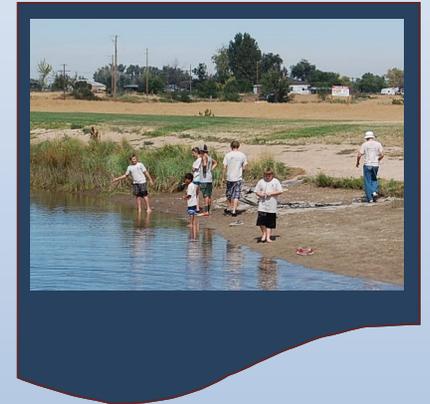


City of Kuna



Activity Connection Plan



This plan made possible with funding provided by the City of Kuna from a grant given by the Blue Cross Foundation of Idaho..

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What is an Activity Connection Plan...

...an Activity Connection Plan or ACP, is a planning model that improves the physical activity rates in a community. Typically, this is done by assessing physical activity sites and the adjoining street network to suggest ways to improve or enhance both to improve safety and increase use. In the case of the Kuna Activity Connection Plan, the City opted to employ part of the model by looking solely at parks and to evaluate funding mechanisms, namely development impact fees, to help offset the anticipated costs. To achieve this goal, a plan was crafted that included several steps: 1. a physical inventory and field visit to each site. 2. a evaluation of a recently completed park and recreation public survey, 3. a public outreach effort held at Kuna Days, 4. an evaluation of on-line examples of current impact fee programs, and 5. a draft plan that was vetted and improved by City staff. The result of the effort is the herein produced plan. To illustrate the kinds of recommended improvements made for park settings, the following graphic is included though it is worth noting that not all of the sample images are included in the Kuna plan.

Sample Site Improvements



A.



B.



C.



D.



E.



F.



G.



H.

