



CITY COUNCIL AGENDA ITEM NO. I.10
10/24/2023

SUBJECT: Consider a Request from Council Member Mendoza for an appraisal for the former Davis Camp property & Process Discussion about Rezoning the Site and Developing it, in Part, as a Park

DEPARTMENT: City Manager's Office

STAFF: Tim Ogden, City Manager
Margaret Wimberly, City Clerk

TITLE/RECOMMENDATION

That the City Council consider and discuss the request from Council Member Mendoza for an appraisals for the former Davis Camp property & process discussion about rezoning the site and developing it, in part, as a park.

FISCAL IMPACT

The cost of an appraisal is budgeted, however, the costs to subdivide the parcel and purchase part of it could cost approximately \$500,000, not including any park and parking lot design and equipment purchases, that could cost upwards of another \$500,000, etc.

Staff time would be minimal for obtaining the appraisal, however, the implementing rezoning and purchasing effort would be significant, and take months to complete. Additionally, if feedback is sought from the Parks & Recreation Commission about park design, equipment purchases, etc., as well as rezone considerations and revisions of the Brentwood Boulevard Specific Plan with the Planning Commission would all increase staff and consultant time and resources. These efforts will take many months to complete once directed.

Staff's preliminary research indicates that Parks Development Impact Fees could fund a portion of a potential park at this location. It should be noted, however, that the Parks Development Impact Fee Fund has a negative \$1 million balance following \$7.8 million in contributions made to the Sand Creek Sports Complex over the past year. As new development permits are pulled this negative balance is reduced. With the ultimate cost of the Sand Creek Sports Complex unknown, it may be several years before sufficient new development fees come in to provide funding for new projects.



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The City currently has over 100 parks, many of which are small neighborhood parks. At this time, it is the larger community parks like the Sand Creek Sports Complex that the City Council has prioritized. Funding additional smaller parks will compete for the same funding source, thus making it more challenging to complete the Sand Creek Sports Complex in the future.

Parks added outside of the development process are not able to be annexed into a LLAD, and as such, will add additional ongoing maintenance costs to the General Fund.

If staff is directed to move forward with purchasing the property, rezoning the Specific Plan, and adding park equipment, staff will return to City Council for their approval of necessary General Fund and/or Parks Development Impact Fee budget adjustments.

BACKGROUND

Pursuant to Council Policy 110-1 Rule 4.4 (b)(2), this item has been placed on the agenda so that Council may discuss it and provide further direction to staff. Pursuant to Section 4.4, Council discussion is limited to whether staff time and City resources should be spent on the item and the time period for scheduling.

CITY COUNCIL STRATEGIC INITIATIVE

Not Applicable.

PREVIOUS ACTION

Previous Action by the City Council is included on Attachment 1.

DATE OF NOTICE

Not Applicable.

ENVIRONMENTAL DETERMINATION

Not Applicable.

ATTACHMENT(S)

1. Previous Action