 69.61	\$ 2,517.58	1,108	\$ 2,789,119
Multifamily	dwelling unit	\$ 59.73	\$ 2,160.32	628	\$ 1,356,988
Commercial	1,000 sq ft	\$ 34.93	\$ 1,263.32	805	\$ 1,017,540
Industrial	1,000 sq ft	\$ 16.37	\$ 592.18	2,747	\$ 1,626,638
Total					\$ 6,790,285

Source: BERK Consulting, 2017.

We can then use inflation to adjust the fee for the expected implementation year, 2018.

Exhibit 13: Proportionate Share Adjusted Impact Fee Rates (2018\$)

Adjusted Rates		Proportionate Share	Adjusted Fee	Expected Growth 2035	Potential Impact Fee Investment
Single Family	dwelling unit	\$ 71.34	\$ 2,580.23	1,108	\$ 2,858,528.46
Multifamily	dwelling unit	\$ 61.22	\$ 2,214.08	628	\$ 1,390,757.64
Commercial	1,000 sq ft	\$ 35.80	\$ 1,294.76	805	\$ 1,042,862.97
Industrial	1,000 sq ft	\$ 16.78	\$ 606.92	2,747	\$ 1,667,118.58
Total					\$ 6,959,268

Source: BERK Consulting, 2017.

Amend Appendix A: System Value Estimate 2017, to address more recent Loyalty Park land acquisition:

Appendix A: System Value Estimate 2017
(Land and Facilities)

Park Name / Feature	Acres	Facilities	2017 Value
Bill Heath Sports Complex	6.96	1	\$1,868,100
Baseball Field/Softball Field		1	\$1,024,900
BBQ Grills		2	\$1,200
Benches		15	\$42,000
Concession Stand		1	<u>Part of restroom</u>
Picnic Tables		10	\$56,000
Playground		1	\$95,400
Restroom		1	\$193,000
Skate Park		1	\$317,000
Tennis Court		2	\$225,400
Trails		1	\$90,300
Loyalty Park	3.252,64	1	\$869,900.00\$751,100
Basketball Court		1	\$61,500
Picnic Tables		15	\$84,000
Benches		8	\$22,400
BBQ Grills		3	\$1,800
Playground		1	\$77,200
Restroom Enclosures		1	\$24,700
Rainier View Park	3.87	1	\$245,300
Basketball Court		1	\$61,500
BBQ Grills		3	\$1,800
Benches		8	\$22,400
Climbing Wall		1	\$10,000
Open Turf Area		1	\$946,000
Picnic Tables		8	\$44,800
Picnic Shelters - w/o Cooking Facilities		1	\$49,600
Playground		1	\$99,300
Trails		1	\$90,300

Park Name / Feature	Acres	Facilities	2017 Value
Restroom Enclosures		1	\$24,700
Storage Building		1	\$33,100
Riverbend Park	11.00	1	\$734,800
Restroom		1	\$200,000
Benches		1	\$2,800
Rueben Knoblauch Heritage Park	0.46	1	\$246,100
Amphitheater - Public		1	\$27,600
Benches		14	\$39,200
Chess/Checkers Tables (game pieces not included)		3	\$16,800
Open Turf Area		1	\$112,400
Picnic Tables		0	\$0
Restroom Enclosures		1	\$24,700
Ryan House	0.41	1	\$518,800
Museum/House		1	\$133,400
Benches		1	\$2,800
Seibenthaler Park	2.31	1	\$259,900
Basketball Court		1	
BBQ Grills		1	
Picnic Tables		1	
Playground		1	
Soccer Field		0	
Park Equipment		1	\$77,200
Restroom Enclosures		1	\$24,700
Sumner Link Trail	58.18	1	\$2,346,700
<u>Improved Trail</u>	<u>Length</u>		
CIP 97-29	750	1	\$173,000
CIP 98-13	2,757	1	\$188,700
CIP 05-11	2,600	1	\$121,200
CIP 02-06	3,000	1	\$598,900
CIP 08-13	2,135	1	\$201,000
CIP 07-26	2,350	1	\$362,200
CIP 13-04	1,900	1	\$90,500
CIP 06-05	1,700	1	\$1,925,000
CIP 13-06	2,140	1	\$151,800
Trail Amenities	Pizza Park	1	\$90,300
Public Restroom & RV Dump Station (confluence)		1	\$197,000
Other Facilities			
Parks Storage / Office		1	\$220,600
Total			\$15,816,700 \$15,697,900