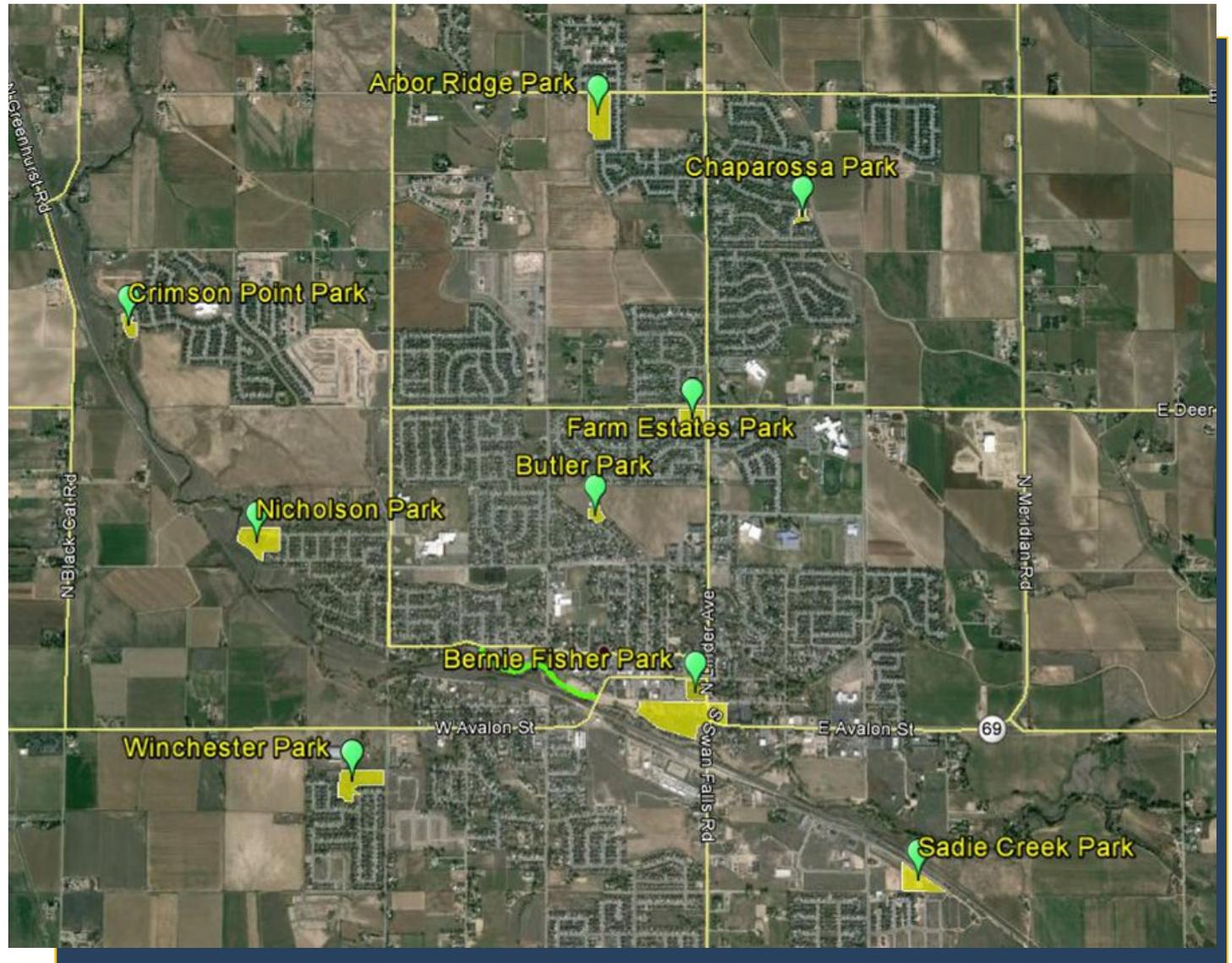


I.

A. Route map signage B. Full scale board games C. Adult workout stations D. Track lighting E. Community banners F. Public art G. Bike parking H. Promotional flags I. Modern children play equipment

Park Facility Map

Park Name	Acreeage
Arbor Ridge	7.2
Chaparossa	3.0
Crimson Point	10.0
Farm Estates	4.0
Butler	3.0
Nicholson	9.9
Bernie Fisher	2.6
Winchester	6.0
Sadie Creek	8.7
Greenbelt	19.7



Arbor Ridge Park Primary Site

Site Assets

- Green Space
- Picnic Tables
- Play Ground Equipment
- Paved Parking Lot
- Port-a-Potty
- Soccer



Site Description– Arbor Ridge Park is a very large complex primarily utilized for soccer matches. The site has a play ground, picnic tables and a portable restroom. At 7.2 acres, the park holds significant opportunity to bring additional recreational opportunities to the community.

Recommended Site Improvements:

- Additional bicycle parking throughout, with some sheltered from sun exposure
- Additional shade trees are needed along the perimeter of the park and at a minimum in the vicinity of the child playground area.
- Given the nature of the park, age of soccer players (typically younger) and proximity to local neighborhoods, adding a perimeter chip trail or compacted rock fines trail would provide a .40 mile loop. The trail can be used by patrons while letting their kids play at the playground, or by the soccer players as a warm up space.
- The west side of the complex appear highly under utilized due to the separation caused by the irrigation ditch. With so many soccer matches being played, adding several covered awnings or gazebos, tables and charcoal barbeque stations would be valuable to give residents and match observers a place to meet, picnic, host parties, and have post game events.
- Improved area signage and promotional flags/banners.
- Consider adding a lifesize board game.



Chaparosa Park Secondary Site

Site Assets

- Green Space
- Picnic Area



Site Description– Chaparosa Park is a secondary facility that is jointly controlled by the City and the Boise Project Board and under three acres in total size. However, since the park acts as a retaining site for stormwater collection, given certain times of the year, much of the site is not functional due to flooding, saturated grass, or mosquito breeding. The proximity to a nearby Home Owners Association park means that improvements should be complimentary to the options at that park and not duplicative.

Recommended Site Improvements:

- One additional bike rack to encourage bicycle riding to the park
- One gazebo pad site with charcoal barbeque pit
- Consider a sand volleyball court
- Adding up to 3 Tetherball courts would help attract use by neighborhood children
- Improved area signage and promotional flags/banners.

A simple tetherball court adds a fun activity for kids and families and are generally a low cost investment.



Crimson Point Park Secondary Site

Site Assets

- Picnic Area
- Access to Indian Creek



Maintenance at the site is needed in the way of landscaping, and weed abatement as sizeable "goathead" patches have grown into the multiuse path.



Site Description– Currently, the improved portion of Crimson Point Park is a small space primarily used for city water functions and stormwater collection. However, the 10 acre park will eventually have a significant area fully landscaped adding to the limited existing space. The site accesses Indian Creek providing an opportunity to enhance the use of the creek for area residents.

Recommended Site Improvements:

- Improved area signage and promotional flags/banners.
- Develop small landing area for floaters of Indian Creek.
- Bike racks, especially if floating activities increase.
- Between 20-25 vehicles can be accommodated between the on street parking and small lot. If necessary due to heavier use, consider expanding the parking to the west, in the flat space adjacent to the current lot.



Clearly there is an existing desire to float Indian Creek and given the current and planned multiuse path and associated pedestrian bridge, Crimson Point Park could play a larger role in recreational activities in the western part of Kuna.

Farm Estates Park Primary Site

Site Assets

- Basketball Court
- Paved Parking Lot
- Green Space
- Charcoal BBQ
- Picnic Tables



Site Description– Farm Estates is a large park area in the north central part of Kuna and is mostly comprised of lawn space which is used for soccer. The park has significant potential given its four acres and close proximity to neighborhoods.

Recommended Site Improvements:

- Bike racks to accommodate the youth and adult soccer players.
- Consider adding a Bocce court, benches and shade trees (Proximity to Kuna Living Center)
- Shade trees are needed around the basketball court and soccer fields considering the park is in an open area without protection from summer sun and heat.
- Outdoor workout area would work in this space given the flat ground, proximity to numerous residential areas and distance away from the greenbelt (possible second site)



Butler Park Secondary Site

Site Assets

- Play ground equipment
- Swings
- Picnic Tables
- Open Green Space



Site Description– The three acres at Butler Park contain a mixture of a neighborhood activity park and a water well access site. The park has plenty of shade trees, playground equipment and swings, and picnic benches and green lawn space.

Recommended Site Improvements:

- Improved area signage and promotional flags/banners.
- Up to two tetherball courts would help augment the play area for kids.
- A grass volleyball court in the open green area would be a natural fit given the residential area surrounding the park.
- Water fountain in the playground area is recommended.



Placing significant wayfinding signage such as pictured, will help Kuna residents to both find existing Kuna parks and to be reminded of their presence as many are a challenge to find currently.

Nicholson Park Primary Site

Site Assets

- Fishing
- Parking Area
- Porta Potty
- Picnic area
- Indian Creek access



Site Description– One of the true potential gems of the Kuna Park system, Nicholson Park site on the western edge of the city and has a fully stocked pond, gazebo, lawn space and walking path around the perimeter. With additional amenities for all residents, significant signage updates, and continued programmatic improvements the park could be a model in the region.

Recommended Site Improvements:

- The park layout is perfect to establish a Frisbee golf course around the outside of the pond on the west side of the park grounds.
- Several large shade trees should be planted around the perimeter of the pond as it is currently highly exposed to sun and summer heat.
- Consider adding bike parking to foster active transportation to the pond.

The pond and park site is currently exposed to summer heat which can detract from the City asset. Adding several trees should help give users a more comfortable experience.



Winchester Park Primary Site

Site Assets

- Fishing
- Picnic tables
- Charcoal BBQ grills
- Porta potty
- Playground equipment
- Swings
- Rose garden
- Playing field



Site Description– Located on the far southwest part of Kuna, the six acre Winchester Park is full of activities for area residents. The park includes a pond, soccer fields and lawn space, playgrounds, rose garden and swings. With its numerous offerings, the park should be improved with modest upgrades with a continued focus on maintenance do in part to a low water table.

Recommended Site Improvements:

- With no other basketball courts existing in the immediate area and the park in a residential area, constructing a full court basketball court is possible and recommended.
- Promotional signage and celebratory banners/flags in the nearby area.
- Additional bike parking at the east and west end of park.
- Regularly treat the park for mosquitos.
- Consider adding a lifesize board game.

A well built, full court basketball court is a strong investment for Kuna, especially in the area of Winchester Park which doesn't have such a nearby facility.



Bernie Fisher Park Primary Site

Site Assets

- ADA Restrooms
- Covered Shelters
- Play Ground Equipment
- Swings, Picnic Tables
- Power
- Charcoal BBQ
- Hard Top Volleyball Court



Site Description– By far the most kid friendly and accommodating park in Kuna, Bernie Fisher Park houses several active play features like playgrounds, swings, half court basketball, picnic shelters, and other enhancements.

Recommended Site Improvements:

- Additional bike parking is needed throughout the park.
- Several additional water fountains should be considered.
- Repair picnic shelter roof shingles.
- Consider a modern merry-go-round, highly requested by area residents.
- Consider adding a lifesize board game like checkers.



Pictured: (Left) Shelter roof damage, (Above) Modern and modest merry-go-round

Sadie Creek Park Primary Site

Site Assets

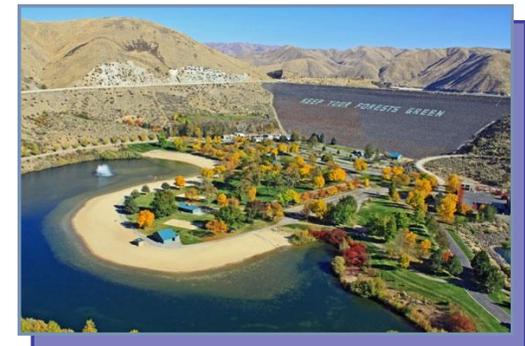
- Large Green Space
- Picnics Area
- Swimming pond
- Beach for sun bathing
- Parking lot,
- Porta Potty



Site Description– Sadie Creek Park has what could be considered the highest potential for success in the Kuna park network. The foundation of a swimming pond and beach gives a theme that if continued and bolstered could make for a highly unique and in demand space. Taking the “beach” or “lake” to Kuna in the form of a 8.7 acres park will give residents a park that they will relish. Considering the overwhelming success of Discovery State Park, a modest yet similar version could thrive in Kuna with improvements.

Recommended Site Improvements:

- Consider a splash pad beyond beach area, near the eastern lawn space.
- Add a center pond fountain to improve water quality and add appeal for swimmers.
- Consider several large shade trees to cool the pond temperature, minimize algae growth and provide respite from summer sun.
- Construct a beach volleyball court.
- Consider fire pits and picnic shelters to help draw users throughout the year.
- Adding a waterslide in later years would add yet another major attraction that does not exist in the public realm and has demonstrated demand.
- Outdoor showers would be another desired addition if the other improvements are made.



Sadie Creek Park Primary Site

Site Assets

- Large Green Space
- Picnics Area
- Swimming pond
- Beach for sun bathing
- Parking lot
- Porta Potty



A rendering of what adding shade trees and a fountain would add to the pond area of Sadie Creek Park.

Adding a sand volleyball court, splash pad, possible waterslide and a large pond fountain extends the concept of “beach” or “lake” to Kuna and adds additional attractions to the park site.



Kuna Greenbelt Primary Site

Site Assets

- Restrooms
- Picnic Area
- Electricity
- Access to Indian Creek
- Walking Path
- Tables, Benches
- BMX Race Track
- Skate Board Park
- Little League Baseball Fields

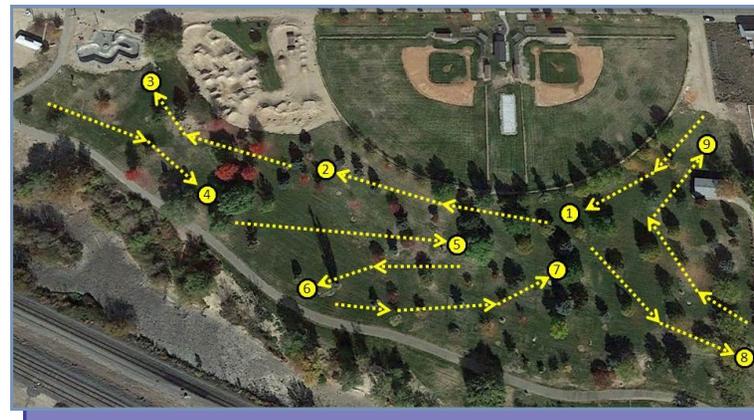


Site Description– At over 19 acres, the Kuna Greenbelt is more than a river side multi-use trail but also an open greenspace, creek access, activity site and cultural asset. The greenbelt is slated for significant expansion as opportunities along the creek present themselves, but several additions to the current site would improve the existing segment for area residents.

Recommended Site Improvements:

- Additional water fountains, benches, and bike racks along the trail route.
- A Frisbee golf course can be added throughout the green area, tree space without significant costs.
- Consider a rock wading/splash pool in the dirt section south of the skate park similar to what is pictured. This addition would act as an extension of the creek and draw more kids and families to the downtown area.

(Lower right) Building a rock splash pond along the creek adds another fun dimension to the greenbelt. (Below) Adding a Frisbee golf course south of the ball fields along the greenbelt trail would be relatively inexpensive and promote walking for participants.



Public Process Kuna Days

Perhaps due in part to the time of year when asked, but overwhelmingly, the most common answer by Kuna Days guests when asked what they would like to see in Kuna parks, was a public swimming pool.



Process Description— To attempt to capture the sentiment of local residents, a public outreach effort was made at the annual Kuna Days celebration. A table was staffed and included a simple fill-in-the-blank sheet of paper that sought to determine what residents wanted most in Kuna Parks. Over 50 people stopped and gave their opinions and had conversations about other elements, concerns and desires of the park system as a whole, 40 provided written comments. The results of the public process are summarized below:

Answers in order by total

- (24) Build a public swimming pool or splash pad*
- (4) Add more or bigger playground equipment*
- (3) Put back in merry-go-round*
- (2) Extend Indian Creek Greenbelt*
- (1) Expand BMX park*
- (1) Improve maintenance*
- (1) Improve handicapped options/access*
- (1) Better/permanent bathrooms*
- (1) More basketball courts*
- (1) Tot/toddler equipment*
- (1) A bounce house*

Impact Fee Analysis

Current Conditions

Population: 16,080

Total Park Acres: 53

Acres per 1,000 People: 3.3

(Assuming goal of 3 per 1,000)

Future Conditions

2040 Population: 25,991

Needed Park Acres: 78

Future Shortfall: 25

Idaho Code Requirements Summary:

- Adopted Ordinance
- Capital Improvement Plan
- Annual Collection/Expenditure Report
- Fee Schedule
- Fees Spent w/in 8 years
- Fees Linked to Proportionate Share
- Fees Based on Adopted Level of Service

As part of this project, a review of existing community parks impact fee ordinances was conducted to determine common practices, identify strengths or perspectives, and generate recommendations for the City to develop its own Parks and Recreation Impact Fee Ordinance. The follow pages give a brief summary of each of the six policies reviewed and is followed by a series of recommendations.

Idaho Communities

Driggs— the small town of Driggs has roughly 1600 residents and a calculated park acre rate of 13.9 acres per 1,000 people. Based on the projected 2017 population calculated when the plan was written in 2008, the City would need 22 new acres to maintain the current level of service. The calculation of impact fee need based on projected growth meant that each new residential unit would require a fee of \$4,891 to comply with the Capital improvement Plan requirements. A simple fee calculation is provided:

Exhibit 11.
Parks and Recreation Capital Improvement Plan, 2008 through 2017

Type of Capital Infrastructure	CIP Value	times	Growth Portion ⁽⁷⁾	times	Shared Facility (% in fee)	equals	Amount to Include in Fees
Community Parks (\$225,000/acre in land and development costs)							
New Community Park Acreage (1.0 acres) ⁽¹⁾	\$ 225,000		100%		100%		\$ 225,000
New 4 Diamond Baseball Complex (14.7 acres) ⁽²⁾	\$ 3,307,500		52%		100%		\$ 1,724,964
2 Field Soccer Complex (5.5 acres) ⁽³⁾	\$ 1,237,500		52%		100%		\$ 645,395
Gravel Yard/Disc Golf Course (8 acres) ⁽⁴⁾	\$ 1,200,000		0%		100%		\$ -
Additions to Existing Parks							
2 Tennis Courts ⁽⁵⁾	\$ 50,000		52%		100%		\$ 26,077
1 BMX Terrain Park ⁽⁶⁾	\$ 150,000		52%		100%		\$ 78,230
Equipment (with at least a ten year useful life)							
Additional Mower	\$ 65,000		100%		100%		\$ 65,000
Total Infrastructure	\$ 6,235,000						\$ 2,764,665
Plus Cost of Fee-Related Research							
Impact Fee Study	\$ 35,000		100%		33%		\$ 11,550
Grand Total	\$ 6,270,000						\$ 2,776,215

Impact Fee Analysis

Current Conditions

Population: 16,080
Total Park Acres: 53
Acres per 1,000 People: 3.3
(Assuming goal of 3 per 1,000)

Future Conditions

2040 Population: 25,991
Needed Park Acres: 78
Future Shortfall: 25

Idaho Communities (Cont.)

Meridian- Meridian is among the most populated cities in Idaho, and a neighbor of Kuna. As of 2006 when the Impact Fee report was written, the City maintained 183 acres of park space and based on the population at the time, the established level of service was 2.78 park acres per 1,000 residents. The level of investment stood at \$1,612 per residential unit. The calculated impact fee per unit necessary to maintain the level of service was \$1,384. The calculation was derived in part by using the following mechanism:

Calculation of Impact Fees	
Future Value of Parks & Recreation Capital Improvements ⁽¹⁾	\$18,172,783
Future Land Use Percentage	
Residential	100%
Nonresidential	0%
Allocated Value by Land Use Category	
Residential	\$18,172,783
Nonresidential	\$0
Growth to 2016	
Residential (total dwelling units)	13,134
Nonresidential (in square feet)	3,628,928
Impact Fee by Unit of Development (rounded)	
Residential (per dwelling unit)	\$1,384
Nonresidential (per square foot)	N/A

Sandpoint- The City of Sandpoint recently had a Citywide impact fee calculation report drafted in 2012. The City has over 93 acres of park space and an existing level of service of 10.7 acres per 1,000 residents, but an adopted level of service of 8 acres per 1,000. Full estimated costs for the CIP, totaled \$8.6 Million which was then calculated down to a per acre figure. Ultimately, the report determined improvement costs on a per person basis of \$1,147, which then bore a cost per housing type to determine a per unit impact fee. (Bottom)

Park	Current City Classification	Developed Acreage	Undeveloped Acreage	TOTAL Acreage	Baseball Softball Fields	Football Soccer Fields	Multisue Fields	Basketball Tennis Volleyball # of cts	Boating/ Fishing #	Buildings	Restrooms	Miscellaneous & Infras* (dev acres)	Playground Equipment	TOTAL Value Improvements
1 City Beach	Community Park	22.10		22.1				6.00	2.00	\$250,000	\$175,000		1.00	\$1,960,000
2 3RD Avenue Pier	Neighborhood Park	0.26		0.3									0.26	\$13,000
3 Hickory Street Park	Neighborhood Park	2.29		2.3						\$11,500			2.29	\$126,000
4 Lakeview Park	Neighborhood Park	12.00		12.0					1.00	\$172,000	\$60,000		1.00	\$892,000
5 Cedars Park	Neighborhood Park		2.56	2.6										\$0
6 Main Street Right of Way	Neighborhood Park		5.00	5.0										\$0
7 Centennial Park	Special Use Area	7.3		7.3		2.00				\$6,200			7.26	\$619,200
8 Farmin Park	Special Use Area	0.3		0.3									0.28	\$14,000
9 Great Northern Park	Special Use Area	7.2		7.2		2.00					\$18,750		7.19	\$628,250
10 Jeff Jones Town Square	Special Use Area	0.3		0.3							\$160,000		0.30	\$175,000
11 Old 9th Grade Center Field	Special Use Area	1.5		1.5			1.00						1.54	\$107,000
12 Outdoor Shooting Range	Special Use Area	6.0		6.0						\$40,000			6.00	\$340,000
13 Pine Street Park	Special Use Area	1.9		1.9			1.00						1.93	\$126,500
14 Travers Park	Special Use Area	17.8		17.8	4.00	1.00		4.00		\$72,800	\$93,000		1.00	\$1,970,800
15 War Memorial Field	Special Use Area	4.6		4.6	1.00	1.00				\$1,162,148			4.64	\$1,644,148
16 Humbird Mill Park	Trailhead		2.0	2.0										\$0
Total Units		83.6	9.6	93.2										
					5.00	6.00	2.00	10.00	3.00	\$1,714,648	\$506,750		83.59	3.00
Current Value per Acre		\$30,000	\$30,000	Unit Price	\$125,000	\$125,000	\$30,000	\$60,000	\$10,000				\$50,000	\$50,000
Subtotal Values		\$2,507,700	\$286,800	Value (Units x Price)	\$625,000	\$750,000	\$60,000	\$600,000	\$30,000	\$1,714,648	\$506,750		\$4,179,500	\$150,000
TOTAL VALUES				Land										Improvements
														\$8,615,898
														Cost per Developed Acre
														\$103,073

* Miscellaneous site improvements includes such items as parking, mads, picnic tables, benches, drinking fountain, signage and landscaping. Infrastructure includes such items as irrigation, electricity, water, lighting, drainage and earth work. Sports fields calculate irrigation cost into field cost.

Parks and Recreation Impact Fee Schedule

Residential			Impact Fee per Housing Unit		
Unit Type	Number of Bedrooms	Persons per Housing Unit	Proposed Fee	Current Fee	Increase (Decrease)
Multifamily/Other	All Sizes	2.12	\$2,437.00	\$2,058.47	\$378.53
Single Family	0-3	1.97	\$2,256.00	\$2,058.47	\$197.53
Single Family	4+	2.95	\$3,378.00	\$2,058.47	\$1,319.53
Single Family	Avg	2.19	\$2,510.00	\$2,058.47	\$451.53

Impact Fee Analysis

Current Conditions

Population: 16,080

Total Park Acres: 53

Acres per 1,000 People: 3.3

(Assuming goal of 3 per 1,000)

Future Conditions

2040 Population: 25,991

Needed Park Acres: 78

Future Shortfall: 25

Out of Area Communities

Lakeland, Florida— When generating an LOS for their City park impact fee, the city determined that 5.98 acres per 1,000 residents was appropriate. An element different than all other cities reviewed is the inclusion of architecture & design fees into total asset calculation. As a rule the city uses a 10% estimate for such services when quantifying the total park costs. Additionally, the city calculated the square footage and total acreage of support facilities and equipment along with costs, the determine a cost per acre of the facilities within the actual site. The total impact fee includes land, equipment, support and maintenance facilities and design fees. A calculated impact fee of \$1,460 per residents and \$3,000 per single family household was established.

Component	Figure
Land Replacement Cost per Acre ⁽¹⁾	\$100,000
Landscaping, Site Preparation, and Irrigation Costs (per acre) ⁽²⁾	\$10,000
Total Land Cost per Acre⁽³⁾	\$110,000
Facility & Equipment Cost per Acre ⁽⁴⁾	\$124,608
Total Land & Facility Cost per Acre⁽⁵⁾	\$234,608
Parks LOS (acres per 1,000 Residents) ⁽⁶⁾	6.21
Parks and Recreation Total Cost per Resident⁽⁷⁾	\$1,456.92

Atlanta, Georgia— In 1993, Atlanta decided not to include park facilities into their calculation and selected a lower level of service than what existed. This decision meant that the City had excess capacity for up to 7-8 years, lower impact fees, an ultimately more accommodating of growth. Several years later, this method was revised due to a population explosion and recalculating the figure to include facilities in acre equivalent, was used. After making the adjustment in the calculation

Land Use Type	Northside			Southside & Westside		
	Current Fee	Potential Fee	Change	Current Fee	Potential Fee	Change
Single-Family Det. (All)	\$410	\$762	\$352	\$245	\$762	\$517
Less than 1,000 sf	\$410	\$656	\$246	\$245	\$656	\$411
1,000 to 1,499 sf	\$410	\$713	\$303	\$245	\$713	\$468
1,500 to 2,499 sf	\$410	\$759	\$349	\$245	\$759	\$514
2,500 sf or greater	\$410	\$842	\$432	\$245	\$842	\$597

Moraga, California— The California city is similar in population and growth expectations to Kuna, and has an adopted LOS of 3 acres per 1,000 resident. The most significant element of the impact fee is real estate costs (\$850,000 per acre), which are drastically different. The critical piece of there impact fee calculation is not a per person basis, but rather an assumption on the number of future single family homes, multifamily units, and senior housing units.

1. Additional acreage needed calculation, based on current LOS. <ul style="list-style-type: none"> a. 19,366-16,818 = 2,548 increased population b. 2,548 x 3 acres/1000 = 7.64 acres additional parks
2. Land cost for parks is assumed to be \$850,000 per acre.
3. Cost for park equipment & improvements is assumed to be \$300,000/acre
4. Total new planned units are 624 sfd's, 50 mfd's, 20 mixed and 200 senior units.
5. Multi-family, mixed commercial units and senior housing = 50% of a single-family unit
6. Total equivalent dwelling units (edu) is 759 (624 plus 50% of 270)